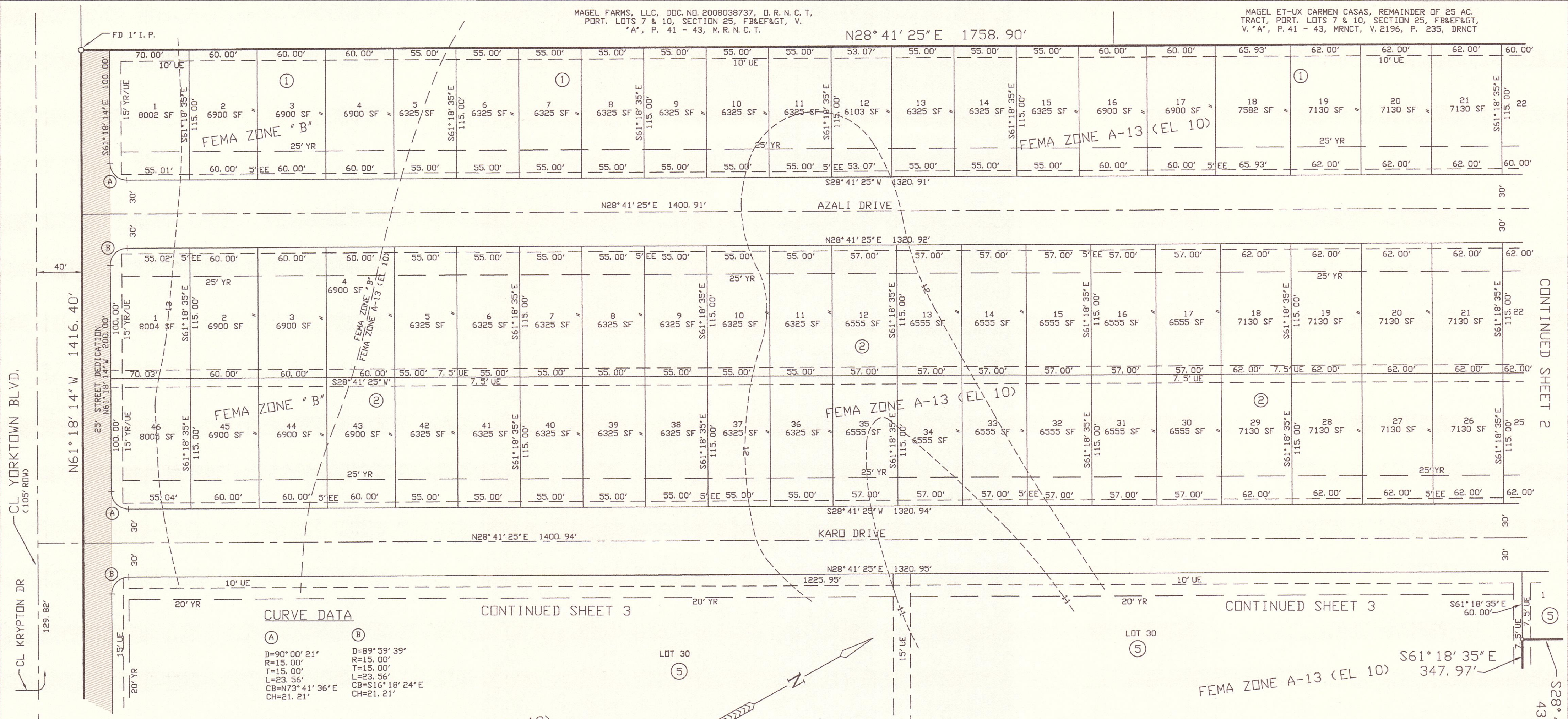


MAGEL FARMS, LLC, DOC. NO. 2008038737, D. R. N. C. T.,
PORT. LOTS 7 & 10, SECTION 25, FB&EF>, V.
"A", P. 41 - 43, M. R. N. C. T.

MAGEL ET-UX CARMEN CASAS, REMAINDER OF 25 AC.
TRACT, PORT. LOTS 7 & 10, SECTION 25, FB&EF>,
V. "A", P. 41 - 43, MRNCT, V. 2196, P. 235, DRNCT



CURVE DATA

(A)	(B)
D=90° 00' 21"	D=89° 59' 39"
R=15.00'	R=15.00'
T=15.00'	T=15.00'
L=23.56'	L=23.56'
CB=N73° 41' 36"E	CB=S16° 18' 24"E
CH=21.21'	CH=21.21'

CONTINUED SHEET 3

CONTINUED SHEET 3

CONTINUED SHEET 2

STATE OF TEXAS §
COUNTY OF NUECES §

WE, DORSAL 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 EASEMENTS AND STREETS 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 THE PURPOSE OF DESCRIPTION AND DEDICATION.

