STATE OF TEXAS COUNTY OF NUECES § S89° 12′ 52″ W CL FM 43 -1234. 57 <u>→</u>966. 76′ CURVE DATA N89° 12′ 52″ E 819, 51′ (A) D=89° 57′ 36″ R=50, 00' 15' STREET DED T=49, 97' 15'/STREET/DED/ 15' UE N89° 12' 52" E 329. 71' N89° 12′ 52″ E 329, 79′ 15′ UE CB=S45° 48′ 20" E CH=70, 69' 30,| 30, 50′ YR B D=90°02′24″ STATE OF TEXAS 44865 SF T=50. 03' COUNTY OF NUECES 44985 SF L=78. 57' CB=N44° 11′ 40" E S89° 10′ 28″ W S89° 10′ 28″ W CH=70. 74' 379, 73' 379, 76′ P. 15, M.R., DESCRIBED IN 12244, D.R. 45187 SF 45191 SF 3, AS 1001 379. 71' STATE OF TEXAS ACRES 4 ACRES 4 ND. 201 INC. COUNTY OF NUECES § 45184 SF APPROVED BY THE CORPUS CHRISTI-NUECES COUNTY HEALTH DEPARTMENT. THIS 45191 SF THE _____ DAY OF _____, 20____. ANY PRIVATE WATER SUPPLY AND/OR SEWAGE SYSTEM SHALL BE APPROVED BY THE CORPUS CHRISTI-NUECES COUNTY HEALTH DEPARTMENT PRIOR TO INSTALLATION. STATE OF TEXAS 3, LAURELES FARM TI TRACT CONTAINING 8 ON OF TRACT IV, DOC PLAZA MICHDACANA S89° 10′ 28″ W COUNTY OF NUECES § 379, 69' PUBLIC HEALTH ENGINEER 45182 SF 45191 SF S89° 10′ 28″ W 379. 67' 379. 76′ BURY 45180 SF 45191 SF 00 STATE OF TEXAS S89° 10′ 28″ W COUNTY OF NUECES 379. 65' 00 2 590, ĺ 45177 SF 45191 SF ION 3, LAURELES F M.R., A 197.75 (011026100, D.R., DEVELOPMENT, LP S89° 10′ 28″ W 379, 63' 379, 76' \geq FM 43 32 45175 SF 45191 SF 49′ SOI N G G STATE OF TEXAS S89° 10′ 28″ W 00N 379. 61′ COUNTY OF NUECES 45173 SF 45191 SF S89° 10′ 28″ W 379. 60' CHAIRMAN 379, 76' PHILIP J. RAMIREZ, A.I.A., LEED AP CR 22 45171 SF 45191 SF S89° 10′ 28″ W 379. 58′ STATE OF TEXAS _OCATION MAP \$89° 10′ 28″ W 379. 76′ 1" =2000' MATCH LINE COUNTY OF NUECES (CONTINUED ON FOLLOWING SHEET) 0 50′ 100′ STATE OF TEXAS SCALE: 1"= 100' COUNTY OF NUECES WE, DORSAL 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. DAY OF THE _____ DAY OF _____ ATA O. AZALI. MANAGER STATE OF TEXAS PLAT OF COUNTY OF NUECES KENSINGTON GARDENS THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY ATA O. AZALI, MANAGER OF DORSAL DEVELOPMENT, LLC. A 48.714 ACRE TRACT OF LAND, MORE OR LESS, A PORTION OF THE NORTH HALF OF THIS THE _____, 20____, THE EAST 200 ACRES OF SECTION 3, LAURELES FARM TRACTS, A MAP OF WHICH IS RECORDED IN V. 3, P. 15, MAP RECORDS, NUECES CO., TEXAS, SAID 48.714 ACRE TRACT DEPUTY BEING DESCRIBED BY DEED, DOC. NO. 2014024619, OFFICIAL RECORDS OF SAID COUNTY NUECES COUNTY, TEXAS NOTARY PUBLIC FOR AND IN THE STATE OF TEXAS

__(NAME), HEREBY CERTIFY THAT WE ARE THE HOLDERS OF A LIEN ON THE LAND EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING PLAT AND THAT WE APPROVE THE SUBDIVISION AND DEDICATION FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED. THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY ______(NAME), _____(TITLE), OF ______. THIS THE _____, 20____. NOTARY PUBLIC FOR AND IN THE STATE OF TEXAS 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 AND IS TRUE AND CORRECT. THIS THE _____, 20_____. NIXON M. WELSH, R.P.L.S. THE FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE DEPARTMENT OF DEVELOPMENT SERVICES OF THE CITY OF CORPUS CHRISTI, TEXAS RATNA POTTUMUTHU, P.E., LEED AP DEVELOPMENT SERVICES ENGINEER DATE 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_____. SECRETARY DANIEL M. GRIMSBO, P.E., A.I.C.P. 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_____, 20_____, WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THE _____ ____, 20_____ AT ______ O'CLOCK ______M., AND DULY RECORDED _____, 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.

