

STATE OF TEXAS §
COUNTY OF NUECES §

WE, SUPERIOR H & H DEVELOPMENT, LLC, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LAND EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING PLAT, SUBJECT TO A LIEN IN FAVOR OF _____, THAT WE HAVE HAD SAID LAND SURVEYED AND SUBDIVIDED AS SHOWN, THAT STREETS AND EASEMENTS AS SHOWN HAVE BEEN HERETOFORE DEDICATED, OR IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PUBLIC USE FOREVER AND THAT THIS PLAT WAS MADE FOR THE PURPOSES OF DESCRIPTION AND DEDICATION.

THIS THE ____ DAY OF _____, 20____.

HAMED MOSTAGHASI, VICE--PRESIDENT

STATE OF TEXAS §
COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY HAMED MOSTAGHASI, VICE--PRESIDENT OF SUPERIOR H & H DEVELOPMENT, LLC,

THIS THE ____ DAY OF _____, 20____.

NOTARY PUBLIC, IN AND FOR THE
STATE OF TEXAS

STATE OF TEXAS §
COUNTY OF NUECES §

I, NIXON M. WELSH, REGISTERED PROFESSIONAL LAND SURVEYOR OF BASS & WELSH ENGINEERING, HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION.

THIS THE ____ DAY OF _____, 20____.

NIXON M. WELSH, R. P. L. S.

STATE OF TEXAS §
COUNTY OF NUECES §

WE, _____ (NAME), HEREBY CERTIFY THAT WE ARE THE HOLDERS OF A LIEN ON THE LAND EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING MAP AND THAT WE APPROVE THE SUBDIVISION AND DEDICATION FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

BY: _____

TITLE: _____

STATE OF TEXAS §
COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____ (NAME),

_____ (TITLE), OF _____

THIS THE ____ DAY OF _____, 20____.

NOTARY PUBLIC, IN AND FOR
THE STATE OF TEXAS

NOTES:

1. SET 5/8" IRON RODS AT ALL LOT CORNERS UNLESS OTHERWISE NOTED. ALL SET IRON RODS CONTAIN CAPS LABELED BASS AND WELSH ENGINEERING.

2. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.

3. THE BASIS OF BEARINGS IS THE STATE OF TEXAS LAMBERT GRID, SOUTH ZONE, NAD 1983.

4. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO CREEK. THE TCEQ HAS NOT CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO CREEK, BUT IT IS RECOGNIZED AS AN ENVIRONMENTALLY SENSITIVE AREA. THE OSO CREEK FLOWS DIRECTLY INTO THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS" AND CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.

