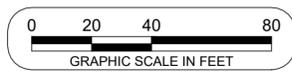




# FINAL PLAT OF PARK P.I.D. UNIT 1, BLOCK 1, LOT 12A & 12B

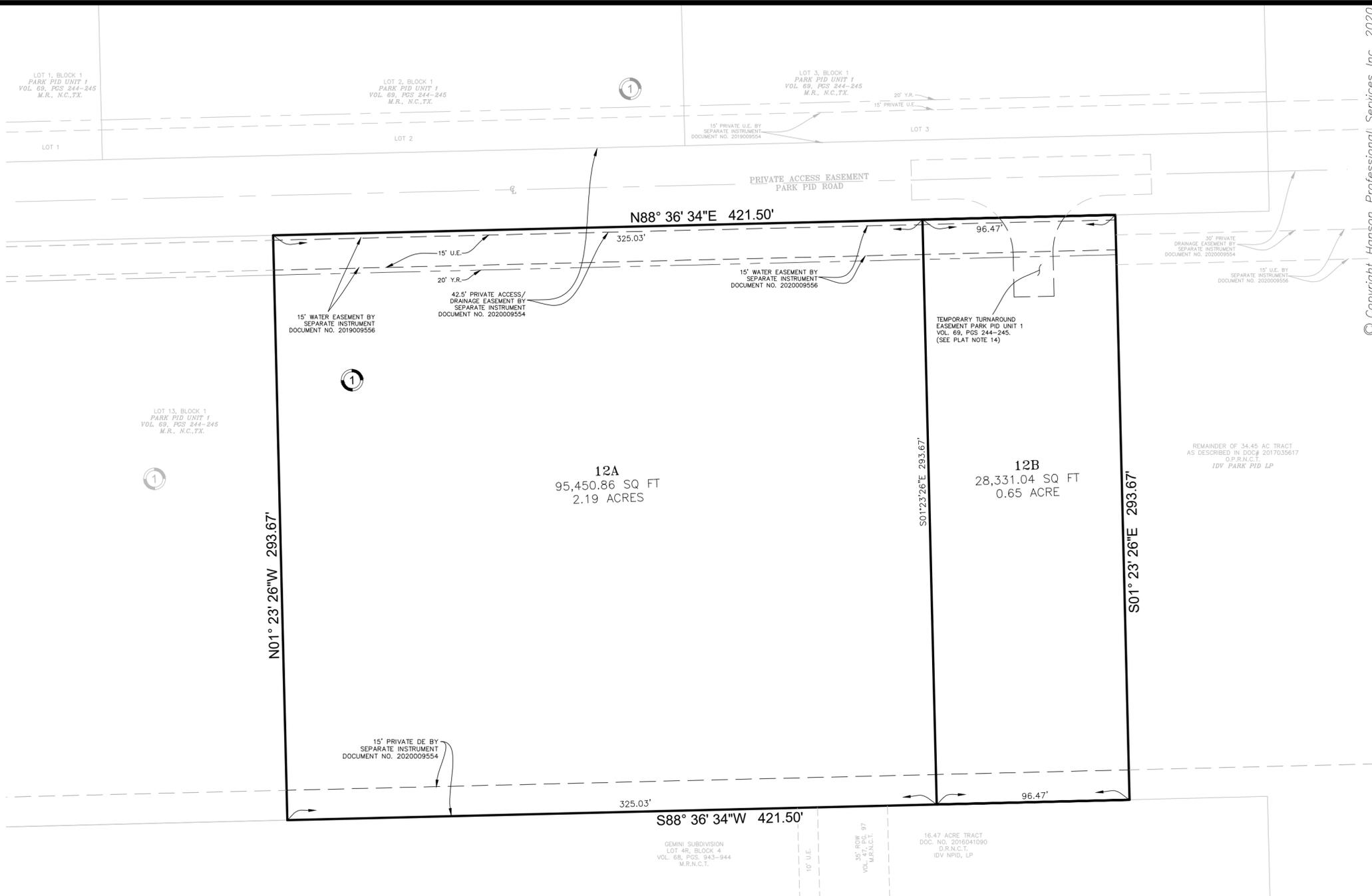
BEING A REPLAT OF LOT 12, BLOCK 1, AS SHOWN ON MAP AS RECORDED IN VOLUME 69, PAGES 244-245, MAP RECORDS, NUECES COUNTY, TEXAS CONTAINING 2.84 ACRES TOTAL.



