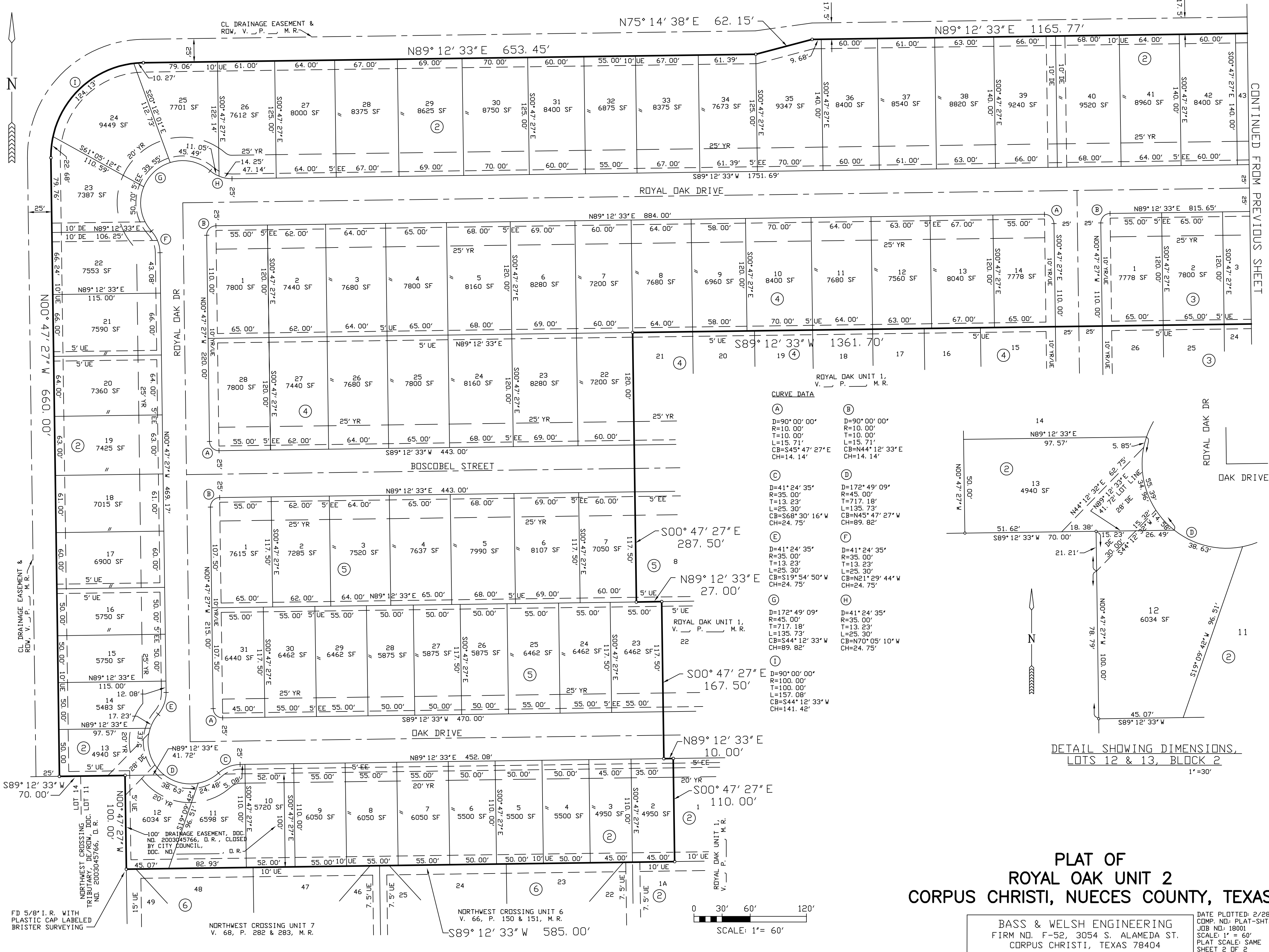
