



LOCATION MAP

NOT TO SCALE

LINE TABLE		
LINE ID	LENGTH	BEARING
L1	20.8'	N61° 18' 45"W
L2	21.2'	N16° 18' 39"W
L3	21.2'	S73° 41' 21"W
L4	21.2'	S16° 18' 38"E
L5	21.2'	N73° 41' 22"E
L6	15.2'	N61° 18' 45"W
L7	14.1'	S16° 18' 32"E
L8	14.1'	N73° 41' 28"E
L9	21.2'	S73° 41' 28"W
L10	21.2'	S16° 18' 32"E
L11	14.1'	N16° 18' 32"W
L12	14.1'	S73° 41' 28"W

CURVE TABLE					
CURVE ID	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	42.2'	85.00'	28.44'	S14° 28' 21"W	41.75'
C2	42.2'	85.00'	28.44'	S14° 28' 22"W	41.76'
C3	44.6'	85.00'	30.03'	S43° 42' 23"W	44.04'
C4	25.0'	85.00'	16.83'	N50° 18' 29"E	24.87'
C5	19.6'	85.00'	13.20'	N35° 17' 37"E	19.54'
C6	6.3'	10.00'	36.02'	S79° 19' 11"E	6.18'
C7	53.7'	60.00'	51.30'	N71° 40' 53"W	51.94'
C8	39.7'	60.00'	37.93'	N27° 04' 01"W	39.00'
C9	40.1'	60.00'	38.31'	N11° 03' 14"E	39.38'
C10	36.1'	60.00'	34.50'	N47° 27' 40"E	35.59'
C11	6.3'	10.00'	36.02'	S46° 42' 07"W	6.18'
C12	17.4'	135.00'	7.38'	N55° 01' 49"E	17.38'
C13	53.4'	135.00'	22.65'	N40° 00' 54"E	53.02'
C14	16.9'	135.00'	7.18'	S3° 50' 33"W	16.90'
C15	50.1'	135.00'	21.26'	S18° 03' 40"W	49.81'

PLAT ABBREVIATION LEGEND	
M.R. - MAP RECORDS	YR - YARD REQUIREMENT
D.R. - DEED RECORDS	GR - GARAGE SET BACK REQUIREMENT
PG - PAGE	WE - WATER EASEMENT
AC - ACRE	EE - ELECTRICAL EASEMENT *
VOL - VOLUME	PAE - PRIVATE ACCESS EASEMENT *
SF - SQUARE FEET	PUE - PRIVATE UTILITY EASEMENT *
UE - UTILITY EASEMENT	PDE - PRIVATE DRAINAGE EASEMENT *
AE - ACCESS EASEMENT	
DE - DRAINAGE EASEMENT *	SEE NOTES

PLAT SYMBOL AND LINE LEGEND	
• IRON ROD FOUND	● IRON PIPE FOUND
● 60D NAIL FOUND	⊙ DRILL HOLE FOUND
+ CHISELED "X" IN CONCRETE	✱ PROPERTY CORNER (NO ACCESS)
○ SET 5/8" DIAMETER BY 18 INCH LONG IRON ROD	
⊕ BLOCK IDENTIFICATION	
——— PROPERTY BOUNDARY LINE	
——— ADJACENT BOUNDARY LINE	
——— PROPERTY LINE	
——— ADJACENT PROPERTY LINE	
——— ROAD CENTER LINE	
----- YARD REQUIREMENT	
- - - - - EASEMENT	

PRELIMINARY PLAT OF MOORLAND VIEW

A TRACT OF LAND DESCRIBED AS 24.49 ACRES ALSO BEING OUT OF LOTS 7 & 10, SECTION 25, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, VOLUME A, PAGES 41-43, MAP RECORDS OF NUECES COUNTY, TEXAS AND CONTAINING 24.49 ACRE TRACT BEING DESCRIBED IN A DEED RECORDED IN DOC NO. 2008038737, DEED RECORDS OF NUECES COUNTY, TEXAS.

