

CURVE DATA

CURVE	RADIUS	TANGENT	DELTA	ARC LENGTH	CHORD BEARING AND LENGTH
C1	10.00'	10.00'	90°00'00"	15.71'	N 73°37'37" E 14.14'
C2	10.00'	10.00'	90°00'00"	15.71'	N 16°22'23" W 14.14'
C3	34.50'	19.06'	57°50'13"	34.83'	N 57°47'00" E 33.37'
C4	50.00'	121.84'	135°22'31"	118.14'	N 18°30'25" E 92.51'
C5	70.00'	21.98'	34°51'40"	42.59'	N 11°27'52" E 41.94'

LINE DATA

LINE	BEARING	DISTANCE
L1	N 28°37'37" E	60.00'
L2	N 28°37'37" E	8.50'

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF NUECES

THIS IS TO CERTIFY THAT I(WE), FOX TREE & LANDSCAPE NURSERY, INC., AM(ARE) THE LEGAL OWNER(S) OF THE LAND SHOWN ON THIS PLAT, BEING THE TRACT OF LAND DESIGNATED HEREIN AS LA COSTA BUSINESS PARK IN THE CITY OF CORPUS CHRISTI, TEXAS.

FURTHER, I(WE), THE UNDERSIGNED, DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL EASEMENTS SHOWN ON THIS PLAT FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

FOX TREE & LANDSCAPE NURSERY, INC.  
5949 LA COSTA DR.  
CORPUS CHRISTI, TX 78414

DAN CABALLERO, PRESIDENT

STATE OF TEXAS  
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DAN CABALLERO, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SUCH PERSON EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_ DAY OF \_\_\_\_

\_\_\_\_\_, \_\_\_\_\_

NOTARY PUBLIC, STATE OF TEXAS

FINAL PLAT

# LA COSTA BUSINESS PARK

Block 1, Lots 1-6, Block 2, Lots 7-9

BEING A PLAT OF A TRACT OF LAND OUT OF LOKEY 8.63 ACRES OUT OF TRACTS A, B, C, LOT 14 AND LOKEY 2.69 ACRES OUT OF TRACTS C AND D, LOT 15 VOL. 7 PG. 16, ACCORDING TO THE MAP RECORDS OF NUECES COUNTY, TX AND CONTAINING 11.63 ACRES OF LAND

- GENERAL NOTES
- THIS PLAT IS CONTAINED WITHIN THE CITY OF CORPUS CHRISTI CORPORATE LIMITS.
  - STATISTICAL DATA:  
A) GROSS AREA - 11.63 ACRES  
B) INDUSTRIAL - 9 LOTS
  - ALL CORNERS ARE MARKED WITH A 5/8" DIAMETER STEEL ROD WITH YELLOW PLASTIC CAP MARKED "URBAN SURVEYING, INC" UNLESS OTHERWISE NOTED.  
  
FSR - FOUND 5/8" DIAMETER STEEL ROD
  - BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM (SOUTH ZONE) USING CITY OF CORPUS CHRISTI CONTROL MONUMENTS SP 071 AND SP 080 (BEARING FROM SP 071 TO SP 080 IS NORTH 52 DEG. 28' 26.49" WEST)
  - THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE (UDC) AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
  - ACCORDING TO THE APPROXIMATE SCALE OF THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 485464 0315 D, MAP REVISED AUGUST 3, 1989, THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN ZONE C.  
  
ZONE C HAS BEEN DEFINED AS AREAS OF MINIMAL FLOODING.
  - 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" & "OYSTER WATERS". TCEQ ALSO CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
  - ALL DRIVEWAYS ON LA PLAYA STREET SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS OUTLINED IN ARTICLE 7 OF THE UDC.

ENGINEER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT, I, RAY M. BRIDGES, DO HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED IN ACCORDANCE WITH THE SUBDIVISION AND DEVELOPMENT ORDINANCE OF THE CITY OF CORPUS CHRISTI, TEXAS.

REVIEW COPY

RAY M. BRIDGES, P.E., R.P.L.S.  
PROFESSIONAL ENGINEER  
TEXAS REGISTRATION NO. 68789

URBAN ENGINEERING  
TREF NO. F-160  
2004 N. COMMERCE ST.  
VICTORIA, TX 77901  
(361) 578-9836

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT, I, TERRY T. RUDDICK, DO HEREBY CERTIFY THAT I MADE AN ACTUAL AND ACCURATE SURVEY OF THE PLATTED LAND, AND THAT THE CORNER MONUMENTS SHOWN ON THE FOREGOING PLAT WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION AND DEVELOPMENT ORDINANCE OF THE CITY OF CORPUS CHRISTI, TEXAS.

REVIEW COPY

TERRY T. RUDDICK, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 4943

URBAN SURVEYING, INC.  
FIRM NO. 10021100  
2004 N. COMMERCE ST.  
VICTORIA, TX 77901  
(361) 578-9836

PLANNING COMMISSION CERTIFICATE OF APPROVAL

THE STATE OF TEXAS  
COUNTY OF NUECES

THE 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 \_\_\_\_\_, \_\_\_\_.

\_\_\_\_\_  
CARL E. CRULL, P.E.  
CHAIRMAN

\_\_\_\_\_  
AL RAYMOND III, A.I.A.  
SECRETARY

DEPARTMENT OF DEVELOPMENT SERVICES CERTIFICATE OF APPROVAL

STATE OF TEXAS  
COUNTY OF NUECES

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY IS APPROVED BY THE DEPARTMENT OF DEVELOPMENT SERVICES OF THE CITY OF CORPUS CHRISTI, TEXAS.

THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_.

\_\_\_\_\_  
JALAL SALEH, P.E.  
DEVELOPMENT SERVICES ENGINEER

COUNTY CLERK CERTIFICATE

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 \_\_\_\_\_, \_\_\_\_\_, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE \_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_, 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 AT \_\_\_\_ O'CLOCK \_\_\_\_ M., \_\_\_\_\_, \_\_\_\_.

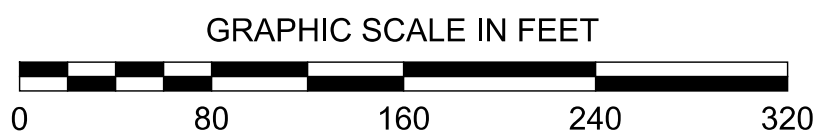
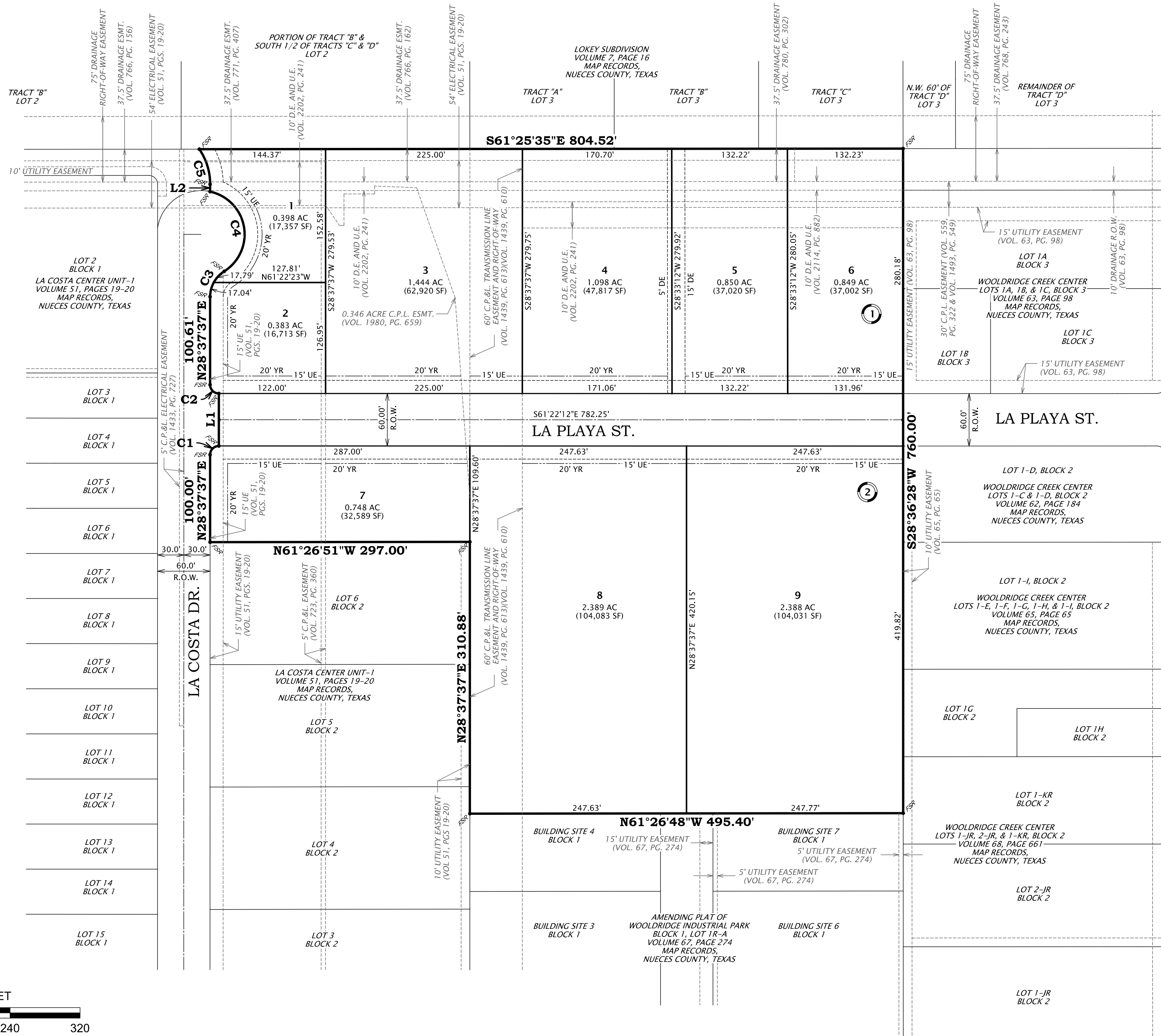
\_\_\_\_\_  
KARA SANDS, COUNTY CLERK  
NUECES COUNTY, TEXAS

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

FINAL PLAT  
**LA COSTA BUSINESS PARK**

**Block 1, Lots 1-6, Block 2, Lots 7-9**

BEING A PLAT OF A TRACT OF LAND OUT OF LOKEY 8.63 ACRES OUT OF TRACTS A, B, C,  
LOT 14 AND LOKEY 2.69 ACRES OUT OF TRACTS C AND D, LOT 15  
VOL. 7 PG. 16, ACCORDING TO THE MAP RECORDS OF NUECES COUNTY, TX  
AND CONTAINING 11.63 ACRES OF LAND



PATTON ST.

SURVEYOR  
**usi**  
URBAN SURVEYING INC.

PLAT PREPARED BY  
**URBAN**  
engineering