

CL RODD FIELD ROAD

FD 5/8" I.R. WITH PLASTIC CAP LABELED COYM, REHMET AND GUTIERREZ ENG

CL 135' DRAINAGE CHANNEL 31 ROW, V. 2005, P. 880, D.R.

FD 5/8" I.R. WITH PLASTIC CAP LABELED BASS AND WELSH ENGINEERING

S61°19'19"E 1220.84'

LATITUDE STREET

LATITUDE STREET

LOT 14, SECT 25, FB & EF & FT, V. "A", P. 41 - 43, M.R.

- (A) D=199°20'59" R=45.00' T=263.96' L=156.57' CB=N60°24'46"E CH=88.72'
- (B) D=41°24'35" R=35.00' T=13.23' L=25.30' CB=S18°33'26"E CH=24.75'
- (C) D=41°24'35" R=35.00' T=13.23' L=25.30' CB=S40°37'02"E CH=24.75'
- (D) D=116°31'50" R=20.00' T=32.34' L=40.68' CB=S60°24'46"W CH=34.02'
- (E) D=41°24'35" R=35.00' T=13.23' L=25.30' CB=S82°01'37"E CH=24.75'
- (F) D=172°49'38" R=45.00' T=717.97' L=135.74' CB=N61°19'05"E CH=89.82'
- (G) D=90°00'29" R=10.00' T=10.00' L=15.71' CB=N16°19'05"W CH=14.14'
- (H) D=41°24'35" R=35.00' T=13.23' L=25.30' CB=S49°23'27"W CH=24.75'
- (I) D=277°30'03" R=56.00' T=49.11' L=271.22' CB=S28°40'41"W CH=73.85'
- (J) D=48°45'01" R=35.00' T=15.86' L=29.78' CB=S36°56'49"E CH=28.89'
- (K) D=48°45'01" R=35.00' T=15.86' L=29.78' CB=N73°40'55"E CH=14.14'
- (L) D=89°59'31" R=10.00' T=10.00' L=15.71' CB=N73°40'55"E CH=14.14'

NUSS FAMILY PARTNERSHIP, ET AL. DOC. 2010003983, O.R.

AIRLINE ROAD ROW (BY PRESCRIPTIVE EASEMENT, SCHEDULED TO BE CLOSED)

YORKTOWN BLVD.

GEIGER DR.

RANCHO VISTA DR.

0 300' 600' 1200'

SCALE: 1"= 600'

LOCATION MAP
1"=600'

STATE OF TEXAS §
COUNTY OF NUECES §

WE, AEL 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, DRAINAGE RIGHT-OF-WAY 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__

HAMED MOSTAGHASI, GENERAL PARTNER

STATE OF TEXAS §
COUNTY OF NUECES §
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY HAMED MOSTAGHASI.
THIS THE ____ DAY OF _____, 20__

NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS

0 30' 60' 120'

SCALE: 1"= 60'

