

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, PARK LAND AND DRAINAGE AND UTILITY 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, GENERAL PARTNER OF MPM DEVELOPMENT, LP.

THIS THE ____ DAY OF _____, 20____.

NOTARY PUBLIC, IN AND FOR THE
STATE OF TEXAS

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

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.

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 X, PANEL 48355C0520G (10/23/15).

4. LEGAL DESCRIPTION: A 5.772 ACRE TRACT OF LAND, MORE OR LESS, DESCRIBED AS 5.7763 ACRE TRACT 2 IN DEED, DOC. NO. 2007016122, OFFICIAL PUBLIC RECORDS, NUECES COUNTY, TEXAS AND BEING OUT OF LOTS 28 AND 29, SECTION 21, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, A MAP WHICH IS RECORDED IN V. "A", P. 41-43, MAP RECORDS, SAID COUNTY.

5. THE TOTAL PLATTED AREA CONTAINS 5.772 ACRES OF LAND INCLUDING STREET DEDICATIONS.

6. CROSSWINDS UNIT 2 (PLAT HEREOF) IS PART OF A PLANNED UNIT DEVELOPMENT (PUD) AS PER ORDINANCE NO. _____.

7. THE PUBLIC ACCESS EASEMENT IN LOT 17, BLOCK 1 SHALL BE THE RESPONSIBILITY OF THE OWNER OF LOT 17 TO MAINTAIN, AS WELL AS THE 5'X5' PUBLIC ACCESS PATHWAY ENTRANCE.

8. THE FOLLOWING ARE DEVIATIONS FROM THE UDC AS ALLOWED FOR PUD HEREOF:

DESCRIPTION	UDC ZONING/PLATTING REQUIREMENTS (RS-4.5)	PUD REQUIREMENTS
MIN. FRONT YARD	20'	16.5'
MIN SIDE YARD	10' (WHEN BACK TO BACK WITH ANOTHER CORNER LOT (UDC 4.2.8))	10'
	20' ALL OTHER CORNER LOTS	10'
STREET ROW WIDTH	50' (AIRKING DR)	40'
STREET ROW WIDTH	60' (BILL WITT DR)	VARIES 43.5' TO 46'

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

GABRIEL HINOJOSA, P.E.
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____.

ERIC VILLARREAL, P.E.
CHAIRMAN

NINA NIXON-MÉNDEZ, 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 ____

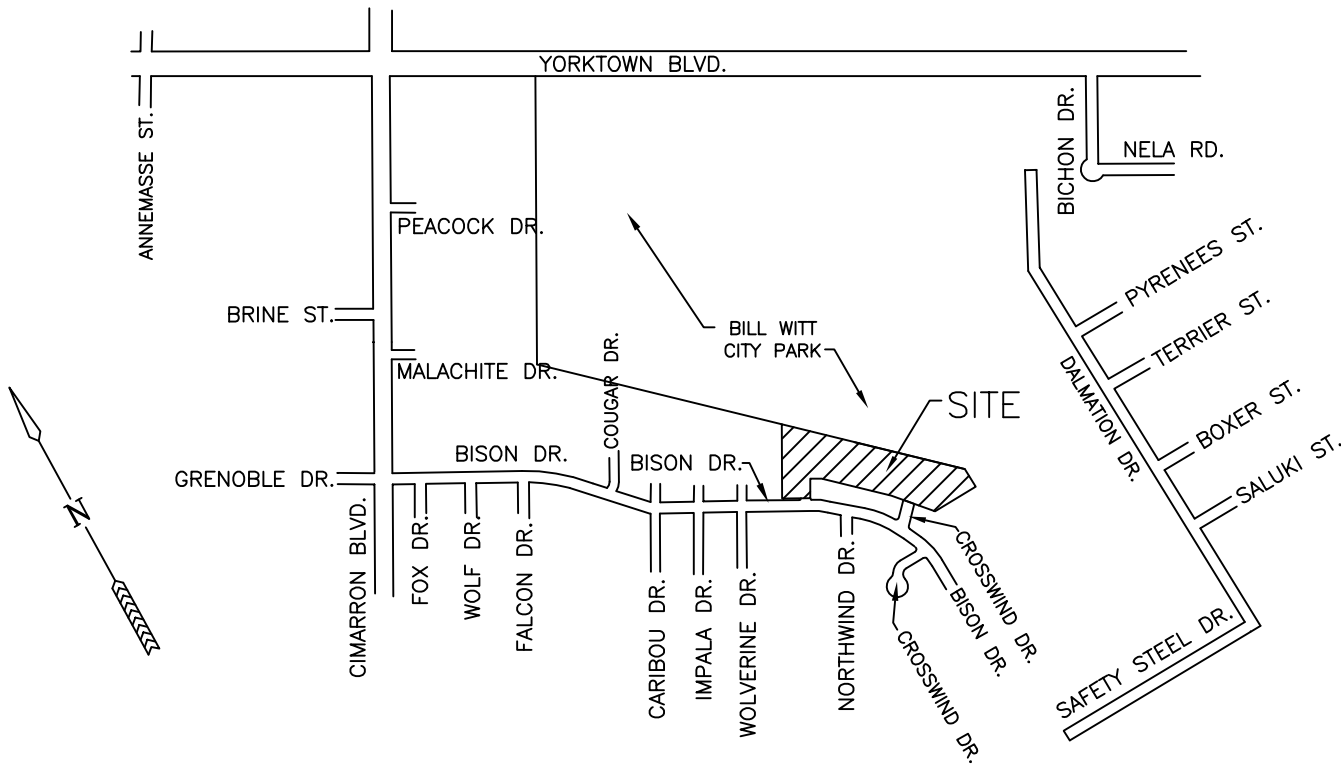
____, PAGE _____, INSTRUMENT NUMBER _____, WITNESS MY

