

NOTES

- 1) TOTAL PLATTED AREA CONTAINS 19.271 ACRES OF LAND WITH STREET DEDICATION.
- 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 48355C0545G, REVISED PRELIMINARY, OCTOBER 23, 2015, THE SUBJECT PROPERTY IS LOCATED OUTSIDE OF ANY SPECIAL FLOOD HAZARD AREA.
- 4) THE RECEIVING WATER BODY FOR THE STORM WATER RUNOFF FOR THIS PROPERTY IS THE LAGUNA MADRE. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE LAGUNA MADRE AS "HIGH". TCEQ ALSO CATEGORIZED THE LAGUNA MADRE AS "CONTACT RECREATION USE".
- 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) ALL DRIVEWAYS TO PUBLIC STREETS WITHIN THE SUBDIVISION SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS OUTLINED IN ARTICLE 7 OF THE UDC.
- 10) LOT 9, BLOCK 2 IS DESIGNATED AS A STORM WATER DETENTION AREA TO BE OWNED AND MAINTAINED BY THE H.O.A.

Plat of
HIGHLAND OAKS UNIT 6
SUBDIVISION

BEING A 19.271 ACRE TRACT OF LAND OUT OF
LOTS 12 & 13, SECTION 50, FLOUR BLUFF AND
ENCINAL FARM AND GARDEN TRACTS, A MAP OF
WHICH IS RECORDED IN VOLUME "A" PAGES
41-43, MAP RECORDS, NUECES COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF NUECES

WE FIRST COMMUNITY 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 _____ 2021.

BRETT FLINT, P.E.
DEVELOPMENT SERVICES ENGINEER

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

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 FIRST COMMUNITY 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 _____ 2021.

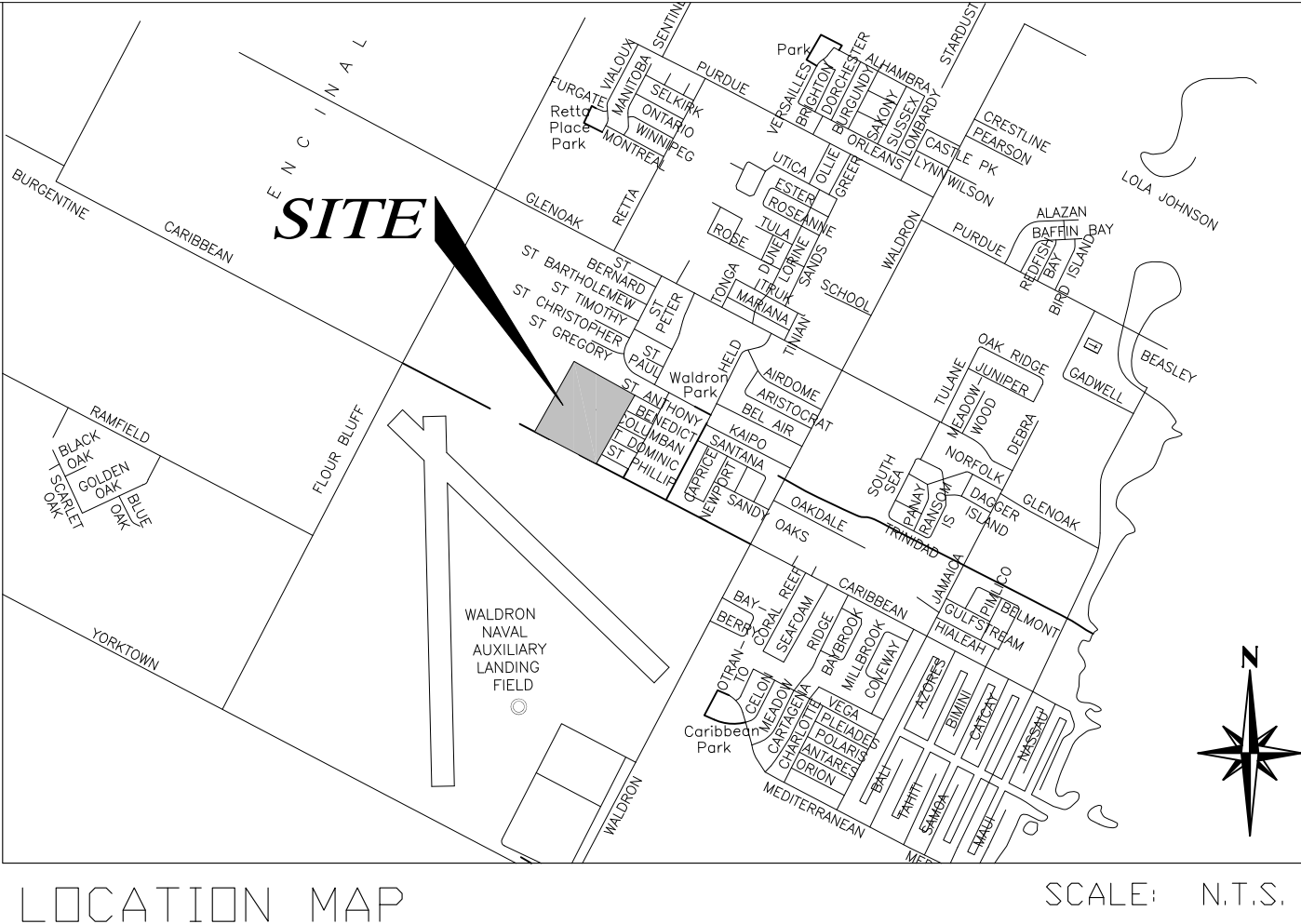
HOSSEIN MOSTAGHASI, TRUSTEE

STATE OF TEXAS
COUNTY OF NUECES

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

THIS _____ DAY OF _____ 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.