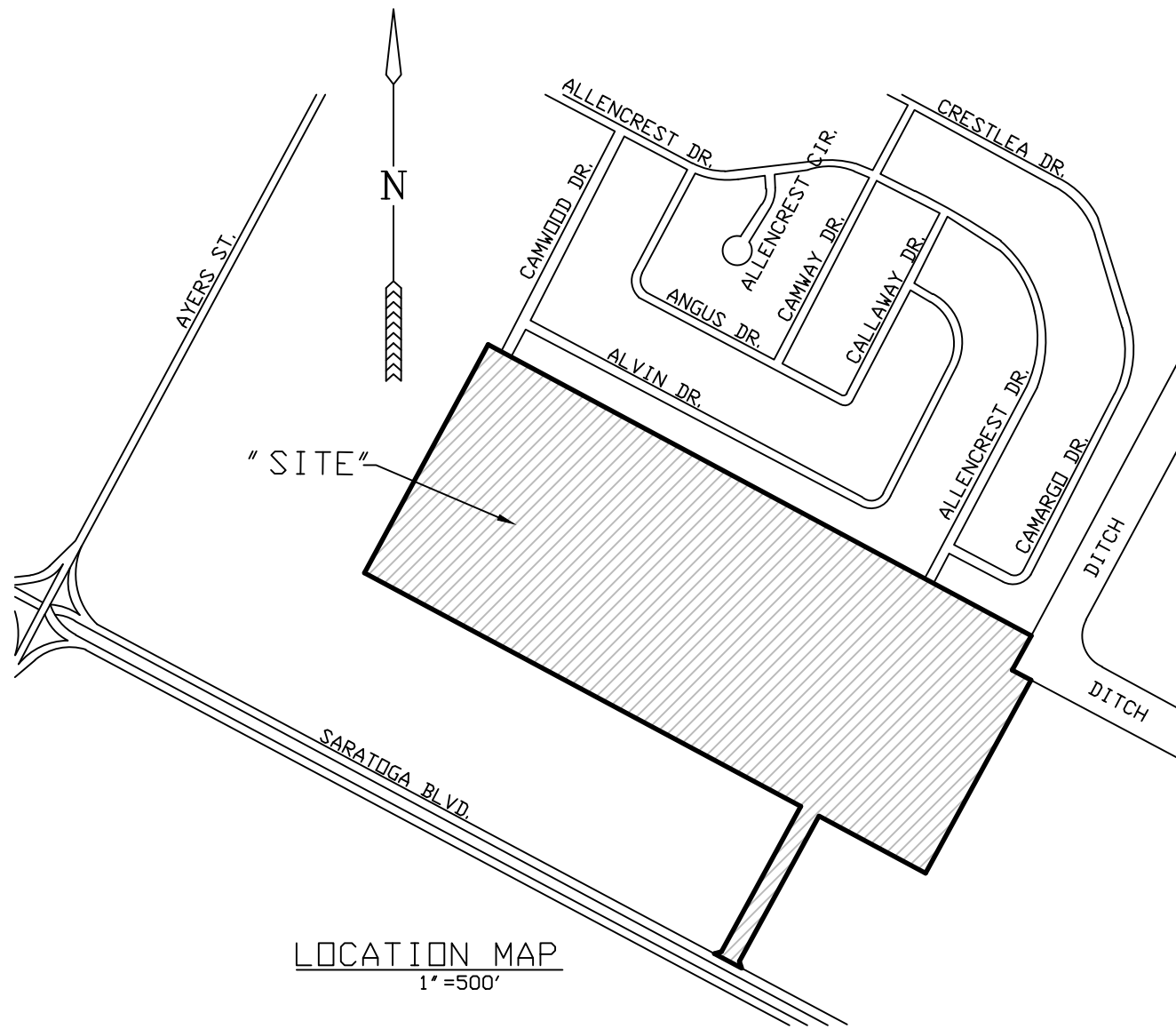
5. THE SUBJECT SITE IS IN ZONE "X" ACCORDING TO FEMA MAP, 48355C0510G, STAMPED REVISED PRELIMINARY, MAY 30, 2018.

6. THERE ARE NO KNOWN NATURAL WATER BODIES, JURISDICTIONAL WETLANDS, ENDANGERED SPECIES HABITAT, STATE SUBMERGED LANDS OR CRITICAL DUNES ON THE SITE.

7. THE TOTAL PLATTED AREA CONTAINS 33.120 ACRES OF LAND INCLUDING STREET DEDICATIONS.

8. ALL DRIVEWAYS SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS OUTLINED IN ARTICLE 7 OF THE UDC.

9. LEGAL DESCRIPTION - A 33.120 ACRE TRACT OF LAND, MORE OR LESS, A PORTION OF LOT 5, SECT. 8, BOHEMIAN COLONY LANDS, A MAP OF WHICH IS RECORDED IN VOLUME "A", PAGE 48, MAP RECORDS, NUECES CO., TX



APPROVED
MARCH 09, 2022
PLANNING COMMISSION

PLAT OF
CRESTMONT UNIT 12
NUECES COUNTY, TEXAS

A 33.120 ACRE TRACT OF LAND, MORE OR LESS, A PORTION OF LOT 5, SECT. 8, BOHEMIAN COLONY LANDS, A MAP OF WHICH IS RECORDED IN VOLUME "A", PAGE 48, MAP RECORDS, NUECES CO., TX

BASS & WELSH ENGINEERING
TX SURVEY REG. NO 100027-00, TX ENGINEERING
REG. NO. F-52, 3054 S. ALAMEDA STREET,
CORPUS CHRISTI, TEXAS 78404

DATE PLOTTED: 01/28/22
COMP. NO: PLAT-SH1.DWG
JOB NO: 13046
SCALE: 1" = 60'
PLOT SCALE: SAME
SHEET 1 OF 3

STATE OF TEXAS §
COUNTY OF NUECES §

THE FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE DEPARTMENT OF DEVELOPMENT SERVICES OF THE CITY OF CORPUS CHRISTI, TEXAS

BRETT F. FLINT, P.E.
DEVELOPMENT SERVICES ENGINEER

DATE

STATE OF TEXAS §
COUNTY OF NUECES §

THE FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED ON BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS, BY THE PLANNING COMMISSION.

THIS THE ____ DAY OF _____, 20____.

