

STATE OF TEXAS §
COUNTY OF _____ §

WE, FOUR BABA ENTERPRISE, LLC, DO HEREBY CERTIFY THAT WE ARE 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: _____
JACQUELINE AZALI , PRESIDENT

BY: _____
ALYEH AZALI HATAMI FARDY, VICE PRESIDENT

BY: _____
ELHAM AZALI, DIRECTOR

BY: _____
SANDRA AZALI, DIRECTOR

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 _____ §

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 _____ §

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NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

STATE OF TEXAS §
COUNTY OF _____ §

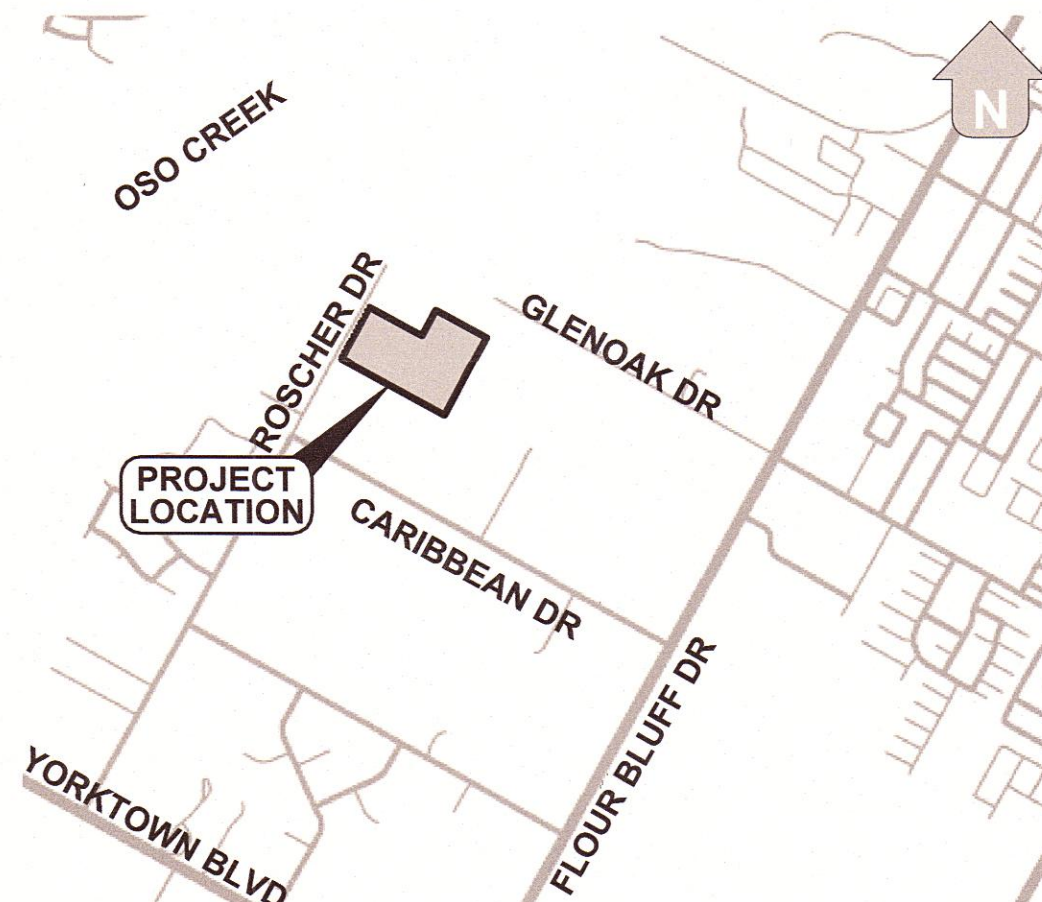
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____ PROVEN TO ME TO BE THE PERSON WHOSE SIGNATURE IS MADE ON THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY STATED. GIVEN UNDER MY HAND AND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

