

PLAT OF EMPIRE SUBDIVISION

A 16.39 ACRE SUBDIVISION, BEING 4.750 ACRES OUT OF LOTS 20 AND 21, SECTION 26, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACT, AND 11.640 ACRES OUT OF LOTS 20, 21, 26, AND 27, SECTION 26, FLOUR BLUFF & ENCINAL FARM & GARDEN TRACT, RECORDED IN VOLUME A, PAGES 41, 42 AND 43 IN THE MAP RECORDS OF NUECES COUNTY, TEXAS.

STATE OF TEXAS §
COUNTY OF NUECES §

I, THE MOSTAGHASI INVESTMENT TRUST, DO HEREBY CERTIFY THAT I AM THE OWNER OF THE LANDS EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING MAP; EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF PUBLIC UTILITIES.

THIS THE ____ DAY OF ____, 20__.

BY: _____
GEORGE MOSTAGHASI
OWNER

STATE OF TEXAS §
COUNTY OF ____ §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____ PROVEN TO ME TO BE THE PERSON WHOSE SIGNATURE IS MADE ON THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF ____, 20__.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

STATE OF TEXAS §
COUNTY OF ____ §

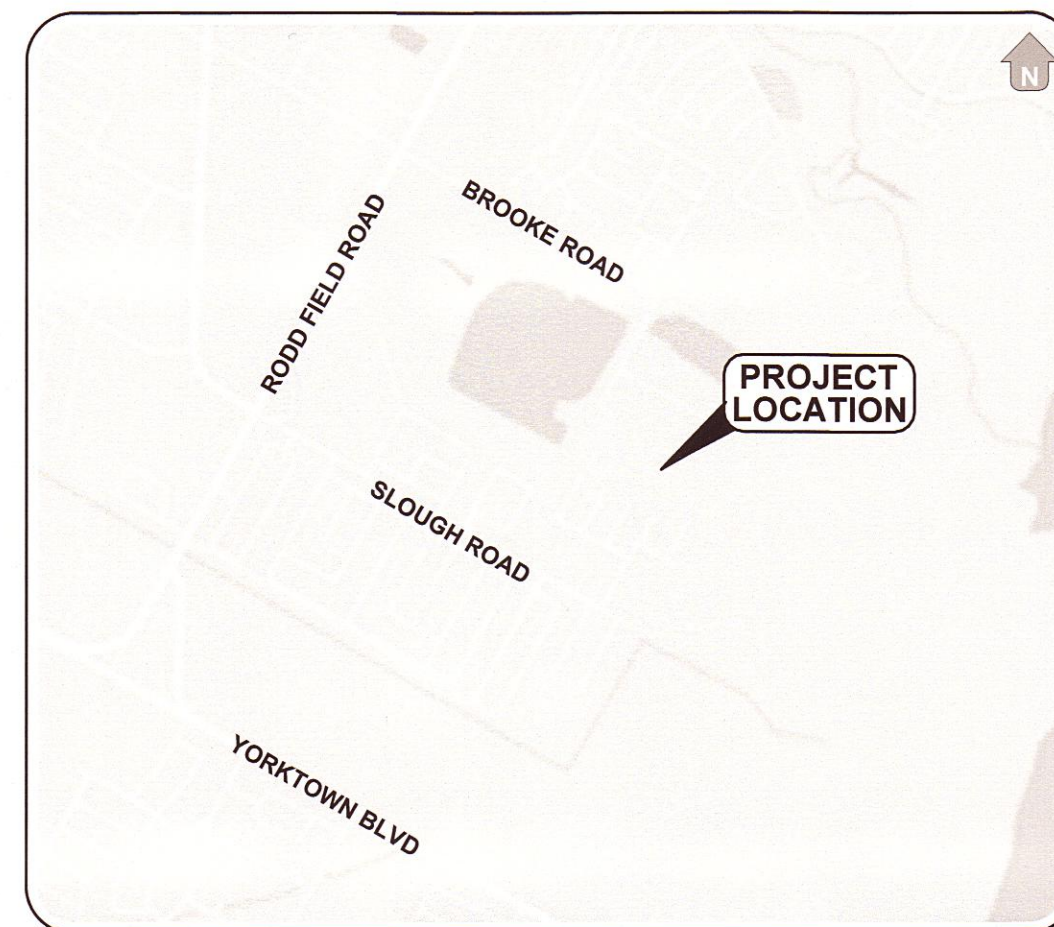
I, _____, _____ FOR CHARTER BANK, DO HEREBY CERTIFY THAT WE ARE THE HOLDERS OF A LIEN ON THE LAND SHOWN ON THE FOREGOING MAP OF WHICH THE MOSTAGHASI INVESTMENT TRUST IS THE OWNER, AND WE APPROVE OF THE SUBDIVISION AND DEDICATION FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED. THIS THE ____ DAY OF ____, 20__.

