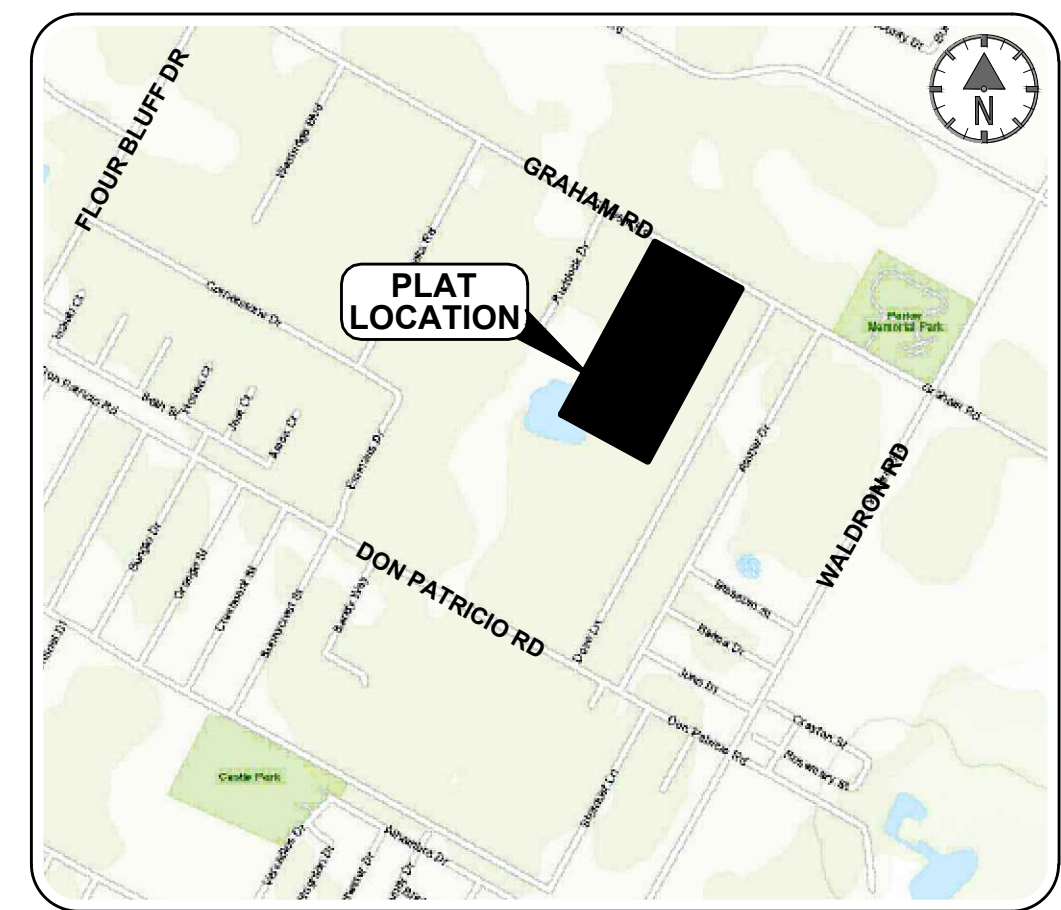


# PRELIMINARY PLAT OF GRAHAM ESTATES

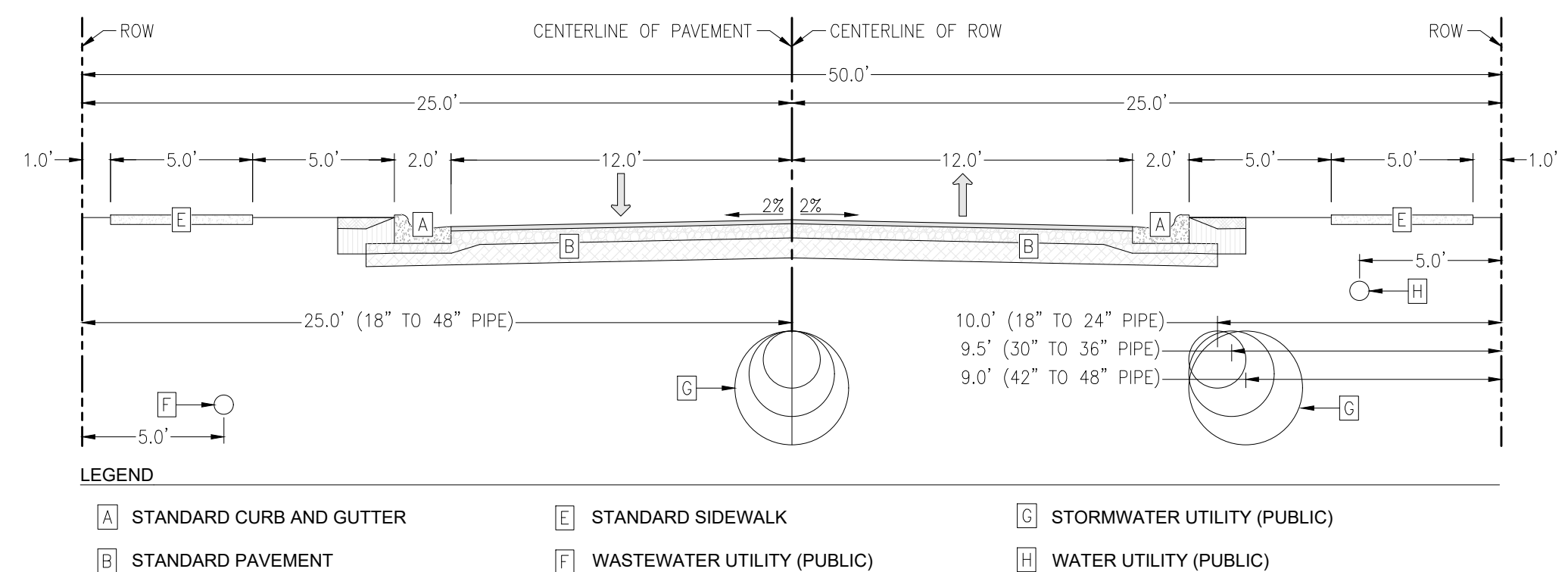
A 20.000 ACRE TRACT OF LAND DESCRIBED AS BLOCK FORTY-EIGHT, LOT TWENTY-TWO FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS AS SHOWN ON MAP VOLUME A PAGE 41 - 43, MAP RECORDS OF NUECES COUNTY, TEXAS