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

PLAT OF

ROSCHER CROSSING ESTATES

A TRACT OF LAND DESCRIBED AS A 10.00 ACRE TRACT OUT OF LOT 1, SECTION 39 AND A PORTION OF A 20.00 ACRE TRACT BEING ALL OF LOT 2, SECTION 39, FLOUR BLUFF & ENCINAL FARM & GARDEN TRACTS, AS SHOWN ON MAP RECORDED IN VOLUME A, PAGE 41-43, MAP RECORDS OF NUECES COUNTY, TEXAS AND CONTAINING 23.18 ACRES OF LAND



LOCATION MAP

NOT TO SCALE

STATE OF TEXAS §
COUNTY OF NUECES §

I, RONALD E. BRISTER, 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: _____
RONALD E BRISTER, RPLS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5407

STATE OF TEXAS §
COUNTY OF NUECES §

THIS PLAT OF ROSCHER CROSSING ESTATES, APPROVED BY THE CORPUS CHRISTI - NUECES COUNTY HEALTH UNIT. ANY PRIVATE SEWAGE SYSTEM SHALL BE APPROVED BY THE CORPUS CHRISTI - NUECES COUNTY HEALTH DEPARTMENT PRIOR TO INSTALLATION. THIS THE _____ DAY OF _____, 20____.

PUBLIC HEALTH OFFICER _____



STATE OF TEXAS §
COUNTY OF NUECES §

THIS PLAT OF ROSCHER CROSSING ESTATES, APPROVED BY THE DEPARTMENT OF DEVELOPMENT SERVICES OF THE CITY OF CORPUS CHRISTI, TEXAS, THIS THE _____ DAY OF _____, 20____.

JALAL SALEH, PE
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, PE
CHAIRMAN

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 ROSCHER CROSSING ESTATES, 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. _____

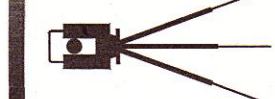
FILED FOR RECORD
AT _____ O'CLOCK ____M.
_____, 20____.

KARA SANDS
COUNTY CLERK
NUECES COUNTY, TEXAS

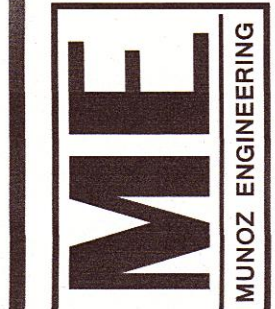
BY: _____
DEPUTY

ENGINEER: THOMAS TIEFEL, PE
SURVEYOR: RONALD BRISTER, RPLS
OWNER: BABA ENTERPRISE, LLC
ENGINEER: RONALD BRISTER, RPLS
SURVEYOR: RONALD BRISTER, RPLS
DRAWN BY: TBT
CHECKED BY: RB
APPROVED BY: TBT
DRAWING DATE: 02/21/2020

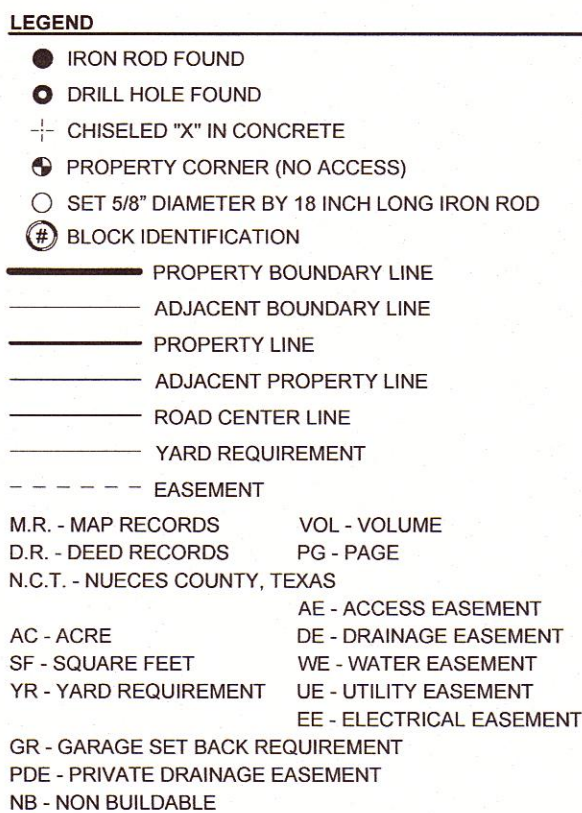
Brister Surveying
4455 South Padre Island Drive Suite 51
Corpus Christi, Texas 78411
Office 361-850-1800
Fax 361-850-1802
bristersurveying@corpus.twcba.com
Firm Registration No. 10072800



