

STATE OF TEXAS §
COUNTY OF NUECES §

WE, MPM DEVELOPMENT, LP, HEREBY CERTIFY THAT WE ARE THE OWNERS OF A PORTION 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 §

MOSSA MOSTAGHASI, GENERAL PARTNER

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, CORPUS CHRISTI COMMUNITY CHURCH, HEREBY CERTIFY THAT WE ARE THE OWNERS OF A PORTION OF THE LAND EMBRACED WITHIN THE BOUNDARIES OF THE SUBJECT 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 §

DANIEL SCOTT McDONALD, PASTOR

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY DANIEL SCOTT McDONALD, PASTOR OF CORPUS CHRISTI COMMUNITY CHURCH.

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.

LEGEND:

- | | |
|-------|----------------------------------|
| DE | DRAINAGE EASEMENT |
| D. R. | DEED RECORDS, NUECES CO., TX |
| M. R. | MAP RECORDS, NUECES CO., TX |
| O. R. | OFFICIAL RECORDS, NUECES CO., TX |
| UE | UTILITY EASEMENT |

STATE OF TEXAS §
COUNTY OF NUECES §

WE, _____ (NAME), HEREBY CERTIFY THAT WE ARE THE HOLDERS OF A LIEN ON A PORTION OF 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 §

WE, _____ (NAME), HEREBY CERTIFY THAT WE ARE THE HOLDERS OF A LIEN ON A PORTION OF 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

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 ENTIRE SUBJECT SITE IS IN FEMA ZONE X, PANEL 48355C0505G (10/23/15).

4. LEGAL DESCRIPTION: A 124.485 ACRE TRACT OF LAND, MORE OR LESS, A PORTION OF A 293.041 ACRE TRACT, DDC. NO. XXX, D.R., AND A PORTION OF A 144.570 ACRE TRACT, DOCUMENT NO. XXX, D.R., AND BEING A PORTION OF SURVEY 135 ABSTRACT 581, CERTIFICATE 29, SURVEY 137, ABSTRACT 579, CERTIFICATE 31, SAID SURVEYS NAMED CUADRILLA IRRIGATION COMPANY, NUECES CO., TX

5. THE TOTAL PLATTED AREA CONTAINS 124.485 ACRES OF LAND INCLUDING STREET DEDICATIONS.

6. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.

7. ALL DRIVEWAYS TO RESIDENTIAL AND COLLECTOR PUBLIC STREETS WITHIN THE SUBDIVISION SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS OUTLINED IN ARTICLE 7 OF THE UDC.

8. IF BLOCK 1, LOT 1, BLOCK 2, LOT 1 AND BLOCK 3, LOTS 1A & 1B ARE DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.

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

JALAL SALEH, 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____.

