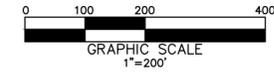




# FINAL PLAT OF HAKUNA MATATA PARK BLOCK 1, LOT 1

AN ADDITION TO THE CITY OF CORPUS CHRISTI, BEING A PLAT OF  
74.72 ACRES OUT OF KELLY MARGARET LAND ASSESSORS MAP 149 95.37  
ACRES OUT OF TRACTS 3 & 4.



- GENERAL NOTES:
1. THE TOTAL PLATTED AREA CONTAINS 74.72 ACRES OF LAND.
  2. A 5/8" DIAMETER STEEL REBAR WAS SET AT EVERY CORNER, EXCEPT OTHERWISE SPECIFIED.
  3. ALL BEARINGS AND DISTANCES REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE 4205.
  4. PER FLOOD INSURANCE RATE MAP, MAP INDEX, COMMUNITY-PANEL NUMBER 48355C0755G, MAP EFFECTIVE OCTOBER 13, 2022, BY GRAPHICAL PLOTTING ONLY, THE SUBJECT PROPERTY IS LOCATED IN ZONE X AND ZONE AE (31'), BASE FLOOD ELEVATION DETERMINE.
  5. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO CREEK BASIN. THE TCEQ HAS NOT CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO CREEK, BUT IT IS RECOGNIZED AS AN ENVIRONMENTALLY SENSITIVE AREA. THE OSO CREEK FLOWS DIRECTLY INTO 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.
  6. THIS PROPERTY IS SUBJECT TO AIRCRAFT FLYOVERS, NOISE AND VIBRATIONS.
  7. TO MITIGATE THE INCREASE IN RUN-OFF THE SUBJECT PROPERTY SHALL BE REQUIRED TO INSTALL ON-SITE STORMWATER DETENTION SIZED TO HOLD THE 5-YEAR STORM EVENT AND RELEASE RUN-OFF AT A CONTROLLED RATE EQUAL TO OR LESS THAN THE PRE-DEVELOPMENT RATE. ALL CALCULATIONS SHALL BE PER THE VALUES SHOWN ON THE STORM WATER QUALITY MANAGEMENT PLAN PREPARED BY YORK ENGINEERING, DATED 3/19/2024.

### LEGEND

- 5/8 INCH IRON ROD SET
- 5/8 INCH IRON ROD FOUND



LOCATION MAP  
SCALE: 1" = 2,000'

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 DEPARTMENT OF DEVELOPMENT SERVICES.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2024.

\_\_\_\_\_  
BRIA WHITMIRE, PE  
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 \_\_\_\_\_ 2024.

\_\_\_\_\_  
MICHAEL MILLER  
CHAIRMAN

\_\_\_\_\_  
ALBERT J. RAYMOND III, AIA  
DEVELOPMENT SERVICES SECRETARY

STATE OF TEXAS  
COUNTY OF NUECES

I, ARTURO MEDINA, A REGISTERED PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IS TRUE AND CORRECT; THAT I HAVE BEEN ENGAGED UNDER CONTRACT TO SET ALL LOT AND BLOCK CORNERS AND COMPLETE SUCH OPERATIONS WITHOUT DELAY.

THIS THE \_\_\_\_ DAY OF \_\_\_\_\_ 2024.

\_\_\_\_\_  
ARTURO MEDINA  
REGISTERED PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 6669

STATE OF TEXAS  
COUNTY OF NUECES

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2023, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2024, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2024, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M., IN VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_, MAP RECORDS NUECES COUNTY, TEXAS.

\_\_\_\_\_  
KARA SANDS, COUNTY CLERK  
NUECES COUNTY, TEXAS

AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M.  
\_\_\_\_\_, 2024

BY: \_\_\_\_\_  
DEPUTY

STATE OF TEXAS  
COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY JUSTIN MCWILLIAMS.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2024.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF NUECES

WE, HMI - CORPUS CHRISTI, LLC, HEREBY CERTIFIES THAT WE ARE THE OWNERS OF THE LANDS EMBRACED WITHIN THE BOUNDARIES OF THE FORGOING PLAT; THAT IT HAD SAID LAND SURVEYED AND SUBDIVIDED AS SHOWN; THAT STREETS AS SHOWN ARE DEDICATED TO THE PUBLIC FOREVER; THAT ALL EASEMENTS ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION, AND USE OF PUBLIC UTILITIES; THAT THIS MAP WAS MADE FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2024.

\_\_\_\_\_  
JUSTIN MCWILLIAMS, MANAGING MEMBER