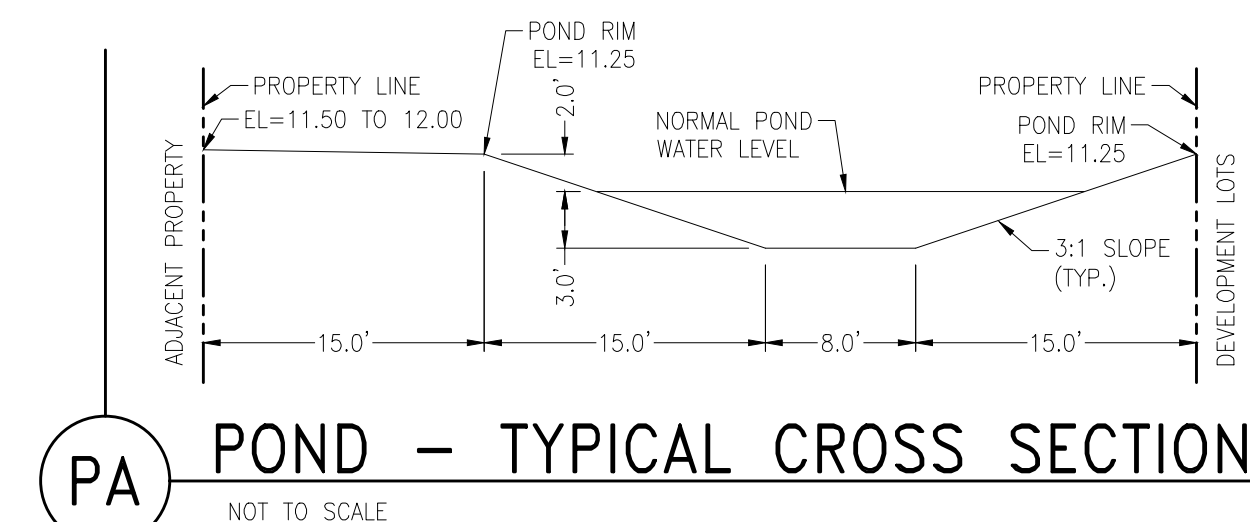
LOCATION MAP  
NOT TO SCALE

- TOTAL PLATTED AREA CONTAINS 20.000 ACRES OF LAND, INCLUDING RIGHT-OF-WAYS, STREET DEDICATION, AND EASEMENTS.
- FEMA INFORMATION  
EFFECTIVE:  
PLOTTING THE PROPERTY BY SCALE ON FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NO. 48355C0545G, MAP REVISED OCTOBER 13, 2022, INDICATES THE PROPERTY IS LOCATED IN FLOOD ZONE X. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE ENGINEER OR SURVEYOR.
- RECEIVING WATERS  
THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE LAGUNA MADRE. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE LAGUNA MADRE AS "EXCEPTIONAL" AND "OYSTER WATERS". TCEQ ALSO CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
- FOUND CORNERS ARE INDICATED WITH INFORMATION REGARDING THE CORNER.
- ALL BEARINGS ARE GRID BEARINGS BASED ON THE GLOBAL POSITIONING SYSTEM, TEXAS STATE PLAIN NAD 83 (93), TEXAS SOUTH ZONE 4205 AND ALL ELEVATIONS ARE BASED ON NAVD88.
- THE SURVEYOR CAN NOT CERTIFY AS TO UN-RECORDED EASEMENTS AND/OR RIGHT-OF-WAY THAT MAY IMPACT THE SUBJECT PROPERTY AND ARE NOT VISIBLE AND APPARENT.
- CAUTION MUST BE TAKEN WITH PIPELINE MARKERS INDICATING BURIED LINES NOT ON RECORD.
- THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE A MINIMUM OF 18-INCHES ABOVE THE CENTERLINE OF THE HIGHEST ADJACENT ROADWAY OR AS NOTED ON CONSTRUCTION DRAWINGS.
- THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE CITY OF CORPUS CHRISTI UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- PRIVATE ACCESS EASEMENTS, PRIVATE DRAINAGE EASEMENTS, AND PRIVATE UTILITY EASEMENTS WHEN INDICATED ON ANY LOT ARE TO BE OWNED BY THE HOA INDICATED IN THESE NOTES, IF AN HOA IS NOT INDICATED, THEN THE EASEMENT IS TO BE OWNED BY THE PROPERTY OWNER THAT THE EASEMENT IS ON.
- ELECTRICAL EASEMENTS (EE) ARE TO BE OWNED BY THE ELECTRICAL UTILITY COMPANY THAT IS PROVIDING THE ELECTRICAL PRIMARY AND SECONDARY LINES, ELECTRICAL TRANSFORMER, BOXES, PEDESTALS, POLES, AND ANY OTHER APPURTENANCES TO SUPPLY ELECTRICAL POWER TO THE LOT(S).