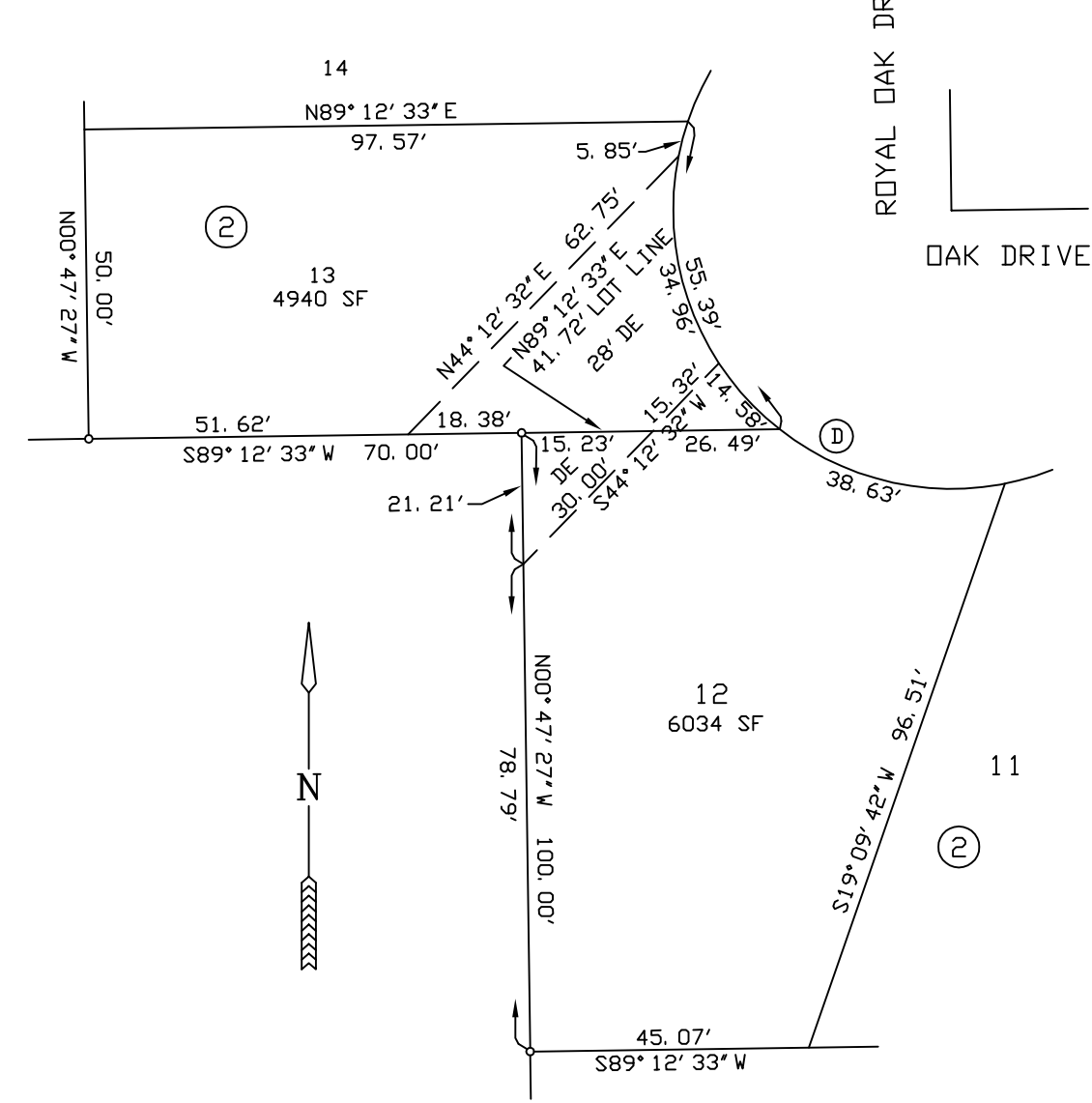