CHAIRMAN
JEREMY BAUGH

SECRETARY
AL RAYMOND III, AIA

STATE OF TEXAS §
COUNTY OF NUECES §

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE ____ DAY OF _____, 20____ WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THE ____ DAY OF

_____, 20____ AT ____ O'CLOCK ____ M., AND DULY RECORDED

THE ____ DAY OF _____, 20____ AT ____ O'CLOCK ____ M. IN THE MAP RECORDS OF SAID COUNTY IN VOLUME _____, PAGE _____, INSTRUMENT NUMBER _____, WITNESS MY HAND AND SEAL OF THE COUNTY COURT IN AND FOR SAID COUNTY AT OFFICE IN CORPUS CHRISTI, NUECES COUNTY, TEXAS, THE DAY AND YEAR LAST WRITTEN.

BY: _____
DEPUTY

KARA SANDS, CLERK
COUNTY COURT
NUECES COUNTY, TEXAS

CONTINUED ON FOLLOWING SHEET

CONTINUED ON FOLLOWING SHEET

CURVE DATA

- (E) D=90°00'00"
R=10.00'
T=15.00'
L=15.71'
CB=N73°11'15"E
CH=14.14'
- (F) D=90°00'00"
R=10.00'
T=10.00'
L=15.71'
CB=N16°48'45"W
CH=14.14'
- (G) D=99°18'08"
R=15.00'
T=17.66'
L=26.00'
CB=S68°32'11"W
CH=22.86'
- (H) D=80°41'52"
R=15.00'
T=12.74'
L=21.13'
CB=S21°27'49"E
CH=19.42'
- (I) D=90°00'00"
R=15.00'
T=15.00'
L=23.56'
CB=S16°48'45"E
CH=21.21'
- (J) D=90°00'00"
R=15.00'
T=15.00'
L=23.56'
CB=S73°11'15"W
CH=21.21'
- (K) D=90°00'00"
R=15.00'
T=15.00'
L=23.56'
CB=N16°48'45"W
CH=21.21'
- (L) D=90°00'00"
R=15.00'
T=15.00'
L=23.56'
CB=N73°11'15"E
CH=21.21'
- (M) D=09°18'08"
R=140.00'
T=11.39'
L=22.73'
CB=N23°32'11"E
CH=22.70'
- (N) D=09°18'08"
R=80.00'
T=6.51'
L=12.99'
CB=S23°32'11"W
CH=12.97'
- (O) D=09°18'08"
R=15.00'
T=15.00'
L=23.56'
CB=S16°48'45"E
CH=21.21'
- (P) D=90°00'00"
R=15.00'
T=15.00'
L=23.56'
CB=N73°11'15"E
CH=21.21'
- (Q) D=41°24'35"
R=35.00'
T=13.23'
L=25.30'
CB=N82°31'02"W
CH=24.75'
- (R) D=172°49'09"
R=45.00'
T=717.18'
L=135.73'
CB=N73°11'15"E
CH=89.82'
- (S) D=41°24'35"
R=35.00'
T=13.23'
L=25.30'
CB=N48°53'33"E
CH=24.75'
- (T) D=41°24'35"
R=35.00'
T=13.23'
L=25.30'
CB=N07°28'58"E
CH=24.75'
- (U) D=172°49'09"
R=45.00'
T=717.18'
L=135.73'
CB=N73°11'15"E
CH=89.82'
- (V) D=41°24'35"
R=35.00'
T=13.23'
L=25.30'
CB=S41°06'27"E
CH=24.75'

CL SARATOGA BLVD (SH 357)

N61°53'30"W 90.04'

N73°23'04"E 21.37'

AE & UE, DDC,
2014031234, D.R.

FD 1/2" I.R.

FD 5/8" I.R.

N28°39'47"E 484.99'

ALLENCREST DRIVE
N28°39'47"E 499.86'

S28°39'47"W 485.00'

S16°36'04"E
21.12'

SPEAR SUBDIVISION, BLK 1,
LOT 1, V. 68, P. 255, M.R.

APPROVED
MARCH 09, 2022
PLANNING COMMISSION

PLAT OF
CRESTMONT UNIT 12
CORPUS CHRISTI, NUECES
COUNTY, TEXAS

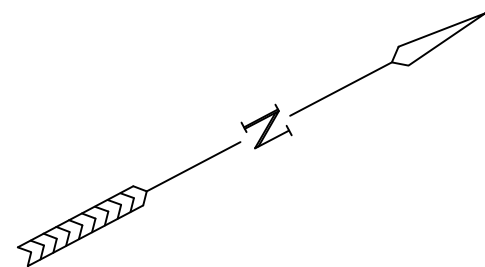
BASS & WELSH ENGINEERING
TX SURVEY REG. NO. 100027-00, TX ENGINEERING
REG. NO. F-52, 3054 S. ALAMEDA STREET,
CORPUS CHRISTI, TEXAS 78404

FILE: PLAT-SH2 AS PLAT
PLOT DATE: 01-28-22
JOB NO: 13046
SCALE: 1" = 60'
PLOT SCALE: SAME
SHEET 2 OF 3

0 30' 60' 120'
SCALE: 1" = 60'

PORTION LOT 5, SECT. 8, BOHEMIAN COLONY
LANDS, V. 44, P. 48, M.R., DDC, ND,
2012022010, SPEAR CONSOLIDATED, LTD.