- THE PROPERTIES INDICATED WITHIN THIS PLAT IS LOCATED NEAR AIRFIELDS USED BY AIRPLANES AND MAY BE SUBJECT TO AIRCRAFT NOISE, OVER FLIGHT, AND VIBRATION.
- NO PRIVATE DRIVEWAY ACCESS IS ALLOWED TO GRAHAM ROAD FROM BLOCK 1, LOT 1 AND 51, BLOCK 2, LOT 1 - 6.
- NO PERMANENT STRUCTURES WILL BE CONSTRUCTED WITHIN THE LCRA EASEMENT. ANY IMPROVEMENT OR ACTIVITY WITHIN THE LCRA EASEMENT REQUIRES PRIOR LCRA APPROVAL.
- BLOCK 1, LOT 23, 24, 25, 30 - 34 CONTAIN A PORTION OF THE NATURAL LAKE, THE AREA INDICATED IS A NON-BUILDABLE AREA WITH THE EXCEPTION OF DOCKS THAT ARE LOCATED NO FURTHER THAN 30-FEET BEYOND THE EDGE OF THE NORMAL-WATER LEVEL AND THE DECK SURFACE IS NO GREATER THAN 2-FEET ABOVE THE HIGH-WATER LEVEL. MAXIMUM HEIGHT OF ANY STRUCTURE IS 12-FEET ABOVE THE DECK SURFACE. LAKE EDGE ALONG THE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER. AREA INDICATED MAY NOT BE FILLED OR ALTERED THAT WILL PREVENT THE AREA FROM HOLDING WATER. THE HATCHED AREA SHALL ALSO BE A PRIVATE ACCESS EASEMENT THAT IS ACCESSIBLE BY BLOCK 1, LOT 23, 24, 25, 30 - 34.
- BLOCK 1, LOT 23, 24, 25, 30 - 34 ARE CONTAIN A PORTION OF THE NATURAL LAKE WHICH MAY AFFECT THE LOT IN NUMEROUS WAYS THAT MAY MAKE PORTIONS OF THE LOT UNUSABLE AND MAY AFFECT THE LAKE EDGE. THESE AFFECTS ON THE LOT SHALL NOT CREATE LIABILITY ON THE PART OF SUPERIOR N&R DEVELOPMENT, LLC, THE ENGINEER, THE SURVEYOR, CITY OF CORPUS CHRISTI, LIEN HOLDER(S) AND ALL EMPLOYEES, SHARE HOLDERS, AFFILIATES, SUBSIDIARIES, ETC.
- THIS SUBDIVISION CONTAINS PRIVATE IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO FACILITIES AND EASEMENTS THAT HAVE NOT BEEN DEDICATED TO THE PUBLIC OR ACCEPTED BY THE CITY OF CORPUS CHRISTI OR ANY OTHER LOCAL GOVERNMENT AGENCY AS PUBLIC RIGHTS-OF-WAY. THE CITY OF CORPUS CHRISTI HAS NO OBLIGATION, NOR DOES ANY OTHER LOCAL GOVERNMENT AGENCY HAVE ANY OBLIGATION, TO MAINTAIN, REPAIR, INSTALL OR CONSTRUCT PRIVATE IMPROVEMENTS WITHIN THE SUBDIVISION AND SHALL AGREE TO INDEMNIFY, AGENCY FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE AND OPERATION OF THE PRIVATE IMPROVEMENTS.