CARL CRULL, P.E.
CHAIRMAN

AL RAYMOND, III
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

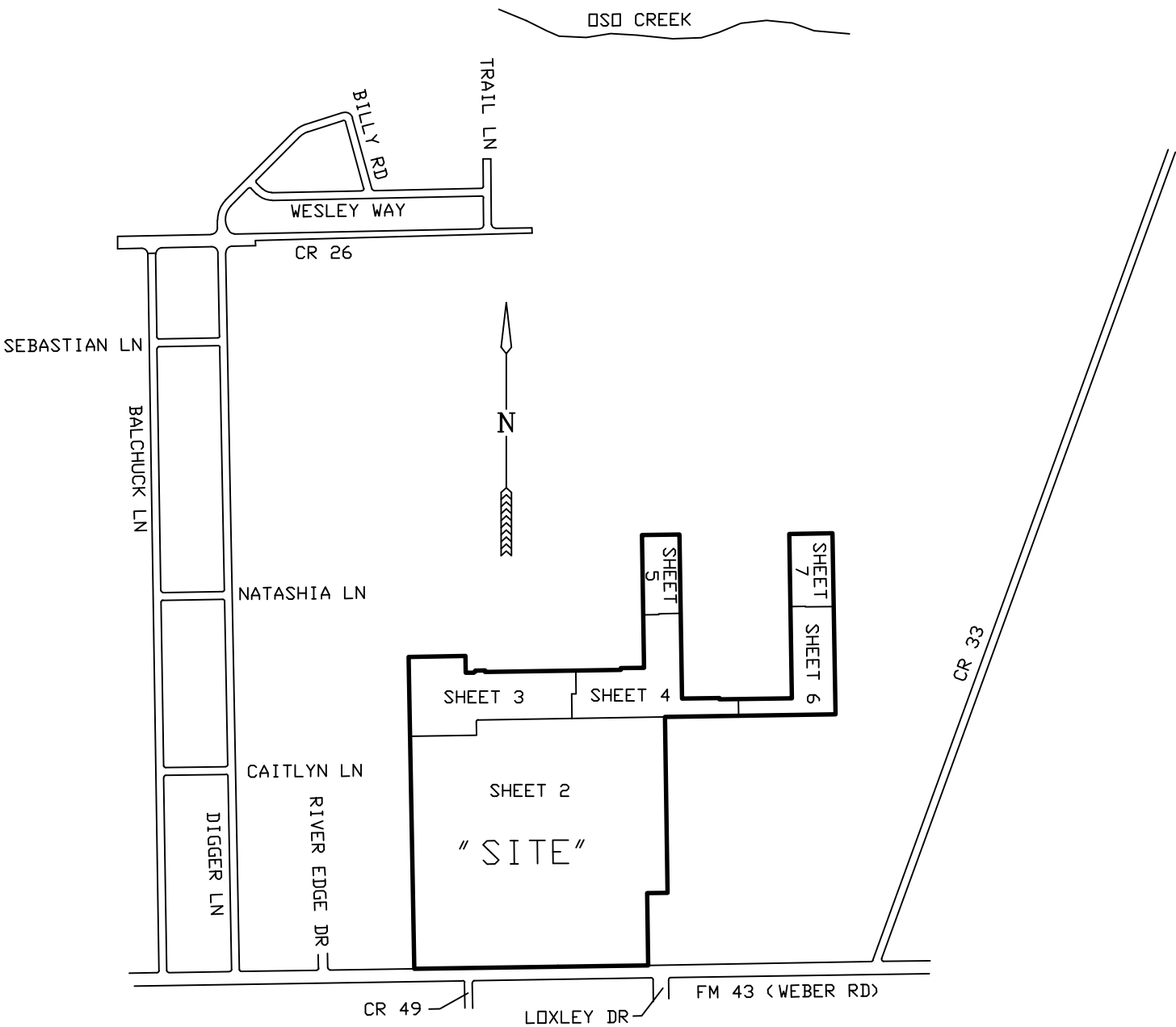
HAND AND SEAL OF THE COUNTY COURT IN AND FOR SAID COUNTY AT OFFICE IN

CORPUS CHRISTI, NUECES COUNTY, TEXAS, THE DAY AND YEAR LAST WRITTEN.

BY: _____

DEPUTY

KARA SANDS, CLERK
COUNTY COURT
NUECES COUNTY, TEXAS



LOCATION MAP & SHEET KEY
1"=1200'

PLAT OF
KING'S LANDING UNIT 1

A 124.485 ACRE TRACT OF LAND, MORE OR LESS, A PORTION OF A 293.041 ACRE TRACT, DDC. NO. 2019035726, D.R., ALL OF A 10.08 ACRE TRACT, DDC. NO. 2019048395, D.R. AND A PORTION OF A 130.570 ACRE TRACT, DDC. NO. 2019051482, D.R., SAID 124.485 ACRE TRACT BEING A PORTION OF SURVEY 135 ABSTRACT 581, CERTIFICATE 29 AND SURVEY 139, ABSTRACT 577, CERTIFICATE 33, SAID SURVEYS NAMED CUADRILLA IRRIGATION COMPANY, NUECES CO., TX