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



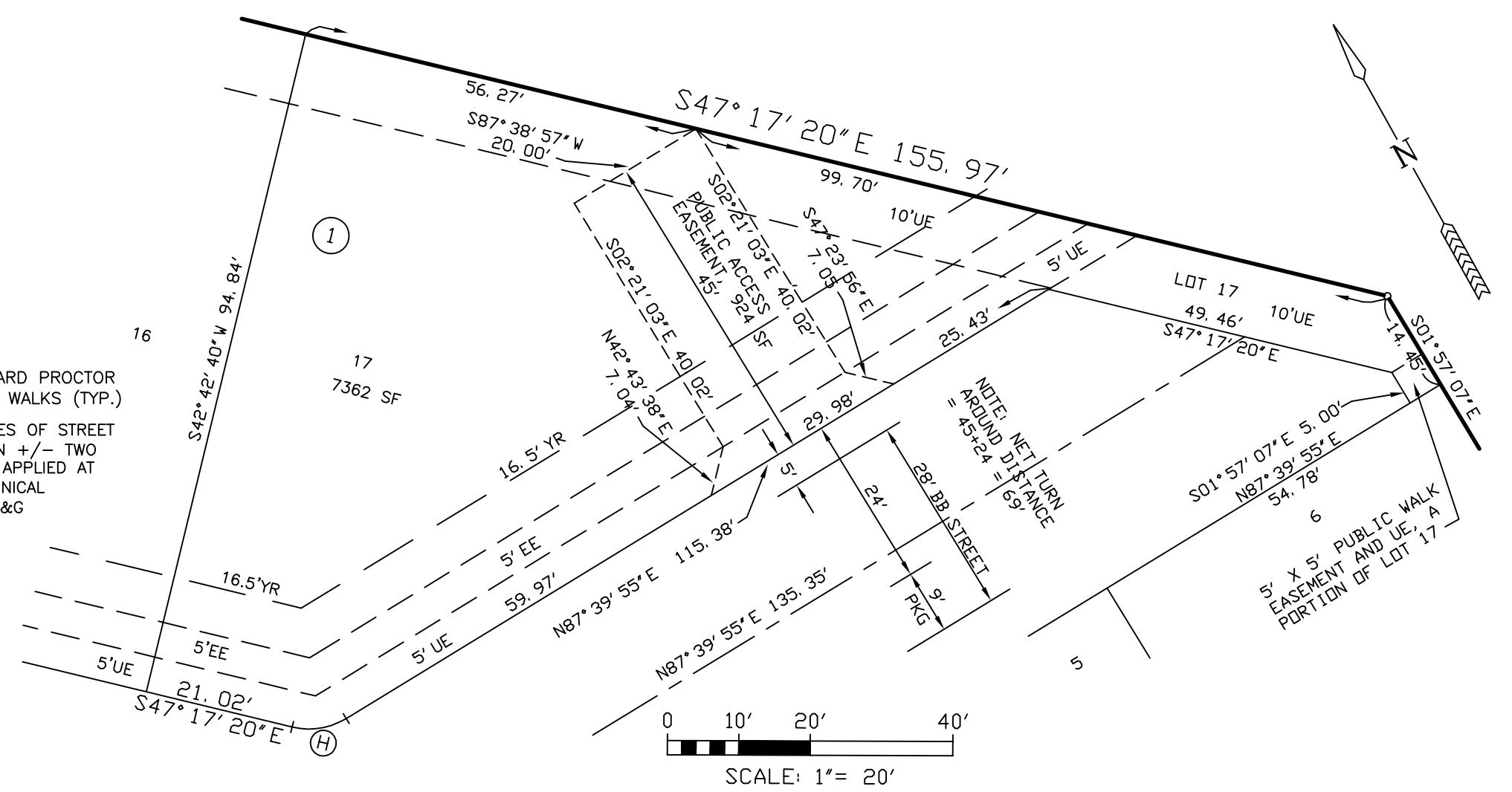
LOCATION MAP
1" = 1000' APPROX.