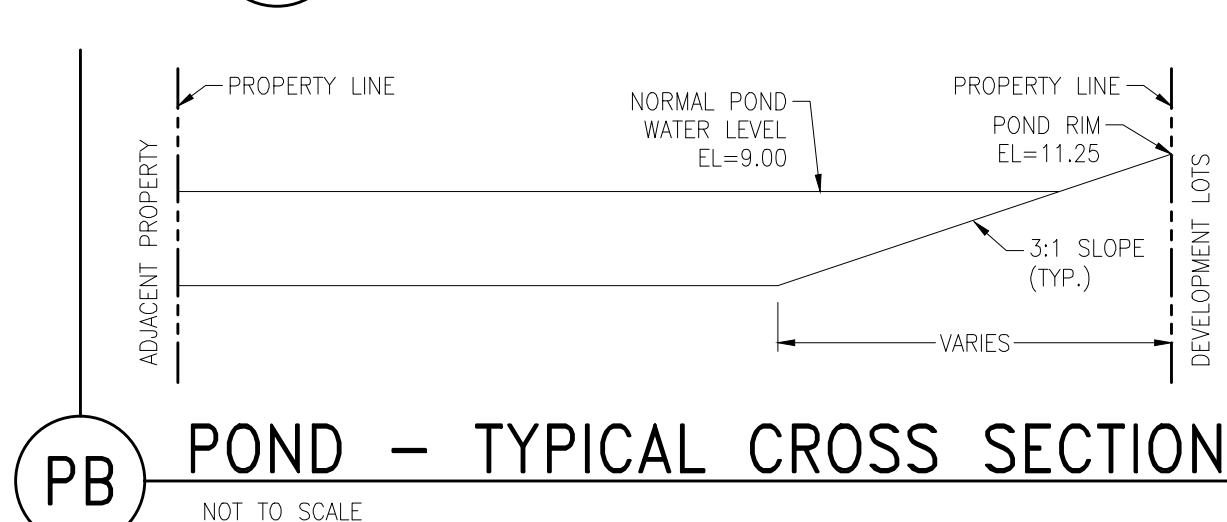
- PROPERTY OWNER:  
SUPERIOR N&R DEVELOPMENT, LLC
- DEVELOPER:  
SUPERIOR N&R DEVELOPMENT, LLC
- ENGINEER:  
MUNOZ ENGINEERING, LLC  
THOMAS B. TIFFIN, PE T&PE# 111733
- SURVEYOR:  
BRISTER SURVEYING, LLC  
RONALD BRISTER, RPLS T&RPLS# 5407
- LOT INFORMATION:  
SINGLE-FAMILY = 93 LOTS 15.494 ACRES  
MULTI-FAMILY = 0 LOTS 0.000 ACRES  
COMMERCIAL = 0 LOTS 0.000 ACRES  
INDUSTRIAL = 0 LOTS 0.000 ACRES  
PUBLIC DEDICATION = 1 LOTS 4.506 ACRES  
TOTAL = 94 LOTS 20.000 ACRES
- PUBLIC STREET INFORMATION:  
L1-A = 50-FT ROW = 3,495 CENTER LINE LINEAR FEET
- PHASING:  
PHASE 1 = WILL BE DEVELOPED ONCE THE FINAL PLAT HAS BEEN APPROVED



L1A TYPE L1-A - TYPICAL STREET CROSS SECTION  
NOT TO SCALE



PA POND - TYPICAL CROSS SECTION  
NOT TO SCALE

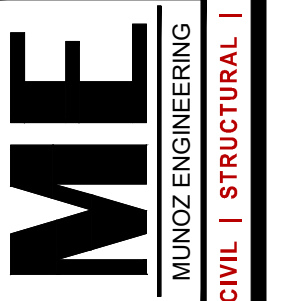


PB POND - TYPICAL CROSS SECTION  
NOT TO SCALE

ENGINEER  
THOMAS TIFFIN, PE  
SURVEYOR  
RONALD BRISTER, RPLS  
OWNER  
SUPERIOR N&R  
ENGINEER PID SURVEYOR PID  
20200101 361-850-1800  
CORPUS CHRISTI, TX 78411  
DRAWING DATE  
TT RB TT  
12/20/2022

