

STATE OF TEXAS
COUNTY OF NUECES

WE, THE MOSTAGHASI INVESTMENT TRUST, 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 PROSPERITY BANK, THAT WE HAVE SURVEYED AND SUBDIVIDED AS SHOWN; THAT STREETS SHOWN ARE DEDICATED TO THE PUBLIC USE FOREVER; THAT UTILITY 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 _____ DAY OF _____ 2020.

HOSSEIN MOSTAGHASI, TRUSTEE

STATE OF TEXAS
COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY HOSSIEIN MOSTAGHASI AS TRUSTEE OF MOSTAGHASI INVESTMENT TRUST.

THIS _____ DAY OF _____ 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

STATE OF TEXAS
COUNTY OF NUECES

We Prosperity Bank, 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 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 _____ 2020.

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 _____ 2020.

Carl Crull, P.E.
Chairman

Al Raymond III, AIA
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 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____

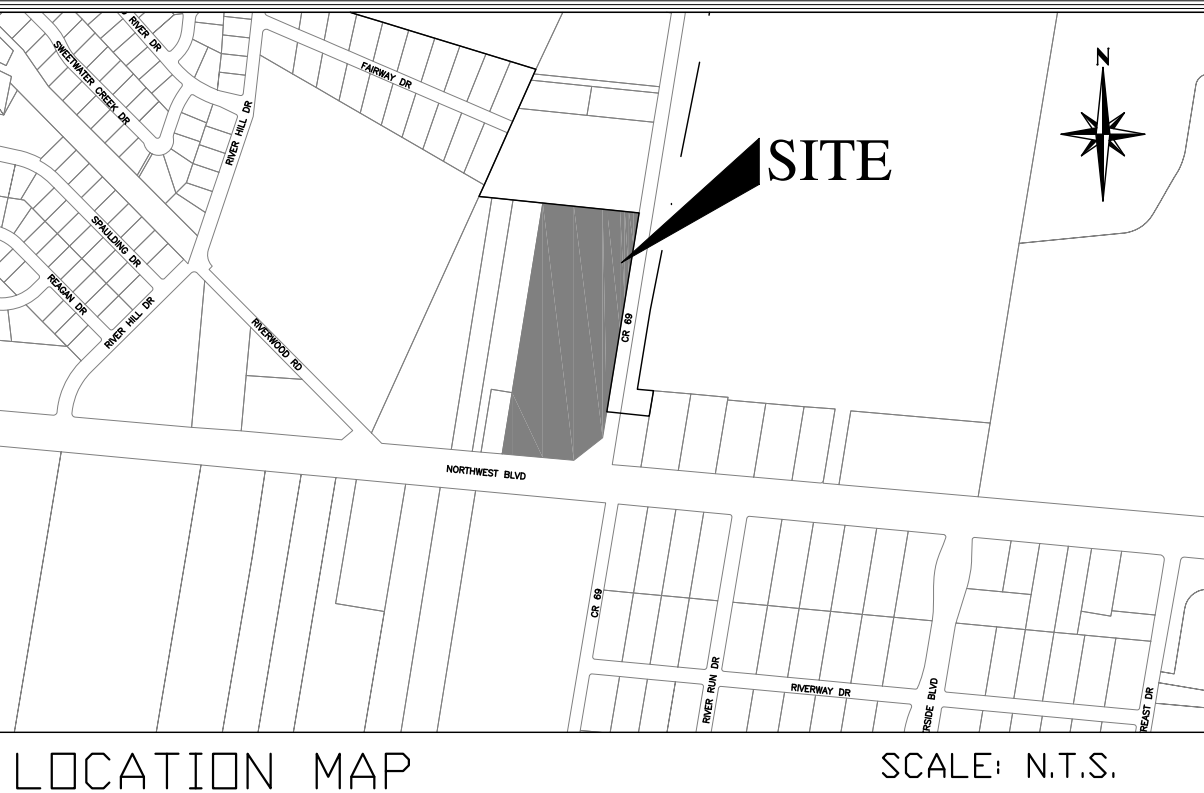
By: _____
Deputy

State of Texas
County of Nueces

I, Fred C. Hayden, Jr., a Registered Professional Land Surveyor for Hayden Surveying, Inc. 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 hereon and to complete such operations with due and reasonable diligence consistent with sound professional practice.

