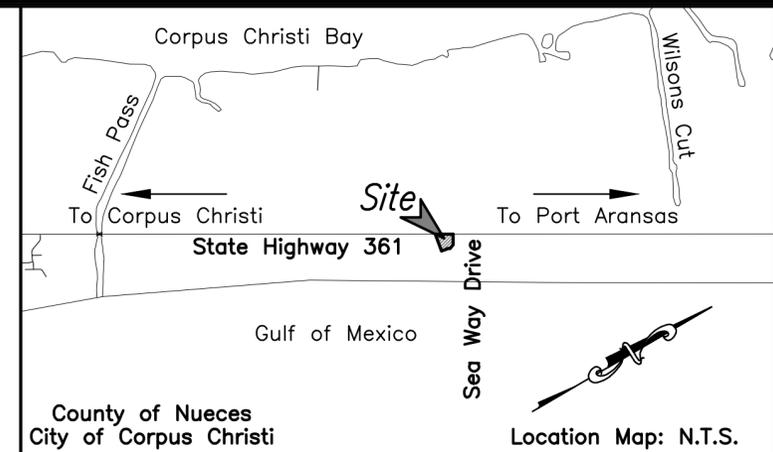


Notes:

- 1.) Total platted area contains 7.95 acres of land. (Includes street dedication)
- 2.) The receiving water for the storm water runoff from this property is the Corpus Christi Bay. The TCEQ has classified the aquatic life use for the Corpus Christi Bay as "exceptional" and "oyster waters". TCEQ also categorized the Corpus Christi Bay as "contact recreation" use.
- 3.) Bearings based on GPS, NAD83 (2011), Texas Coordinate System of 1983, Texas South Zone 4205.
- 4.) By graphic plotting only, this property is in Zone "A12 (EI 9)" on Flood Insurance Rate Map, Community Panel No. 485464 0335 C, City of Corpus Christi, Texas, which bears an effective date of September 17, 1992 and it is located 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.) Easement and Right-of-Way dated January 8, 1956, from Bennett Interests Limited to Central Power and Light Company, recorded under Clerk's File No. 481034, Volume 2004, Page 477, Deed Records of Nueces County, Texas.
- 7.) Contours shown hereon are based on the North American Vertical Datum of 1988 (NAVD88) Geoid 09.
- 8.) Maintenance of Lot 10B, Block 4, is the sole responsibility of the property owners of Lots 1A through 9D, 10A and 10C, Block 4.
- 9.) State Highway 361 will not be dedicated on the East side of the road and will be dedicated from the West side of the right-of-way.
- 10.) No driveway access to be permitted onto State Highway 361 from Lot 10B, Block 4.
- 11.) If any lot is developed with residential uses, compliance with the open space regulation will be required during the building permit phase.



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\_\_\_\_

\_\_\_\_\_  
Ratna Pottumuthu, P.E., LEED AP  
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\_\_\_\_

\_\_\_\_\_  
Daniel McGinn, A.I.C.P.  
Interim Secretary

\_\_\_\_\_  
Philip J. Ramirez, A.I.A., LEED AP, 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\_\_\_\_

\_\_\_\_\_  
James D. Carr, R.P.L.S.  
Texas License No. 6458

State of Texas  
County of Nueces

Ocean Harbor Inc., a Texas corporation, 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: \_\_\_\_\_  
Willard H. Hammonds, II, President

State of Texas  
County of Nueces

This instrument was acknowledged before me by Willard H. Hammonds, II, as President of Ocean Harbor, Inc., a Texas corporation, on behalf of said corporation.

This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Notary Public in and for the State of Texas

