

Notes:

1. Total platted area contains 13.70 Acres of Land.
2. 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". The TCEQ also categorized the receiving water as "contact recreation" use.
3. 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.
4. By graphic plotting only, this property is in Zone "C" on Flood Insurance Rate Map, Community Panel No. 485494 0520 D, City of Corpus Christi, Texas, which bears an effective date of June 4, 1987 and is not in a Special Flood Hazard Area.
5. The yard requirement, as depicted is a requirement of the Unified Development Code and is subject to change as the zoning may change.
6. Shared access across lot lines shall not be obstructed.
7. If any lot is developed with residential uses, compliance with the open space regulation will be required during the building permit phase.
8. Shared access across lot lines shall not be obstructed. Non-exclusive ingress and egress for pedestrian and vehicular traffic by Mutual Agreement recorded in Document No. 2007008265, Official Public Records of Nueces County, Texas.
9. The drivable surfaces, now or in the future, of Lot 2A, Lot 2B, and Lot 2C, shall be cross/shared access easements in favor of Lot 2A, Lot 2B, and Lot 2C. This easement provides shared access on and across all drivable surfaces.
10. Any storm water/drainage discharge to FM 2444 right-of-way to have TxDOT approval. If approved, drainage discharge rate shall be metered to meet existing conditions, as determined by TxDOT. No direct surface runoff onto FM 2444 (South Staples Street).

State of Texas
County of Nueces

OFLP Properties, Ltd., a Texas Limited Partnership, hereby certifies that it is the owner of the lands embraced within the boundaries of the foregoing plat; that it has had said lands surveyed and subdivided as shown; that streets shown are 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 the _____ day of _____, 20_____.

By: Owens Brothers Management Company, Inc., a Texas Corporation
its General Partner

By: _____
S.W. Owens, President

State of Texas
County of Nueces

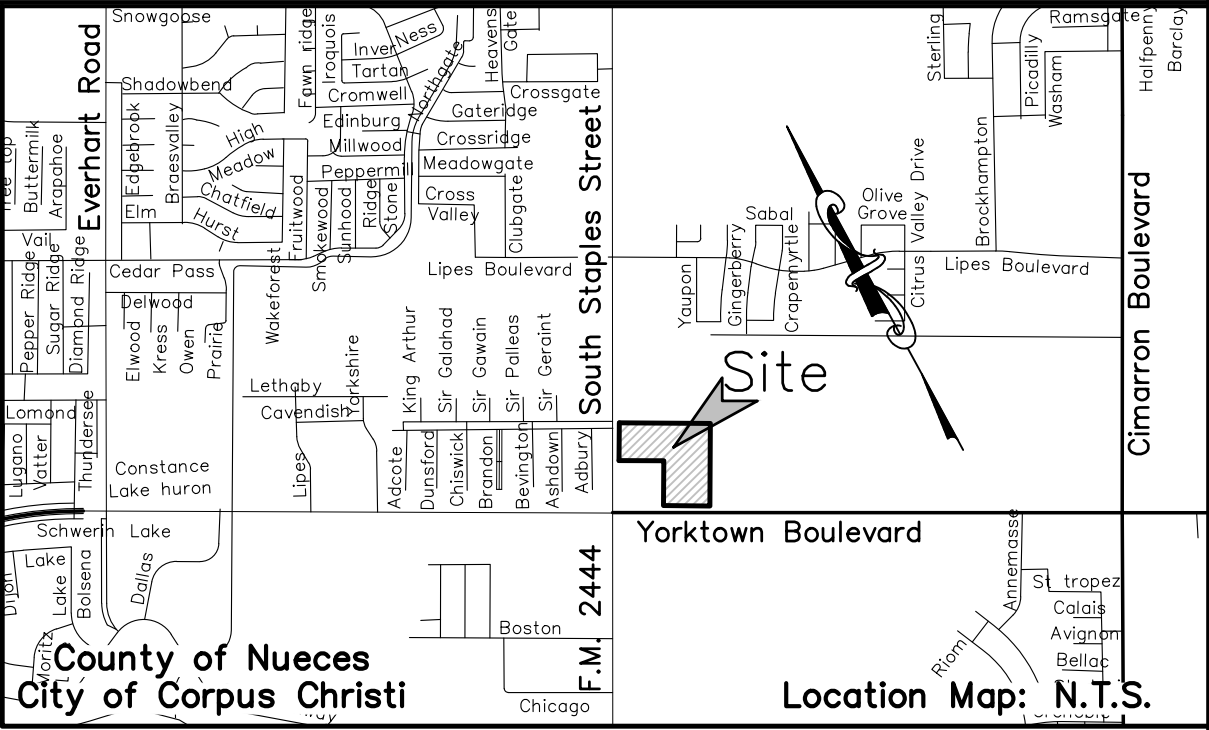
This instrument was acknowledged before me by S.W. Owens, as President of Owens Brothers Management Company, Inc., a Texas Corporation, general partner of OFLP Properties, Ltd., a Texas Limited Partnership, on behalf of said partnership.