Brister Surveying  
4455 South Padre Island Drive Suite 51  
Corpus Christi, Texas 78411  
Office 361-850-1800  
Fax 361-850-1802  
bristersurveying@corpusiwbc.com  
Firm Registration No. 10072800

MUNOZ ENGINEERING  
1608 S. BROWNLEE BOULEVARD  
CORPUS CHRISTI, TX 78404  
OFFICE: 361.946.4848  
TBPELS FIRM F-12240



PRELIMINARY PLAT OF  
**GRAHAM ESTATES**  
A 20.000 ACRE TRACT OF LAND DESCRIBED AS BLOCK FORTY-EIGHT, LOT TWENTY-TWO FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS AS SHOWN ON MAP VOLUME A PAGE 41 - 43, MAP RECORDS OF NUECES COUNTY, TEXAS  
NUECES COUNTY, TEXAS



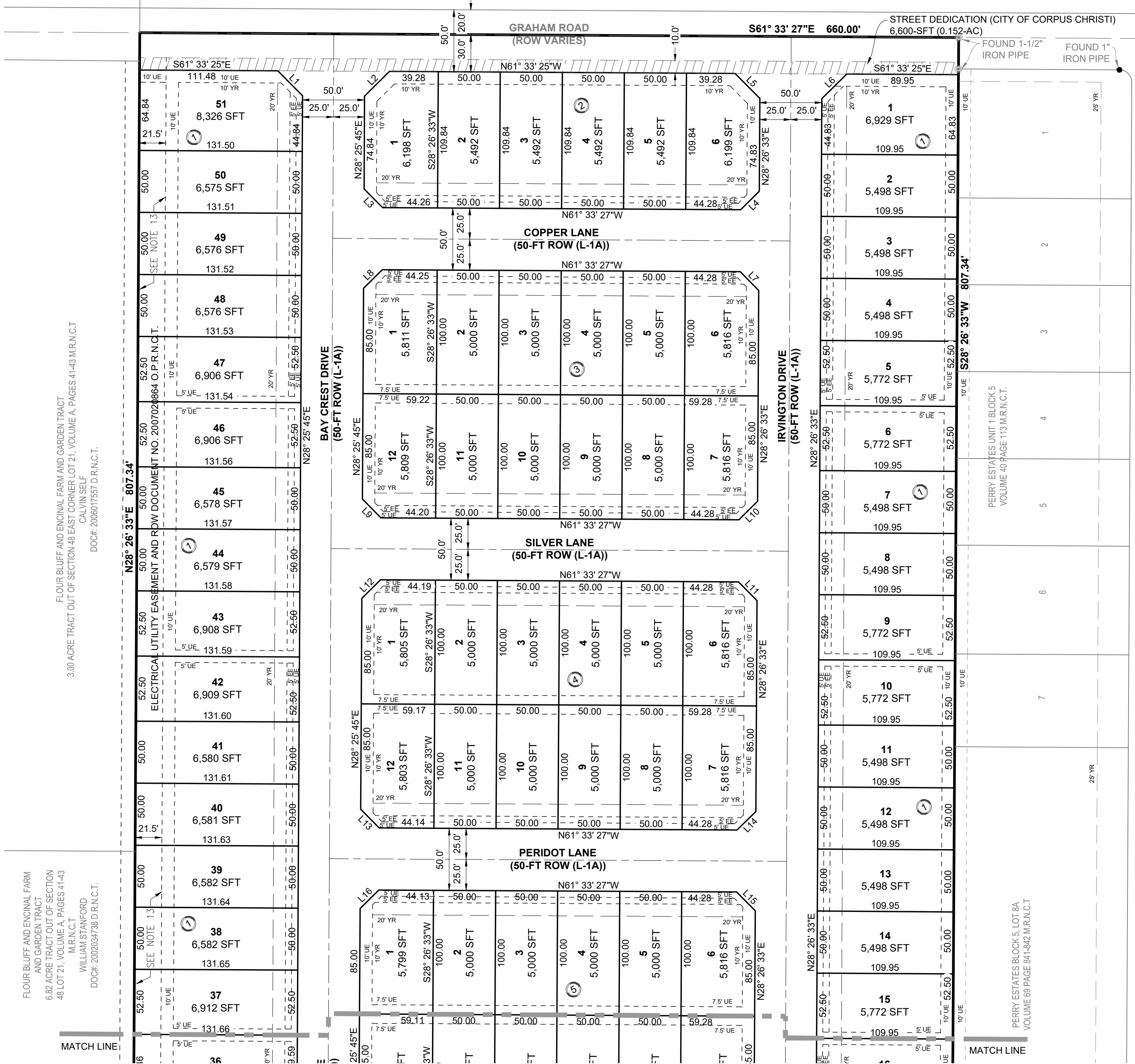


LINE TABLE		
LINE ID	LENGTH	BEARING
L1	28.29'	S16° 33' 49.85"E
L2	28.28'	S73° 26' 10.15"W
L3	21.22'	N16° 33' 50.81"W
L4	21.21'	N73° 26' 33.00"E
L5	28.28'	N16° 33' 26.05"W
L6	28.28'	S73° 26' 33.95"W
L7	21.21'	S16° 33' 27.00"E
L8	21.21'	S73° 26' 09.19"W
L9	21.22'	N16° 33' 50.81"W
L10	21.21'	S73° 26' 33.00"W
L11	21.21'	S16° 33' 27.00"E
L12	21.21'	S73° 26' 09.19"W
L13	21.22'	N16° 33' 50.81"W
L14	21.21'	S73° 26' 33.00"W
L15	21.21'	S16° 33' 27.00"E
L16	21.21'	S73° 26' 09.19"W
L17	21.22'	N16° 33' 50.81"W
L18	21.21'	S73° 26' 33.00"W
L19	21.21'	S16° 33' 27.00"E
L20	41.40'	N30° 19' 17.61"E
L21	47.53'	N80° 26' 53.38"E

CURVE TABLE					
CURVE ID	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C14	14.45'	20.00'	41.41'	N49° 08' 03"E	14.14'
C1	5.14'	60.00'	4.91'	N30° 53' 48"E	5.14'
C2	33.11'	60.00'	31.61'	N49° 09' 28"E	32.69'