PLAT NOTES:

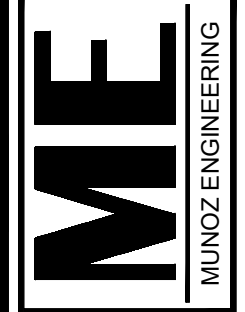
- TOTAL PLATTED AREA CONTAINS 24.49 ACRES OF LAND, INCLUDING RIGHT-OF-WAYS, STREET DEDICATIONS, AND EASEMENTS.
- FEMA INFORMATION EFFECTIVE:
PLOTING THE PROPERTY BY SCALE ON FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NO. 485494 540C, MAP REVISED MARCH 17, 1985X, INDICATES THE PROPERTY IS LOCATED IN FLOOD ZONE A13 AND B.
THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE ENGINEER OR SURVEYOR.
- RECEIVING WATERS
 - OSO BAY DRAINAGE BASIN
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" AND 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 REQUIREMENTS, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- THE FINISHED FLOOR ELEVATION OF EACH LOT MUST BE 18-INCHES HIGHER THEN THE HIGHEST CENTERLINE ELEVATION FRONTING THE LOT.
- BLOCK 2, LOT 13 SHALL BE DEDICATED TO THE CITY OF CORPUS CHRISTI FOR THE INSTALLATION, MAINTENANCE, ACCESS OF PUBLIC PARK AND DRAINAGE RIGHT-OF-WAY.
- IF ELECTRICAL EASEMENTS ARE INDICATED WITHIN THE AREA OF THIS PLAT, THE ELECTRICAL EASEMENT SHALL BE OWNED BY THE ELECTRICAL LINE PROVIDER FOR THE AREA.
- IF PRIVATE ACCESS, DRAINAGE, AND/OR UTILITY EASEMENTS ARE INDICATED WITHIN THE AREA OF THIS PLAT, THE PRIVATE ACCESS, DRAINAGE, AND/OR UTILITY EASEMENT SHALL BE OWNED BY THE PROPERTY OWNER UNLESS OTHERWISE NOTED OR INDICATED WITHIN DEED RESTRICTIONS.
- ALL STREET SIGNS (INCLUDING STOP SIGNS) AND MARKINGS MUST BE FURNISHED AND INSTALLED BY THE DEVELOPER.
- STREET LIGHTS LOCATION MAP TO BE PROVIDED WITH EACH FINAL PLAT.
- THIS SUBDIVISION IS LOCATED NEAR AIRFIELDS USED BY AIRPLANES AND MAY BE SUBJECT TO AIRCRAFT NOISE, OVER FLIGHT, AND VIBRATION.
- BLOCK 1, LOT 1 AND BLOCK 3, LOT 14 ARE NON-BUILDABLE AND ARE TO BE MAINTAINED BY THE OWNER.
- THE ANTICIPATED PHASING OF THE DEVELOPMENT IS AS FOLLOWS:
 - UNIT 1 - LATE 2021
 - UNIT 2 - LATE 2022

ENGINEER	THOMAS TIEFFIN, PE
OWNER	RONALD BRISTER, RPLS
OWNER	JAR DEVELOPMENT
ENGINEER PID	361-850-1800
ENGINEER PID	200095
DRWN BY	TT
CHKD BY	RB
APPD BY	TT
DRAWN DATE	3/24/2021

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



MUNOZ ENGINEERING
1608 S. BROWNLEE BOULEVARD
CORPUS CHRISTI, TX 78404
OFFICE: 361.946.4848
FBPELS FIRM F-12240



MUNOZ ENGINEERING
CIVIL | STRUCTURAL | MARINE | LAND DEVELOPMENT

PRELIMINARY PLAT OF
MOORLAND VIEW
CORPUS CHRISTI, NUECES COUNTY, TEXAS

FLOUR BLUFF & ENC FIRM GDN
TRACT 31.136 ACS OUT OF LITS
22 THRU 24 SEC 25
WALLACE PATRICIA H
TRUSTEE #2
DOCH# 2005007409 D.R.N.C.T.