CORPUS CHRISTI, NUECES COUNTY, TEXAS

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

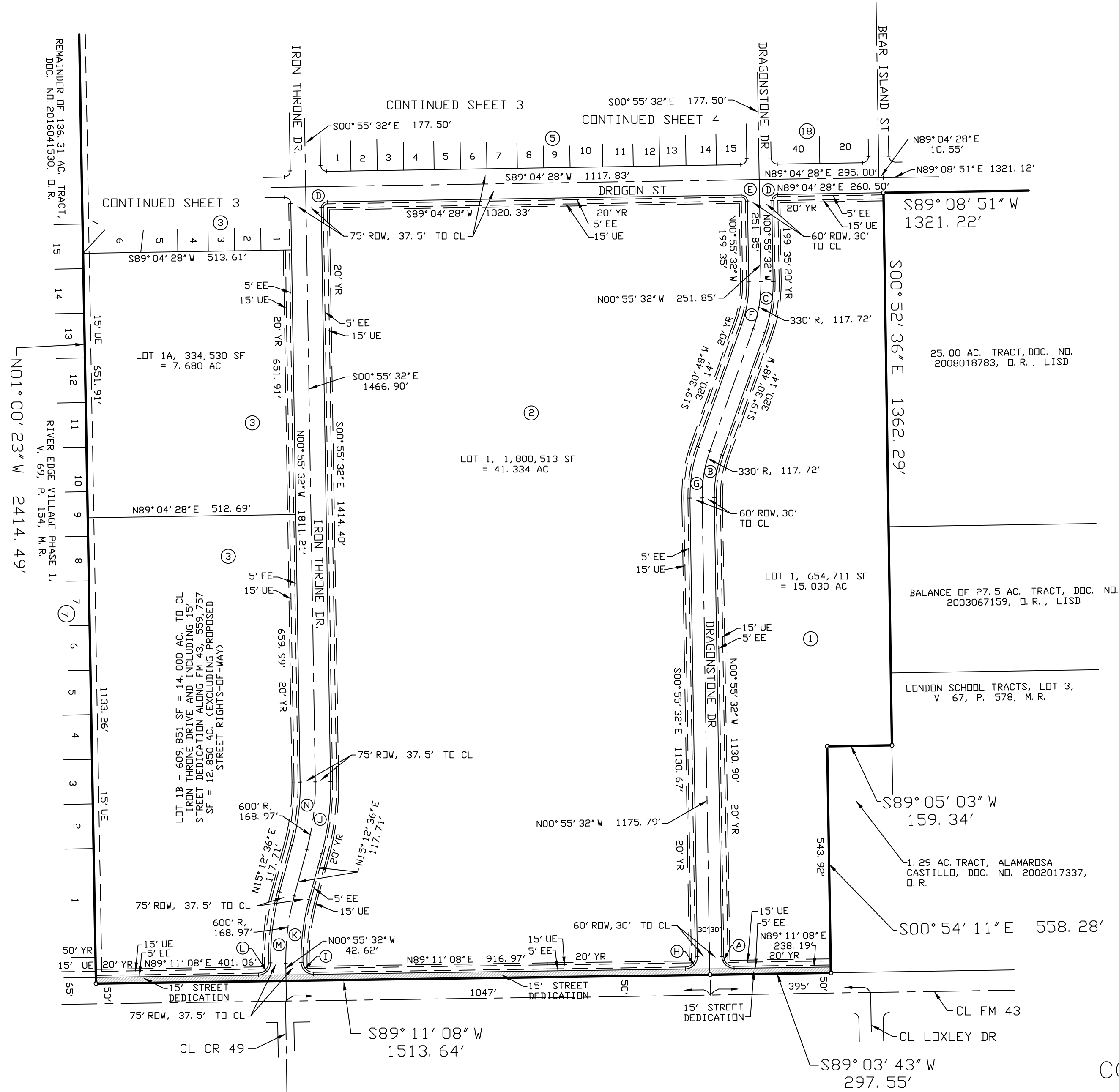
DATE PLOTTED: 2/12/20
COMP. NO.: PLAT-SH1.DWG
JOB NO.: 18068
SCALE: AS SHOWN
PLOT SCALE: 1" = 60'
SHEET 1 OF 7

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



CURVE DATA

(A) D=89° 53' 20" R=300.00' T=29.94' L=107.02' CB=N45° 52' 12" W CH=42.39'	(B) D=20° 26' 20" R=300.00' T=54.08' L=107.02' CB=N09° 17' 38" E CH=106.45'	(C) D=20° 26' 20" R=360.00' T=64.90' L=128.42' CB=N09° 17' 38" E CH=127.74'	(D) D=90° 00' 00" R=15.00' T=15.00' L=23.56' CB=N44° 04' 28" E CH=21.21'	(E) D=90° 00' 00" R=15.00' T=15.00' L=23.56' CB=N45° 55' 32" W CH=21.21'	(F) D=20° 26' 20" R=300.00' T=54.08' L=107.02' CB=S09° 17' 38" W CH=106.45'	(G) D=20° 26' 20" R=360.00' T=64.90' L=128.42' CB=S09° 17' 38" W CH=127.74'
(H) D=90° 06' 40" R=30.00' T=30.06' L=47.18' CB=N44° 07' 48" E CH=42.47'	(I) D=90° 07' 53" R=30.00' T=30.07' L=47.19' CB=N45° 44' 56" W CH=42.48'	(J) D=16° 08' 07" R=637.50' T=90.36' L=179.53' CB=S07° 08' 32" W CH=178.94'	(K) D=17° 27' 59" R=562.50' T=86.41' L=171.48' CB=S06° 28' 36" W CH=170.81'	(L) D=89° 53' 43" R=30.00' T=29.95' L=47.07' CB=N44° 14' 17" E CH=42.39'	(M) D=17° 14' 04" R=637.50' T=96.61' L=191.76' CB=N06° 35' 34" E CH=191.04'	(N) D=16° 08' 07" R=562.50' T=79.73' L=158.41' CB=N07° 08' 32" E CH=157.89'



PLAT OF
KING'S LANDING UNIT 1
CORPUS CHRISTI, NUECES COUNTY, TEXAS

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

DATE PLOTTED: 2/12/20
COMP. NO.: PLAT-SH2.DWG
JOB NO.: 18068
SCALE: AS SHOWN
PLOT SCALE: 1" = 200'
SHEET 2 OF 7

CONTINUED SHEET 5

DATE _____

THIS THE _____ DAY OF _____, 20____.

