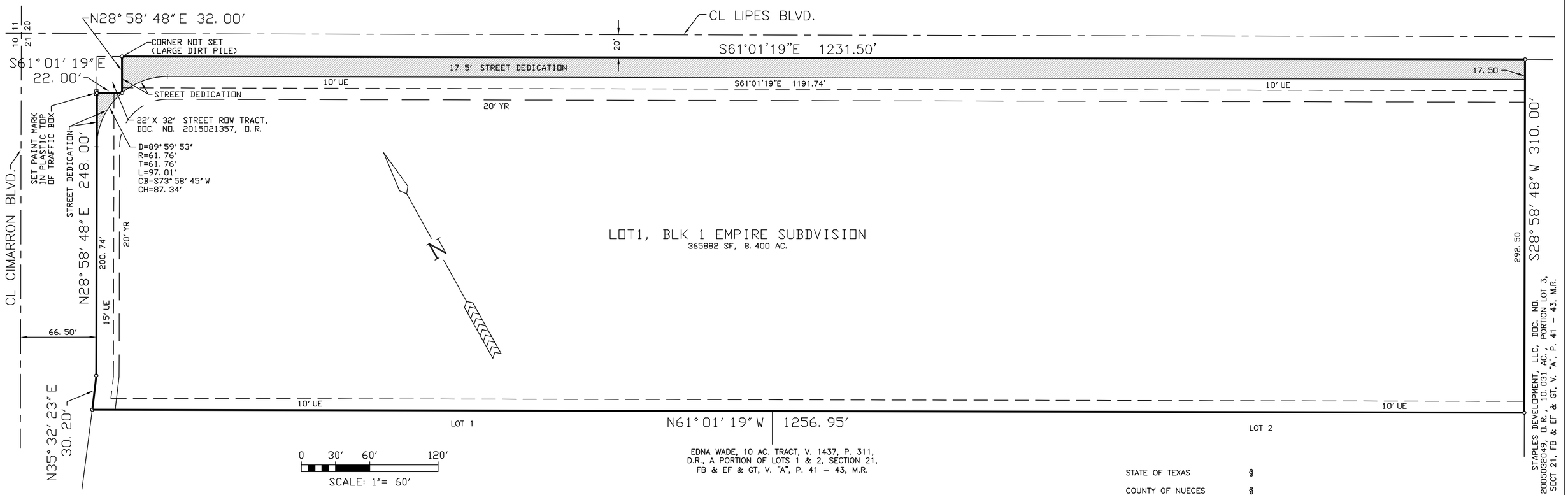


STATE OF TEXAS §

COUNTY OF NUECES §

WE, THE MOSTAGHASI INVESTMENT TRUST, 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_____.

_____
HOSSEIN MOSTAGHASI, TRUSTEE

STATE OF TEXAS §

COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY HOSSEIN MOSTAGHASI AS TRUSTEE OF MOSTAGHASI INVESTMENT TRUST.

THIS THE _____ DAY OF _____, 20_____.

_____
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

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. THE BASIS OF BEARINGS IS THE NORTHWEST BOUNDARY LINE OF THE ADJACENT TRACT TO THE SOUTHEAST, S28°58′48″W, AS SHOWN.

2. SET 5/8″ I.R. AT ALL CORNERS UNLESS SHOWN OTHERWISE.

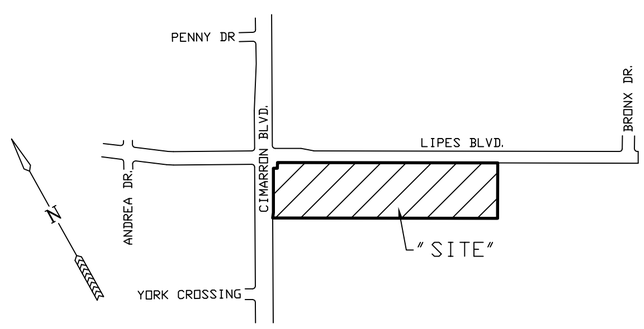
3. THE SUBJECT SITE LIES IN FEMA ZONE "C" PURSUANT TO FEMA FLOOD MAP, COMMUNITY PANEL NO.485494 0540 C, NUECES COUNTY, TEXAS (UNINCORPORATED AREAS), REVISED MARCH 18,1985.

3. THE SUBJECT SITE CONTAINS 8.906 ACRES INCLUDING STREET DEDICATIONS.

4. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS". TCEQ ALSO CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.

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

6. IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.



LOCATION MAP
1″=600′

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 AND IS TRUE AND CORRECT.

THIS THE _____ DAY OF _____, 20_____.

_____

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

_____
RATNA POTTUMUTHU, P.E., LEED, AP
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS §

COUNTY OF NUECES §

_____
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_____.

_____	_____
CHAIRMAN	INTERIM SECRETARY
PHILIP J. RAMIREZ, A.I.A., LEED AP	DANIEL McGINN, A.I.C.P.

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

PLAT OF
LOT 1, BLOCK 1, EMPIRE SUBDIVISION

AN 8.906 ACRE TRACT OF LAND, MORE OR LESS, A PORTION OF LOTS 1 & 2, SECTION 21, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, A MAP OF WHICH IS RECORDED IN V. "A", P. 41 – 43, MAP RECORDS, NUECES COUNTY, TX

CORPUS CHRISTI, NUECES COUNTY, TEXAS

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

DATE PLOTTED: 4/19/16
COMP. NO.: PLAT.DWG
JOB NO.: 15040
SCALE: 1″ = 60′
PLOT SCALE: SAME
SHEET 1 OF 1