CIVIL-STRUCTURAL-MARINE
TOPOGRAPHIC SURVEYING
OFFICE: 361-946-4848
1808 S. BROWNLEE BOULEVARD
CORPUS CHRISTI, TX 78404
TBPE FIRM No. F-12240



PLAT OF
ROSCHER CROSSING ESTATES
CORPUS CHRISTI, NUECES COUNTY, TEXAS



APPROVED
MAR 18 2020
PLANNING COMMISSION

Brister Surveying
4455 South Padre Island Drive Suite 51
Corpus Christi, Texas 78411
Office 361-850-1800
Fax 361-850-1802
bristersurveying@corpus.twcbe.com
Firm Registration No. 10072800

ENGINEER:	THOMAS TIFFIN, PE			
SURVEYOR:	RONALD BRISTER, RPLS			
OWNER:	FOUR BABBA			
ENGINEER PID:	180146		SURVEYOR PID: XX	
DRAWN BY	TBT	RB	CHKD BY	APPD BY
				TBT
DRAWING DATE: 02/21/2020				

CURVE TABLE					
CURVE ID	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	19.5'	80.00'	14.00'	S35° 22' 47"W	19.50'
C2	58.0'	80.00'	41.54'	S63° 08' 52"W	56.73'
C3	48.1'	80.00'	34.46'	N78° 51' 08"W	47.40'
C4	80.7'	80.00'	57.76'	N32° 44' 16"W	77.28'
C5	45.0'	80.00'	32.24'	N12° 15' 44"E	44.42'
C6	31.4'	20.00'	90.00'	N16° 37' 13"W	28.28'
C7	31.4'	20.00'	90.00'	S73° 22' 47"W	28.28'
C8	17.9'	20.00'	51.32'	S2° 43' 15"W	17.32'
C9	52.9'	60.00'	50.52'	S2° 19' 15"W	51.21'
C10	95.1'	60.00'	90.80'	S72° 58' 47"W	85.44'
C11	138.0'	60.00'	131.75'	N4° 15' 10"E	109.52'
C12	10.0'	60.00'	9.57'	N74° 54' 42"E	10.01'
C13	17.9'	20.00'	51.32'	N54° 02' 20"E	17.32'
C14	17.9'	20.00'	51.32'	N2° 43' 15"E	17.32'
C15	130.0'	60.00'	124.10'	N39° 06' 36"E	106.00'
C16	112.3'	60.00'	107.22'	S25° 13' 52"E	96.60'
C17	31.4'	20.00'	90.00'	S16° 37' 13"E	28.28'
C18	31.4'	20.00'	90.00'	N73° 22' 47"E	28.28'
C19	33.4'	80.00'	23.89'	N40° 19' 34"E	33.12'
C20	92.3'	80.00'	66.11'	N85° 19' 34"E	87.27'
C21	56.1'	80.00'	40.17'	S41° 32' 01"E	54.95'
C22	37.0'	80.00'	26.50'	S8° 11' 53"E	36.67'
C23	32.6'	80.00'	23.33'	S16° 42' 55"W	32.35'
C24	31.4'	20.00'	90.00'	N16° 37' 13"W	28.28'
C25	31.4'	20.00'	90.00'	S73° 22' 48"W	28.28'
C26	50.3'	16.00'	180.00'	N28° 22' 48"E	32.00'
C27	31.4'	20.00'	90.00'	S16° 37' 13"E	28.28'
C28	31.4'	20.00'	90.00'	N73° 22' 48"E	28.28'
C29	31.4'	20.00'	90.00'	N73° 22' 47"E	28.28'
C30	31.4'	20.00'	90.00'	S16° 37' 13"E	28.28'
C31	31.4'	20.00'	90.00'	S73° 22' 47"W	28.28'
C32	31.4'	20.00'	90.00'	N16° 37' 13"W	28.28'