C3	61.08'	60.00'	58.33'	S85° 52' 11"E	58.48'
C4	50.92'	60.00'	48.62'	S32° 23' 31"E	49.40'
C5	38.11'	60.00'	36.40'	S10° 07' 03"W	37.48'
C6	90.38'	60.00'	86.30'	S71° 28' 03"W	82.07'
C7	22.56'	15.00'	86.18'	N71° 31' 52"E	20.49'
C8	10.11'	20.00'	28.96'	N76° 02' 06"W	10.00'
C9	32.49'	60.00'	31.02'	S75° 00' 03"E	32.09'
C10	38.13'	60.00'	36.41'	S41° 17' 03"E	37.49'
C11	38.11'	60.00'	36.40'	S4° 52' 54"E	37.48'
C12	46.16'	60.00'	44.08'	S35° 21' 13"W	45.03'
C13	13.03'	60.00'	12.45'	S63° 36' 55"W	13.01'

FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACT  
 3.00 ACRE TRACT OUT OF SECTION 48 EAST CORNER LOT 21, VOLUME A, PAGES 41-43 M.R.N.C.T.  
 CALVIN SELF  
 DOC#: 2006017557 D.R.N.C.T.

FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACT  
 6.82 ACRE TRACT OUT OF SECTION 48 LOT 21, VOLUME A, PAGES 41-43 M.R.N.C.T.  
 WILLIAM STANFORD  
 DOC#: 2002034738 D.R.N.C.T.



**PRELIMINARY PLAT OF**  
**GRAHAM ESTATES**  
 A 20.000 ACRE TRACT OF LAND DESCRIBED AS BLOCK FORTY-EIGHT, LOT TWENTY-TWO FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS AS SHOWN ON MAP VOLUME A PAGE 41 - 43, MAP RECORDS OF NUECES COUNTY, TEXAS

SUPERIOR MARGRAHAM ESTATES\03 - LAND DEVELOPMENT\02 - PLATTING\01 - PRELIM\01 - DWG\20030 - GRAHAM ESTATES - PRELIM PLAT.DWG

ENGINEER: THOMAS TIFLIN, PE  
 SURVEYOR: RONALD BRISTER, RPLS  
 OWNER: SUPERIOR MARGRAHAM ESTATES  
 ENGINEER PID: SURVEYOR PID: 2002034738  
 DRAWN BY: CHD BY: RB  
 CHECKED BY: TTT  
 APPROVED BY: TTT  
 DRAWING DATE: 12/20/2022

