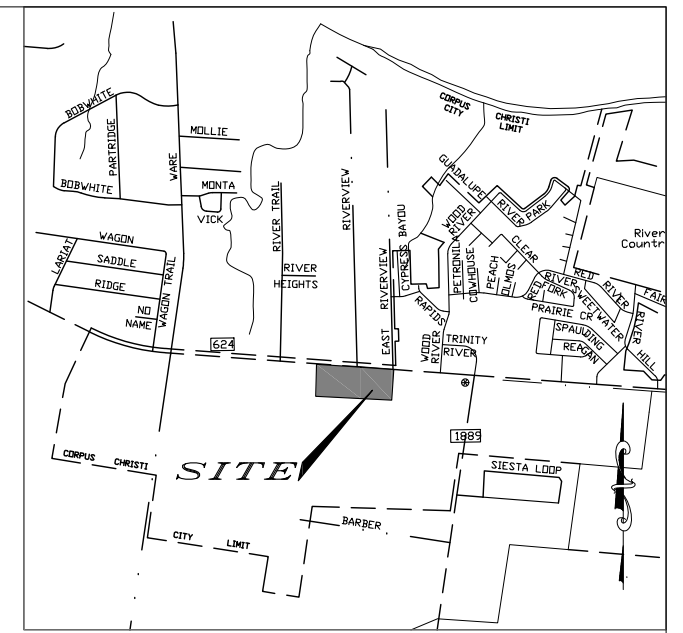


WEST RIVER PLACE UNIT 2 BLOCK 2, LOTS 5, 6, 7, 8, 9, & 10

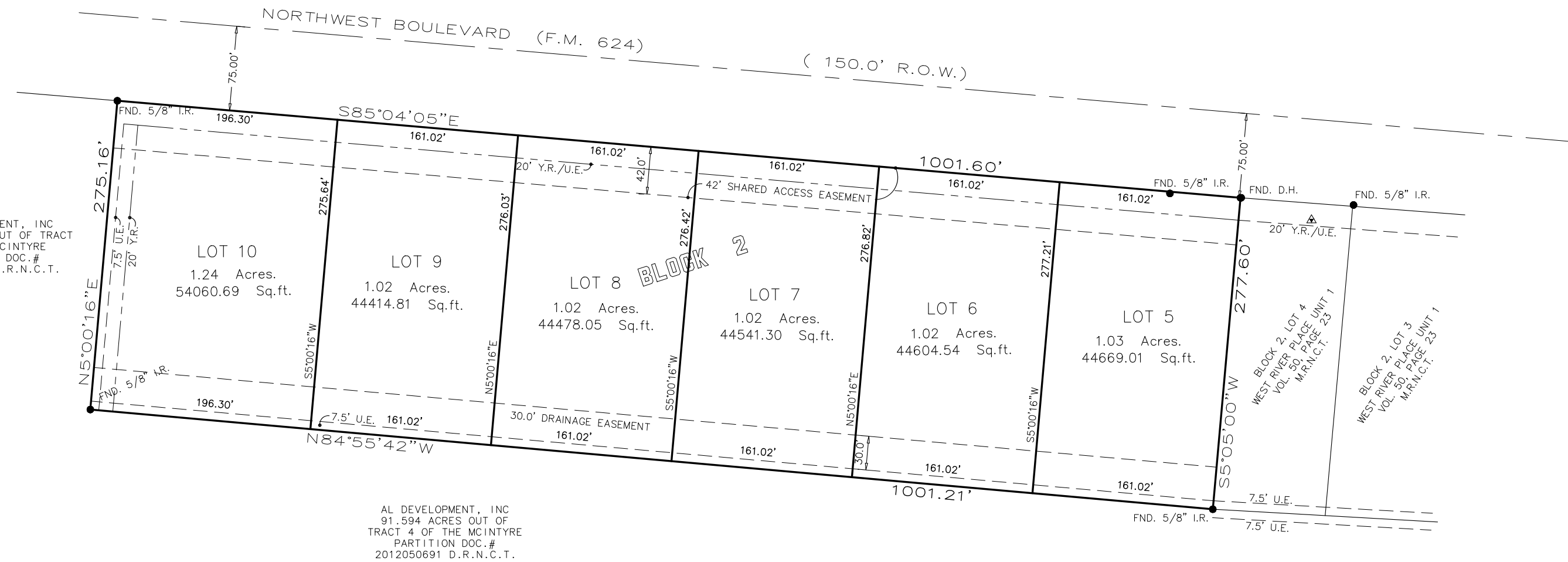
BEING A 6.347 ACRE TRACT OF LAND OUT OF A 168.60 ACRE TRACT DESCRIBED IN A DEED RECORDED IN VOLUME 1025, PAGE 391, DEED RECORDS OF NUECES COUNTY, TEXAS, SAID 6.347 ACRE TRACT ALSO BEING OUT OF THE MARIANO LOPEZ D HERRERA SURVEY, ABSTRACT 606, NUECES COUNTY, TEXAS.