FD 5/8" I.R. WITH
CAP LABELED
BRISTER SURVEYING



CRESCENDO DRIVE

FORTE DRIVE

N28°11'15"E 465.58'

N28°11'15"E 395.58'

ANDANTE DRIVE

N28°11'15"E 465.58'

N28°11'15"E 395.58'

ALLENCREST DRIVE

N28°11'15"E 465.58'

CODA DRIVE

N28°11'15"E 465.58'

N28°11'15"E 359.75'

S28°37'47"W 644.38'

PORTION LOT 4, SECT. 8, BOHEMIAN COLONY
LANDS, V. 44, P. 48, M.R., V. 865, P.
72, D.R., DIOCESE OF CORPUS CHRISTI

S61°48'45"E 1806.64'

CRESTMONT, SUB. UNIT 8, V.
49, P. 83 - 86, M.R.

PP AT CORNER
S29°09'26"W
115.01'
0.15 AC TRACT, V.
1208, P. 377, D.R.
CITY OF CC

PORTION LOT 5, SECT. 8, BOHEMIAN COLONY LANDS, V. "A", P. 48, M.R., REMAINDER OF 20.598 AC. TRACT, V. 2006, P. 810, D.R., CITY OF CORPUS CHRISTI

FD 5/8" I.R. WITH CAP LABELED BRISTER SURVEYING

FLIGHT CLEARANCE EASEMENT, PARCEL CE-3, V. 2039, P. 813, D.R. AND V. 6, P. 328, LIS PENDENS RECORDS, N.C.T. NO BUILDINGS HIGHER THAN 34' THIS AREA

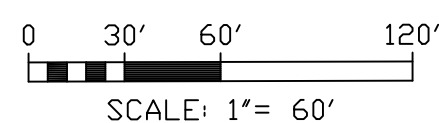
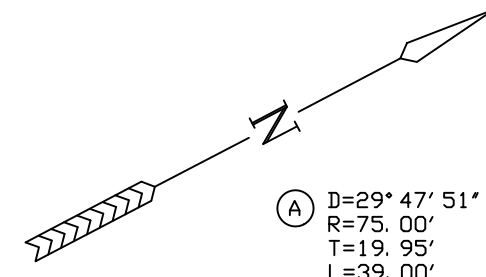
FLIGHT CLEARANCE EASEMENT, PARCEL CE-3, V. 2039, P. 813, D.R. AND V. 6, P. 328, LIS PENDENS RECORDS, N.C.T. NO BUILDINGS HIGHER THAN 34' THIS AREA

PORTION LOT 5, SECT. 8, BOHEMIAN COLONY LANDS, V. "A", P. 48, M.R., DDC, ND, 2012022010, SPEAR CONSOLIDATED, LTD.

FIRE STA. 18 TRACT, BLK 1, LOT 1, V. 68, P. 924, M.R.

FD 5/8" I.R. WITH CAP LABELED BRISTER SURVEYING

- CURVE DATA
- (A) D=29° 47' 51" R=75.00' T=19.95' L=39.00' CB=S13° 17' 20" W CH=38.57'
 - (B) D=29° 47' 51" R=25.00' T=6.65' L=13.00' CB=S13° 17' 20" W CH=12.86'
 - (C) D=29° 47' 51" R=50.00' T=13.30' L=26.00' CB=S13° 17' 20" W CH=25.71'
 - (D) D=60° 12' 09" R=10.00' T=5.80' L=10.51' CB=N31° 42' 40" W CH=10.03'
 - (E) D=90° 00' 00" R=10.00' T=10.00' L=15.71' CB=N73° 11' 15" E CH=14.14'
 - (F) D=90° 00' 00" R=10.00' T=10.00' L=15.71' CB=N16° 48' 45" W CH=14.14'



APPROVED
MARCH 09, 2022
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SHEET 3 OF 3

CONTINUED FROM PREVIOUS SHEET

CONTINUED FROM PREVIOUS SHEET