This the _____ day of _____, 20_____.

Notary Public in and for the State of Texas

Plat of
Farmer's Row Subdivision
Block 1, Lots 2A, 2B and 2C

being a re-plat of Lot 2, Block 1, Farmer's Row Subdivision, a map of which is recorded in Volume 66, Pages 64-66, Map Records of Nueces County, Texas, save and except a 0.004 Acre portion of Lot 2, Block 1, conveyed to the State of Texas by Special Warranty Deed dated June 2, 2010, as recorded in Document No. 2010026012, Official Public Records of Nueces County, Texas and being the same property described in a Deed from SA Challenger, Inc. to OFLP Properties Limited Partnership, as recorded in Document No. 2011021795, Official Public Records of Nueces County, 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_____.

Gabriel Hinojosa, 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_____.

Nina Nixon-Mendez, FAICP
Secretary

Eric Villarreal, P.E.
Chairman

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

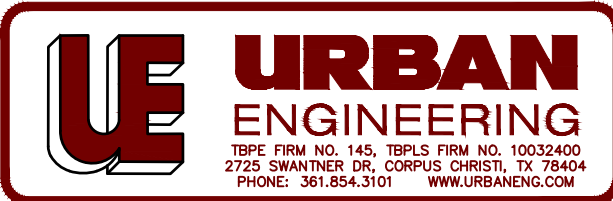
State of Texas
County of Nueces

I, James D. Carr, a Registered Professional Land Surveyor for Urban Engineering, 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 herein and to complete such operations with due and reasonable diligence consistent with sound professional practice.

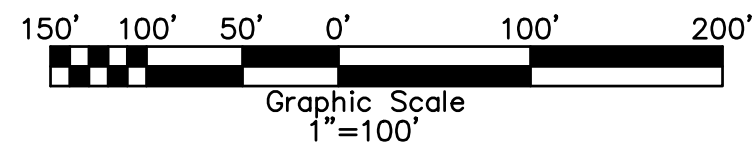
This the _____ day of _____, 20_____.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

Dan L. Urban, R.P.L.S.
Texas License No. 4710



Submitted: 7/3/19
SCALE: None
JOB NO.: 39868.B9.00
SHEET: 1 of 2
DRAWN BY: XG
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urbansurvey1@urbaneng.com