S. 00 AC. TRACT, DOC. NO.
2008018783, D. R., L1SD

PLAT OF
KING'S LANDING UNIT 1
CORPUS CHRISTI, NUECES COUNTY, TX

DATE PLOTTED: 02/12/20
COMP. NO.: PLAT-SH4.DWG
JOB NO.: 18068
SCALE: AS SHOWN
PLOT SCALE: 1" = 60'
SHEET 4 OF 7

N00° 55' 32" W 12. 87'

7. 5' UE, DOC. NO. XX, D. R.~

500° 55' 32" E 1271.11'

7. 5' UE, DOC. NO. XX, D. R.

↖ S00° 55' 32" E 10.00'

N89° 08' 51" E 560.00'

S89° 08' 51" W 1321.22'

25.00 AC. TRACT, DOC. NO.
2008018783, D. R. , LIRD

CONTINUED FROM SHEET 2

0 30' 60' 120'

SCALE: 1" = 60'



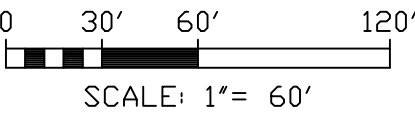
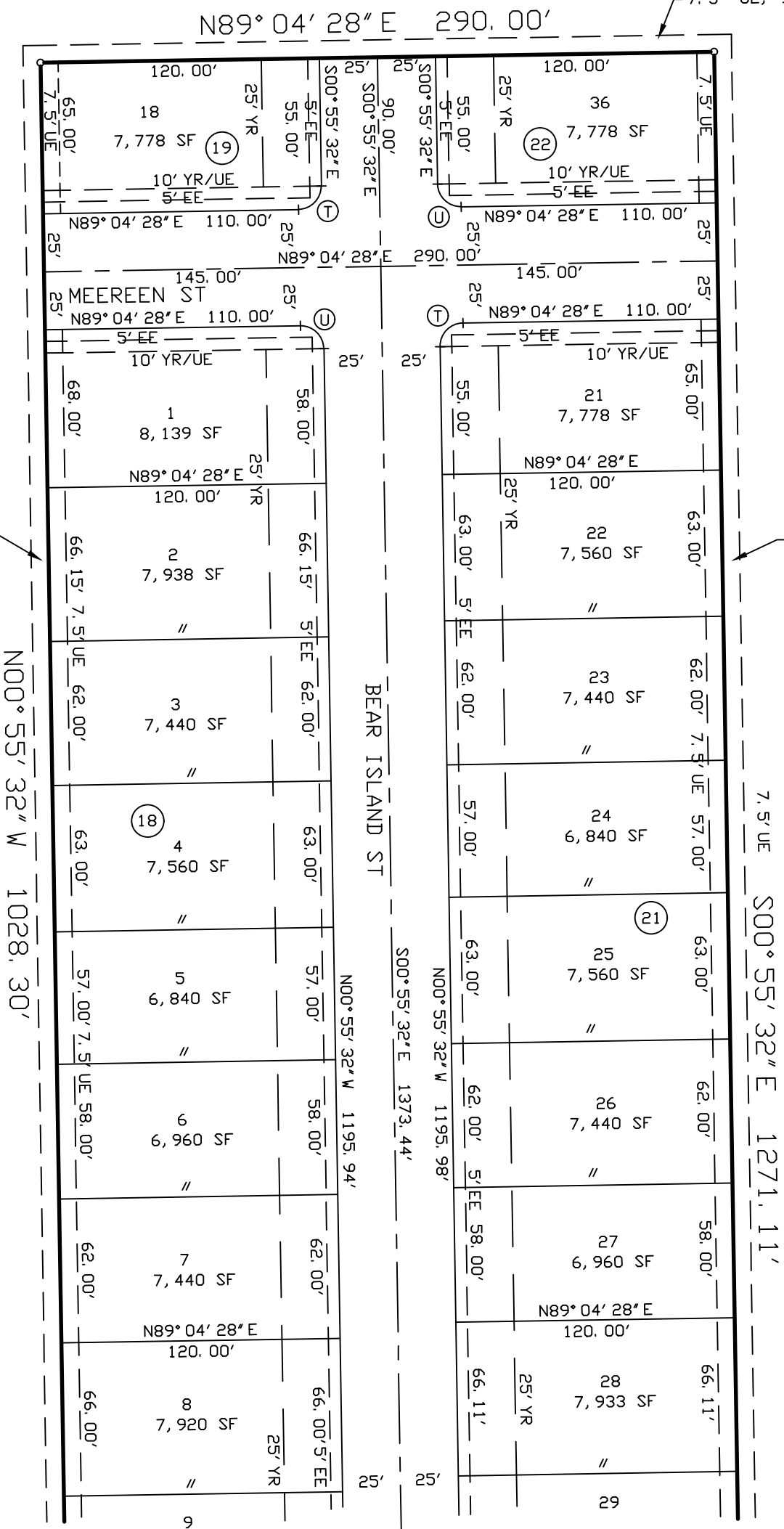
PORTION OF A 293.041 ACRE TRACT, DOC. NO. 2019035726, D. R. ,
A PORTION OF SURVEY 135 ABSTRACT 581, CERTIFICATE 29,
SURVEY 137, ABSTRACT 579, CERTIFICATE 31 AND SURVEY 139,
ABSTRACT 577, CERTIFICATE 33, SAID SURVEYS NAMED CUADRILLA
IRRIGATION COMPANY, NUECES CO., TX, MPM DEVELOPMENT, LP