RIVERBEND SUBDIVISION UNIT 1
VOL. 69, PGS 292-294 M.R.N.C.T.

RIVERBEND SUBDIVISION UNIT 1
VOL. 68, PGS 901-902 M.R.N.C.T.

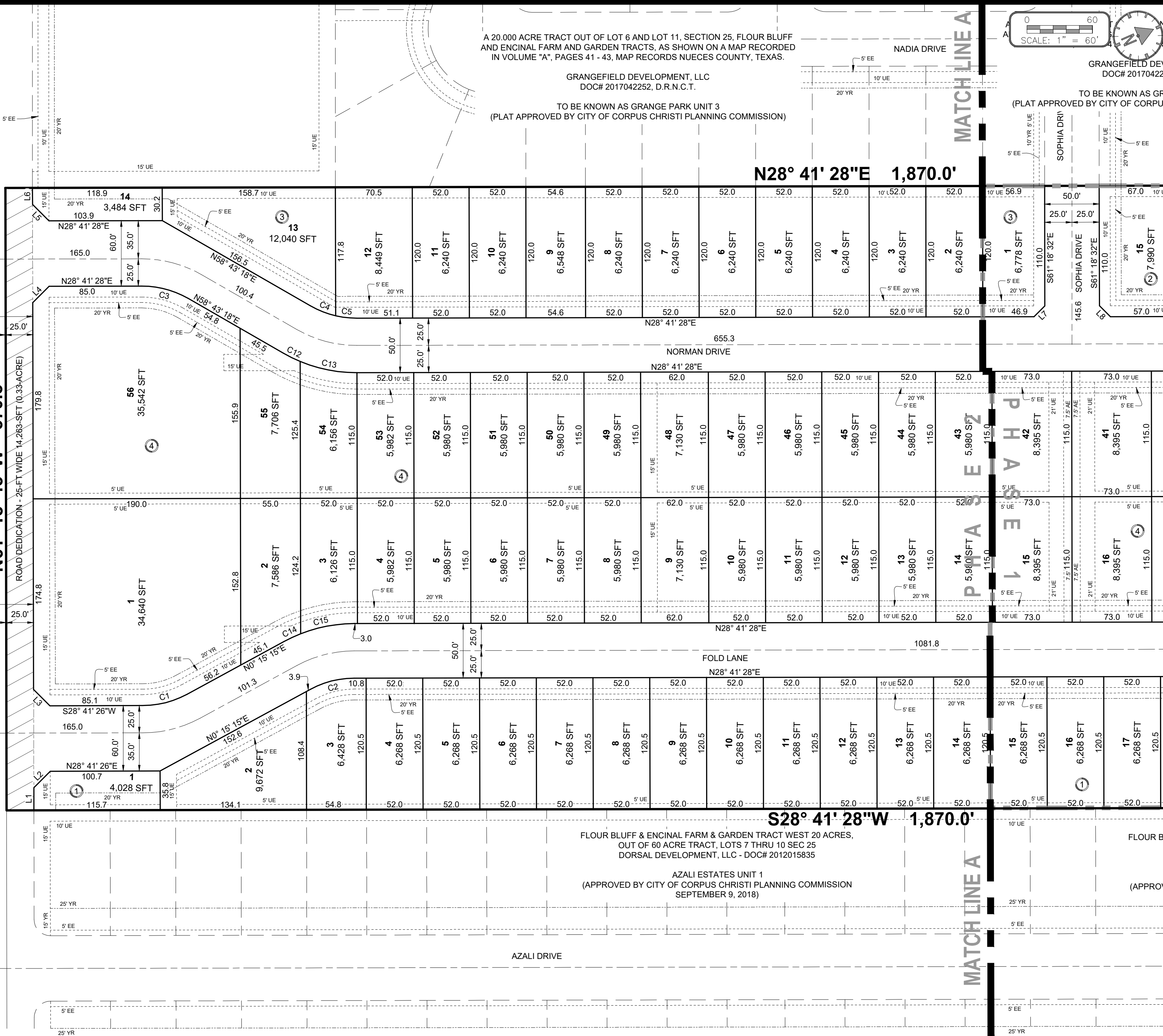
LOYD NEAL DRIVE

RANCH VIEW DRIVE

YORKTOWN BOULEVARD

N61° 18' 45"W 570.5'

