

FINAL PLAT
GRAHAM ESTATES - PHASE 1

BEING APPROXIMATELY 344,695 SF OR 7.91 ACRES, MORE OR LESS, OUT OF FLOUR BLUFF & ENCINAL FARM AND GARDEN TRACTS, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN VOLUME A, PAGES 41-43, MAP RECORDS OF NUECES COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF NUECES

We, SUPERIOR N&R DEVELOPMENT, LLC., hereby certify that we are the owners of, property embraced within the boundaries of the foregoing plat of Lots A3, A4, and A5; that we have surveyed and subdivided as shown; that streets 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 _____ 2017.

HAMED MOSTAGHASI, Managing Member

NADER KARIMII, Managing Member

STATE OF TEXAS
COUNTY OF NUECES

This instrument was acknowledged before me by HAMED MOSTAGHASI AND NADER KARIMI.

This the_____ day of _____ 2017.

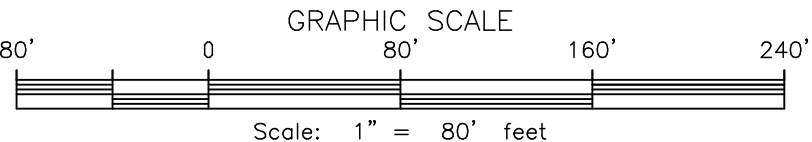
Notary Public in and for the State of Texas

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 direct supervision and is true and correct to the best of my knowledge and belief; 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 _____ 2017.

Registered Professional Land Surveyor No. 4854

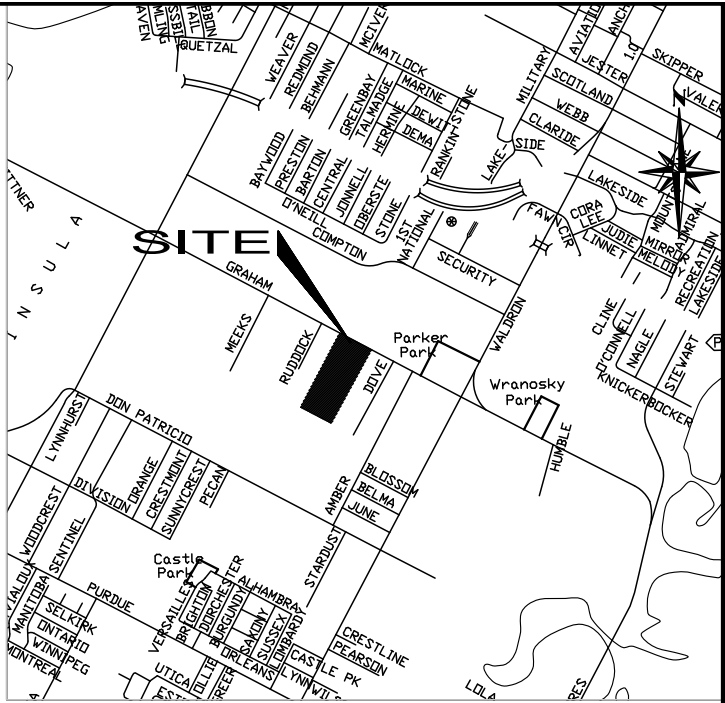


TEXAS GEO TECH
ENGINEERING & LAND SURVEYING, INC
5525 SOUTH STAPLES - SUITE B2
Corpus Christi, TX 78411
(361) 993-0808 Fax (361) 993-2955
JOB #: 170316



GENERAL NOTES:

- 1) TOTAL PLATTED PROPERTY WITH STREET DEDICATION CONTAINS 7.91 ACRES
2) A 5/8" DIAMETER STEEL REBAR WAS FOUND AT EVERY CORNER, EXCEPT OTHERWISE SPECIFIED. ALL CORNERS SET 5/8" IRON ROD.
3) PER FLOOD INSURANCE RATE MAP, MAP INDEX, COMMUNITY-PANEL NUMBER 485464 0316 C, MAP REVISED JULY 18, 1985, THE SUBJECT PROPERTY IS LOCATED IN ZONE C, DEFINED AS AREA OF MINIMAL FLOODING. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
4) ALL BEARINGS AND DISTANCES REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE.
5) THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE LAGUNA MADRE. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE LAGUNA MADRE AS "EXCEPTIONAL" AND "OYSTER WATERS". TCEQ ALSO CATEGORIZED THE LAGUNA MADRE AS "CONTACT RECREATION" USE.
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) TOTAL OF STREET DEDICATIONS 6,599.00 FT. SQ.
8) PROPERTY IS CURRENTLY ZONED RS-4.5
9) DRIVEWAY ACCESS TO WILL BE PROHIBITED FROM GRAHAM ROAD AND COPPER LANE.
10) A TEMPORARY 20' DRAINAGE AND ACCESS EASEMENT WILL RUN ALONG IRVINGTON DRIVE AND OUTFALL INTO PRIVATE POND. RESPONSIBILITY OF H.O.A. TO MAINTAIN TEMPORARY EASEMENT. TEMPORARY EASEMENTS SHALL BE REMOVED ONCE PHASE 2 IS DEVELOPED.
11) THE H.O.A. IS RESPONSIBLE FOR THE MAINTENANCE OF THE EXISTING POND, SWALE AND FLOW CHANNEL THAT IS LOCATED WITHIN THE PLAT.



LOCATION MAP
SCALE : N.T.S.

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 _____ 2017.

ERIC VILLARREAL, P.E.
CHAIRMAN

WILLIAM J. GREEN, P.E.
INTERIM SECRETARY

STATE OF TEXAS
COUNTY OF NUECES

This final plat of the herein described property was approved by the department of Development Services Engineer of the City of Corpus Christi, Texas.

This the_____ day of _____ 2017.

Ratna Pottumuthu, P.E., LEED AP.
Development Services Engineer

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 _____, 2017, at _____ o'clock _____ M. and duly recorded the _____ day of _____ 2017, at _____ o'clock _____ M. in said County in Volume _____, Page _____, Map Records.
At _____ o'clock _____ M.
_____ 2017

No. _____
Filed for Record
By: _____
Deputy
Kara Sands,
Clerk County Court
Nueces County, Texas
At _____ o'clock _____ M.
_____ 2017