LOCATION MAP
NOT TO SCALE

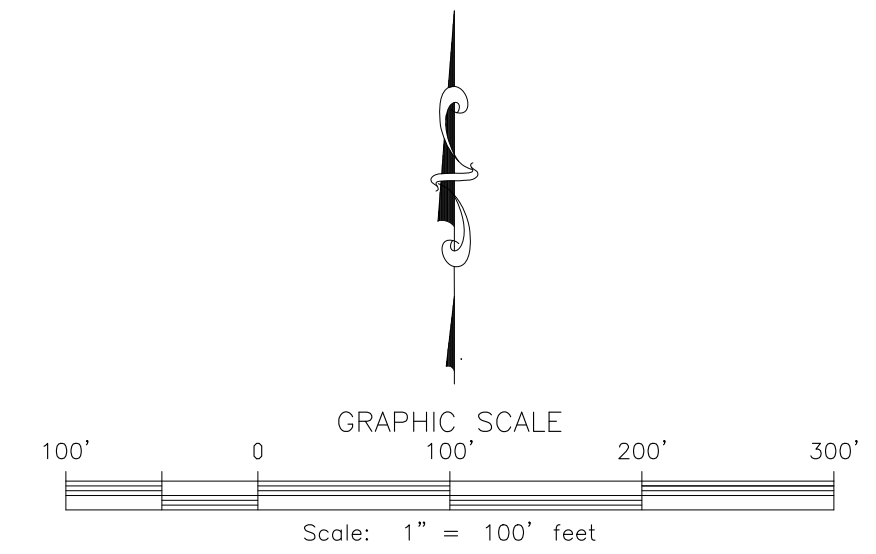
- GENERAL NOTES:
- 1) THE TOTAL PLATTED AREA CONTAINS 6.347 ACRES OF LAND.
 - 2) A 5/8" DIAMETER STEEL REBAR WAS FOUND AT EVERY CORNER, EXCEPT OTHERWISE SPECIFIED.
 - 3) PER FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 48355C0260G, REVISED PRELIMINARY, MAY 30, 2018, THE SUBJECT PROPERTY IS NOT LOCATED WITHIN ANY SPECIAL FLOOD HAZARD AREA.
 - 4) ALL BEARINGS AND DISTANCES REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE.
 - 5) THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM 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."
 - 6) THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
 - 7) ACCESS TO STATE RIGHT-OF-WAY SHALL BE THROUGH A SHARED ACCESS EASEMENT AS DEPICTED ON THIS PLAT. NO ADDITIONAL ACCESS WILL BE PERMITTED. ACCESS TO MEET CURRENT STATE GUIDELINES AND REQUIREMENTS AND SHALL REQUIRE TxDOT REVIEW AND APPROVAL.

- 8) IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.
- 9) LOTS 5,6,7,8,9 AND 10 SHALL SHARE ACCESS TO NORTHWEST BOULEVARD (F.M. 624) AS REQUIRED TO MEET TxDOT REQUIREMENTS.
- 10) DRAINAGE TO MEET THE CURRENT TxDOT CORPUS CHRISTI DISTRICT STANDARDS, STATE GUIDELINES, AND STATE REQUIREMENTS. DRAINAGE REVIEW AND APPROVAL BY TxDOT IS REQUIRED.
- 11) REGIONAL DETENTION IS PROVIDED THROUGH THIS PLAT. ADDITIONAL DETENTION MAY BE REQUIRED. IF SITE SPECIFIC DEVELOPMENT ON A LOT EXCEEDS ITS PRO-RATA SHARE OF STORM WATER RUNOFF DETENTION. DRAINAGE REVIEW AND APPROVAL BY TxDOT REQUIRED AT BUILDING PERMIT STAGE.



AL DEVELOPMENT, INC
91.594 ACRES OUT OF TRACT
4 OF THE MCINTYRE
PARTITION DOC.#
2012050691 D.R.N.C.T.

AL DEVELOPMENT, INC
91.594 ACRES OUT OF
TRACT 4 OF THE MCINTYRE
PARTITION DOC.#
2012050691 D.R.N.C.T.



STATE OF TEXAS
COUNTY OF NUECES

We _____ (name) 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 _____ 20____.

BRETT 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

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 PLAINSCAPITAL BANK, THAT WE HAVE SURVEY AND SUBDIVIDED AS SHOWN; THAT STREET SHOWN AE DEDICATED TO THE PUBLIC USE FOREVER; THAT 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 _____ 2022.

HOSSEIN MOSTAGHASI, TRUSTEE

STATE OF TEXAS
COUNTY OF NUECES

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

THIS _____ DAY OF _____ 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

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
CLERK

KARA SANDS, COUNTY
CLERK
NUECES COUNTY, TEXAS

AT _____ O'CLOCK _____M.
_____, 20____

BY: _____

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