

Final Plat of MADALYNN ESTATES

BEING A 16.693 ACRE TRACT OF LAND SITUATED IN CORPUS CHRISTI, NUECES COUNTY, TEXAS, A PORTION OF THE PM RUSHING 151 ACRE TRACT AND BEING ALSO THOSE TWO TRACTS DESCRIBED IN THE DEEDS TO JOHN AND MARION CROSSWHITE, REVOCABLE LIVING TRUST OF 2006, RECORDED UNDER DOCUMENT NO. 2007020466, DOCUMENT NO. 2007020628, AND DOCUMENT NO. 2021016612 OF THE OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF NUECES

WE, LANDS GREENWOOD 2018, LLC, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LAND EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING PLAT, 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 _____ 20____.

CHRISTOPHER MANTALVO, MEMBER

STATE OF TEXAS
COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY CHRISTOPHER MANTALVO, MEMBER, LANDS GREENWOOD 2018, LLC,

THIS _____ DAY OF _____ 20____.

NOTARY PUBLIC IN AND OR FOR THE STATE OF TEXAS.

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 _____ 20____.

BRETT F. FLINT, 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 _____ 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.

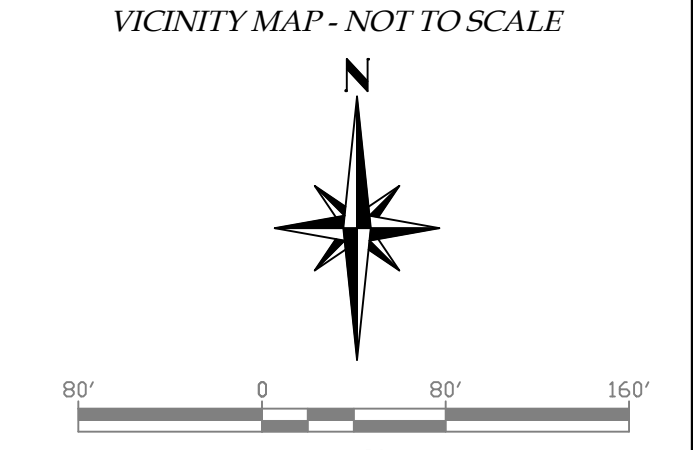
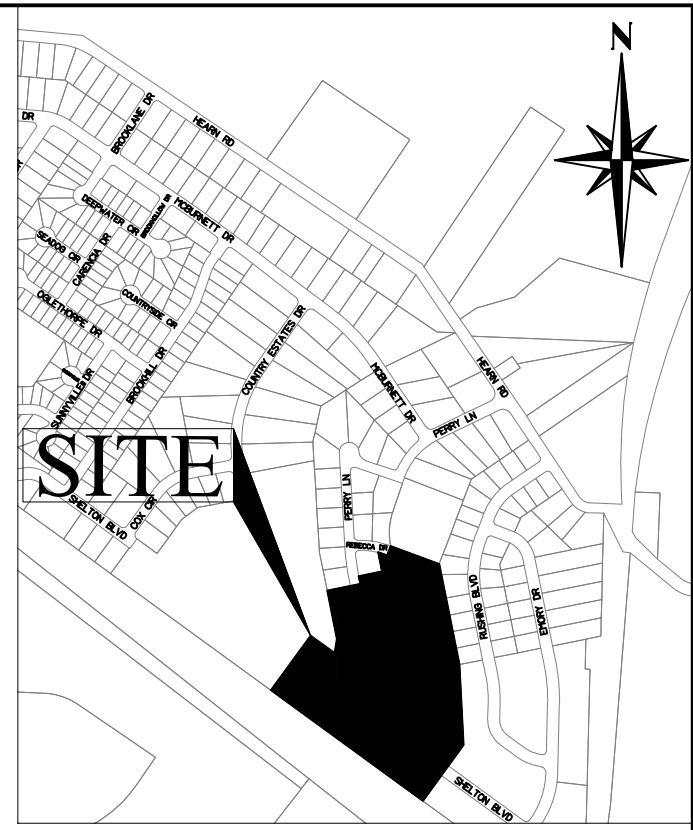
NO. _____ FILED FOR RECORD _____ KARA SANDS, COUNTY CLERK
AT _____ O'CLOCK _____ M. _____ NUECES COUNTY, TEXAS
_____ 20____ BY: _____ DEPUTY