CONTINUED FROM PREVIOUS SHEET

CURVE DATA

- (A) D=90° 00' 00"
R=10.00'
T=10.00'
L=15.71'
CB=S45° 47' 27" E
CH=14.14'
- (B) D=90° 00' 00"
R=10.00'
T=10.00'
L=15.71'
CB=N44° 12' 33" E
CH=14.14'
- (C) D=41° 24' 35"
R=35.00'
T=13.23'
L=25.30'
CB=S68° 30' 16" W
CH=24.75'
- (D) D=172° 49' 09"
R=45.00'
T=717.18'
L=135.73'
CB=N45° 47' 27" W
CH=89.82'
- (E) D=41° 24' 35"
R=35.00'
T=13.23'
L=25.30'
CB=S19° 54' 50" W
CH=24.75'
- (F) D=41° 24' 35"
R=35.00'
T=13.23'
L=25.30'
CB=N21° 29' 44" W
CH=24.75'
- (G) D=172° 49' 09"
R=45.00'
T=717.18'
L=135.73'
CB=S44° 12' 33" W
CH=89.82'
- (H) D=41° 24' 35"
R=35.00'
T=13.23'
L=25.30'
CB=N70° 05' 10" W
CH=24.75'
- (I) D=90° 00' 00"
R=100.00'
T=100.00'
L=157.08'
CB=S44° 12' 33" W
CH=141.42'



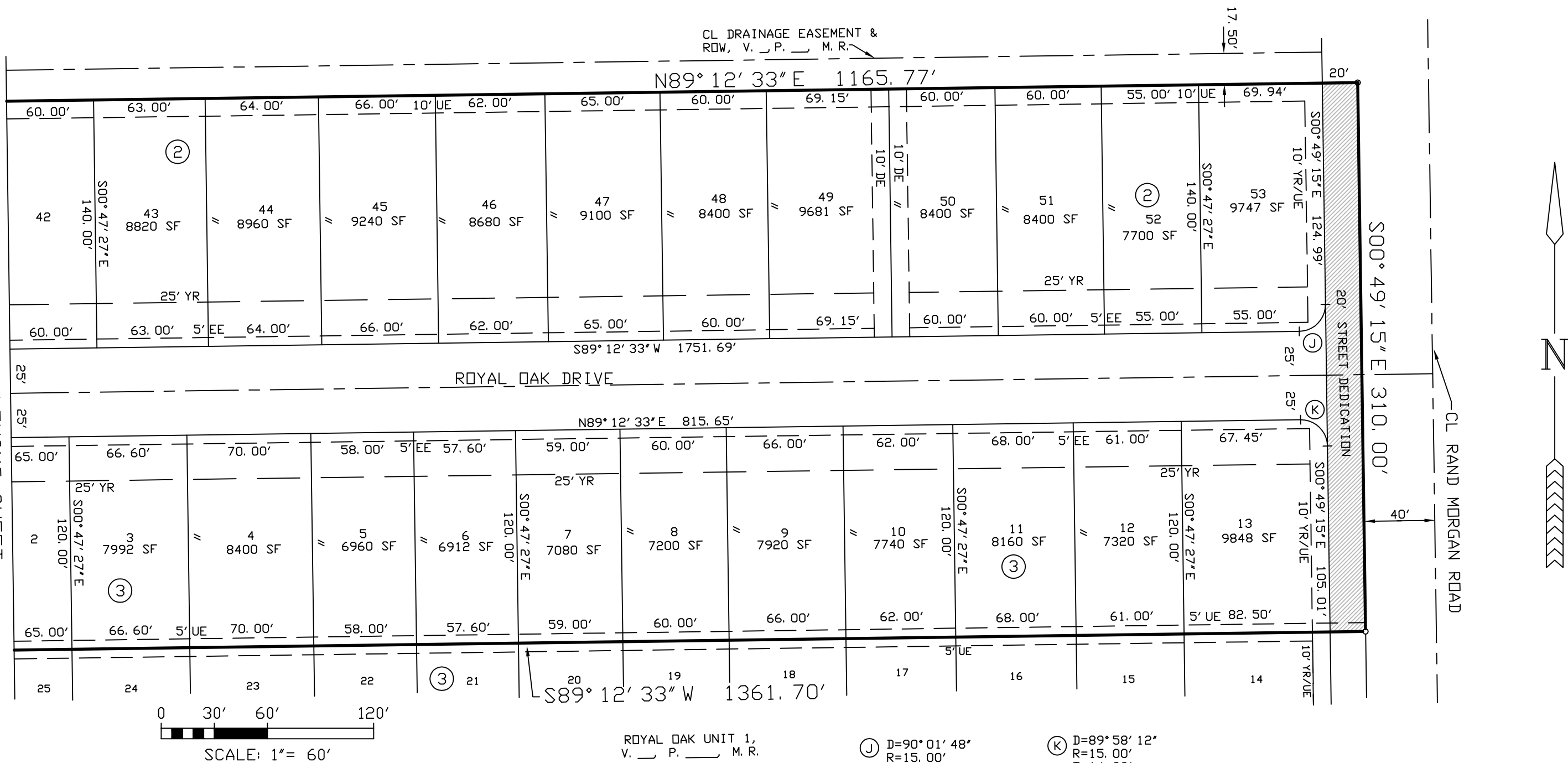
DETAIL SHOWING DIMENSIONS, LOTS 12 & 13, BLOCK 2
1"=30'