*Plat of*  
**The Beacon**

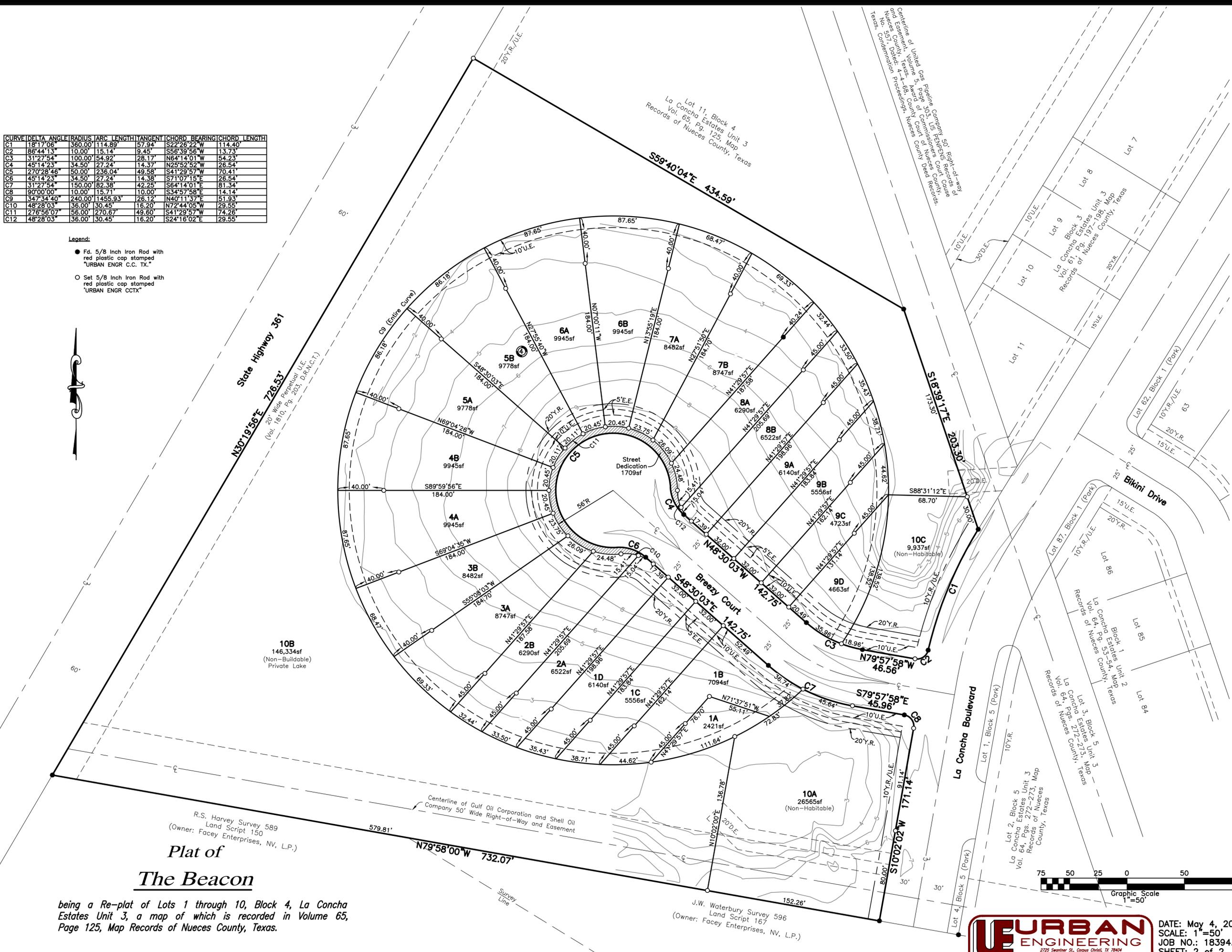
*being a Re-plat of Lots 1 through 10, Block 4, La Concha Estates Unit 3, a map of which is recorded in Volume 65, Page 125, Map Records of Nueces County, Texas.*

**URBAN ENGINEERING**  
2725 Swamper St., Corpus Christi, TX 78404  
 TBP&E Firm No. 145 TBP&E Firm No. 10032400  
 PHONE: (361) 854-3101 FAX: (361) 854-6001

DATE: May 4, 2016  
 SCALE: 1"=50'  
 JOB NO.: 18394.B6.01  
 SHEET: 1 of 2  
 DRAWN BY: XG

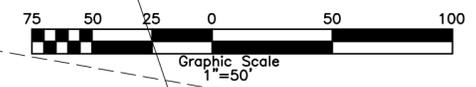
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	18°17'06"	360.00'	114.89'	57.94'	S22°26'22"W	114.40'
C2	86°44'13"	10.00'	15.14'	9.45'	S56°39'56"W	13.73'
C3	31°27'54"	100.00'	54.92'	28.17'	N64°14'01"W	54.23'
C4	45°14'23"	34.50'	27.24'	14.37'	N25°52'52"W	26.54'
C5	27°28'46"	50.00'	23.60'	12.28'	S41°29'57"W	20.41'
C6	45°14'23"	34.50'	27.24'	14.38'	S71°07'15"E	26.54'
C7	31°27'54"	150.00'	82.38'	42.25'	S64°14'01"E	81.34'
C8	90°00'00"	10.00'	15.71'	10.00'	S34°57'58"E	14.14'
C9	34°7'34.40"	240.00'	145.93'	76.12'	N40°11'37"E	145.93'
C10	48°28'03"	36.00'	30.45'	18.20'	N72°44'05"W	29.55'
C11	27°56'07"	56.00'	27.67'	14.80'	S41°29'57"W	24.26'
C12	48°28'03"	36.00'	30.45'	18.20'	S24°16'02"E	29.55'

- Legend:**
- Fd. 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR C.C. TX."
  - Set 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTY"



**Plat of  
The Beacon**

being a Re-plat of Lots 1 through 10, Block 4, La Concha Estates Unit 3, a map of which is recorded in Volume 65, Page 125, Map Records of Nueces County, Texas.



**URBAN ENGINEERING**  
 2725 S. Highway 361, Corpus Christi, TX 78404  
 TBPPLS Firm No. 145 TBPPLS Firm No. 10032400  
 PHONE: (361) 854-3101 FAX: (361) 854-6001

DATE: May 4, 2016  
 SCALE: 1"=50'  
 JOB NO.: 18394.B6.01  
 SHEET: 2 of 2  
 DRAWN BY: XG

S:\Surveying\18394\B601\18394B601 revised 5-16-urban\survey1@urbaneng.com