

ROYAL CREEK ESTATES UNIT 4,
V. 67, P. 731 & 732, M.R.

- (A) D=90° 00' 00"
R=15.00'
T=13.69'
L=23.56'
CB=S53° 01' 55" W
CH=21.21'
- (B) D=21° 00' 15"
R=260.00'
T=48.20'
L=95.31'
CB=S18° 32' 02" W
CH=94.78'
- (C) D=90° 00' 00"
R=15.00'
T=15.00'
L=23.56'
CB=N36° 58' 05" W
CH=21.21'
- (D) D=21° 00' 15"
R=200.00'
T=37.08'
L=73.32'
CB=N18° 32' 02" E
CH=72.91'
- (E) D=19° 24' 57"
R=210.00'
T=35.93'
L=71.16'
CB=S19° 19' 41" W
CH=70.82'
- (F) D=88° 24' 42"
R=15.00'
T=14.59'
L=23.15'
CB=S53° 49' 34" W
CH=20.92'
- (G) D=84° 47' 24"
R=15.00'
T=13.69'
L=22.20'
CB=N32° 46' 29" W
CH=20.23'
- (H) D=19° 24' 57"
R=150.00'
T=25.66'
L=50.83'
CB=N19° 19' 41" E
CH=50.59'
- (I) D=09° 09' 48"
R=480.00'
T=38.47'
L=76.77'
CB=N70° 35' 17" W
CH=76.68'
- (J) D=15° 55' 54"
R=498.08'
T=69.70'
L=138.50'
CB=N73° 48' 36" W
CH=138.05'
- (K) D=15° 57' 42"
R=400.00'
T=56.08'
L=111.43'
CB=S73° 59' 14" E
CH=111.07'
- (L) D=15° 57' 42"
R=400.00'
T=56.08'
L=111.43'
CB=S73° 59' 14" E
CH=111.07'

LOT 19
SOUTHEAST BOUNDARY LINE OF
42' DE, V. 2035, P. 655, D.R.
245.41'

54' DRAINAGE
ROW (CINARRO)
7.5' UE

48' LINEAR PARK
(NON-BUILDABLE LOT)
7.5' UE

54' DRAINAGE ROW (CINARRO)
12692 SF, LOT 7, BLK 6
7.5' UE

PARK (NON-BUILDABLE)
12020 SF
7.5' UE

0 25' 50' 100'
SCALE: 1" = 50'