PLAT OF
ROYAL OAK UNIT 2
CORPUS CHRISTI, NUECES COUNTY, TEXAS

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

DATE PLOTTED: 2/28/18
COMP. NO.: PLAT-SHT2
JOB NO.: 18001
SCALE: 1" = 60'
PLAT SCALE: SAME
SHEET 2 OF 2

CONTINUES ON FOLLOWING SHEET



NOTES:

1. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO CREEK. THE TCEQ HAS NOT CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO CREEK, BUT IT IS RECOGNIZED AS AN ENVIRONMENTALLY SENSITIVE AREA. THE OSO CREEK FLOWS DIRECTLY INTO THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS" AND CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
2. THE BASIS OF BEARINGS IS THE STATE OF TEXAS LAMBERT GRID, SOUTH ZONE, NAD 1983.
3. THE SUBJECT SITE IS IN FEMA ZONE "C" ACCORDING TO FEMA MAP 485464 0133C, THIS PANEL NOT PRINTED, ACCORDING TO FEMA MAP 485464 0001 - 0405, REVISED SEPTEMBER 17, 1992.
4. LOTS IN CLOSED DRAINAGE EASEMENT CONTAIN EARTH FILL (BLOCK 2, LOTS 2 - 12).
5. THE SUBJECT SITE CONTAINS 21.822 ACRES INCLUDING STREET DEDICATIONS.
6. PRIVATE DRIVEWAY ACCESS ONTO RAND MORGAN ROAD SHALL BE PROHIBITED.
7. THE YARD REQUIREMENT IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
8. SET 5/8" IRON RODS AT ALL LOT CORNERS UNLESS SHOWN OTHERWISE. ALL SET IRON RODS CONTAIN PLASTIC CAPS LABELED BASS AND WELSH ENGINEERING.

STATE OF TEXAS §
COUNTY OF NUECES §

WE, MPM DEVELOPMENT, LP, 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____.