CURVE DATA

Ⓘ	Ⓤ
S=90° 00' 00"	D=90° 00' 00"
R=10.00'	R=10.00'
T=10.00'	T=10.00'
L=15.71'	L=15.71'
CB=S44° 04' 28" W	CB=N45° 55' 32" W
CH=14.14'	CH=14.14'

PORTION OF A 293.041 ACRE TRACT, DOC. NO. 2019035726, D. R. ,
A PORTION OF SURVEY 135 ABSTRACT 581, CERTIFICATE 29,
SURVEY 137, ABSTRACT 579, CERTIFICATE 31 AND SURVEY 139,
ABSTRACT 577, CERTIFICATE 33, SAID SURVEYS NAMED CUADRILLA
IRRIGATION COMPANY, NUECES CO., TX, MPM DEVELOPMENT, LP

PORTION OF A 293.041 ACRE TRACT, DOC. NO. 2019035726, D. R. ,
A PORTION OF SURVEY 135 ABSTRACT 581, CERTIFICATE 29,
SURVEY 137, ABSTRACT 579, CERTIFICATE 31 AND SURVEY 139,
ABSTRACT 577, CERTIFICATE 33, SAID SURVEYS NAMED CUADRILLA
IRRIGATION COMPANY, NUECES CO., TX, MPM DEVELOPMENT, LP



PLAT OF
KING'S LANDING UNIT 1
CORPUS CHRISTI, NUECES COUNTY, TEXAS

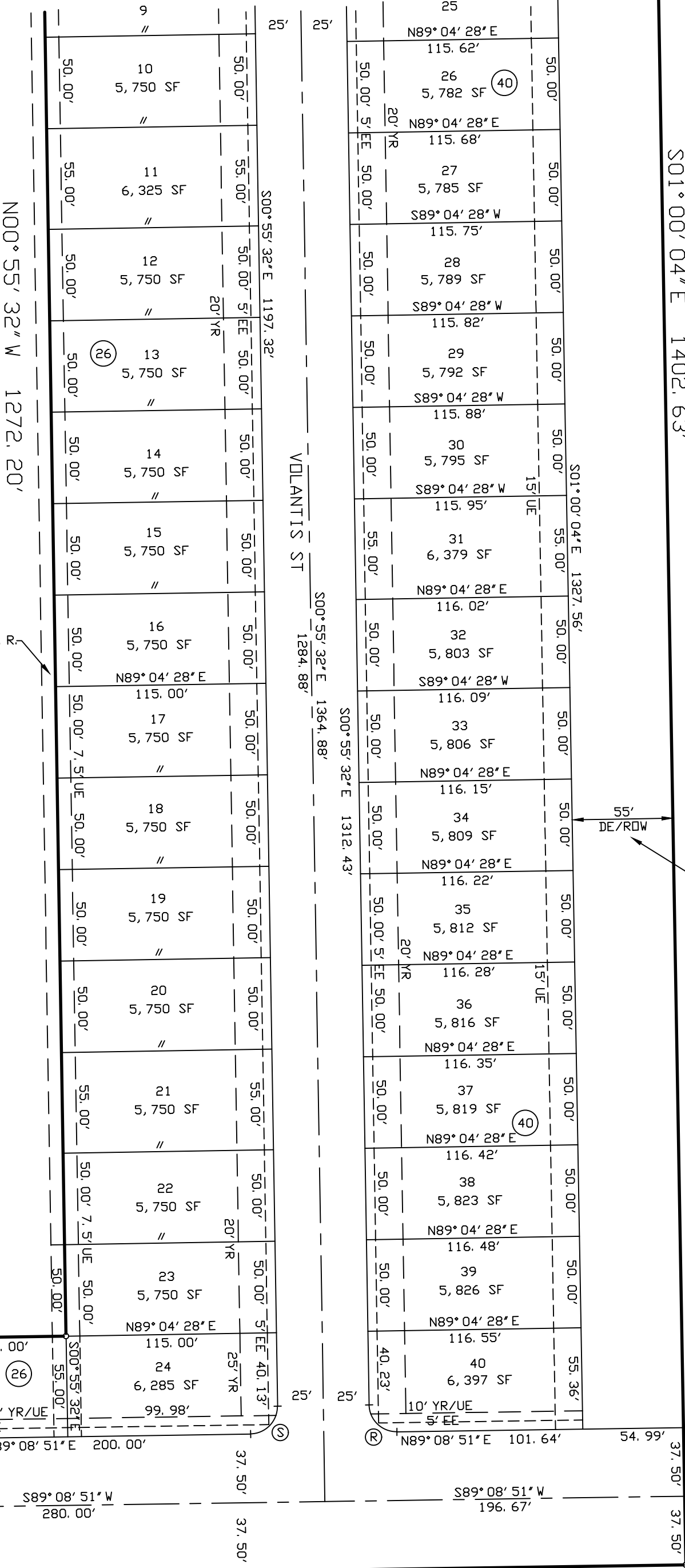
BASS & WELSH ENGINEERING
TX SURVEY REG. NO. 100027-00, TX ENGINEERING
REG. NO. F-52, 3054 S. ALAMEDA STREET,
CORPUS CHRISTI, TEXAS 78404