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____

JEREMY BAUGH
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.

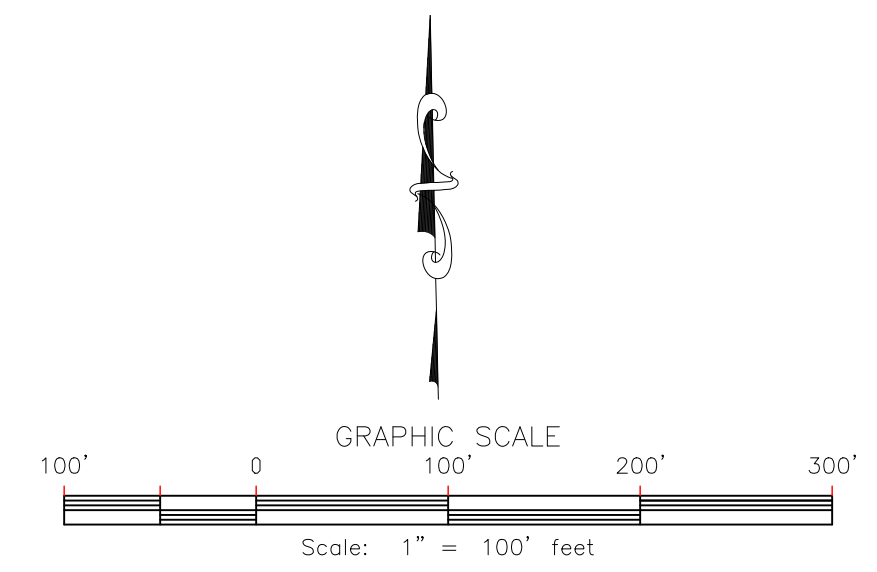
NO. _____
FILED FOR RECORD

AT _____ O'CLOCK ____M.
_____, 20____

KARA SANDS, COUNTY CLERK
NUECES COUNTY, TEXAS

BY: _____
DEPUTY

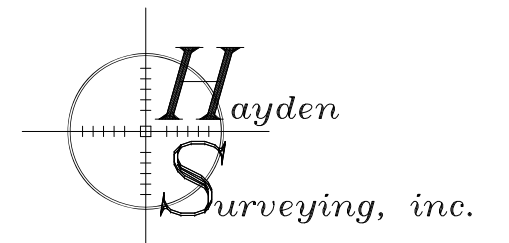




NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	63°49'44"	22.28'	20.00'	N73°32'56"E	28.28'
C2	63°49'44"	22.28'	20.00'	N16°27'04"W	28.28'
C3	63°49'44"	22.28'	20.00'	N73°32'56"E	28.28'
C4	90°00'00"	31.42'	20.00'	N16°27'04"W	28.28'
C5	90°00'00"	31.42'	20.00'	N73°32'56"E	28.28'
C6	90°00'00"	31.42'	20.00'	N16°27'04"W	28.28'
C7	39°59'25"	24.08'	34.50'	N84°04'16"W	26.54'
C8	140°52'30"	122.94'	50.00'	S16°27'04"E	100.00'
C9	39°59'25"	24.08'	34.50'	N51°10'07"E	26.54'
C10	63°49'44"	22.28'	20.00'	S16°27'04"E	28.28'
C11	39°59'25"	24.08'	34.50'	N5°55'44"E	26.54'
C12	140°52'30"	122.94'	50.00'	S73°32'56"W	100.00'
C13	39°59'25"	24.08'	34.50'	S38°49'53"E	26.54'
C14	63°49'44"	22.28'	20.00'	S73°32'56"W	28.28'
C15	63°49'44"	22.28'	20.00'	N16°27'04"W	28.28'
C16	39°59'25"	24.08'	34.50'	N51°10'07"E	26.54'
C17	284°39'37"	298.10'	60.00'	N61°27'04"W	73.33'
C18	39°59'25"	24.08'	34.50'	S5°55'44"W	26.54'
C19	63°49'44"	22.28'	20.00'	S73°32'56"W	28.28'

Plat of
HIGHLAND OAKS UNIT 6
SUBDIVISION

BEING A 19.271 ACRE TRACT OF LAND OUT OF
LOTS 12 & 13, SECTION 50, FLOUR BLUFF AND
ENCINAL FARM AND GARDEN TRACTS, A MAP OF
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5866 S. STAPLES, SUITE 342
CORPUS CHRISTI, TEXAS 78413
PHONE: 991-0088



LOT 14, SECTION 50
FLOUR BLUFF AND ENCINAL FARM
AND GARDEN TRACTS
38.897 ACRES OUT OF
LOTS 1,2,14,15,16, AND ALL
OF LOT 3, SECTION 50

FLOUR BLUFF & ENCINAL
FARM & GARDEN TRACTS
3 ACRES OUT OF
LOT 14, SECTION 50

FLOUR BLUFF & ENCINAL
FARM & GARDEN TRACTS
BLOCKS 50 & 51

HIGHLAND OAKS
UNIT 5
VOL. 65, PAGE 123 & 124

HIGHLAND OAKS
UNIT 1
VOL. 47, PAGES 6 & 7