

Notes:

1. Total platted area contains 7.77 Acres of Land. (Includes Street Dedication)
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 Zones "B" and "C" on Flood Insurance Rate Map, Community Panel No. 485494 0540 C, City of Corpus Christi, Texas which bears and effective date of March 18, 1985 and it is not 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. All driveways shall conform to access management standard outline in Article 7 of the UDC.
7. Access across lot lines shall not be obstructed.
8. If any lot is developed with residential uses, compliance with the Public Open Space regulations will be required during the building permit phase.

State of Texas
County of Nueces

Wayne A. Lundquist, Jr., hereby certifies that he holds a 10% undivided interest of the lands embraced within the boundaries of the foregoing plat; that he has had said lands surveyed and subdivided as shown; that streets shown are dedicated, in fee simple, 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: _____
Wayne A. Lundquist, Jr.

State of Texas
County of Nueces

This instrument was acknowledged before me by Wayne A. Lundquist, Jr.

This the _____ day of _____, 20____.

Notary Public in and for the State of Texas

State of Texas
County of Nueces

Nuss Family Partnership, Ltd., a Texas General Partnership, hereby certifies that holds a 55% undivided interest 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, in fee simple, 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: Nuss Family Partnership, Ltd.

By: _____
Henry Nuss, General Partner

By: _____
Patricia Ray Peterson Nuss, General Partner

State of Texas
County of Nueces

This instrument was acknowledged before me by Henry Nuss, as a General Partner of Nuss Family Partnership, Ltd., a Texas Limited Partnership, on behalf of said partnership.

This the _____ day of _____, 20____.

Notary Public in and for the State of Texas

State of Texas
County of Nueces

This instrument was acknowledged before me by Henry Nuss, as a General Partner of Nuss Family Partnership, 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
Rodd Plaza
Block 1, Lots 1 and 2

7.77 Acres of Land, being a portion of Lot 16, Section 25, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Pages 41-43, Map Records of Nueces County, Texas; said 7.77 Acres, being a portion of a 9.8005 Acre Tract of Land described in a General Warranty Deed from Charles L. Milks and Mary A. Milks to Nuss Family Partnership, Ltd., GSC Holdings, Ltd and Wayne A. Lundquist, Jr., recorded in Document No. 2010003983, Official Public Records of Nueces County, Texas.

State of Texas
County of Nueces

GSC Holdings, Ltd., a Texas General Partnership, hereby certifies that holds a 35% undivided interest 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, in fee simple, 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: GSC Holdings, Ltd., a Texas General Partnership

By: GSC, LLC, its General Partner

By: _____
Bill J. Brown, Member

By: _____
Christy Ann Peterson Brown, Member

State of Texas
County of Nueces

This instrument was acknowledged before me by Bill J. Brown, as a Member of GSC, LLC, General Partner of GSC Holdings, Ltd., a Texas General Partnership, on behalf of said entity, in said capacity.

This the _____ day of _____, 20____.

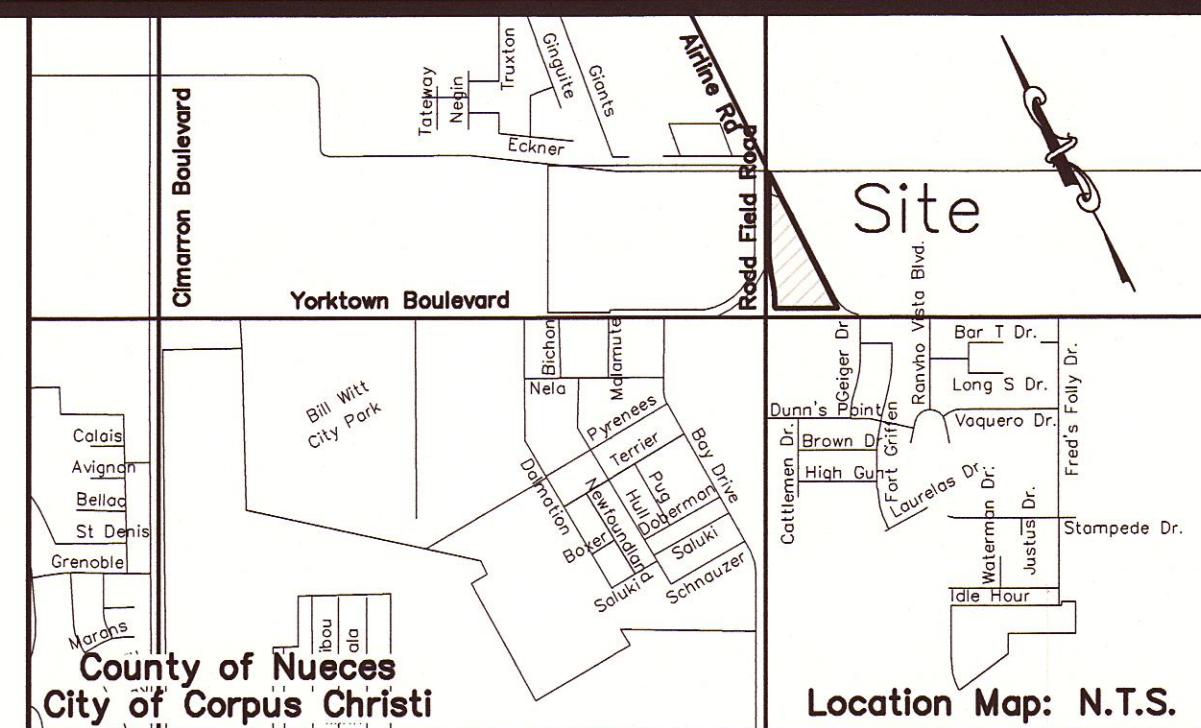
Notary Public in and for the State of Texas