BY: _____

STATE OF TEXAS §
COUNTY OF ____ §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____ PROVEN TO ME TO BE THE PERSON WHOSE SIGNATURE IS MADE ON THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF ____, 20__.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____



LOCATION MAP
NOT TO SCALE

STATE OF TEXAS §
COUNTY OF ____ §

I, _____, _____ FOR FIRST COMMUNITY BANK, DO HEREBY CERTIFY THAT WE ARE THE HOLDERS OF A LIEN ON THE LAND SHOWN ON THE FOREGOING MAP OF WHICH THE MOSTAGHASI INVESTMENT TRUST IS THE OWNER, AND WE APPROVE OF THE SUBDIVISION AND DEDICATION FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED. THIS THE ____ DAY OF ____, 20__.

BY: _____

STATE OF TEXAS §
COUNTY OF ____ §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____ PROVEN TO ME TO BE THE PERSON WHOSE SIGNATURE IS MADE ON THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF ____, 20__.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____



STATE OF TEXAS §
COUNTY OF NUECES §

I, ARTURO MEDINA, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY MAP WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY MADE UNDER MY DIRECTION AND SUPERVISION, AND REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY, AND THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT STANDARDS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

DATE: _____
ARTURO MEDINA, RPLS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6669

STATE OF TEXAS §
COUNTY OF NUECES §

THIS PLAT OF EMPIRE SUBDIVISION, APPROVED BY THE DEPARTMENT OF DEVELOPMENT SERVICES OF THE CITY OF CORPUS CHRISTI, TEXAS, THIS THE ____ DAY OF ____, 20__.

WILLIAM J. GREEN, PE
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS §
COUNTY OF NUECES §

THIS PLAT OF EMPIRE SUBDIVISION, APPROVED BY THE PLANNING COMMISSION ON THE BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS, THIS THE ____ DAY OF ____, 20__.

ERIC VILLARREAL, P.E. NINA NIXON-MENDEZ, FAICP
CHAIRMAN SECRETARY

STATE OF TEXAS §
COUNTY OF NUECES §

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR SAID NUECES COUNTY, TEXAS, HEREBY CERTIFY THAT THE FOREGOING MAP OF THE PLAT OF EMPIRE SUBDIVISION, DATED THE ____ DAY OF ____, 20__, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THIS THE ____ DAY OF ____, 20__, AT ____ O'CLOCK ____ M. AND DULY RECORDED IN VOLUME ____, PAGE ____, MAP RECORDS OF NUECES COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF SAID COURT AT OFFICE IN CORPUS CHRISTI, TEXAS, THIS THE ____ DAY OF ____, 20__.

NO. _____

FILED FOR RECORD
AT ____ O'CLOCK ____ M.
_____, 20__.

KARA SANDS
COUNTY CLERK
NUECES COUNTY, TEXAS

BY: _____
DEPUTY

ENGINEER
THOMAS TIFFIN, PE
SURVEYOR
ARTURO MEDINA, RPLS
OWNER
MOSTAGHASI INVESTMENT TRUST
CORPUS CHRISTI, TEXAS 78407
OFFICE: (361) 333-4317
FIRM REGISTRATION
NO. 10194360
DRAWN BY
TT
CHECKED BY
RA
APPROVED BY
AM
DRAWING DATE:
10/2019

AM LAND SURVEYING
PO BOX 71004
CORPUS CHRISTI, TEXAS 78407
OFFICE: (361) 333-4317
FIRM REGISTRATION
NO. 10194360
amlandsurveying@yahoo.com