LINE TABLE		
LINE ID	LENGTH	BEARING
L1	55.00'	S28° 22' 47.00"W
L2	42.95'	S86° 08' 40.71"W
L3	55.00'	S28° 22' 47.00"W
L4	33.52'	N61° 37' 13.00"W
L5	34.99'	N42° 25' 49.83"W
L6	33.52'	S61° 37' 13.00"E
L7	34.99'	S80° 48' 36.17"E
L8	23.77'	S61° 37' 13.00"E
L9	23.77'	N61° 37' 13.00"W
L10	9.00'	N28° 22' 47.00"E
L11	3.50'	S28° 22' 47.00"W
L12	41.83'	S61° 37' 13.00"E
L13	3.50'	N28° 22' 40.57"E
L14	41.83'	N61° 37' 13.00"W

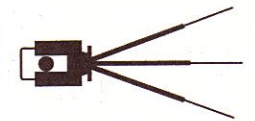
- PLAT NOTES:
- TOTAL PLATTED AREA CONTAINS 23.18 ACRES OF LAND, INCLUDING RIGHT-OF-WAYS, EASEMENTS, AND DEDICATIONS.
 - FEMA INFORMATION EFFECTIVE:
PLOTING THE PROPERTY BY SCALE ON FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NO. 4854640315D, MAP REVISED AUGUST 3, 1989, INDICATES THE PROPERTY IS LOCATED IN FLOOD ZONE B AND C.
THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE ENGINEER OR SURVEYOR.
PRELIMINARY:
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 ABOVE THE ELEVATION OF THE STREET GUTTER AT POINT OF DISCHARGE OR THE INLET OF AN APPROVED DRAINAGE DEVICE A MINIMUM OF 12 INCHES PLUS 2 PERCENT. ALTERNATE ELEVATIONS ARE PERMITTED SUBJECT TO THE APPROVAL OF THE BUILDING OFFICIAL, PROVIDED IT CAN BE DEMONSTRATED THAT REQUIRED DRAINAGE TO THE POINT OF DISCHARGE AND AWAY FROM THE STRUCTURE IS PROVIDED AT ALL LOCATIONS ON THE SITE.
 - 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 REQUIREMENTS, AS DEPICTED, ARE A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AT THE TIME OF APPROVAL AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
 - BLOCK 2, LOT 2 AND LOT 6 SHALL BE AN ACCESS EASEMENT FOR ACCESS OF PRIVATE AND PUBLIC UTILITIES AND ACCESS FOR LOTS ABUTTING LOT.
 - BLOCK 1, 2, AND 3 ARE GOVERNED BY THE ESTATES OF ROSCHER CROSSING HOMEOWNERS ASSOCIATION (RCHOA) AND RESTRICTIVE COVENANTS.
 - BLOCK 1 LOT 5, 20, AND 21 SHALL BE NON-HABITABLE LOT OWNED AND MAINTAINED BY THE RCHOA.
 - BLOCK 1 LOTS 20 AND 21 SHALL NOT HAVE PRIVATE DRIVEWAY ACCESS TO ROSCHER DR
 - BLOCK 1 LOT 14 SHALL FRONT MARWARI DRIVE.
 - THIS SUBDIVISION INCLUDES PRIVATE IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, STREETS, FACILITIES AND EASEMENTS THAT HAVE NOT BEEN DEDICATED TO THE PUBLIC OR ACCEPTED BY THE CITY OF CORPUS CHRISTI OR ANY OTHER LOCAL GOVERNMENT AGENCY AS PUBLIC RIGHTS-OF-WAY. THE CITY OF CORPUS CHRISTI HAS NO OBLIGATION, NOR ANY OTHER LOCAL GOVERNMENT AGENCY HAVE ANY OBLIGATION, TO MAINTAIN, REPAIR, INSTALL OR CONSTRUCT PRIVATE IMPROVEMENTS WITHIN THE SUBDIVISION UNLESS DAMAGE IS NEGLIGENT BY SUCH ENTITY. THE OBLIGATION SHALL BE THE SOLE RESPONSIBILITY OF THE OWNERS OF THE PROPERTY OF THIS SUBDIVISION. THE ROSCHER CROSSING HOMEOWNERS ASSOCIATION (RCHOA) AGREES TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES TO:
 - PRIVATE STREETS OCCASIONED BY THE REASONABLE USE OF THE STREETS BY GOVERNMENT SERVICE VEHICLES; OR
 - INJURIES OR DAMAGES TO OTHER PERSONS, PROPERTIES OR VEHICLES CLAIMED AS A RESULT OF STREET DESIGN OR CONSTRUCTION.
 - THIS SUBDIVISION IS LOCATED NEAR AIRFIELDS USED BY AIRCRAFT AND MAY BE SUBJECT TO AIRCRAFT NOISE, OVER FLIGHT, AND VIBRATION.
 - CURB AND GUTTER AND SIDEWALK IMPROVEMENTS ARE NOT REQUIRED AS PART OF SUBDIVISION IMPROVEMENTS.
 - PRIVATE DRAINAGE EASEMENT (PDE) IS DEDICATED TO THE ESTATES OF ROSCHER CROSSING HOMEOWNERS ASSOCIATION (RCHOA) AND WILL BE MAINTAINED BY RCHOA.
 - ELECTRICAL EASEMENT (EE) IS DEDICATED TO THE ELECTRICAL UTILITY.
 - TCEQ CHAPTER 285 OSSF SYSTEMS, SUBDIVISIONS OF SINGLE-FAMILY DWELLINGS SERVED BY A PUBLIC WATER SUPPLY AND USING INDIVIDUAL ON-SITE SEWAGE FACILITY (OSSF'S) FOR SEWAGE DISPOSAL, SHALL HAVE LOTS OF AT LEAST HALF ACRE (21780 SQ. FT.). PROPERTIES WITH UTILITY EASEMENTS AND DRAINAGE EASEMENTS WITHIN THE PROPERTY LINE SEVERELY RESTRICT WHAT SIZE HOME CAN BE BUILT ON THE PROPERTY, AS WELL AS, WHAT AMENITIES (SUCH AS SWIMMING POOLS, SHEDS AND CIRCULAR DRIVEWAYS) CAN BE CONSTRUCTED. DUE TO TCEQ SET BACK REQUIREMENTS FROM EASEMENTS SET, PROPERTIES MAY HAVE TO PLACE LIMITS ON THE SIZE OF HOMES IN ORDER TO ENSURE LAND REQUIREMENTS SET BY TCEQ ARE MET FOR THE OSSF DISPOSAL, DESIGNS AND LAYOUT TO BE FULFILLED PROPERLY. (HEALTH DEPARTMENT)
 - DEVELOPMENT FOR LOT 7 AND LOT 8, BLOCK 1 MAY BE LIMITED ACCORDING TO PLAT NOTE #20 FROM HEALTH DEPARTMENT TO ENSURE PROPER OSSF DISPOSAL.