State of Texas
County of Nueces

This instrument was acknowledged before me by Christy Ann Peterson Brown, as a Member of GSC, LLC, General Partner of GSC Holdings, Ltd., a Texas General Partnership, on behalf of said entity, in said capacity.

This the _____ day of _____, 20____.

Notary Public in and for the State of 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____.

Jalal Saleh, 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____.

Al Raymond, III, AIA, CBO
Secretary

Carl Crull, 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

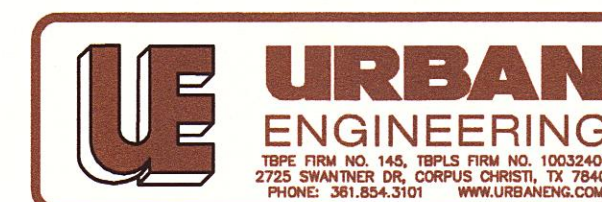
State of Texas
County of Nueces

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.

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



Revised: 2/10/20
Submitted: 12/18/19
SCALE: 1"=100'
JOB NO.: 43198.B9.01
SHEET: 1 of 2
DRAWN BY: XG

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urbansurvey@urbaneng.com

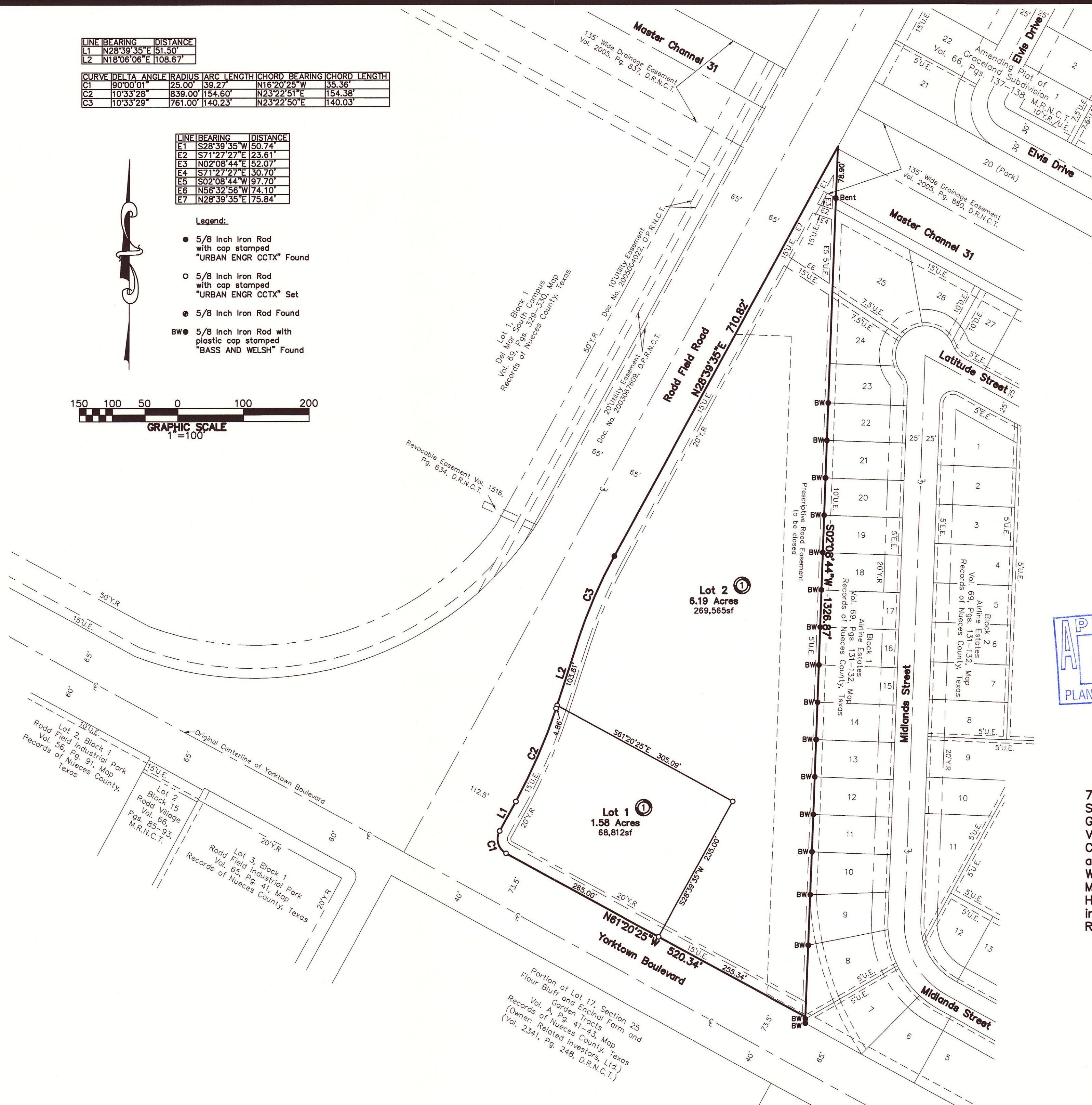
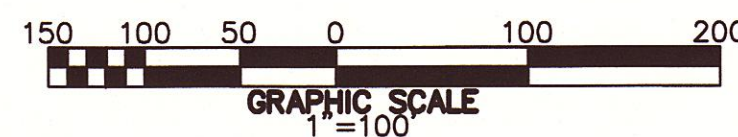
LINE	BEARING	DISTANCE
L1	N28°39'35"E	51.50'
L2	N18°06'06"E	108.67'

CURVE	DELTA	ANGLE	RADIUS	ARC LENGTH	CHORD	BEARING	CHORD LENGTH
C1	90°00'01"	25.00'	39.27'	N16°20'25"W	35.36'		
C2	10°33'28"	839.00'	154.60'	N23°22'51"E	154.38'		