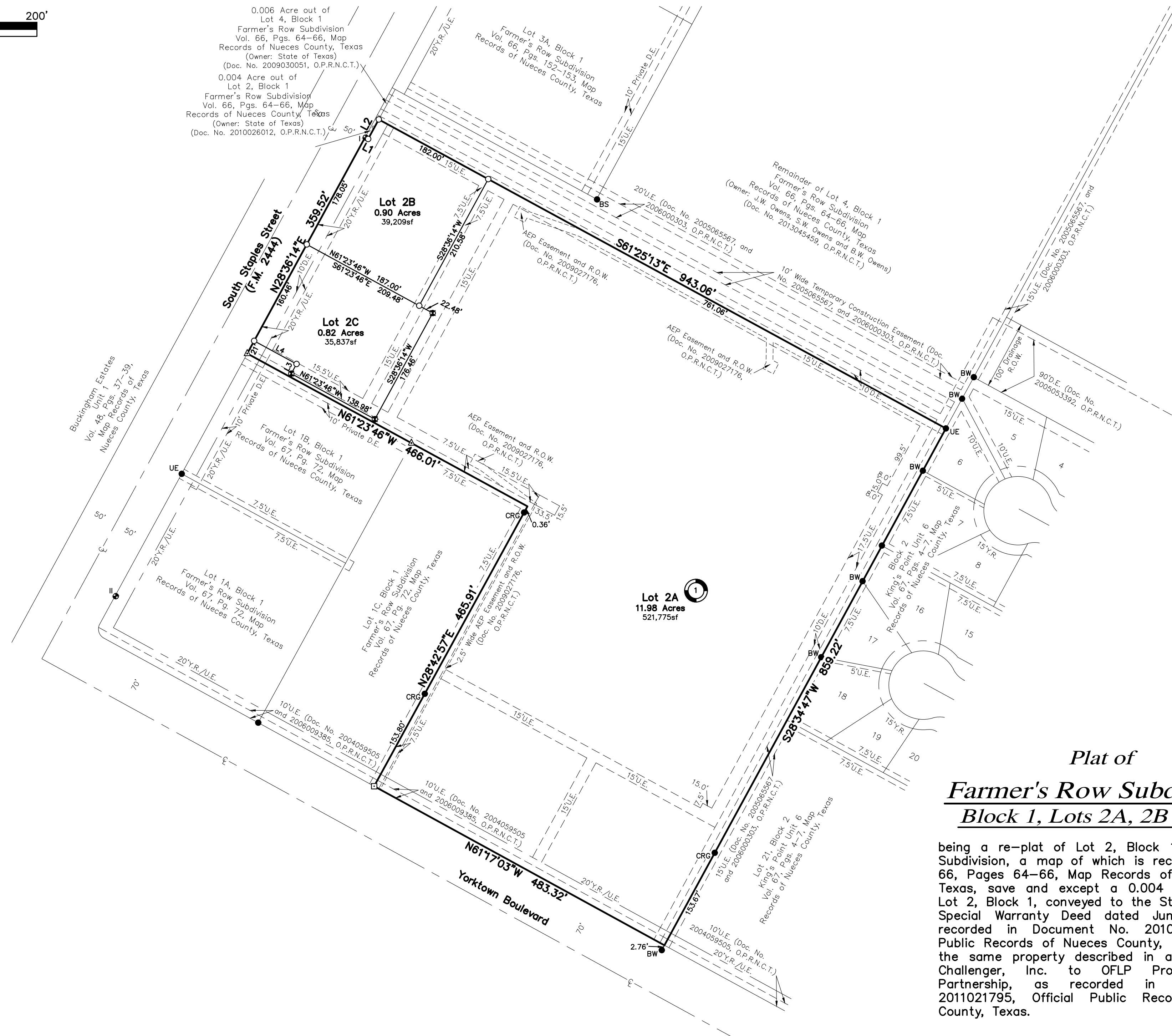


LINE	BEARING	DISTANCE
L1	S61°23'46"E	5.00'
L2	N28°36'14"E	32.45'
L3	N28°36'14"E	16.00'
L4	N61°23'46"W	70.50'

Legend:

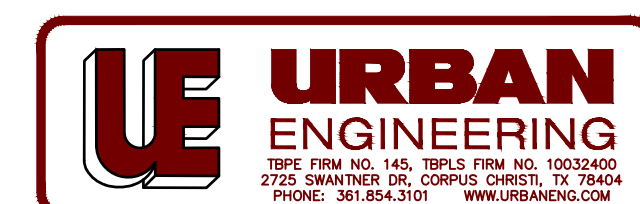
- 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set
- ⊠ MAG Nail with washer stamped "URBAN ENGR CCTX" Set
- 5/8 Inch Iron Rod
- I ● TxDOT Type I Monument Found
- II ● TxDOT Type II Monument Found
- △ Drill Hole Found
- UE ● 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Found
- BS ● 5/8 Inch Iron Rod with yellow plastic cap stamped "BRISTER SURVEYING"
- BW ● 5/8 Inch Iron Rod with orange plastic cap stamped "BASS AND WELSH ENGINEERING"
- CRG ● 5/8 Inch Iron Rod with Yellow plastic cap stamped "COYM, REHMET, GUTIERREZ" Found
- Aluminum City of Corpus Christi Monument Found

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Farmer's Row Subdivision
Block 1, Lots 2A, 2B and 2C

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Submitted: 7/3/19
SCALE: 1"=100'
JOB NO.: 39868.B9.00
SHEET: 2 of 2
DRAWN BY: XG

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