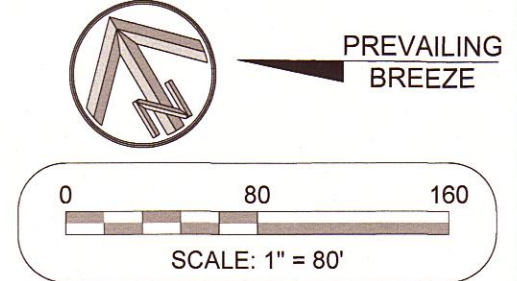
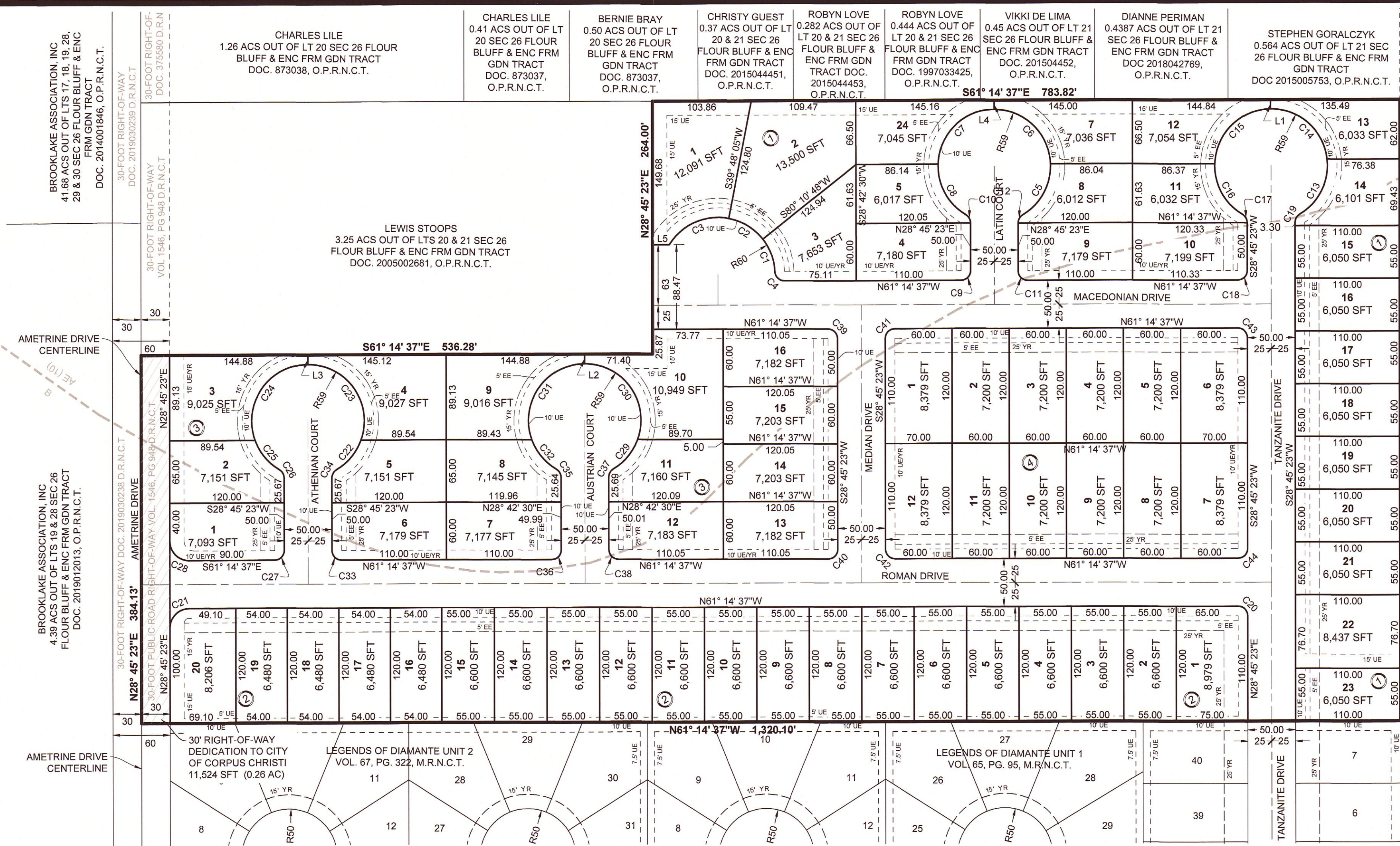
AM
LAND SURVEYING

CIVIL-STRUCTURAL-MARINE
TOPOGRAPHIC SURVEYING
OFFICE: 361-946-4948
1609 S. BROWNLIE BOULEVARD
CORPUS CHRISTI, TX 78404
TYPE FIRM NO. F-1240