C3	10°33'29"	761.00'	140.23'	N23°22'50"E	140.03'		

LINE	BEARING	DISTANCE
E1	S28°39'35"W	50.74'
E2	S71°27'27"E	23.61'
E3	N02°08'44"E	52.07'
E4	S71°27'27"E	30.70'
E5	S02°08'44"W	97.70'
E6	N56°32'56"W	74.10'
E7	N28°39'35"E	75.84'

Legend:

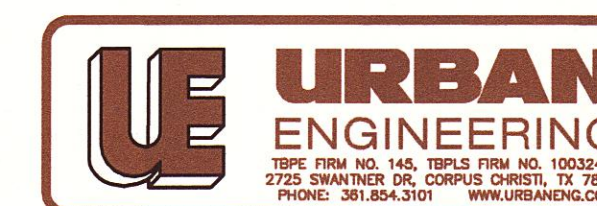
- 5/8 Inch Iron Rod with cap stamped "URBAN ENGR CCTX" Found
- 5/8 Inch Iron Rod with cap stamped "URBAN ENGR CCTX" Set
- 5/8 Inch Iron Rod Found
- BW● 5/8 Inch Iron Rod with plastic cap stamped "BASS AND WELSH" Found



**Plat of
Rodd Plaza
Block 1, Lots 1 and 2**

7.77 Acres of Land, being a portion of Lot 16, Section 25, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Pages 41-43, Map Records of Nueces County, Texas; said 7.77 Acres, being a portion of a 9.8005 Acre Tract of Land described in a General Warranty Deed from Charles L. Milks and Mary A. Milks to Nuss Family Partnership, Ltd., GSC Holdings, Ltd and Wayne A. Lundquist, Jr., recorded in Document No. 2010003983, Official Public Records of Nueces County, Texas.

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Revised: 2/10/20
Submitted: 12/18/19
SCALE: 1"=100'
JOB NO.: 43198.B9.01
SHEET: 2 of 2
DRAWN BY: XG

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