PLAT OF CROSSWIND ESTATES UNIT 2 PUD CORPUS CHRISTI, NUECES COUNTY, TEXAS

A 5.772 ACRE TRACT OF LAND, MORE OR LESS, DESCRIBED AS 5.7763 ACRE TRACT 2 IN DEED, DOC. NO. 2007016122, OFFICIAL PUBLIC RECORDS, NUECES COUNTY, TEXAS AND BEING OUT OF LOTS 28 AND 29, SECTION 21, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, A MAP WHICH IS RECORDED IN V. "A", P. 41-43, MAP RECORDS, SAID COUNTY.

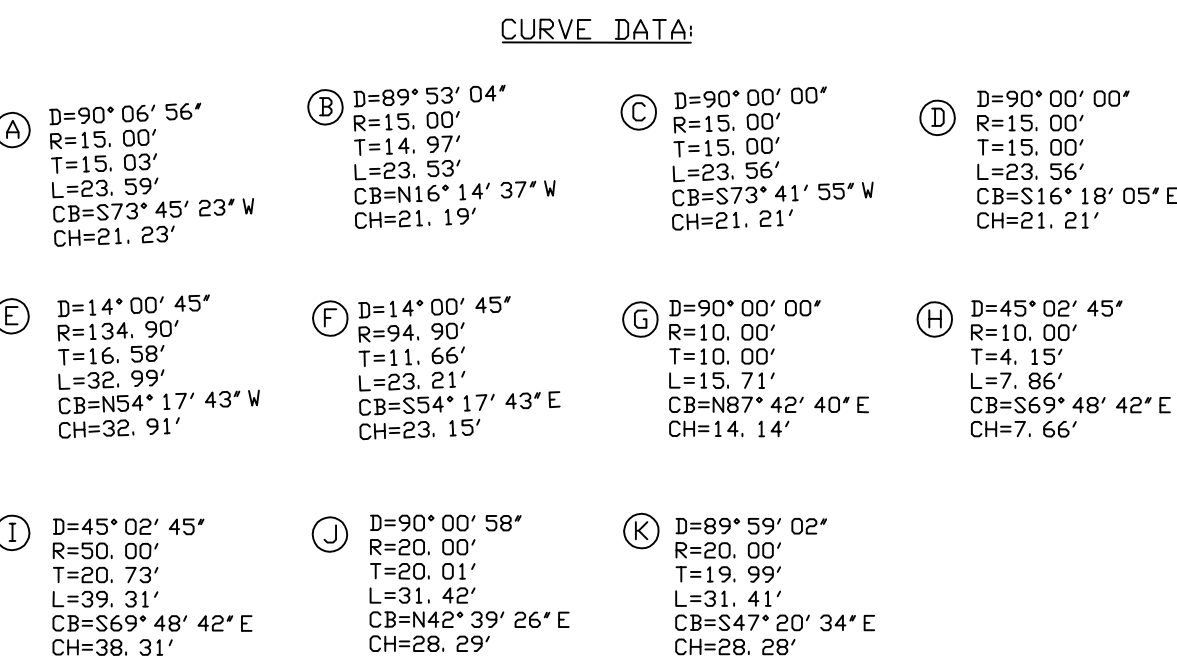
BASS & WELSH ENGINEERING
SURVEY REG. NO. 100027-00,
TX ENGINEERING REG. NO. F-52
3054 S. ALAMEDA STREET, CORPUS CHRISTI, TEXAS 78404

DATE PLOTTED: 9/23/19
COMP. NO.: PLAT SH-1.DWG
JOB NO.: 08005
SCALE: 1" = 50'
PLAT SCALE: SAME
SHEET 1 OF 2



DETAIL — LOT 17, BLOCK 1

1"=20'



TYPICAL STREET/LINEAR PARK SECTION
BILL WITT DR. (LOOKING NORTH)
NTS

PLAT OF
CROSSWIND ESTATES UNIT 2 PUD
CORPUS CHRISTI, NUECES COUNTY, TEXAS

BASS & WELSH ENGINEERING
SURVEY REG. NO. 100027-00,
TX ENGINEERING REG. NO. F-52
3054 S. ALAMEDA STREET, CORPUS CHRISTI, TEXAS 78404

DATE PLOTTED: 9/23/19
COMP. NO.: PLAT SH-2 AS PLAT
JOB NO.: 08005
SCALE: 1" = 50'
PLAT SCALE: SAME
SHEET 2 OF 2