STATE OF TEXAS §
COUNTY OF NUECES §

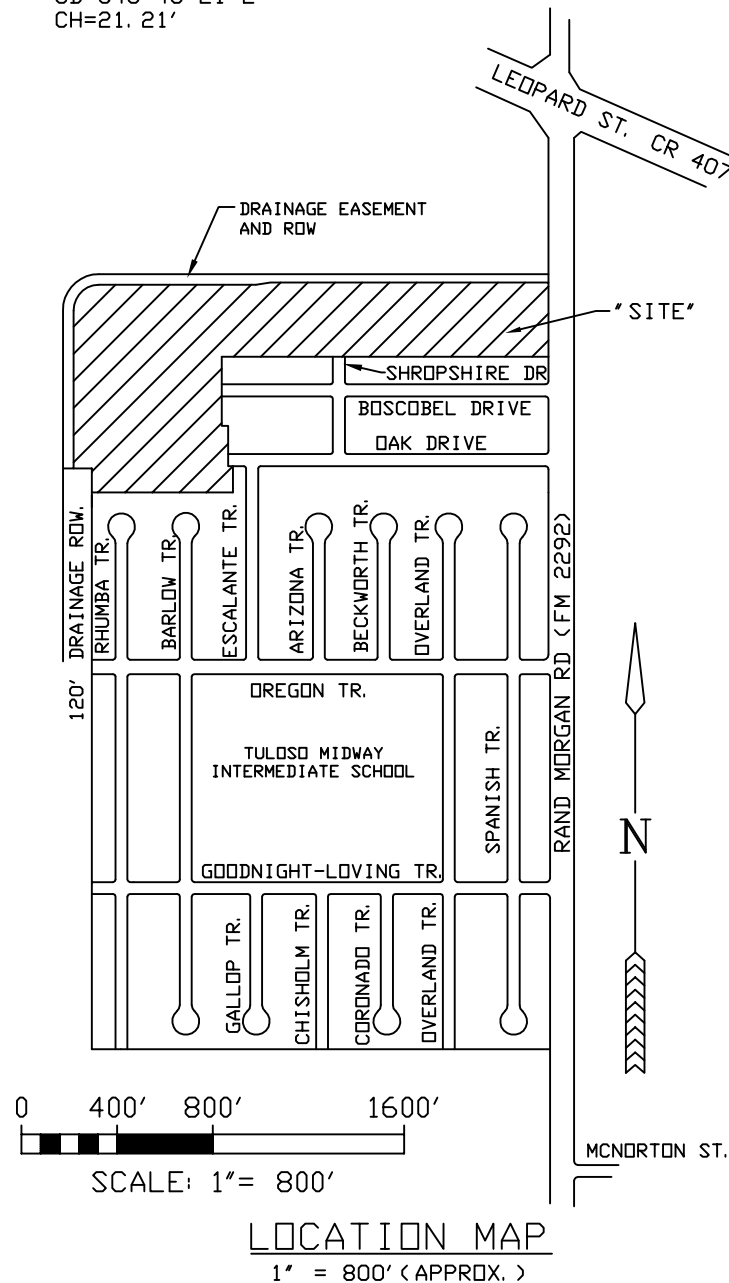
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MOSSA MOSTAGHASI, GENERAL PARTNER, OF MPM DEVELOPMENT, LP.

THIS THE ____ DAY OF _____, 20____.

NOTARY PUBLIC, IN AND FOR THE
STATE OF TEXAS

ⓐ D=90°01'48"
R=15.00'
T=15.01'
L=23.57'
CB=N44°11'39"E
CH=21.22'

ⓑ D=89°58'12"
R=15.00'
T=14.99'
L=23.55'
CB=S45°48'21"E
CH=21.21'



PLAT OF
ROYAL OAK UNIT 2

A 21.822 ACRE TRACT OF LAND, MORE OR LESS, A PORTION OF LOTS 3, 6 AND 11, ARTEMUS ROBERTS SUBDIVISION, A MAP OF WHICH IS RECORDED IN VOLUME 3, PAGE 41, 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: 2/28/18
COMP. NO: PLAT-SHT1
JOB NO: 18001
SCALE: 1" = 60'
PLAT SCALE: SAME
SHEET 1 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: _____

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 §

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,

THIS THE ____ DAY OF _____, 20____.

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

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

WILLIAM J. GREEN, P.E.
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____.

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 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, COUNTY CLERK

NUECES COUNTY, TEXAS