THIS THE ____ DAY OF _____, 20____

ATA O. AZALI, PRESIDENT

STATE OF TEXAS §
COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY ATA O. AZALI, PRESIDENT OF DORSAL
DEVELOPMENT, LLC.

THIS THE ____ DAY OF _____, 20____

NOTARY PUBLIC, IN AND FOR
THE STATE OF TEXAS

0 30' 60' 120'
SCALE: 1" = 60'

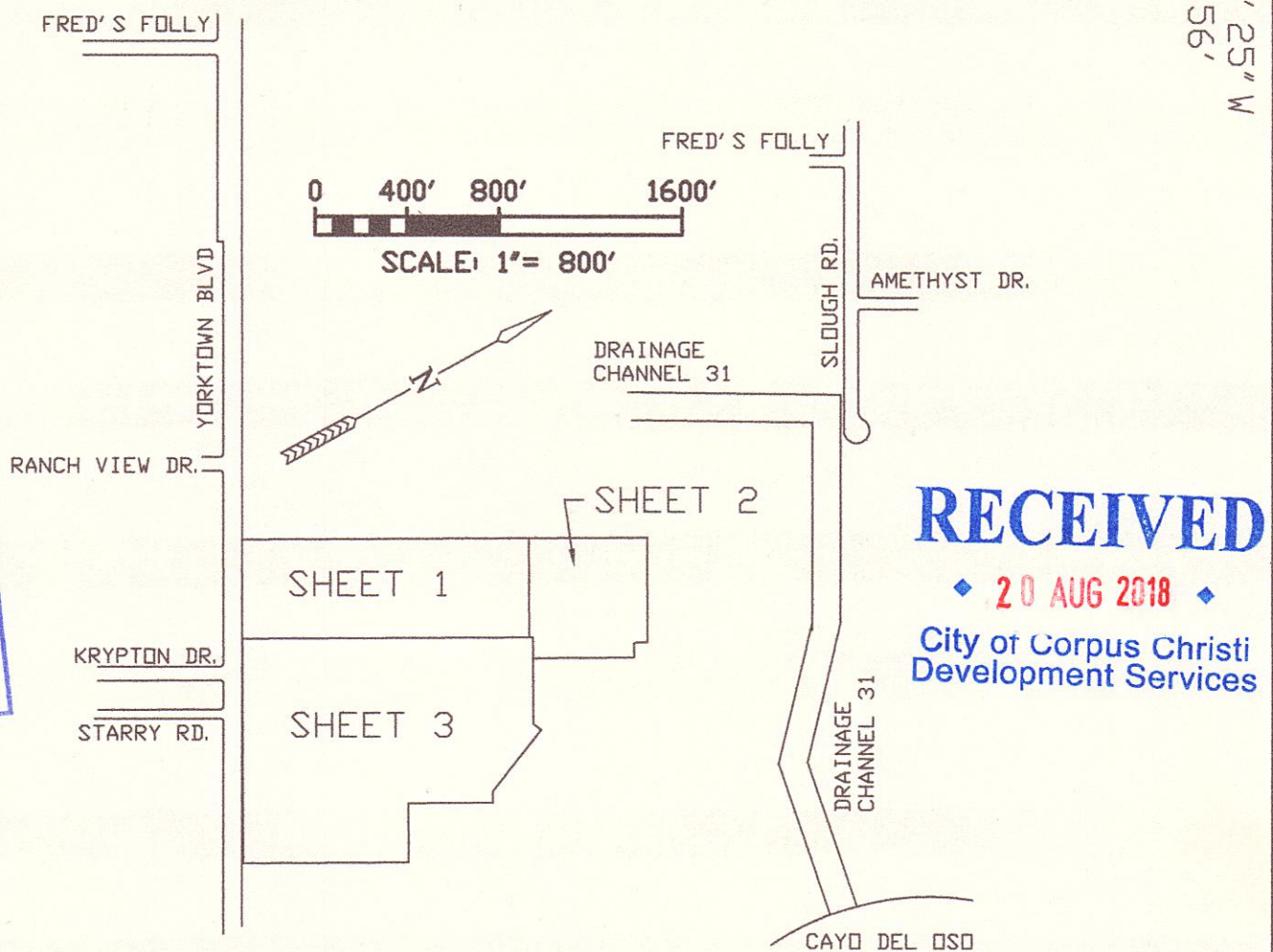
PLAT OF
AZALI ESTATES UNIT 1

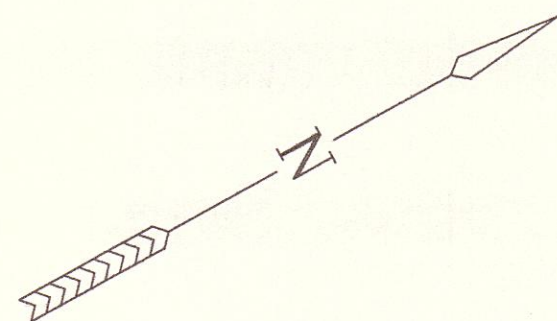
A 43.190 ACRE TRACT OF LAND, MORE OR LESS, A PORTION OF LOTS
7, 8, AND 10, SECTION 25, ALL OF LOT 9, SECTION 25 AND A
PORTION OF LOTS 1, 5 AND 6, SECTION 34, FLOUR BLUFF AND A
ENCINAL FARM AND GARDEN TRACTS, A MAP OF WHICH IS RECORDED
IN VOLUME "A", PAGE 41 - 43, MAP RECORDS, NUECES CO., TX