This the _____ day of _____ 20____.

Texas License No. 4486



LOCATION MAP

SCALE: N.T.S.

Plat of
NUECES RIVER
IRRIGATION PARK
ANNEX #1
Block 2, Lot 1

BEING A 8.905 ACRE TRACT OF LAND OUT OF ANNEX NO. 1 TO THE NUECES RIVER IRRIGATION PARK, A MAP OF WHICH IS RECORDED IN VOLUME "A", PAGE 55, MAP RECORDS, NUECES COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND DESCRIBED AS 8.907 ACRE TRACT 3 IN WARRANTY DEED RECORDED IN VOLUME 2207, PAGE 411, DEED RECORDS, NUECES COUNTY, TEXAS

- NOTES
- 1) TOTAL PLATTED AREA CONTAINS 8.905 ACRES OF LAND.
 - 2) A 5/8" DIAMETER STEEL REBAR WAS FOUND AT EVERY CORNER, EXCEPT AS SPECIFIED OTHERWISE.
 - 3) PER PRELIMINARY FLOOD INSURANCE RATE MAP, MAP NUMBER 48355C0260G, REVISED PRELIMINARY, MARCH 30, 2018, THE SUBJECT PROPERTY IS LOCATED OUTSIDE OF ANY SPECIAL FLOOD HAZARD AREAS.
 - 4) THE RECEIVING WATER BODY FOR THE STORM WATER RUNOFF FOR THIS PROPERTY IS THE NUECES RIVER UPSTREAM OF THE CALALLEN SALTWATER INTRUSION DAM LOCATED 1.1 MILES FROM NUECES BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THIS SEGMENT OF THE NUECES RIVER AS "HIGH". TCEQ ALSO CATEGORIZED THE NUECES RIVER AS "CONTACT RECREATION USE". ADDITIONAL WATER QUALITY PROTECTION MEASURES MUST BE OBSERVED FOR THIS RECEIVING WATER DUE TO THE TCEQ DESIGNATION AS A "PUBLIC WATER SUPPLY".
 - 5) ALL PROPOSED FINISHED FLOOR ELEVATIONS WILL BE A MINIMUM OF 18 INCHES ABOVE CROWN ELEVATIONS OF FRONTING STREETS.
 - 6) THERE ARE NO KNOWN NATURAL WATER BODIES, JURISDICTIONAL WETLANDS, ENDANGERED SPECIES HABITATS, STATE OF TEXAS SUBMERGED LANDS, OR CRITICAL DUNES ON THE SITE.
 - 7) ALL BEARINGS ARE GRID BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM FOR THE LAMBERT SOUTH ZONE NAD 83 (CORS 96) EPOCH 2002. ALL DISTANCES SHOWN ARE SURFACE DISTANCES.
 - 8) THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
 - 9) IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PROCESS.
 - 10) LOTS SHALL SHARE ACCESS TO F.M. HIGHWAY 624 AND TO COUNTY ROAD 69 AS REQUIRED TO COMPLY WITH TXDOT AND UNIFIED DEVELOPMENT CODE REQUIREMENTS.
 - 11) NO DIRECT STORM WATER SURFACE RUNOFF TO TXDOT RIGHT OF WAY IS ALLOWED.
 - 12) ALL ON PROPERTY STORM WATER DITCHES, DETENTION AREAS AND PRIVATE DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE PROPERTY OWNER.
 - 13) DRIVEWAYS ONTO CR 69 SHALL BE INSTALLED BY THE SUBDIVISION DEVELOPER TO COMPLY WITH COUNTY REGULATIONS AND MUST BE APPROVED BY THE NUECES COUNTY DEPARTMENT OF PUBLIC WORKS PRIOR TO INSTALLATION.
 - 14) DRAINAGE TO MEET TXDOT GUIDELINES AND APPROVAL.
 - 15) ANY DRIVEWAY ONTO FM 624 SHALL REQUIRE TXDOT REVIEW AND APPROVAL.
 - 16) ALL ON PROPERTY DRAINAGE EASEMENTS, STORM WATER DITCHES, DETENTION AREAS AND DETENTION STRUCTURES SHALL BE MAINTAINED BY THE PROPERTY OWNER ON A YEARLY BASIS TO MAINTAIN THE ENGINEERED DESIGN FLOW.