ME
MUNOZ ENGINEERING

PLAT OF
EMPIRE SUBDIVISION
CORPUS CHRISTI, NUECES COUNTY, TEXAS

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| LINE TABLE | | |
|------------|--------|------------------|
| LINE ID | LENGTH | BEARING |
| L1 | 9.67' | S28° 42' 30.00"W |
| L2 | 10.00' | N28° 45' 22.73"E |
| L3 | 10.00' | N28° 45' 22.73"E |
| L4 | 9.67' | N28° 45' 22.73"E |
| L5 | 17.52' | N61° 17' 30.00"W |

DORSAL DEVELOPMENT, LLC.
69.812 ACS OUT OF LTS 22, 23, 24 & 25
SEC 26 FLOUR BLUFF & ENC FRM GDN TRACT
TRACT DOC 2013003716, O.P.R.N.C.T.



- PLAT NOTES:**
- TOTAL PLATTED AREA CONTAINS 16.387 ACRES OF LAND, INCLUDING RIGHT-OF-WAYS, EASEMENTS, AND STREET DEDICATIONS.
 - FEMA INFORMATION CURRENT:
PLOTING THE PROPERTY BY SCALE ON FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NO. 4854940540C, MARCH 18, 1985, INDICATES THE PROPERTY IS LOCATED IN FLOOD ZONE B.
THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE ENGINEER OR SURVEYOR.
 - PROPOSED:
PLOTING THE PROPERTY BY SCALE ON FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NO. 48355C0540G, OCTOBER 23, 2015, INDICATES THE PROPERTY IS LOCATED IN FLOOD ZONE X.
THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE ENGINEER OR SURVEYOR.
 - RECEIVING WATERS
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". TCEQ ALSO CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
 - ALL BEARINGS ARE GRID BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM FOR THE LAMBERT SOUTH ZONE (NAD83).
 - ALL ELEVATIONS ARE BASED ON NAVD88, GEOID09.
 - THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE A MINIMUM OF 18 INCHES ABOVE THE CENTERLINE OF THE HIGHEST ADJACENT ROADWAY OR AS NOTED ON CONSTRUCTION DRAWINGS FOR THE SUBDIVISION.
 - THE SURVEYOR CAN NOT CERTIFY AS TO UN-RECORDED EASEMENTS AND/OR RIGHT-OF-WAY THAT MAY IMPACT THE SUBJECT PROPERTY AND ARE NOT VISIBLE AND APPARENT.
 - CAUTION MUST BE TAKEN WITH PIPELINE MARKERS INDICATING BURIED LINES NOT ON RECORD.
 - THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
 - THIS SUBDIVISION IS LOCATED NEAR AIRFIELDS USED BY AIRPLANES AND MAY BE SUBJECT TO AIRCRAFT NOISE, OVER FLIGHT, AND VIBRATION.
 - DRIVEWAY IS PROHIBITED ALONG AMETRINE DRIVE.
 - DRIVEWAY IS PROHIBITED FROM BLK 3, LOT 10 ONTO MACEDONIAN DRIVE

| CURVE TABLE | | | | | |
|-------------|--------|--------|--------|---------------|--------------|
| CURVE ID | LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD LENGTH |
| C1 | 37.05' | 60.00' | 35.38' | N8° 24' 39"E | 36.46' |
| C2 | 42.85' | 60.00' | 40.92' | N29° 44' 18"W | 41.95' |
| C3 | 72.40' | 60.00' | 69.14' | N84° 46' 02"W | 68.09' |
| C4 | 15.24' | 10.00' | 87.34' | S17° 34' 18"E | 13.81' |
| C5 | 63.46' | 59.00' | 61.62' | N57° 27' 51"E | 60.44' |
| C6 | 90.51' | 59.00' | 87.90' | N17° 17' 44"W | 81.89' |
| C7 | 90.51' | 59.00' | 87.90' | S74° 48' 29"W | 81.89' |
| C8 | 63.46' | 59.00' | 61.62' | S0° 02' 54"W | 60.44' |
| C9 | 15.71' | 10.00' | 90.00' | N73° 45' 23"E | 14.14' |
| C10 | 10.39' | 10.00' | 59.52' | N1° 00' 12"W | 9.93' |
| C11 | 15.71' | 10.00' | 90.00' | S16° 14' 37"E | 14.14' |
| C12 | 10.39' | 10.00' | 59.52' | S58° 30' 58"W | 9.93' |
| C13 | 67.97' | 59.00' | 66.01' | N55° 16' 21"E | 64.27' |
| C14 | 86.48' | 59.00' | 83.98' | N19° 43' 19"W | 78.94' |
| C15 | 90.03' | 59.00' | 87.43' | S74° 34' 24"W | 81.54' |
| C16 | 63.46' | 59.00' | 61.62' | S0° 02' 54"W | 60.44' |