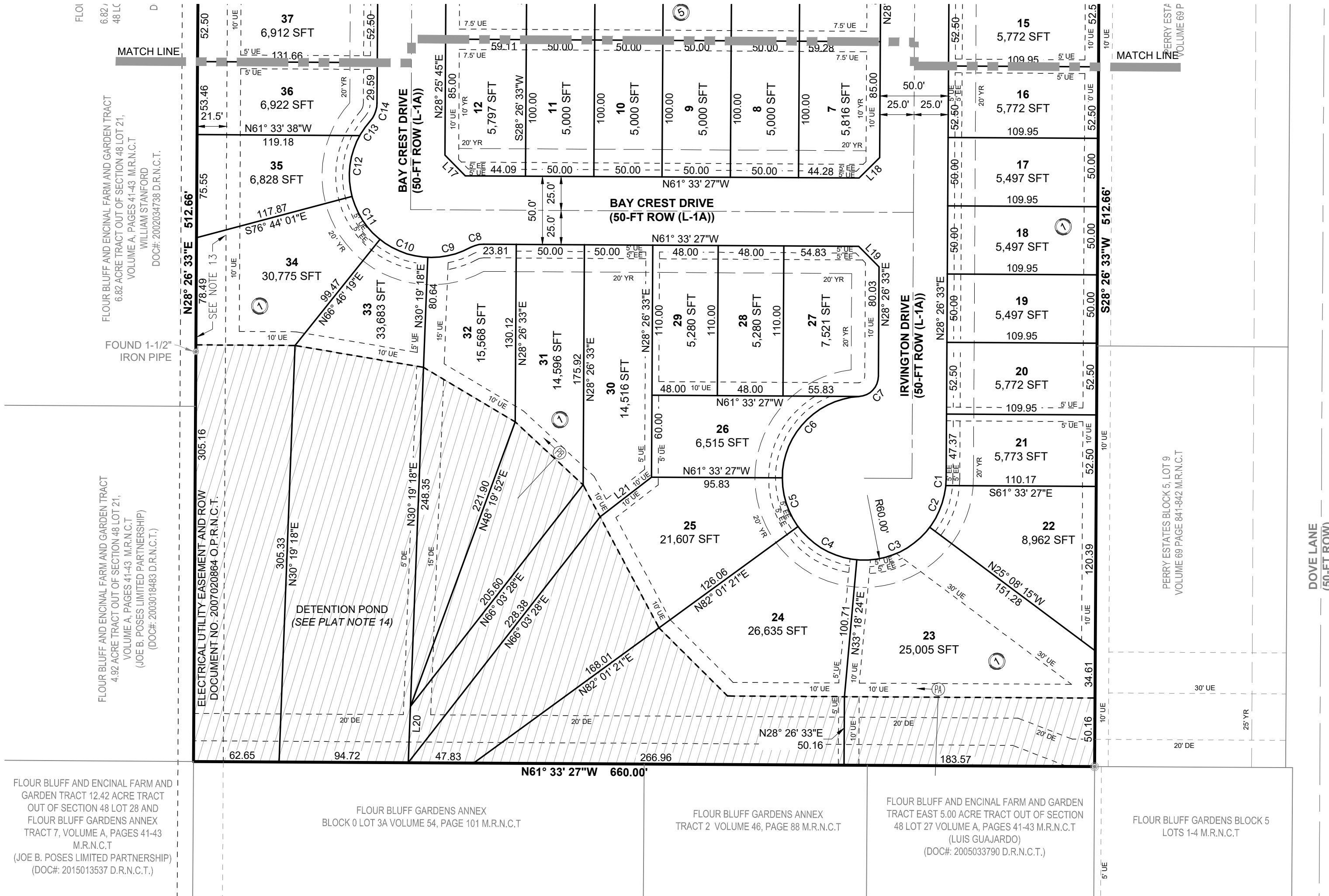
MUNOZ ENGINEERING  
 1608 S. BROWNLEE BOULEVARD  
 CORPUS CHRISTI, TX 78404  
 OFFICE: 361.946.4848  
 TBP@MUNOZENGINEERING.COM  
 TBP@MUNOZENGINEERING.COM

**Brister Surveying**  
 4455 South Padre Island Drive Suite 51  
 Corpus Christi, Texas 78411  
 Office: 361-850-1800  
 Fax: 361-850-1802  
 bristersurveying@corpuswbcc.com  
 Firm Registration No. 10072800

CIVIL | STRUCTURAL | MARINE | LAND DEVELOPMENT

NUECES COUNTY, TEXAS  
 PAGE  
**2 OF 3**





FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACT  
 6.82 ACRE TRACT OUT OF SECTION 48 LOT 21,  
 VOLUME A, PAGES 41-43 M.R.N.C.T.  
 WILLIAM STANFORD  
 DOC#: 2002034738 D.R.N.C.T.

FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACT  
 4.92 ACRE TRACT OUT OF SECTION 48 LOT 21,  
 VOLUME A, PAGES 41-43 M.R.N.C.T.  
 (JOE B. POSES LIMITED PARTNERSHIP)  
 (DOC#: 2003018483 D.R.N.C.T.)

FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACT  
 12.42 ACRE TRACT OUT OF SECTION 48 LOT 28 AND  
 FLOUR BLUFF GARDENS ANNEX  
 TRACT 7, VOLUME A, PAGES 41-43  
 M.R.N.C.T.  
 (JOE B. POSES LIMITED PARTNERSHIP)  
 (DOC#: 2015013537 D.R.N.C.T.)