69.12 AC. CITY OF CORPUS
CHRISTI
V. 2092, P. 778, D.R.

STATE OF TEXAS §
COUNTY OF NUECES §

WE, MPD 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__

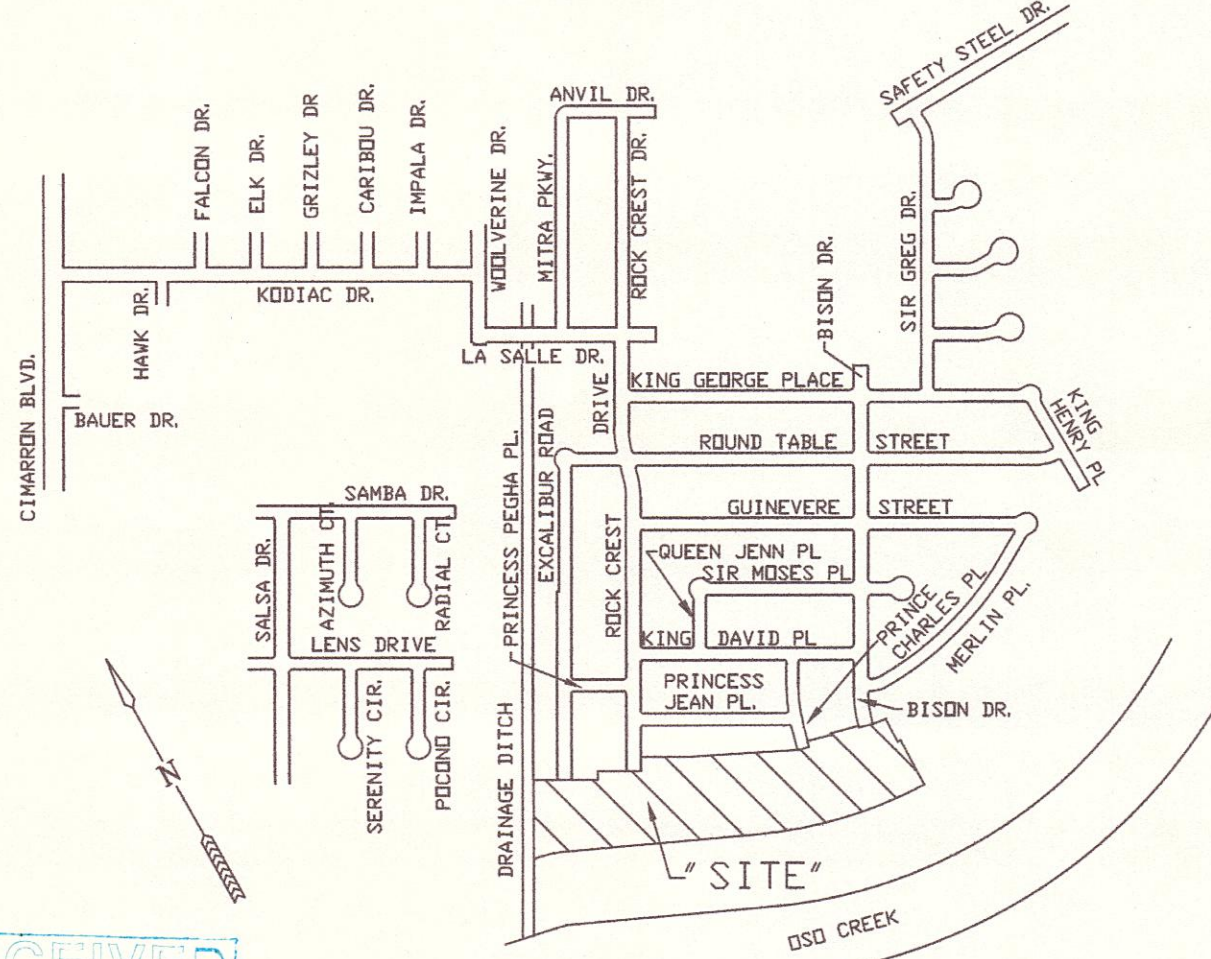
MOSSA MOSTAGHASI, GENERAL PARTNER

STATE OF TEXAS §
COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MOSSA MOSTAGHASI.

THIS THE ____ DAY OF ____, 20__

NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS



LOCATION MAP

1" = 800'

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: _____

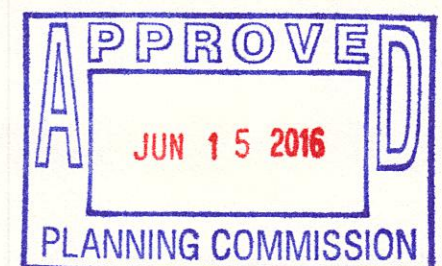
STATE OF TEXAS §
COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____ (NAME),