CORPUS CHRISTI, NUECES COUNTY, TEXAS

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

DATE PLOTTED: 8/16/18
COMP. NO. PLAT-SH1.DWG
JOB NO. 10029
SCALE: 1" = 60'
PLOT SCALE: SAME
SHEET 1 OF 3





©
D=90° 00' 00"
R=10. 00'
T=10. 00'
L=15. 71'
CB=S16° 18' 35" E
CH=14. 14'

④

D=90° 00' 00"
R=15. 00'
T=15. 00'
L=23. 56'
CB=S16° 18' 35" E
CH=21. 21'

(E)
D=90° 00' 00"
R=15. 00'
T=15. 00'
L=23. 56'
CB=N73° 41' 25" E
CH=21. 21'

(F)
D=90° 00' 00"
R=10. 00'
T=10. 00'
L=15. 71'
CB=S73° 41' 26" W
CH=14. 14'

CONTINUED
SHEET 3

NOTES

1. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS". TCEQ ALSO CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
2. SET 5/8" I.R. AT ALL LOT CORNERS UNLESS SHOWN OTHERWISE. ALL IRON RODS SET CONTAIN PLASTIC CAPS LABELED BASS AND WELSH ENGINEERING.
3. THE BASIS OF BEARINGS IS THE STATE OF TEXAS LAMBERT GRID, SOUTH ZONE, NAD 1983.
4. ALL OF THE SUBJECT SITE LIES IN ZONE A13 (EL 10) ACCORDING TO FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO 485494 0540 C, NUECES COUNTY, TEXAS (UNINCORPORATED AREAS), MAP REVISED MARCH 18, 1985, EXCEPT FOR AREAS IN ZONE "B" NEAR YORKTOWN BOULEVARD AS SHOWN.
5. LEGAL DESCRIPTION: A 43.190 ACRE TRACT OF LAND, MORE OR LESS, A PORTION OF LOTS 7, 8, AND 10, SECTION 25, ALL OF LOT 9, SECTION 25 AND A PORTION OF LOTS 1, 5 AND 6, SECTION 34, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, A MAP OF WHICH IS RECORDED IN VOLUME "A", PAGE 41 - 43, MAP RECORDS, NUECES CO., TX
6. THERE ARE NO KNOWN NATURAL WATER BODIES, JURISDICTIONAL WETLANDS, ENDANGERED SPECIES HABITAT, STATE SUBMERGED LANDS OR CRITICAL DUNES ON THE SITE.
7. A STORM WATER POLLUTION PREVENTION PLAN WILL BE SUBMITTED WITH THE CONSTRUCTION PLANS FOR ANY PROJECT ONE (1) ACRE OR GREATER OR A STORM WATER POLLUTION CONTROL PLAN IF LESS THAN ONE (1) ACRE.
8. IF LOTS 28, 29 AND 30, BLOCK 5, ARE DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.
9. THE TOTAL PLATTED AREA CONTAINS 43.190 ACRES OF LAND INCLUDING STREET DEDICATION.
10. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
11. NO PRIVATE DRIVEWAY ACCESS ONTO YORKTOWN BOULEVARD FOR LOTS IN BLOCKS 1 & 2.
12. NO PRIVATE DRIVEWAY ACCESS ONTO KARO DRIVE FROM LOT 30, BLOCK 5.

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.

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 _____
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

WILLIAM J. GREEN, P.E.
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS §

DATE _____

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

NINA NIXON-MENDEZ, FAICP, 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, CLERK
COUNTY COURT
NUECES COUNTY, TEXAS

RECEIVED

◆ 20 AUG 2018 ◆

City of Corpus Christi
Development Services

PLAT OF
AZALI ESTATES UNIT 1
CONTINUED

CORPUS CHRISTI, NUECES COUNTY, TEXAS

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

DATE PLOTTED: 8/16/18
COMP. NO.: PLAT-SH2.DWG
JOB NO.: 10029
SCALE: 1" = 60'
PLOT SCALE: SAME
SHEET 2 OF 3

APPROVED
SEP 19 2018
PLANNING COMMISSION

CONTINUED FROM SHEET 1

