

PLAT OF
GRANGE PARK UNIT 2

A TRACT OF LAND DESCRIBED AS A PORTION OF SECTION 25, LOT 6, FLOUR BLUFF AND ENCINAL FARM GARDEN TRACTS AS SHOWN ON MAP VOLUME A PAGE 41 - 43, MAP RECORDS OF NUECES COUNTY, TEXAS AND CONTAINING 10.47 ACRES OF LAND

STATE OF TEXAS §
COUNTY OF NUECES §

WE, GRANGFIELD DEVELOPMENT, LLC., DO HEREBY CERTIFY THAT I AM THE OWNER OF THE LANDS EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING MAP; EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF PUBLIC UTILITIES.
THIS THE _____ DAY OF _____, 20____.

BY: _____
JACQUELINE MARIE AZALLI, MANAGER

BY: _____
ALYEH AZALI HATAMI-FARDY, MANAGER

STATE OF TEXAS §
COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____ PROVEN TO ME TO BE THE PERSON WHOSE SIGNATURE IS MADE ON THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

STATE OF TEXAS §
COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____ PROVEN TO ME TO BE THE PERSON WHOSE SIGNATURE IS MADE ON THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____.

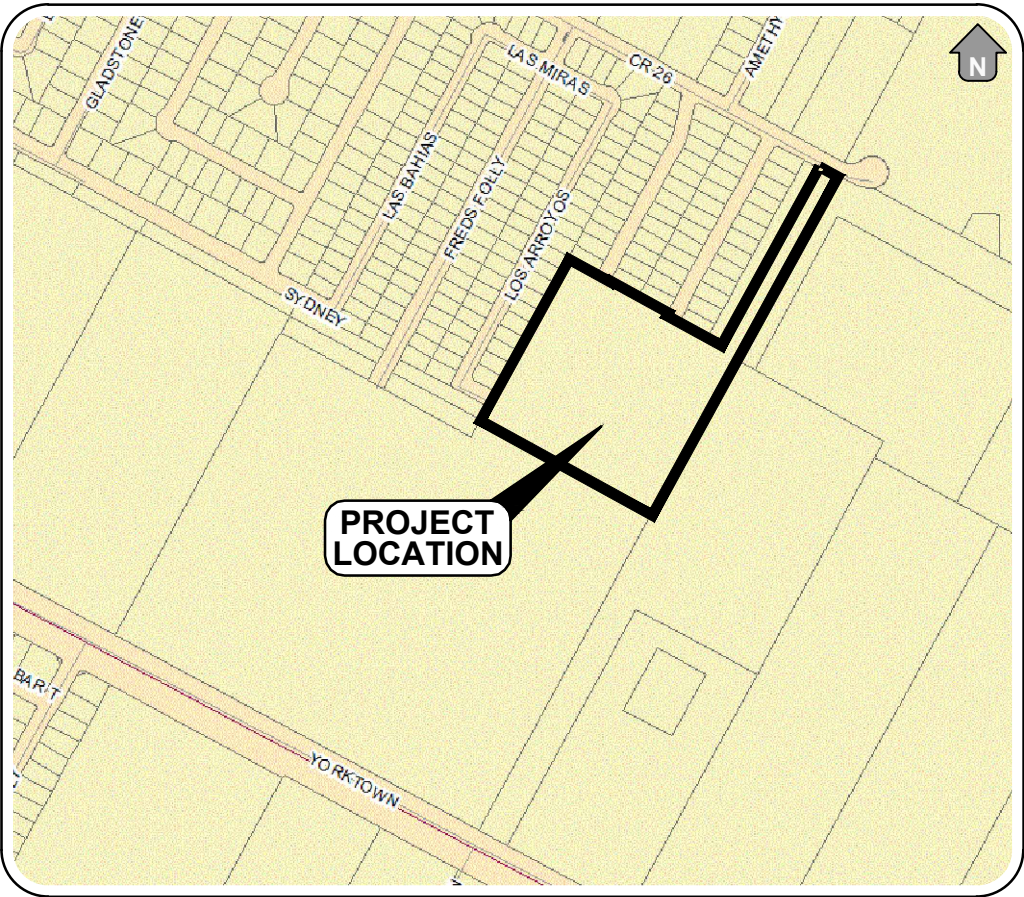
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