FLOUR BLUFF GARDENS ANNEX  
 BLOCK 0 LOT 3A VOLUME 54, PAGE 101 M.R.N.C.T.

FLOUR BLUFF GARDENS ANNEX  
 TRACT 2 VOLUME 46, PAGE 88 M.R.N.C.T.

FLOUR BLUFF AND ENCINAL FARM AND GARDEN  
 TRACT EAST 5.00 ACRE TRACT OUT OF SECTION  
 48 LOT 27 VOLUME A, PAGES 41-43 M.R.N.C.T.  
 (LUIS GUAJARDO)  
 (DOC#: 2005033790 D.R.N.C.T.)

FLOUR BLUFF GARDENS BLOCK 5  
 LOTS 1-4 M.R.N.C.T.

PLAT SYMBOL AND LINE LEGEND (NOT ALL MAY BE USED)			
●	PROPERTY CORNER	⊙	FOUND 5/8-INCH RE-BAR
○	FOUND 1/2-INCH IRON PIPE	⊙	FOUND 1-INCH IRON PIPE
○	SET 5/8" DIAMETER BY 18 INCH LONG RE-BAR	⊕	BLOCK IDENTIFICATION
—	ADJACENT BOUNDARY LINE	—	BOUNDARY LINE
—	ADJACENT PROPERTY LINE	—	PROPERTY LINE
—	EXISTING ROW CENTER LINE	—	ROW CENTER LINE
—	EXISTING EASEMENT	—	EASEMENT
—	EXISTING YARD REQUIREMENT	—	YARD REQUIREMENT
—	CURRENT FEMA BOUNDARY LINE	—	PRELIMINARY FEMA BOUNDARY LINE

PLAT ABBREVIATION LEGEND (NOT ALL MAY BE USED)		
SEC - SECTION	AE - PUBLIC ACCESS EASEMENT	PAE - PRIVATE ACCESS EASEMENT
VOL - VOLUME	DE - PUBLIC DRAINAGE EASEMENT	PDE - PRIVATE DRAINAGE EASEMENT
PG - PAGE	UE - PUBLIC UTILITY EASEMENT	PUE - PRIVATE UTILITY EASEMENT
LT - LOT	WE - PUBLIC WATER EASEMENT	PWE - PRIVATE WATER EASEMENT
AC - ACRE	WWE - PUBLIC WASTEWATER EASEMENT	PWWE - PRIVATE WASTEWATER EASEMENT
SF - SQUARE FEET	EE - ELECTRICAL EASEMENT	FEMA - FEDERAL EMERGENCY
ROW - RIGHT-OF-WAY	TE - TEMPORARY EASEMENT (SEE NOTES)	MANAGEMENT AGENCY
NB - NON-BUILDABLE	D or DD - LOT DRIVEWAY LOCATION	RPLS - REGISTERED PROFESSIONAL
YR - YARD REQUIREMENT	GR - GARAGE SET BACK REQUIREMENT	LAND SURVEYOR
M.R.N.C.T. - MAP RECORDS NUECES COUNTY, TEXAS		LSSL - LICENSED STATE LAND SURVEYOR
D.R.N.C.T. - DEED RECORDS NUECES COUNTY, TEXAS		PE - PROFESSIONAL ENGINEER
O.P.R.N.C.T. - OFFICIAL PUBLIC RECORDS NUECES COUNTY, TEXAS		

PRELIMINARY PLAT OF  
**GRAHAM ESTATES**  
 A 20.000 ACRE TRACT OF LAND DESCRIBED AS BLOCK FORTY-EIGHT, LOT TWENTY-TWO FLOUR BLUFF AND ENCINAL FARM  
 AND GARDEN TRACTS AS SHOWN ON MAP VOLUME A PAGE 41-43, MAP RECORDS OF NUECES COUNTY, TEXAS

**MUNOZ ENGINEERING**  
 1608 S. BROWNLEE BOULEVARD  
 CORPUS CHRISTI, TX 78404  
 OFFICE: 361.946.4848  
 TBPELS FIRM F-12240

**ME**  
 MUNOZ ENGINEERING  
 CIVIL | STRUCTURAL | MARINE | LAND DEVELOPMENT

**Brister Surveying**  
 4455 South Padre Island Drive Suite 51  
 Corpus Christi, Texas 78411  
 Office 361-850-1800  
 Fax 361-850-1802  
 bristersurveying@corpuswbcc.com  
 Firm Registration No. 10072800

ENGINEER: THOMAS TIFFIN, PE  
 SURVEYOR: RONALD BRISTER, RPLS  
 OWNER: SUPERIOR N&R  
 ENGINEER PID: SURVEYOR PID  
 2003018483  
 DRAWN BY: RB  
 CHECKED BY: TT  
 APPROVED BY: TT  
 DRAWING DATE: 12/20/2022