_____, (TITLE), OF _____

THIS THE ____ DAY OF ____, 20__

NOTARY PUBLIC, IN AND FOR
THE STATE OF TEXAS



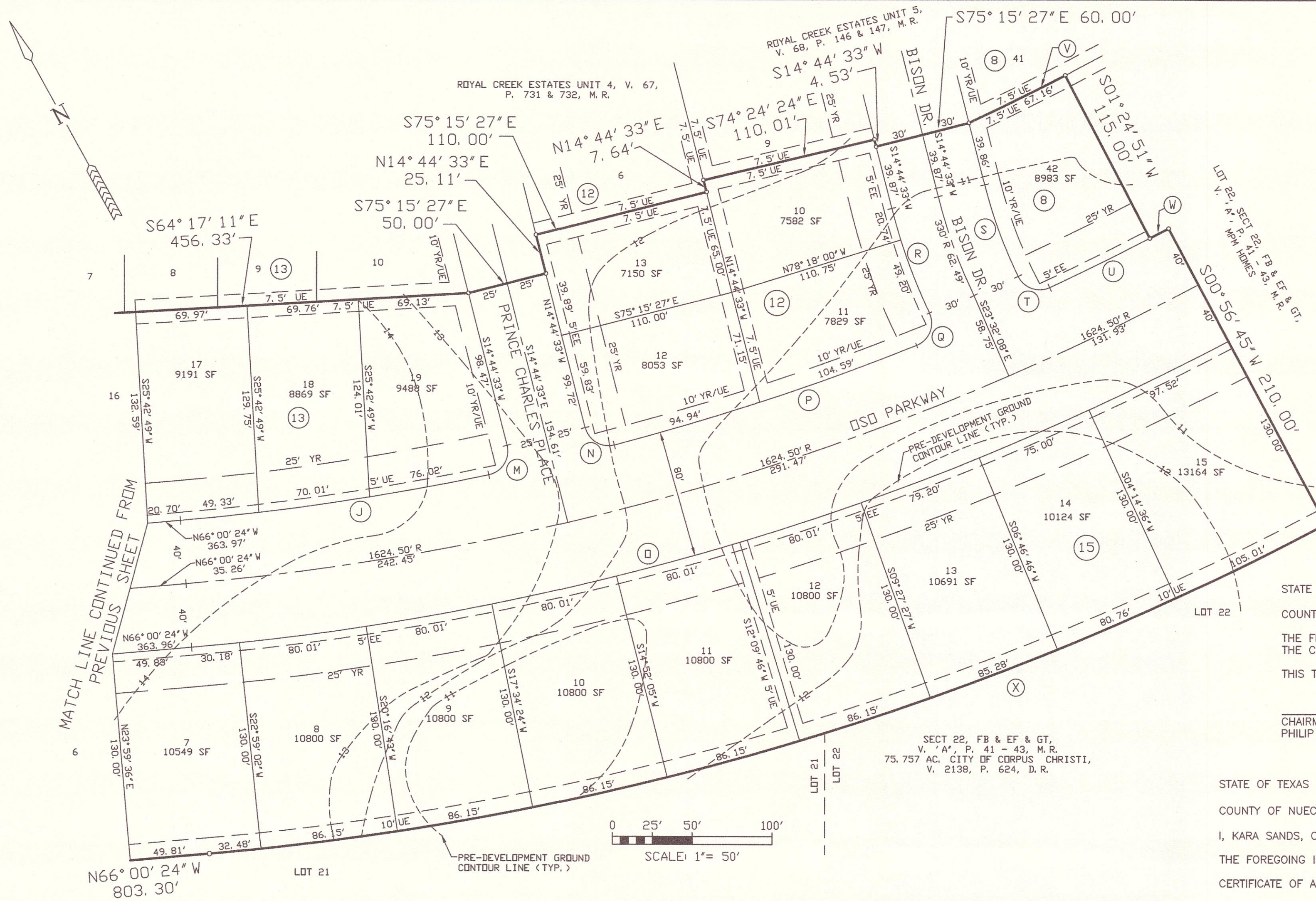
PLAT OF ROYAL CREEK ESTATES UNIT 7

AN 12.116 ACRE TRACT OF LAND, MORE OR LESS, A PORTION OF LOTS 20, 21 AND 22,
SECTION 22, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, A MAP OF WHICH IS
RECORDED IN VOLUME "A", PAGES 41 - 43, MAP RECORDS, NUECES COUNTY, TEXAS