| CURVE TABLE | | | | | |
|-------------|---------|--------|---------|---------------|--------------|
| CURVE ID | LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD LENGTH |
| C17 | 10.39' | 10.00' | 59.52' | N1° 00' 12"W | 9.93' |
| C18 | 15.71' | 10.00' | 90.00' | N73° 45' 23"E | 14.14' |
| C19 | 10.39' | 10.00' | 59.52' | S58° 30' 58"W | 9.93' |
| C20 | 15.71' | 10.00' | 90.00' | N16° 14' 37"W | 14.14' |
| C21 | 31.42' | 20.00' | 90.00' | S73° 45' 23"W | 28.28' |
| C22 | 40.75' | 59.00' | 39.57' | N68° 29' 26"E | 39.94' |
| C23 | 113.34' | 59.00' | 110.06' | N6° 19' 32"W | 96.70' |
| C24 | 113.10' | 59.00' | 109.84' | S63° 43' 31"W | 96.56' |
| C25 | 40.75' | 59.00' | 39.57' | S10° 58' 41"E | 39.94' |
| C26 | 10.39' | 10.00' | 59.52' | N1° 00' 12"W | 9.93' |
| C27 | 15.71' | 10.00' | 90.00' | N73° 45' 23"E | 14.14' |
| C28 | 31.42' | 20.00' | 90.00' | S16° 14' 37"E | 28.28' |
| C29 | 40.70' | 59.00' | 39.52' | N68° 28' 00"E | 39.90' |
| C30 | 113.22' | 59.00' | 109.95' | N6° 16' 16"W | 96.63' |
| C31 | 113.22' | 59.00' | 109.95' | S63° 46' 47"W | 96.63' |
| C32 | 40.80' | 59.00' | 39.62' | S11° 00' 07"E | 39.99' |

| CURVE TABLE | | | | | |
|-------------|--------|--------|--------|---------------|--------------|
| CURVE ID | LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD LENGTH |
| C33 | 15.71' | 10.00' | 90.00' | S16° 14' 37"E | 14.14' |
| C34 | 10.39' | 10.00' | 59.52' | S58° 30' 58"W | 9.93' |
| C35 | 10.39' | 10.00' | 59.52' | N1° 03' 05"W | 9.93' |
| C36 | 15.72' | 10.00' | 90.05' | N73° 43' 56"E | 14.15' |
| C37 | 10.39' | 10.00' | 59.52' | S58° 28' 05"W | 9.93' |
| C38 | 15.70' | 10.00' | 89.95' | S16° 16' 04"E | 14.14' |
| C39 | 15.71' | 10.00' | 90.00' | N16° 14' 37"W | 14.14' |
| C40 | 15.71' | 10.00' | 90.00' | N73° 45' 23"E | 14.14' |
| C41 | 15.71' | 10.00' | 90.00' | S73° 45' 23"W | 14.14' |
| C42 | 15.71' | 10.00' | 90.00' | S16° 14' 37"E | 14.14' |
| C43 | 15.71' | 10.00' | 90.00' | N16° 14' 37"W | 14.14' |
| C44 | 15.71' | 10.00' | 90.00' | N73° 45' 23"E | 14.14' |

ENGINEER: STEFIN, PE
SURVEYOR: ARTURO MEDINA, RPLS
OWNER: MOSTAGHASI INVESTMENT TRUST
ENGINEER PID: SURVEYOR PID:
DRAWN BY: DATE: 10/20/19
CHECKED BY: DATE:
APPROVED BY: DATE:

AM LAND SURVEYING
PO BOX 71094
CORPUS CHRISTI, TEXAS 78467
FIRM REGISTRATION NO. 10194360
amlandsurveying@yahoo.com

AM LAND SURVEYING

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OFFICE: 361-946-4848
1608 S BROWNLEE BOULEVARD
CORPUS CHRISTI, TX 78404
TYPE FIRM No. F-12240

ME ENGINEERING
MUNOZ ENGINEERING

PLAT OF
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CORPUS CHRISTI, NUECES COUNTY, TEXAS

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