STATE OF TEXAS COUNTY OF NUECES

I, Mohammad Rezaei—Nazari, Vahid Rezaei—Nazari, and Reza Haddadzadel, Directors of MVR Construction Company, hereby certify that we are the owners of the land embraced within the boundaries of the foregoing plat; that we have surveyed and subdivided as shown; that street shown are dedicated in fee simple; 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.

trie	purpose of c	rescription and dedication.	
This	the	_ day of	2015.
Moho	ammad Reza otor		
Vahi Dired	d Rezaei-Na: ctor		
Rezo	ı Haddadzade etor	eh	
	TE OF TEXAS		
Vahi		was acknowledged before m d Rezaei—Nazari, Vahid Rezae h.	
This	the	_ day of	2015.
Notc	ry Public in	and for the State of Texas	
	OF TEXAS Ty of Nuece	IS .	
appro	ved by the c	the herein described propert department of Development S ty of Corpus Christi, Texas.	
This t	he	day of	2015.
	Pottumuthu ppment Servi	, P.E., Leed AP ces Engineer	_
	E OF TEXAS ITY OF NUEC	CES	
appro	oved on beha	the herein described prope alf of the City of Corpus Cl nning Commission.	
This	the	_ day of	_ 2015.
Philip Chair	,	A.I.A., LEED AP	

Daniel M. Grimsbo, P.E., A.I.C.P.

Secretary



PLAT OF: LONE STAR ESTATES PHASE 2

BEING APPROXIMATELY 407,378.88 SF OR 9.35 ACRES, MORE OR LESS, OUT OF STATE SURVEYS 419 & 417, BEATY, SEALE AND FORWOOD, ORIGINAL GRANTEE, ABSTRACT NOS. 570 & 571, RESPECTIVELY AND BEING OUT OF THAT CERTAIN 35.26 ACRE TRACT CONVEYED TO CHARLES McKINZIE, AND RECORDED IN VOLUME 1450, PAGE 535, ET SEQ., NUECES COUNTY, TEXAS, DEED RECORDS.

GENERAL NOTES:

- BASIS OF BEARINGS REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE
- 2. ALL SUBDIVISION CORNERS ARE SET 5/8" S.R. WITH TEXAS GEO TECH CAP UNLESS OTHERWISE NOTED AS FOUND 5/8" STEEL RODS.
- 3. CONTAINS TOTAL 407,376.8 SQUARE FEET, OR 9.35 ACRES INCLUDING STREET DEDICATION.
- BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES IN ZONE C AS PER THE NATIONAL INSURANCE RATE MAP COMMUNITY PANEL NUMBER 485464 0130 C DATED JULY 18, 1985
- 5. THE RECEIVING WATERS FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE CORPUS CHRISTI INNER HARBOR.
 THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE CORPUS CHRISTI INNER HARBOR AS "INTERMEDIATE".
- 6. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 18 INCHES ABOVE THE CENTERLINE OF THE HIGHEST ADJACENT ROADWAY AS OVERFLOW PROTECTION.
- 7. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY
- 8. THIS DEVELOPMENT MEETS THE CITY'S MASTER DRAINAGE PLAN AND THE PROPOSED DRAINAGE WILL NOT ADVERSELY AFFECT THE DRAINAGE PATTERN OR DESIGN OF THE ADJACENT PROPERTIES.

STATE C	F T	EXAS
COUNTY	OF	NUECES

, Kara Sands, clerk of the County Court for said County, do hereby certifity that	
instrument dated theday	
, 2015, ato'd	clockM.
and duly recorded the $____$ day of $_$	
2015, at o'clockM. in Volume, Page, Mo	
No	
Filed for Record	

Ato'clockM. 2015	By:
	Kara Sands,
	Clerk County Court

Nueces County, Texas

STATE OF TEXAS COUNTY OF NUECES

I, Joseph B. Crosby, 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 _____ 2015.

Joseph B. Crosby Registered Professional Land Surveyor No. 5566

TEXAS GEO TECH

ENGINEERING & LAND SURVEYING, INC

5525 S. STAPLES SUITE B2

Corpus Christi, TX 78411

(361) 993-0808 Fax (361) 993-2955

Job# 140316