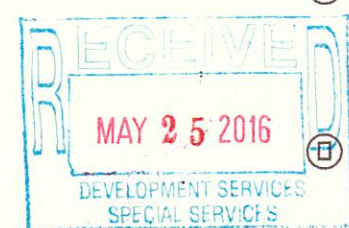
CORPUS CHRISTI, NUECES COUNTY, TEXAS

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

DATE PLOTTED: 5/20/16
COMP. NO. PLAT-SH1.DWG
JOB NO. 14006
SCALE: AS SHOWN
PLOT SCALE: 1" = 50'
SHEET 1 OF 2



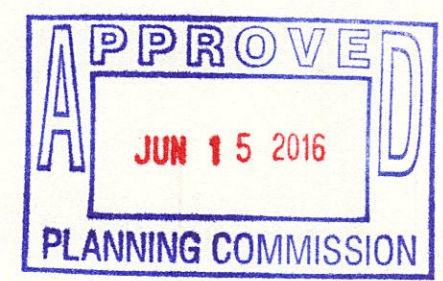
1. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE (UDC) AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
2. THE RECEIVING WATER FOR STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO CREEK. THE TCEQ HAS NOT CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO CREEK, BUT IT 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.
3. SET 5/8" I.R.'S AT LOT ALL CORNERS UNLESS OTHERWISE NOTED.
4. THE BASIS OF BEARINGS IS THE COMMON NORTHEAST BOUNDARY OF THE SUBJECT SITE AND THE SOUTHWEST BOUNDARY LINE OF ROYAL CREEK ESTATES UNIT 4, S64°17'11"E, AS SHOWN.
5. THE ENTIRE SITE IS FEMA ZONE A13 (EL 12). FEMA ZONES ARE FROM FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 485494 0520 D, REVISED JUNE 4, 1987, FOR NUECES COUNTY, TX, UNINCORPORATED AREAS. THE FEMA PRELIMINARY MAP 48355C0520G, NOT YET ADOPTED, INDICATES THE SUBJECT SITE TO BE IN ZONE X, ZONE X (DOTTED) AND ZONE AE (EL 12).
6. THE TOTAL AREA OF THIS PLAT IS 12.116 ACRES INCLUDING STREET DEDICATIONS.
7. NO PRIVATE DRIVEWAY ACCESS ONTO LOT 42, BLOCK 8, LOTS 11 & 12, BLOCK 12, LOTS 11 & 19, BLOCK 13 AND LOTS 13 & 15, BLOCK 14 ALONG OSO PARKWAY.



(J)	D=06°55'59" R=1614.50' T=97.80' L=195.36' CB=N69°27' 43" W CH=195.24'	(P)	D=07°04'52" R=1614.50' T=99.89' L=199.53' CB=N79°20' 07" W CH=199.41'
(M)	D=92°19' 44" R=15.00' T=15.62' L=24.17' CB=S60°54' 25" W CH=21.64'	(Q)	D=93°30' 44" R=15.00' T=15.95' L=24.48' CB=S50°22' 05" W CH=21.85'
(N)	D=90°32' 14" R=15.00' T=15.14' L=23.70' CB=N30°31' 34" W CH=21.31'	(R)	D=11°07' 50" R=360.00' T=35.08' L=69.94' CB=S09°10' 38" W CH=69.83'
(H)	D=23°03' 30" R=1694.50' T=345.65' L=681.94' CB=S77°31' 30" E CH=677.35'	(S)	D=11°43' 50" R=300.00' T=30.82' L=61.42' CB=N08°52' 38" E CH=61.31'

(T)	D=89°06'52" R=15.00' T=14.77' L=23.33' CB=N41°32' 43" W CH=21.05'	(U)	D=02°28' 59" R=1614.50' T=34.99' L=69.97' CB=N87°20' 39" W CH=69.97'
(V)	D=02°33' 59" R=1499.50' T=33.59' L=67.16' CB=S87°18' 09" E CH=67.16'	(W)	D=00°28' 06" R=1614.50' T=6.60' L=13.20' CB=S88°49' 12" E CH=13.20'

(X)	D=23°03' 29" R=1824.50' T=372.16' L=734.25' CB=N77°31' 31" W CH=729.30'
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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 THAT IT IS TRUE AND CORRECT.
THIS THE _____ DAY OF _____, 20____
NIXON M. WELSH, P.E., 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
RATNA POTTUMUTHU, P.E., LEED, AP
DEVELOPMENT SERVICES ENGINEER
DATE _____

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
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 ROYAL CREEK ESTATES UNIT 7 (CONTINUED) CORPUS CHRISTI, NUECES COUNTY, TEXAS

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

DATE PLOTTED: 05/20/16
COMP. NO.: PLAT-SH2.DWG
JOB NO.: 14006
SCALE: AS SHOWN
PLOT SCALE: 1" = 50'
SHEET 2 OF 2