

Notes:

1. Total platted area contains 7.995 Acres of Land. (Includes Street Dedication)
2. Set 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" at all lot corners, unless otherwise noted.
3. The receiving water for the storm water runoff from this property is the Oso Bay. The TCEQ has classified the aquatic life use for the Oso Bay as "exceptional" and "oyster waters". The TCEQ also categorized the receiving water as "contact recreation" use.
4. Grid Bearings and Distances shown hereon are referenced to the Texas Coordinate System of 1983, Texas South Zone 4205, and are based on the North American Datum of 1983(2011) Epoch 2010.00.
5. By graphic plotting only, this property is in Zone "C" on Flood Insurance Rate Map, Community Panel No. 485464 0316 C, City of Corpus Christi, Texas which bears an effective date of July 18, 1985 and on Flood Insurance Rate Map, Community Panel No. 485464 0318 C, City of Corpus Christi, Texas which bears an effective date of July 18, 1985 and it is partially located in a Special Flood Hazard Area.
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. Residential Driveway Access to Flour Bluff Drive shall be prohibited from Lots 1 through 10, Block 1 and Lot 1, Block 2.
8. Zoning district shall conform minimum lot width (FT) and and lot area (sq ft) standards.
9. Please see additional restrictions in AEP Transmission Line Easement recorded in Document No. 2017011609, O.R.N.C.T.
10. All driveways shall conform to access management standards outlined in Article 7 of the UDC.
11. No driveways are allowed to Flour Bluff Drive or Purdue Road. Driveways to Pleasant Drive are only allowed for lots that front on Pleasant Drive.

State of Texas
County of Nueces

MVR Construction Company, a Texas corporation, hereby certifies that it is the owner of the lands embraced within the boundaries of the foregoing plat; that it has had said lands surveyed and subdivided as shown; that streets shown are dedicated to the public use forever; that easements as shown are dedicated to the public use for the installation, operation and use of public utilities; and that this map was made for the purpose of description and dedication.

This the _____ day of _____, 20_____.

By: MVR Construction Company, a Texas corporation

By: _____
Mohammad Rezaei Nazari, Director

By: _____
Vahid Rezaei Nazari, Director

By: _____
Reza Haddadzadeh, Director

State of Texas
County of Nueces

This instrument was acknowledged before me by Mohammad Rezaei Nazari, as Director of MVR Construction Company, a Texas corporation, on behalf of said corporation.

This the _____ day of _____, 20_____.

Notary Public in and for the State of Texas

State of Texas
County of Nueces

This instrument was acknowledged before me by Vahid Rezaei Nazari, as Director of MVR Construction Company, a Texas corporation, on behalf of said corporation.

This the _____ day of _____, 20_____.

Notary Public in and for the State of Texas

State of Texas
County of Nueces

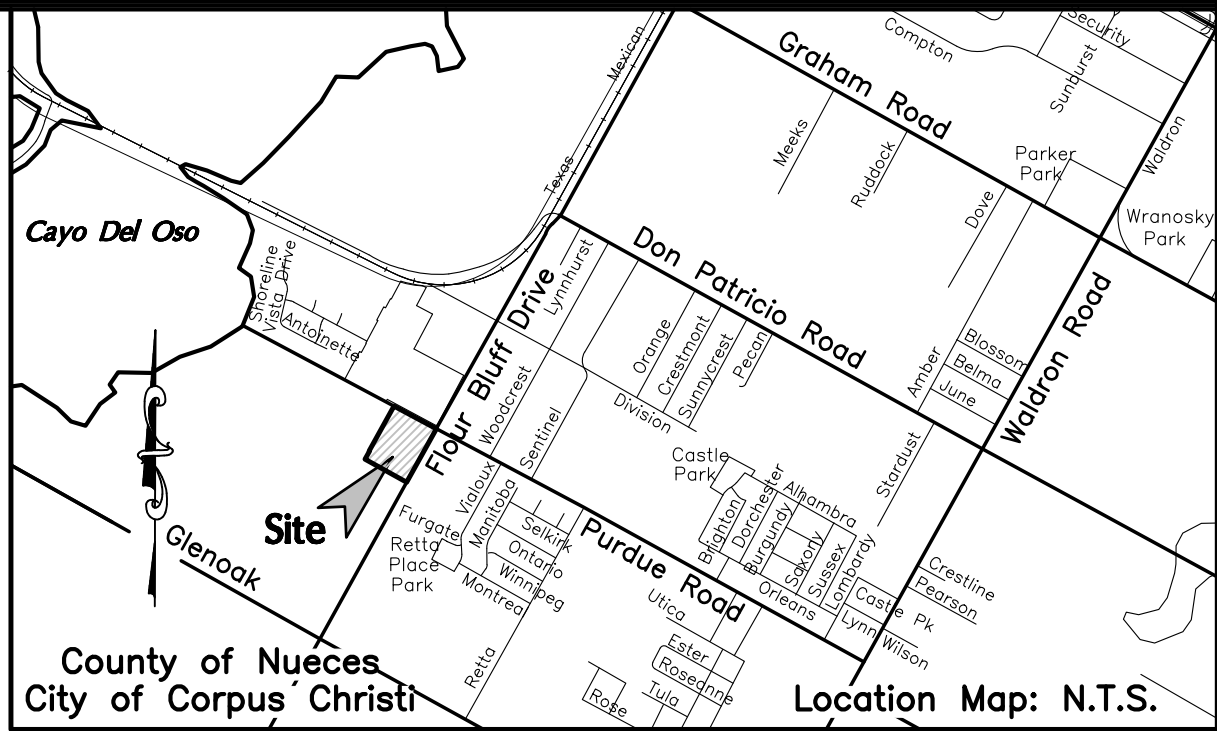
This instrument was acknowledged before me by Reza Haddadzadeh, as Director of MVR Construction Company, a Texas corporation, on behalf of said corporation.

