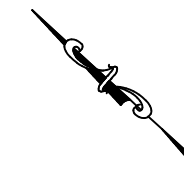
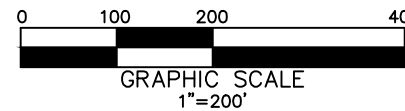




LOCATION MAP
SCALE: 1" = 2,000'

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 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

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

94.671 ACRES
GRANTOR:THERESA MARIE BATH TIGGEMAN
GRANTEE:GMG PARTNERS, LP
DATE:10/20/2023
DOC. No.2023038962
O.R.N.C.T.

APPROXIMATE LIMITS OF
FLOOD ZONE BY
GRAPHIC SCALING ONLY

S42° 27' 07"E 3501.43'

ZONE AE
(APPROX. BFE ELEV 31')

BLOCK 1
LOT 1

3254770.1 S.F.

N88° 33' 22"E 298.03'

N1° 05' 10"W 1246.83'

APZ-1

N44° 40' 58"W 1640.78'

S88° 33' 59"W 91.22'

N1° 26' 38"W 96.47'

N44° 38' 08"W 814.03'

5.14 OUT OF 95.361 ACRES
GRANTOR:WINNCO INVESTMENTS LLC
GRANTEE:HMI-CORPUS CHRISTI, LLC
DATE:10/23/2023
DOC No.2023039265
O.R.N.C.T.

16.574 ACRES
GRANTEE:MR. W FIREWORKS, INC.
DATE:12/21/2022
DOC. No.2022066442
O.R.N.C.T.

93.0 ACRES
GRANTEE:BLUE CACTUS PROPERTIES, LLC
DATE:10/31/2018
DOC. No.2018047250
O.R.N.C.T.

93.389 ACRES
GRANTEE:HUMBERTO MELENDEZ
DATE:12/09/2022
DOC. No.2022054807
O.R.N.C.T.

71.64 ACRES
GRANTEE:CITY OF CORPUS CHRISTI
DATE:2/24/2000
DOC. No.200007660
O.R.N.C.T.

94.671 ACRES
GRANTOR:THERESA MARIE BATH TIGGEMAN
GRANTEE:GMG PARTNERS, LP
DATE:10/20/2023
DOC. No.2023038962
O.R.N.C.T.

20' WIDE PIPELINE
RIGHT-OF-WAY
GRANTEE:TEXAS GAS CORP.
VOL. 1515, PG. 533,
D.R.N.C.T.

30' WIDE PIPELINE
RIGHT-OF-WAY
GRANTEE:HUMBLE PIPE
LINE CO. 436,
VOL. 1286, PG.
D.R.N.C.T.

94.671 ACRES
GRANTOR:THERESA MARIE BATH TIGGEMAN
GRANTEE:GMG PARTNERS, LP
DATE:10/20/2023
DOC. No.2023038962
O.R.N.C.T.

L=967.30', R=3731.70'
CL=964.59'
CB=S58° 02' 12"W
D=14.85
OLD BROWNSVILLE RD.
(60' R.O.W.)
(Vol. 38, Pgs. 25-26, M.R.N.C.T.)

5.0' WIDE STREET DEDICATION
(4,832 S.F.)

YORK ENGINEERING
CIVIL • PLANNING • CONSULTING

9708 S. PADRE ISLAND DR., SUITE A-200 | CORPUS CHRISTI | TEXAS | 78418
361-245-9400 | YORKENG.COM | TEXAS ENGINEERING FIRM #22063
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