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



| NUM | DELTA | ARC | RADIUS | BEARING | DISTANCE |
|-----|------------|---------|---------|-------------|----------|
| C1 | 90°29'43" | 15.79' | 10.00' | S 9°11'47"E | 14.20' |
| C2 | 45°05'57" | 27.55' | 35.00' | S58°36'03"W | 26.84' |
| C3 | 179°48'05" | 156.91' | 50.00' | N 8°56'56"W | 100.00' |
| C4 | 45°05'57" | 27.55' | 10.00' | S76°29'54"E | 26.84' |
| C5 | 90°00'00" | 15.71' | 10.00' | N 8°56'55"W | 14.14' |
| C6 | 90°03'23" | 15.72' | 10.00' | N81°04'46"E | 14.15' |
| C7 | 89°56'37" | 15.70' | 10.00' | S 8°55'14"E | 14.14' |
| C8 | 90°00'00" | 15.71' | 10.00' | S81°03'05"W | 14.14' |
| C9 | 90°00'00" | 15.71' | 10.00' | S 8°56'55"E | 14.14' |
| C10 | 48°10'35" | 126.13' | 150.00' | N11°57'47"E | 122.44' |
| C11 | 56°05'33" | 146.85' | 150.00' | N40°10'16"W | 141.06' |
| C12 | 57°32'22" | 100.43' | 100.00' | N40°53'41"W | 96.26' |
| C13 | 48°10'35" | 84.08' | 100.00' | N11°57'47"E | 81.63' |
| C14 | 90°03'23" | 15.72' | 10.00' | N81°04'46"E | 14.15' |
| C15 | 89°56'37" | 15.70' | 10.00' | S 8°55'14"E | 14.14' |
| C16 | 48°10'35" | 168.17' | 200.00' | N11°57'47"E | 163.26' |
| C17 | 48°10'35" | 126.13' | 150.00' | N11°57'47"E | 122.44' |
| C18 | 90°03'23" | 15.72' | 10.00' | N81°04'46"E | 14.15' |

- NOTES:
- TOTAL AREA CONTAINS 16.693 ACRES OF LAND. (INCLUDES STREET DEDICATION)
 - THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE NUECES RIVER DOWNSTREAM OF THE CALLEN SALT WATER BARRIER DAM. THE TCEQ HAS STATED THE WATER BODY USES TO BE "AQUATIC LIFE" USE, "CONTACT RECREATION" USE, "GENERAL" USE, AND "FISH CONSUMPTION" USE.
 - THIS PROPERTY FALLS WITHIN SECTION NRB-100-106 OUT OF THE O.N. STEVENS SUB-BASIN NRB-100 WITHIN THE NUECES RIVER STORM WATER DRAINAGE BASIN.
 - GRID BEARINGS AND DISTANCES SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE 4205, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983(2011) EPOCH 2010.00.
 - BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONES "C" ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 485464 0130C, CITY OF CORPUS CHRISTI, TEXAS WHICH BEARS AN EFFECTIVE DATE JULY 18, 1985, AND IN ZONE "X" OF FLOOD INSURANCE RATE MAP, MAP NO. 48355C0280C, CITY OF CORPUS CHRISTI, TEXAS WHICH BEARS AN EFFECTIVE DATE MAY 30, 2018. PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
 - THERE ARE NO KNOWN NATURAL WATER BODIES, JURISDICTIONAL WETLANDS, ENDANGERED SPECIES HABITAT, STATE OF TEXAS SUBMERGED LANDS OR CRITICAL DUNES ON THE SITE.
 - THIS DEVELOPMENT MEETS THE CITY'S MASTER DRAINAGE PLAN AND THE PROPOSED DRAINAGE WILL NOT ADVERSELY AFFECT THE DRAINAGE PATTERN OR DESIGN OF THE ADJACENT PROPERTIES.
 - THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
 - A 5/8" DIAMETER IRON ROD WAS FOUND AT EVERY CORNER WITH THE EXCEPTION OF THE TWO MOST EASTERLY CORNERS IDENTIFIED BY 1" IRON PIPES.
 - VEHICULAR ACCESS TO LOTS 1 AND 2, BLOCK 5 FROM MADALYNN DRIVE WILL BE PROHIBITED.
 - LOTS 18 AND 19, BLOCK 4, SHALL SERVE AS A TEMPORARY EMERGENCY SERVICES ACCESS/TURN AROUND EASEMENT UNTIL SUCH TIME AS SHELTON BOULEVARD IS EXTENDED BEYOND THE WESTERLY LIMITS OF THIS SUBDIVISION.

Hayden
Surveying, Inc.
905 DELTA DR.
CORPUS CHRISTI, TEXAS 78412
PH: 361-815-8900, FAX: 361-991-9034