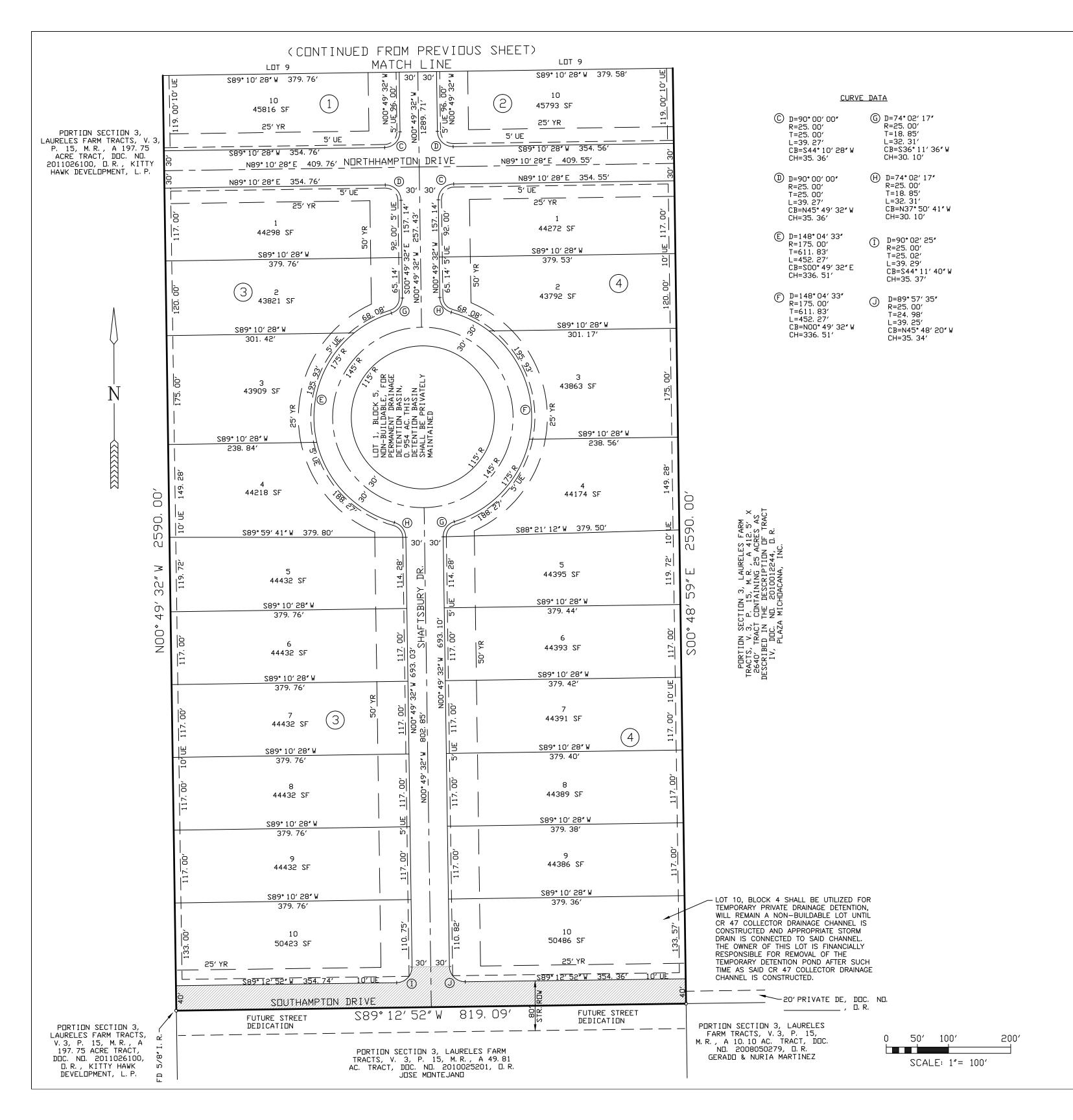
KARA SANDS, CLERK

NUECES COUNTY, TEXAS

COUNTY COURT

BASS & WELSH ENGINEERING FIRM NO. F-52, 3054 S. ALAMEDA ST. CORPUS CHRISTI, TEXAS 78404

DATE PLUTTED: 4/6/15 PLAT-SH1.DWG J□B N□.: 14003 SCALE: 1" = 100' PLOT SCALE: SAME SHEET 1 DF 2



NOTES:

- 1. THE SUBJECT SITE CONTAINS 48.714 ACRES INCLUDING STREETS (INCLUDES STREET DEDICATION).
- 2. THE BASIS OF BEARINGS IS TEXAS STATE PLANE COORDINATES, SOUTH ZONE, LAMBERT PROJECTION, NAD '83.
- 3. THE SUBJECT SITE IS IN ZONE "C" ACCORDING TO FEMA MAP, COMMUNITY PANEL 485494 0515 C, REVISED MARCH 18, 1985.
- 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. PRIOR TO CONNECTING TO PUBLIC WATER, EACH LOT MUST HAVE AN APPROVED AND RECORDED O.C.L. WATER CONTRACT.
- 6. NO PRIVATE DRIVEWAY ACCESS TO FM 43.
- 7. LOT 1, BLOCK 5 IS DESIGNATED AS A PERMANENT PRIVATE DETENTION POND. THE PRIVATE POND SHALL BE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND NOT BY NUECES COUNTY.
- 8. ALL PRIVATE DRIVEWAYS SHALL COMPLY WITH NUECES COUNTY DRIVEWAY REGULATIONS AND MUST BE APPROVED BY THE NUECES COUNTY DEPARTMENT OF PUBLIC WORKS PRIOR TO INSTALLATION.
- 9. SUBDIVIDER SHALL PROVIDE WATER SERVICE TO ALL LOTS.
- 10. FINISHED FLOOR ELEVATIONS FOR STRUCTURES THIS SUBDIVISION SHALL BE A MINIMUM OF 12" ABOVE THE HIGHEST ADJACENT ROADWAY ELEVATION.

PLAT OF KENSINGTON GARDENS (CONTINUED) NUECES COUNTY, TEXAS

BASS & WELSH ENGINEERING FIRM NO. F-52, 3054 S. ALAMEDA ST. CORPUS CHRISTI, TEXAS 78404

DATE PLOTTED: 4/10/15
PLAT-SH2.DWG
JOB NO.: 14003
SCALE: 1" = 100'
PLOT SCALE: SAME
SHEET 2 OF 2