DATE PLOTTED: 2/12/20
COMP. NO: PLAT-SH5.DWG
JOB NO: 18068
SCALE: AS SHOWN
PLOT SCALE: 1" = 60'
SHEET 5 OF 7

CONTINUED FROM SHEET 4

PORTION OF A 293.041 ACRE TRACT, DDC. NO. 2019035726, D. R., A PORTION OF SURVEY 135 ABSTRACT 581, CERTIFICATE 29, SURVEY 137, ABSTRACT 579, CERTIFICATE 31 AND SURVEY 139, ABSTRACT 577, CERTIFICATE 33, SAID SURVEYS NAMED CUADRILLA IRRIGATION COMPANY, NUECES CO., TX, MPM DEVELOPMENT, LP

CONTINUED SHEET 7



55' DR. ROW, DDC. NO. XX, D. R.

S01°00'04"E 1402.63'

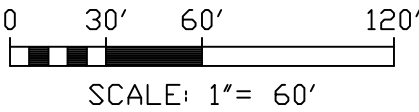
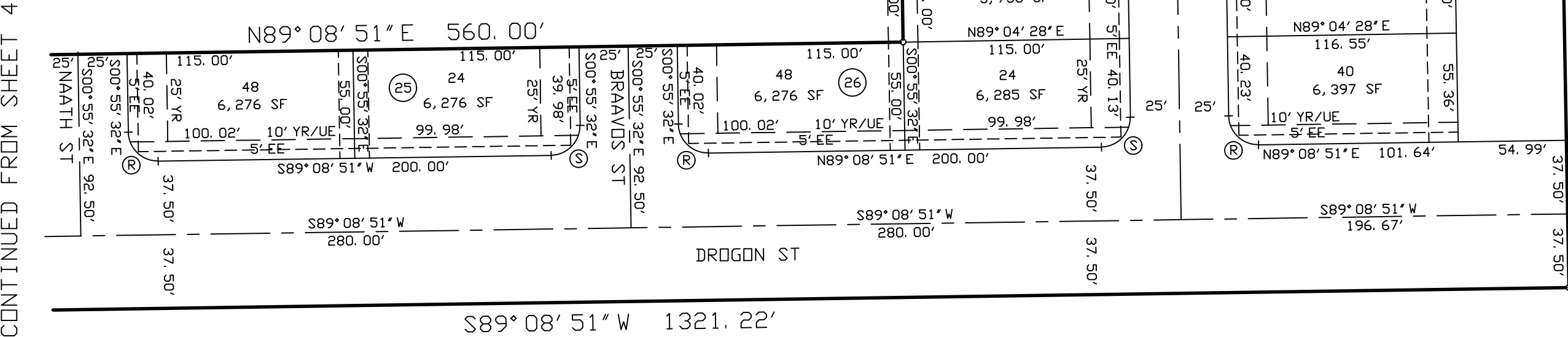
118.126 ACRE TRACT 11, DDC. NO. 2015011169, D. R., BILL BROWN ET AL