ROAD DEDICATION - 25-FT WIDE 14,263-SFT (0.33-ACRE)



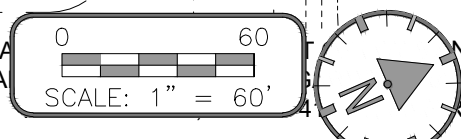
A 20.000 ACRE TRACT OUT OF LOT 6 AND LOT 11, SECTION 25, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, AS SHOWN ON A MAP RECORDED IN VOLUME "A", PAGES 41 - 43, MAP RECORDS NUECES COUNTY, TEXAS.

GRANGEFIELD DEVELOPMENT, LLC
DOC# 2017042252, D.R.N.C.T.

TO BE KNOWN AS GRANGE PARK UNIT 3
(PLAT APPROVED BY CITY OF CORPUS CHRISTI PLANNING COMMISSION)

NADIA DRIVE

GRANGEFIELD DEV
DOC# 20170422



TO BE KNOWN AS GR
(PLAT APPROVED BY CITY OF CORPUS CHRISTI PLANNING COMMISSION)

N28° 41' 28"E 1,870.0'

NORMAN DRIVE

N28° 41' 28"E

FOLD LANE

N28° 41' 28"E

S28° 41' 28"W 1,870.0'

FLOUR BLUFF & ENCINAL FARM & GARDEN TRACT WEST 20 ACRES,
OUT OF 60 ACRE TRACT, LOTS 7 THRU 10 SEC 25
DORSAL DEVELOPMENT, LLC - DOC# 2012015835

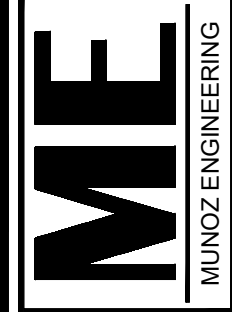
AZALI ESTATES UNIT 1
(APPROVED BY CITY OF CORPUS CHRISTI PLANNING COMMISSION
SEPTEMBER 9, 2018)

AZALI DRIVE

FLOUR B

(APPROV

PRELIMINARY PLAT OF
MOORLAND VIEW
CORPUS CHRISTI, NUECES COUNTY, TEXAS



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CIVIL | STRUCTURAL | MARINE | LAND DEVELOPMENT

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ENGINEER: THOMAS TIEFFEN, PE
OWNER: RONALD BRISTER, RPLS
OWNER: JAR DEVELOPMENT
ENGINEER: JAR DEVELOPMENT
ENGINEER ID: 200095
DRAWN BY: N/A
CHECKED BY: RB
APP'D BY: TT
DATE: 3/24/2021



	MUNOZ ENGINEERING 1608 S. BROWNLEE BOULEVARD CORPUS CHRISTI, TX 78404 OFFICE: 361.946.4848 TBPELS FIRM F-12240		Brister Surveying 4455 South Padre Island Drive Suite 51 Corpus Christi, Texas 78411 Office 361-850-1800 Fax 361-850-1802 bristersurveying@corpus.tbwc.com Firm Registration No. 10072800	
	MUNOZ ENGINEERING		ENGINEER: THOMAS TIFFIN, PE	
	CIVIL STRUCTURAL MARINE LAND DEVELOPMENT		SURVEYOR: RONALD BRISTER, RPLS	
	OWNER: JAR DEVELOPMENT		STATUS OR PID: 200095 N/A	
DRAWN BY: RB		CHKD BY: RB		
DATE: 3/24/2021		APPROVED BY:		