STATE OF TEXAS §
COUNTY OF NUECES §

I, RONALD E. BRISTER, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY MAP WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY MADE UNDER MY DIRECTION AND SUPERVISION, AND REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY, AND THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT STANDARDS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

RONALD E BRISTER, RPLS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5407

DATE: _____



LOCATION MAP

NOT TO SCALE

STATE OF TEXAS §
COUNTY OF _____ §

I, _____, _____ FOR THE FIRST COMMUNITY BANK, DO HEREBY CERTIFY THAT WE ARE THE HOLDERS OF A LIEN ON THE LAND SHOWN ON THE FOREGOING MAP OF WHICH _____ IS THE OWNER, AND WE APPROVE OF THE SUBDIVISION AND DEDICATION FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.
THIS THE _____ DAY OF _____, 20____.

BY: _____

STATE OF TEXAS §
COUNTY OF _____ §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____ PROVEN TO ME TO BE THE PERSON WHOSE SIGNATURE IS MADE ON THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

STATE OF TEXAS §
COUNTY OF NUECES §

THIS PLAT OF GRANGE PARK UNIT 2, APPROVED BY THE DEPARTMENT OF DEVELOPMENT SERVICES OF THE CITY OF CORPUS CHRISTI, TEXAS, THIS THE _____ DAY OF _____, 20____.

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

STATE OF TEXAS §
COUNTY OF NUECES §

THIS PLAT OF GRANGE PARK UNIT 2, APPROVED BY THE PLANNING COMMISSION ON THE BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS, THIS THE _____ DAY OF _____, 20____.

ERIC VILLARREAL, P.E. CHAIRMAN

WILLIAM J. GREEN, P.E. INTERIM SECRETARY

STATE OF TEXAS §
COUNTY OF NUECES §

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR SAID NUECES COUNTY, TEXAS, HEREBY CERTIFY THAT THE FOREGOING MAP OF THE PLAT OF GRANGE PARK UNIT 2, DATED THE _____ DAY OF _____, 20____, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THIS THE _____ DAY OF _____, 20____, AT _____ O'CLOCK __.M. AND DULY RECORDED IN VOLUME _____, PAGE _____, MAP RECORDS OF NUECES COUNTY, TEXAS.

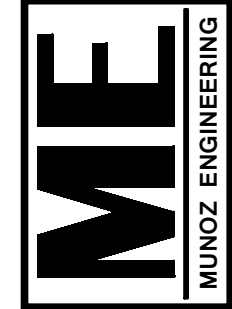
WITNESS MY HAND AND SEAL OF SAID COURT AT OFFICE IN CORPUS CHRISTI, TEXAS, THIS THE _____ DAY OF _____, 20____.

NO. _____

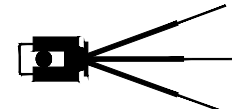
FILED FOR RECORD
AT _____ O'CLOCK __.M.
_____, 20____.