55' DRAINAGE EASEMENT AND RIGHT OF WAY; THE DEVELOPER HAS GRANTED AND CONVEYED, AND BY THESE PRESENTS DOES HEREBY GRANT AND CONVEY UNTO THE CITY OF CORPUS CHRISTI, A MUNICIPAL CORPORATION DULY INCORPORATED UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF TEXAS, ITS SUCCESSORS AND LEGAL REPRESENTATIVES, THE FREE AND UNINTERRUPTED USE, LIBERTY, PRIVILEGE AND EASEMENT, OF GOING IN, OVER, UNDER AND ALONG THE CERTAIN TRACT OF LAND CALLED A DRAINAGE EASEMENT AND RIGHT OF WAY, LABELED AS SUCH, TOGETHER WITH THE FREE INGRESS, EGRESS AND REGRESS TO AND FOR THE CITY FOR THE PURPOSE OF MAINTAINING A PUBLIC DRAINAGE FACILITY, AND FOR THE PURPOSE OF MAINTAINING, SERVICING, REPAIRING AND INSPECTING SAID PUBLIC DRAINAGE FACILITY UNDER, ON AND ALONG SAID TRACT.

CURVE DATA

- (R) D=89°55'37"
R=15.00'
T=14.98'
L=23.54'
CB=N45°53'21"W
CH=21.20'
- (S) D=90°04'23"
R=15.00'
T=15.02'
L=23.58'
CB=N44°06'39"E
CH=21.23'

PORTION OF A 293.041 ACRE TRACT, DDC. NO. 2019035726, D. R., A PORTION OF SURVEY 135 ABSTRACT 581, CERTIFICATE 29, SURVEY 137, ABSTRACT 579, CERTIFICATE 31 AND SURVEY 139, ABSTRACT 577, CERTIFICATE 33, SAID SURVEYS NAMED CUADRILLA IRRIGATION COMPANY, NUECES CO., TX, MPM DEVELOPMENT, LP



PLAT OF
KING'S LANDING UNIT 1
CORPUS CHRISTI, NUECES COUNTY, TX

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

DATE PLOTTED: 2/12/20
COMP. NO.: PLAT-SH6.DWG
JOB NO.: 18068
SCALE: AS SHOWN
PLOT SCALE: 1" = 60'
SHEET 6 OF 7

20.00 AC. TRACT, DDC.
NO. 2005027456, D. R.,
LONDON IND. SCH. DIST.



CURVE DATA

① S=90°00'00"
R=10.00'
T=10.00'
L=15.71'
CB=S44°04'28"W
CH=14.14'

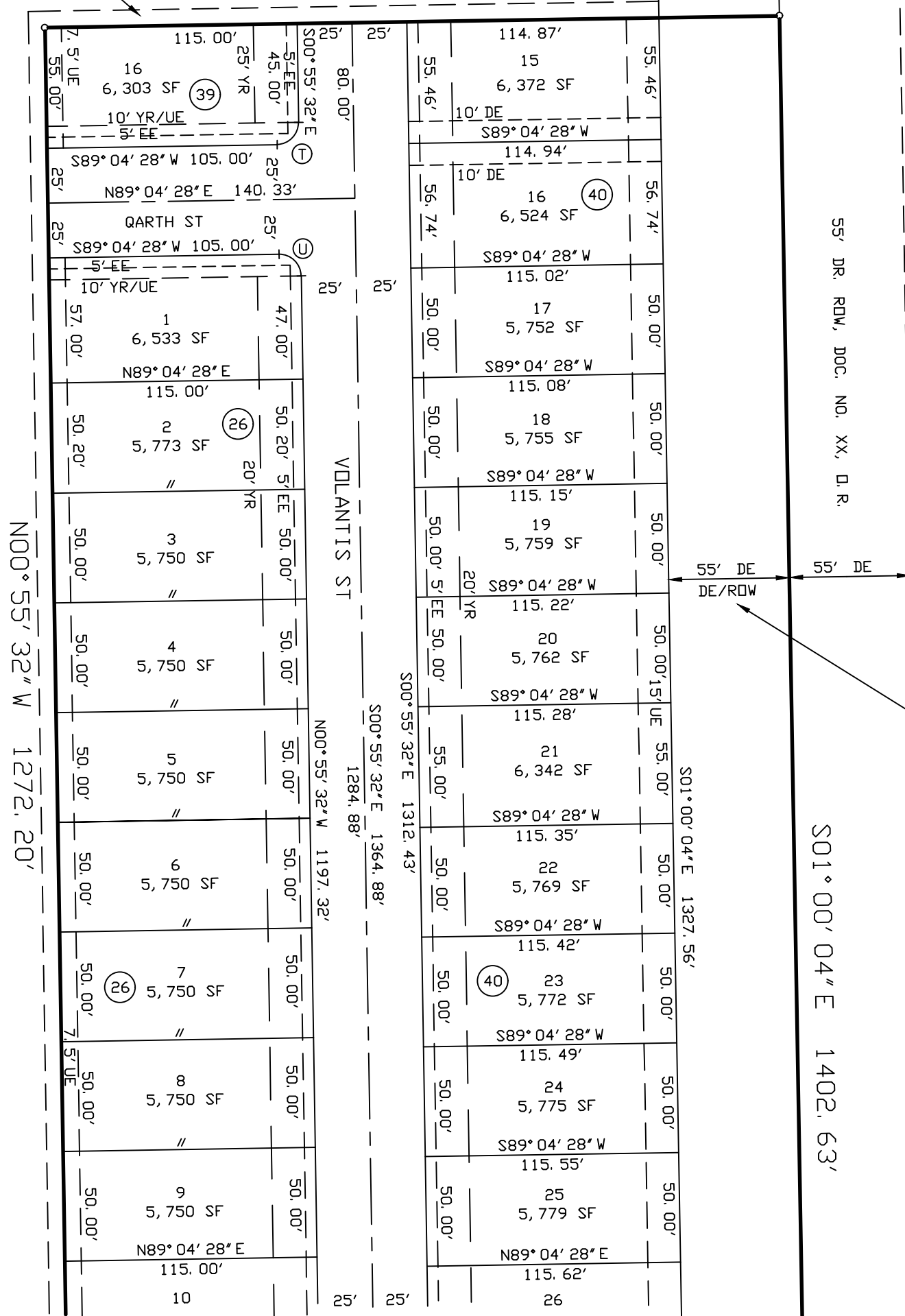
② D=90°00'00"
R=10.00'
T=10.00'
L=15.71'
CB=N45°55'32"W
CH=14.14'