This the _____ day of _____, 20_____.

Notary Public in and for the State of Texas

Plat of
Cottages by the Bay
Unit 1

7.995 Acres, being all of Lot 1, Block 1, El Recuerdo Subdivision, a map of which is recorded in Volume 59, Pages 97, Map Records of Nueces County, Texas and a portion of Lot 14, Section 40, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Pages 41-43, of the said Map Records; said 7.995 being a portion of a 37.651 Acre Tract of Land described in a Warranty Deed from Jubalee Properties, Ltd, and David Scott Hearn, to MVR Construction Company, as recorded in Document No. 2019035741, Official Public Records of Nueces County, Texas.



State of Texas
County of Nueces

This final plat of the herein described property was approved by the Department of Development Services of the City of Corpus Christi, Texas.

This the _____ day of _____, 20_____.

Jalal Saleh, P.E.
Development Services Engineer

State of Texas
County of Nueces

This 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_____.

Al Raymond, III, AIA,
Secretary

Carl Crull, P.E.
Chairman

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 said County in Volume _____, Page _____, Map Records.

Witness my hand and seal of the County Court, in and for said County, at office in Corpus Christi, Texas, the day and year last written.

No. _____
Filed for Record

Kara Sands, County Clerk
Nueces County, Texas

at _____ O'clock ____M.
_____, 20_____

By: _____
Deputy

State of Texas
County of Nueces

I, James D. Carr, a Registered Professional Land Surveyor for Urban Engineering, have prepared the foregoing map from a survey made on the ground under my direction and is true and correct to the best of my knowledge, information and belief; I have been engaged under contract to set all Lot and Block corners as shown herein and to complete such operations with due and reasonable diligence consistent with sound professional practice.

This the _____ day of _____, 20_____.

James D. Carr, R.P.L.S.
Texas License No. 6458

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

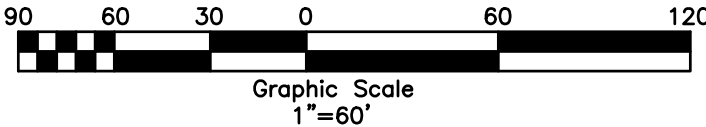


Revised: 3/11/20
Submitted: 1/15/20
SCALE: None
JOB NO.: 33722.C0.00
SHEET: 1 of 2
DRAWN BY: XG

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	20.00'	31.42'	28.28'	N16°28'56"W	89°59'59"
C2	20.00'	31.42'	28.28'	S73°31'04"W	90°00'01"
C3	10.00'	15.71'	14.14'	S16°28'56"E	90°00'00"
C4	15.00'	23.56'	21.21'	S73°31'08"W	90°00'09"
C5	10.00'	15.71'	14.14'	N73°31'04"E	90°00'00"
C6	15.00'	23.56'	21.21'	N16°28'52"W	89°59'51"

Legend:

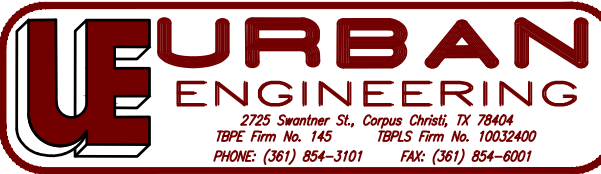
- 5/8 Inch Iron Rod Found
- 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set
- ⊕ 5/8 MAG Nail with washer stamped "URBAN ENGR CCTX" Set



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Cottages by the Bay
Unit 1

7.995 Acres, being all of Lot 1, Block 1, El Recuerdo Subdivision, a map of which is recorded in Volume 59, Pages 97, Map Records of Nueces County, Texas and a portion of Lot 14, Section 40, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Pages 41-43, of the said Map Records; said 7.995 being a portion of a 37.651 Acre Tract of Land described in a Warranty Deed from Jubalee Properties, Ltd, and David Scott Hearn, to MVR Construction Company, as recorded in Document No. 2019035741, Official Public Records of Nueces County, Texas.



Revised: 3/11/20
Submitted: 1/15/20
SCALE: 1"=60'
JOB NO.: 33722.C0.00
SHEET: 2 of 2
DRAWN BY: XG