KARA SANDS
COUNTY CLERK
NUECES COUNTY, TEXAS

BY: _____
DEPUTY



CIVIL-STRUCTURAL-MARINE
TOPOGRAPHIC SURVEYING
OFFICE: 361-946-4848
1608 S. BROWNLEE BOULEVARD
CORPUS CHRISTI, TX 78404
TBP# FIRM No. F-12240



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4455 South Padre Island Drive Suite 51
Corpus Christi, Texas 78411
Office 361-850-1800
Fax 361-850-1802
bristersurveying@corpus.twbcc.com
Firm Registration No. 10072800

ENGINEER: THOMAS TIFFIN, P.E.
SURVEYOR: RONALD BRISTER, RPLS
GRANGFIELD DEVELOPMENT
ENGINEER PID: 170118
SURVEYOR PID: XX
DRAWN BY: AN
CHECKED BY: RB
APPROVED BY: RB
DRAWING DATE: 11/07/2017

PLAT OF
GRANGE PARK UNIT 2 SUBDIVISION

CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS

PLAT OF
GRANGE PARK UNIT 2

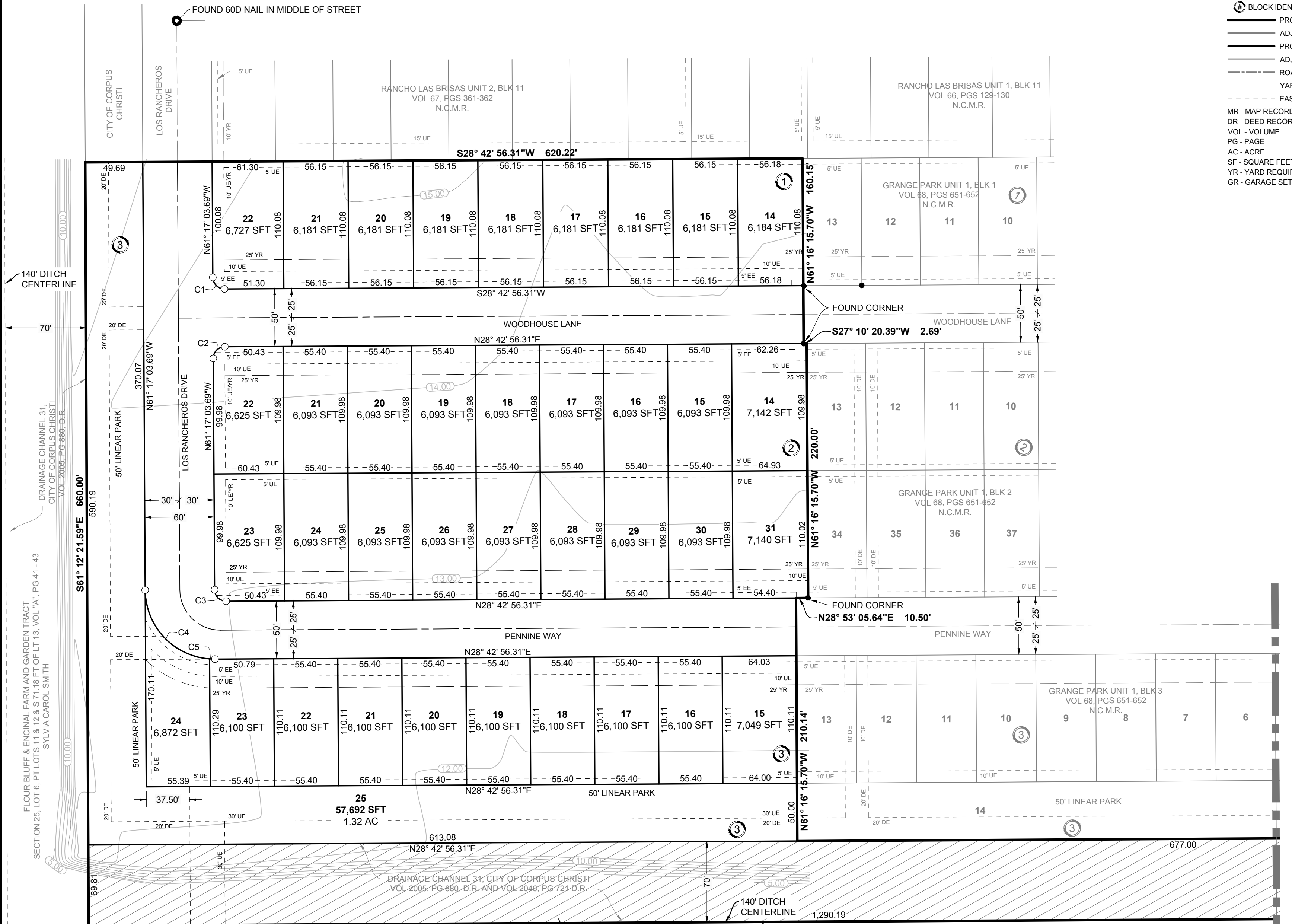
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FARM GARDEN TRACTS AS SHOWN ON MAP VOLUME A PAGE 41 - 43, MAP RECORDS OF
NUECES COUNTY, TEXAS AND CONTAINING 10.47 ACRES OF LAND