SCALE: 1" = 40'

## LEGEND

- BLOCK SYMBOL
- PRIVATE DRAINAGE EASEMENT - D.E.
- ROAD CENTERLINE
- PROPERTY BOUNDARY LINE
- LOT LINE
- UTILITY EASEMENT - U.E.
- YARD REQUIREMENT - Y.R.
- FIRE ACCESS/ TEMPORARY TURNAROUND
- M.R. MAP RECORDS
- D.R. DEED RECORDS
- CENTERLINE OF RIGHT OF WAY



## PARK PID UNIT 1, BLOCK 1, LOT 12A & 12B, GENERAL NOTES

1. TOTAL PLATTED AREA CONTAINS 2.84 ACRES OF LAND.
2. ALL BEARINGS ARE GRID BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM FOR THE LAMBERT SOUTH ZONE (NAD 1983). ELEVATIONS ARE BASED ON NAVD 88.
3. A 5/8" DIAMETER BY 18" LONG IRON ROD WITH RED PLASTIC CAP STAMPED "HANSON CRP, TX" WILL BE SET AT ALL PLAT CORNERS, BLOCK CORNERS, LOT CORNERS, POINTS OF CURVATURE, AND POINTS OF TANGENCY, UNLESS OTHERWISE NOTED.
4. THIS SURVEYOR CANNOT CERTIFY AS TO UN-RECORDED EASEMENTS AND/OR RIGHT-OF-WAY THAT MAY IMPACT THE SUBJECT PROPERTY AND ARE NOT VISIBLE AND APPARENT. CAUTION MUST BE TAKEN WITH PIPELINE MARKERS INDICATING BURIED LINES NOT ON RECORD.
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. NEW CONSTRUCTION IN A SPECIAL FLOOD HAZARD AREA, AS DEFINED BY FEMA, MUST HAVE A MINIMUM FIRST FLOOR ELEVATION FOR HABITABLE LIVING SPACE AT OR ABOVE THE BASE FLOOD ELEVATION (BFE) PER THE CURRENT APPLICABLE FLOOD INSURANCE RATE MAP (FIRM), OR 18 INCHES ABOVE THE LOWEST ADJACENT TOP OF CURB (OR CROWN OF ROAD IF UNCURBED), WHICHEVER IS HIGHER.
7. RECEIVING WATERS:  
THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO CREEK. 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.
8. FEMA INFORMATION:  
PLOTTING THE PROPERTY BY SCALE ON EFFECTIVE FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NO. 485464 0165C, MAP REVISED JULY 18, 1985, INDICATES THE PROPERTY IS LOCATED IN FLOOD ZONE C, NOT A SPECIAL FLOOD HAZARD AREA (SFHA) SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD, WITH MINIMAL FLOODING.
9. IMPROVEMENTS  
9.1. LOTS:  
9.1.1.A.A. INDUSTRIAL- 2 TOTAL LOTS (LOT 12A & 12B, BLOCK 1, 2.84 ACRES)
10. ALL ROADS WITHIN PRIVATE EASEMENTS WILL BE PRIVATE ACCESS AND PRIVATE UTILITY/DRAINAGE EASEMENTS AND ARE TO BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION (POA). THE CITY HAS NO OBLIGATION OR INTENTION TO EVER ACCEPT SUCH STREETS AS PUBLIC RIGHT-OF-WAY.
11. THE OWNER AGREES TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGE TO:  
A. PRIVATE STREETS REASONABLY USED BY GOVERNMENT VEHICLES  
B. INJURES OR DAMAGES TO OTHER PERSONS, PROPERTIES OR VEHICLES CLAIMED AS A RESULT OF STREET DESIGN OR CONSTRUCTION
12. REPLACEMENT COSTS OF THE PRIVATE SIDEWALK AND OTHER AMENITIES WITHIN A PUBLIC UTILITY EASEMENT SHALL BE THE RESPONSIBILITY OF THE OWNER.
13. PRIVATE DRAINAGE EASEMENTS ARE TO BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION (POA).
14. THE TEMPORARY TURN-AROUND EASEMENT LOCATED ON LOT 12B, BLOCK 1 CANNOT BE OBSTRUCTED UNTIL IT IS VACATED. THE TEMPORARY TURN-AROUND EASEMENT GETS VACATED WHEN THE STREET IMPROVEMENTS BEYOND THE SUBDIVISION ARE COMPLETED.

JUN 16, 2020 2:12 PM TORREO2031  
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 CO/RC/MTG SM SM  
 SURVEY DATE  
 DRAWING DATE  
 2017020  
 6/16/2020  
 PROJECT ID  
 2010027 LOT12A-12B REPLAT

4501 GOLLIHAR ROAD,  
 CORPUS CHRISTI, TEXAS 78411  
 361-814-9900  
**HANSON**  
 Hanson Professional Services Inc.

PLAT OF  
 PARK PID UNIT 1,  
 BLOCK 1, LOTS 12A & 12B  
 CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS

SHEET 2 OF 2