PORTION OF A 293.041 ACRE TRACT,
DOC. NO. 2019035726, D.R., A PORTION OF SURVEY
135 ABSTRACT 581, CERTIFICATE 29, SURVEY 137,
ABSTRACT 579, CERTIFICATE 31 AND SURVEY 139,
ABSTRACT 577, CERTIFICATE 33, SAID SURVEYS
NAMED CUADRILLA IRRIGATION COMPANY, NUECES
CO., TX, MPM DEVELOPMENT, LP

PORTION OF A 293.041 ACRE TRACT,
DOC. NO. 2019035726, D.R., A PORTION OF SURVEY
135 ABSTRACT 581, CERTIFICATE 29, SURVEY 137,
ABSTRACT 579, CERTIFICATE 31 AND SURVEY 139,
ABSTRACT 577, CERTIFICATE 33, SAID SURVEYS
NAMED CUADRILLA IRRIGATION COMPANY, NUECES
CO., TX, MPM DEVELOPMENT, LP

7.5' UE, DOC. NO. XX, D.R.

N89°04'28"E 334.87'



118.126 ACRE TRACT 11, DOC. NO.
2015011169, D.R., BILL BROWN ET AL

55' DRAINAGE EASEMENT AND RIGHT OF WAY; THE DEVELOPER HAS GRANTED AND CONVEYED, AND BY THESE PRESENTS DOES HEREBY GRANT AND CONVEY UNTO THE CITY OF CORPUS CHRISTI, A MUNICIPAL CORPORATION DULY INCORPORATED UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF TEXAS, ITS SUCCESSORS AND LEGAL REPRESENTATIVES, THE FREE AND UNINTERRUPTED USE, LIBERTY, PRIVILEGE AND EASEMENT, OF GOING IN, OVER, UNDER AND ALONG THE CERTAIN TRACT OF LAND CALLED A DRAINAGE EASEMENT AND RIGHT OF WAY, LABELED AS SUCH. TOGETHER WITH THE FREE INGRESS, EGRESS AND REGRESS TO AND FOR THE CITY FOR THE PURPOSE OF MAINTAINING A PUBLIC DRAINAGE FACILITY, AND FOR THE PURPOSE OF MAINTAINING, SERVICING, REPAIRING AND INSPECTING SAID PUBLIC DRAINAGE FACILITY UNDER, ON AND ALONG SAID TRACT.

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

PLAT OF
KING'S LANDING UNIT 1
CORPUS CHRISTI, NUECES COUNTY, TEXAS

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

DATE PLOTTED: 2/12/20
COMP. NO: PLAT-SH7.DWG
JOB NO: 18068
SCALE: AS SHOWN
PLOT SCALE: 1" = 60'
SHEET 7 OF 7

CONTINUED FROM SHEET 6