NOTICE
ON SITE SEWAGE FACILITY NOTICE
ALL LOTS TO BE USED FOR RESIDENTIAL OR COMMERCIAL PURPOSES WITHIN THIS PLAT WILL BE REQUIRED TO HAVE A ON SITE SEWAGE FACILITY, OR BETTER KNOWN AS A SEPTIC SEWER, THAT MEETS THE REQUIREMENTS OF THE CITY OF CORPUS CHRISTI AND THE STATE OF TEXAS. IT IS THE SOLE RESPONSIBILITY OF THE OWNER OF THE PROPERTY, PURCHASER OF THE PROPERTY, ARCHITECT, SITE ENGINEER, AND BUILDER OF ANY STRUCTURE TO UNDERSTAND THE REQUIREMENTS OF THE CONSTRUCTION AND MAINTENANCE OF A ON SITE SEWAGE FACILITY PRIOR TO THE SELL, PURCHASE, OR COMMENCING CONSTRUCTION.

ENGINEER	THOMAS TIFEN, PE
OWNER	SCOTT & JENNIFER BRISTER, RPLS
OWNER	FOUR BABBA
ENGINEER PID	180146
DRWN BY	TBT
CHKD BY	RB
DATE	02/25/2020

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PLAT OF
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CORPUS CHRISTI, NUECES COUNTY, TEXAS