060120

SCALE: 1" = 60'

LEGEND

- IRON ROD FOUND
- IRON PIPE FOUND
- 60D NAIL FOUND
- DRILL HOLE FOUND
- + CHISELED "X" IN CONCRETE
- PROPERTY CORNER (NO ACCESS)
- SET 5/8" DIAMETER BY 18 INCH LONG IRON ROD
- Ⓢ BLOCK IDENTIFICATION
- PROPERTY BOUNDARY LINE
- ADJACENT BOUNDARY LINE
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- ROAD CENTER LINE
- YARD REQUIREMENT
- EASEMENT
- MR - MAP RECORDS
- DR - DEED RECORDS
- VOL - VOLUME
- PG - PAGE
- AC - ACRE
- SF - SQUARE FEET
- YR - YARD REQUIREMENT
- GR - GARAGE SET BACK REQUIREMENT
- UE - UTILITY EASEMENT
- EE - ELECTRICAL EASEMENT
- AE - ACCESS EASEMENT
- DE - DRAINAGE EASEMENT
- WE - WATER EASEMENT



FLOUR BLUFF & ENCINAL FARM AND GARDEN TRACT
SECTION 25, LOT 7 & 10, VOL "A", PG 41 - 43
MAGEL FARMS, LLC

70' DRAINAGE RIGHT-OF-WAY DEDICATION
TO CITY OF CORPUS CHRISTI
71,677 SFT (1.65 AC)

FLOUR BLUFF & ENCINAL FARM AND GARDEN TRACT
SECTION 25, LOT 7 & 8, VOL "A", PG 41 - 43
DORSAL DEVELOPMENT, LLC

ENGINEER: THOMAS TIEFEL, P.E.
SURVEYOR: RONALD BRISTER, RPLS
GRANGEFIELD DEVELOPMENT
ENGINEER PID: 170118
DRAWN BY: AN
CHECKED BY: RB
APPROVED BY: RB
DRAWING DATE: 11/07/2017

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TBP# FIRM No. F-12240

ME
MUNOZ ENGINEERING

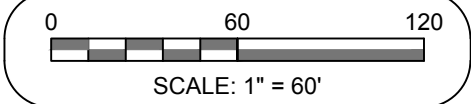
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CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS

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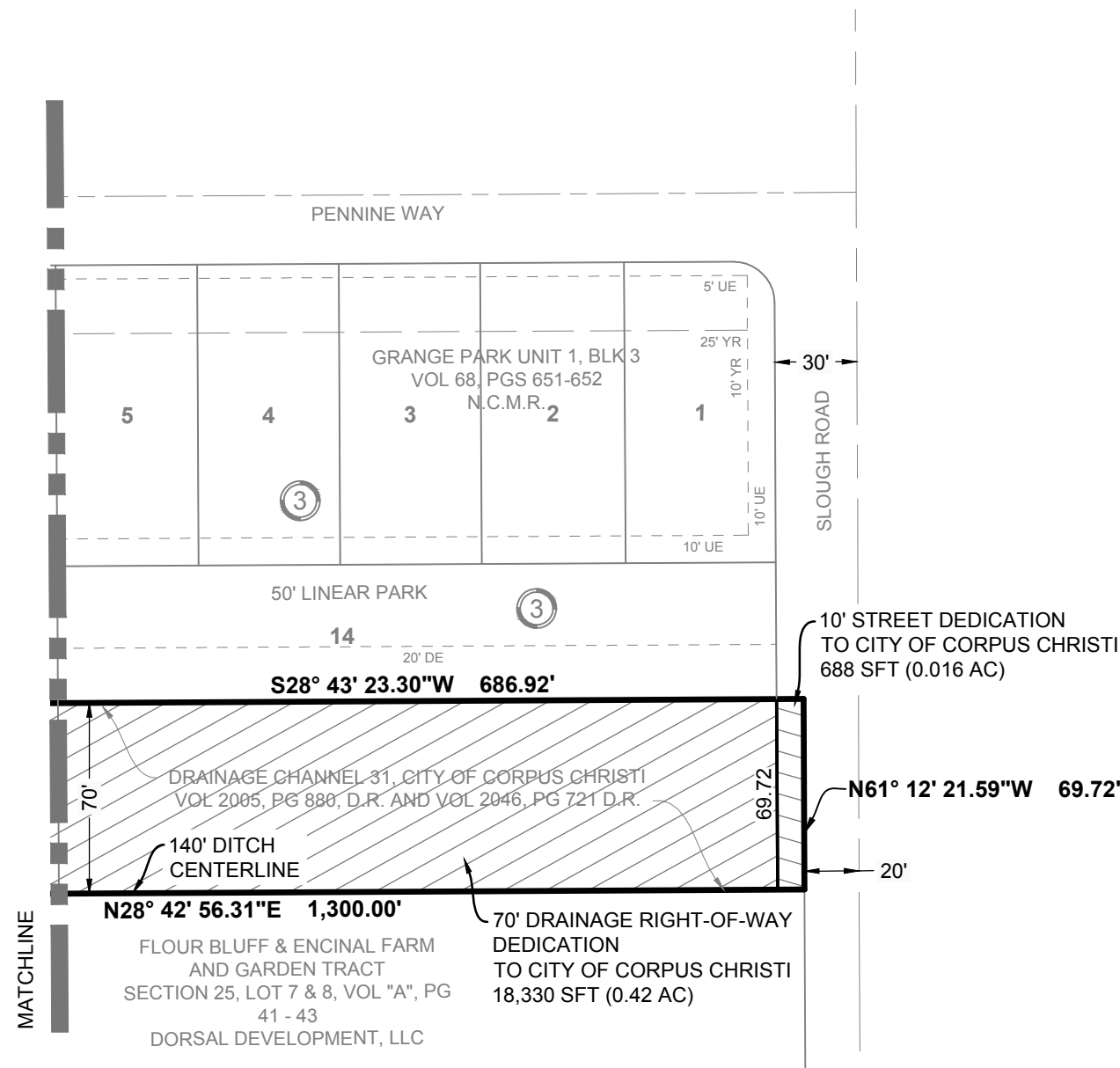
PLAT NOTES:

- TOTAL PLATTED AREA CONTAINS 10.47 ACRES OF LAND, INCLUDING RIGHT-OF-WAYS, EASEMENTS, AND DEDICATIONS.
- FEMA INFORMATION
EFFECTIVE:
PLOTING THE PROPERTY BY SCALE ON FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NO. 485494 0540C, MAP REVISED MARCH 18, 1985, INDICATES THE PROPERTY IS LOCATED IN FLOOD ZONE A13 (EL 10) AND FLOOD ZONE B. WITH AN AMENDMENT TO COMMUNITY-PANEL NO. 485494 0540C, BY LETTER OF MAP AMENDMENT (CASE NO: 16-06-3537A) ON AUGUST 15, 2016 INDICATES THE PROPERTY IS LOCATED IN FLOOD ZONE B.
THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE ENGINEER OR SURVEYOR.
PRELIMINARY:
PLOTING THE PROPERTY BY SCALE ON FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NO. 48355C0540G, OCTOBER 23, 2015, INDICATES THE PROPERTY IS LOCATED IN FLOOD ZONE X.
THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE ENGINEER OR SURVEYOR.
- RECEIVING WATERS
THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO BAY. 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.
- ALL BEARINGS ARE GRID BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM FOR THE LAMBERT SOUTH ZONE (NAD83).
- ALL ELEVATIONS ARE BASED ON NAVD88, GEOID09. CONTOURS ON THE PLAT INDICATE THE ELEVATION OF THE EXISTING CONDITIONS. THE ELEVATION OF THE AREA PLATTED MAY CHANGE DUE TO CONSTRUCTION OF THE REQUIRED IMPROVEMENTS.
- THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE A MINIMUM OF 18 INCHES ABOVE THE CENTERLINE OF THE HIGHEST ADJACENT ROADWAY OR AS NOTED ON CONSTRUCTION DRAWINGS FOR THE SUBDIVISION.
- THE SURVEYOR CAN NOT CERTIFY AS TO UN-RECORDED EASEMENTS AND/OR RIGHT-OF-WAY THAT MAY IMPACT THE SUBJECT PROPERTY AND ARE NOT VISIBLE AND APPARENT.
- CAUTION MUST BE TAKEN WITH PIPELINE MARKERS INDICATING BURIED LINES NOT ON RECORD.
- THE YARD REQUIREMENTS, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- BLOCK 3, LOT 25 SHALL BE A LINEAR PARK AND DEDICATED TO THE CITY OF CORPUS CHRISTI.
- BLOCK 3, LOT 26 IS CURRENTLY A DRAINAGE DITCH AND SHALL BE DEDICATED TO THE CITY OF CORPUS CHRISTI.
- THIS SUBDIVISION IS LOCATED NEAR AIRFIELDS USED BY AIRPLANES AND MAY BE SUBJECT TO AIRCRAFT NOISE, OVER FLIGHT, AND VIBRATION.



LEGEND

- IRON ROD FOUND
- IRON PIPE FOUND
- 60D NAIL FOUND
- ⊙ DRILL HOLE FOUND
- ⊕ CHISELED "X" IN CONCRETE
- PROPERTY CORNER (NO ACCESS)
- SET 5/8" DIAMETER BY 18 INCH LONG IRON ROD
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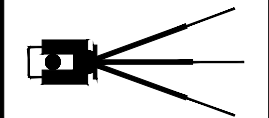


CURVE TABLE

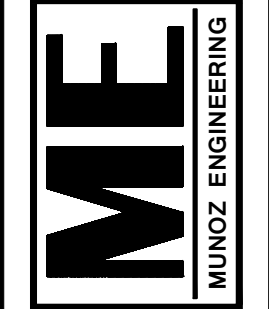
CURVE ID	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C4	89.64'	60.00'	85.60'	N75° 55' 00"E	81.53'
C5	4.61'	60.00'	4.40'	N30° 55' 00"E	4.61'
C1	15.71'	10.00'	90.00'	N73° 42' 56"E	14.14'
C2	15.71'	10.00'	90.00'	S16° 17' 04"E	14.14'
C3	15.71'	10.00'	90.00'	N73° 42' 56"E	14.14'

ENGINEER:	THOMAS TIFFIN, P.E.
SURVEYOR:	RONALD BRISTER, RPLS
PROJECT:	4455 South Padre Island Drive Suite 51 Corpus Christi, Texas 78411
ENGINEER PID:	170118
SURVEYOR PID:	XX
DRWN BY:	TT
CHKD BY:	AN
APPD BY:	RB
DRAWING DATE:	11/07/2017

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