CONTINUED ON FOLLOWING SHEET

CONTINUED ON FOLLOWING SHEET



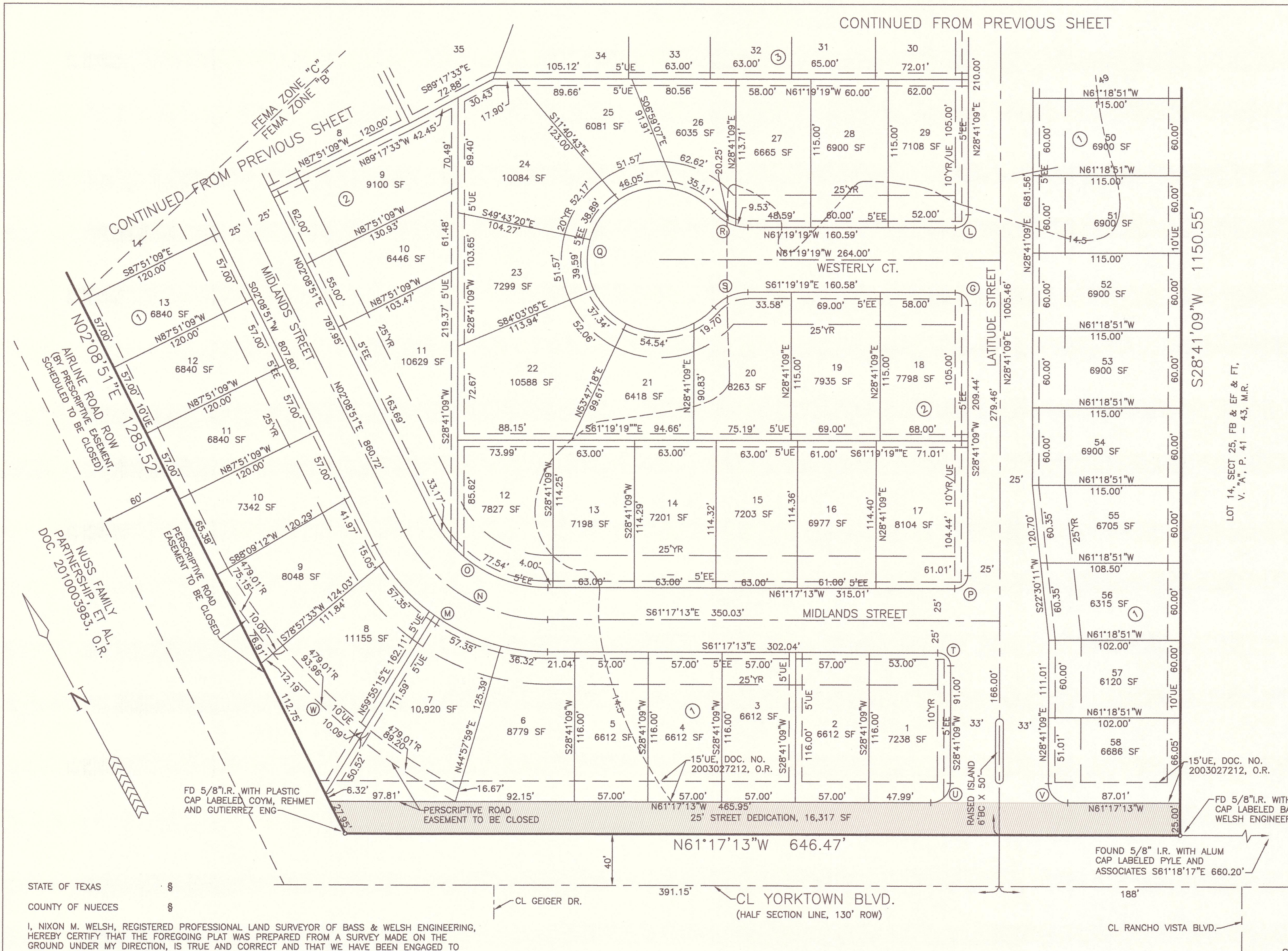
PLAT OF AIRLINE ESTATES

A 24.655 ACRE TRACT OF LAND, MORE OR LESS, A PORTION OF LOTS 15 & 16, SECT 25, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, A MAP OF WHICH IS RECORDED IN VOLUME "A", P. 41 - 43, MAP RECORDS, NUECES CO., TX.

CORPUS CHRISTI, NUECES COUNTY, TEXAS

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

DATE PLOTTED: 3/13/17
COMP. NO.: PLAT-SHI.DWG
JOB NO.: 12040
SCALE: AS SHOWN
PLOT SCALE: 1"= 60'
SHEET 1 OF 2



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, IS TRUE AND CORRECT AND THAT WE HAVE BEEN ENGAGED TO SET ALL LOT CORNERS UPON COMPLETION OF SUBDIVISION CONSTRUCTION IMPROVEMENTS WITHOUT DELAY.

THIS THE ____ DAY OF _____, 20____.

NIXON M. WELSH, R.P.L.S.

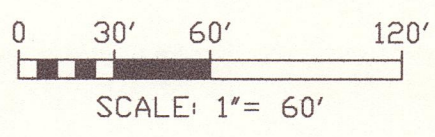
- NOTES:
1. THE BASIS OF BEARINGS IS THE STATE OF TEXAS LAMBERT GRID, SOUTH ZONE, NAD 1983.
 2. FEMA INFORMATION AS SHOWN OR NOTED HEREON IS FROM FEMA MAP, COMMUNITY PANEL 485494 0540 C, REVISED MARCH 18, 1985. ALL OF THE SUBJECT SITE IS IN FEMA ZONES "C" & "B" AS INDICATED.
 3. THE SUBJECT SITE CONTAINS 24.665 ACRES INCLUDING STREET DEDICATIONS.
 - 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. PRIVATE DRIVEWAY ACCESS TO YORKTOWN BOULEVARD SHALL BE PROHIBITED.
 6. THE YARD REQUIREMENT AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.

- ① D=90°00'29"
R=10.00'
T=10.00'
L=15.71'
CB=N16°19'05"W
CH=14.14'
- ② D=89°59'31"
R=10.00'
T=10.00'
L=15.71'
CB=S73°40'55"W
CH=14.14'
- ③ D=63°26'04"
R=150.00'
T=92.70'
L=166.07'
CB=S29°34'11"E
CH=157.72'
- ④ D=63°26'04"
R=125.00'
T=77.25'
L=138.39'
CB=S29°34'11"E
CH=131.43'
- ⑤ D=63°26'04"
R=100.00'
T=61.80'
L=110.71'
CB=N29°34'11"W
CH=105.15'
- ⑥ D=90°01'38"
R=10.00'
T=10.00'
L=15.71'
CB=S73°41'58"W
CH=14.15'
- ⑦ D=277°30'03"
R=56.00'
T=49.11'
L=271.22'
CB=S28°40'41"W
CH=73.85'
- ⑧ D=48°45'01"
R=100.00'
T=15.86'
L=29.78'
CB=S36°56'49"E
CH=28.89'
- ⑨ D=48°45'01"
R=35.00'
T=15.86'
L=29.78'
CB=N85°41'50"W
CH=28.89'
- ⑩ D=89°58'22"
R=15.00'
T=14.99'
L=23.55'
CB=N16°18'02"E
CH=21.21'
- ⑪ D=90°01'38"
R=15.00'
T=15.01'
L=23.57'
CB=N73°41'58"E
CH=21.22'
- ⑫ D=89°58'22"
R=15.00'
T=14.99'
L=23.55'
CB=N16°18'02"E
CH=21.21'
- ⑬ D=30°53'49"
R=479.01'
T=132.38'
L=258.31'
CB=N17°54'04"W
CH=255.19'

PLAT OF
AIRLINE ESTATES
CORPUS CHRISTI, NUECES COUNTY, TEXAS

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

DATE PLOTTED: 3/13/17
COMP. NO. PLAT-SH2.DWG
JOB NO. 12040
SCALE: AS SHOWN
PLOT SCALE: 1" = 60'
SHEET 2 OF 2



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

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 §

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
PHILIP J. RAMIREZ, A.I.A., LEED AP

INTERIM SECRETARY
JULIO DIMAS, CFM

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