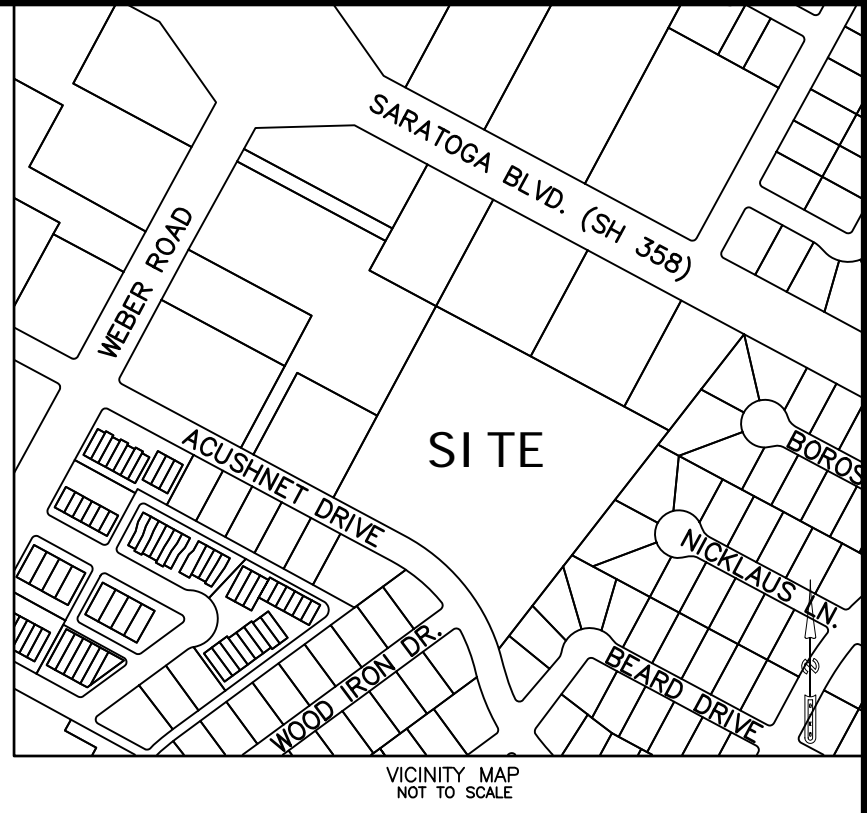
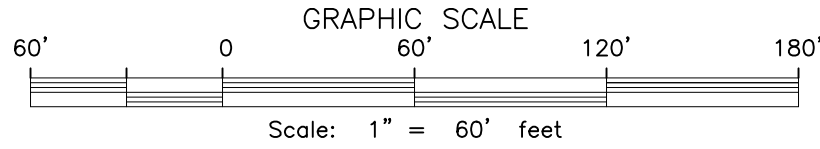
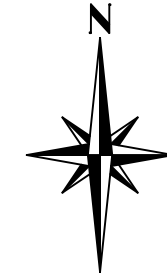


GENERAL NOTES:

1. BASIS OF BEARINGS REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE
2. TOTAL AREA 5.66 ACRE (246,552.59 SQ. FT.) TOTAL AREA DEDICATED FOR STREET 49,934.28 SQ. FT.
3. BY GRAPHIC PLOTTING ONLY ONTO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 4554640283C DATED 07/18/1985, THIS PROPERTY IS ALL IN ZONE C, AREAS OF MINIMAL FLOODING; THE EXACT EXTENT OF ANY FLOODING CAN ONLY BE DETERMINED BY A FLOOD STUDY PREPARED BY A REGISTERED PROFESSIONAL ENGINEER.
4. THE RECEIVING WATER FROM 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 WATER" AND CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
5. FOUND AND SET ALL CORNERS WITH A 5/8" IRON ROD
6. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
7. NO DRIVE WAY ACCESS UNTO ACUSHNET DRIVE.

PLAT OF: COUNTRY CLUB ESTATES UNIT 33

BEING AN RE-PLAT OF LOT 13, BLOCK 2, COUNTRY CLUB ESTATES UNIT 20, A PLAT OR MAP RECORDED IN VOLUME 59, PAGE 158 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS.



NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	89°55'24"	15.69	10.00	S73°15'53"W	14.13
C2	25°16'12"	15.22	34.50	S49°08'19"E	15.09
C3	25°16'12"	15.22	34.50	N15°40'05"E	15.09
C4	90°04'36"	15.72	10.00	N16°44'07"W	14.15
C5	25°16'12"	15.22	34.50	S40°56'17"W	15.09
C6	25°16'12"	15.22	34.50	S74°24'31"E	15.09
C7	140°27'48"	171.61	70.00	S73°15'53"W	131.75
C8	140°37'00"	171.80	70.00	N16°44'07"W	131.81
C9	82°52'29"	14.46	10.00	S12°17'12"W	13.24
C10	87°39'25"	15.30	10.00	S82°29'28"E	13.85
C11	89°57'51"	15.70	10.00	N73°17'07"E	14.14
C12	90°02'09"	15.71	10.00	S16°42'53"E	14.15

TEXAS GEO TECH
LAND SURVEYING, INC
5525 S. STAPLES SUITE B2
Corpus Christi, TX 78411
(361) 993-0808 Fax (361) 993-2955

STATE OF TEXAS
COUNTY OF NUECES

I, Lawrence Dale Walter, Director of Luxury Homes Inc., hereby certify that we are of the owners of the land embraced within the boundaries of the foregoing plat; that I have survey and subdivided as shown; that street shown are dedicated to the public use forever; that easements as shown are dedicated to the public use for the installation, operation and use of public utilities; and that this map was made for the purpose of description and dedication.

This the _____ day of _____ 2014.

Lawrence Dale Walter, Director
Luxury Homes Inc.

STATE OF TEXAS
COUNTY OF NUECES

This instrument was acknowledged before me by
Lawrence Dale Walter

This the _____ day of _____ 2014.

Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF NUECES

This 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 _____ 2014.

Philip J. Ramirez, A.I.A., LEED AP
Chairman

Barney Williams, P.E.
Secretary

STATE OF TEXAS
COUNTY OF NUECES

I, Diana T. Barrera, clerk of the County Court in and for said County, do hereby certify that the foregoing instrument dated the _____ day of _____, 2014, at _____ o'clock _____ M. and duly recorded the _____ day of _____ 2013, at _____ o'clock _____ M. in said County in Volume _____, Page _____, Map Records.

At _____ o'clock _____ M.
_____ 2014

By: _____
Deputy
Diana T. Barrera
Clerk County Court
Nueces County, Texas

STATE OF TEXAS
COUNTY OF NUECES

I, Mohammad Rezaei, Director of Luxury Homes Inc., hereby certify that we are of the owners of the land embraced within the boundaries of the foregoing plat; that I have survey and subdivided as shown; that street shown are dedicated to the public use forever; that easements as shown are dedicated to the public use for the installation, operation and use of public utilities; and that this map was made for the purpose of description and dedication.

This the _____ day of _____ 2014.

Mohammad Rezaei, Director
Luxury Homes Inc.

STATE OF TEXAS
COUNTY OF NUECES

This instrument was acknowledged before me by
Mohammad Rezaei

This the _____ day of _____ 2014.

Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF NUECES

This final plat of the herein described property was approved on behalf of the city of Corpus Christi, Texas by the Department of Development Services Engineer.

This the _____ day of _____ 2014.

Renee T. Couture, P.E.
Development Service Engineer

STATE OF TEXAS
COUNTY OF NUECES

I, Jarrel L. Moore, a registered professional land surveyor for Texas Geo Tech Land Surveying, Inc. hereby certify that the foregoing plat was prepared from a survey made on the ground under my direction and is true and correct; That Texas Geo Tech Land Surveying Inc. has been engaged under contract to set all Lot and Block corners and complete such operation without delay.

This the _____ day of _____ 2014.

Jarrel L. Moore
Registered Professional Land Surveyor No. 4854