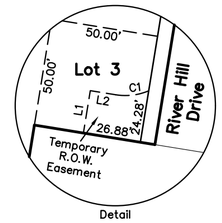
Notes:

1. Total platted area contains 3.87 Acres of Land. (Includes Street Dedication)
2. 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.
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 Zone "C" on Flood Insurance Rate Map, Community Panel No. 485494 0257 C, Nueces County, Texas, which bears an effective date of March 18, 1985 and Flood Insurance Rate Map, Community Panel No. 485464 0107 C, Corpus Christi, Texas, which bears an effective date of July 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. Access across lot lines shall not be obstructed.
7. 30'x40' Shared Access Easement along Northwest Boulevard applies to existing Lot 3B, Block 2, Nueces River Irrigation Park and Lot 1, Block 1 of this plat.
8. Driveway access onto Northwest Boulevard (FM 624) is prohibited from Lot 2. Lot 1 shall have shared access with Lot 3B, Block 2.
9. If any lot is developed with residential uses, compliance with the open space regulation will be required during the building permit phase.

Legend:

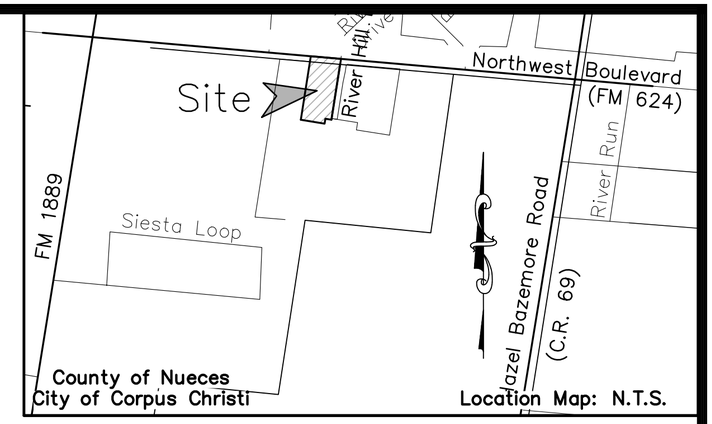
- UE ● 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Found
- ○ 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set
- ● 5/8 Inch Iron Rod Found
- ◉ 5/8 Inch Iron Rod with yellow plastic cap stamped "VOSS ENG RPLS #2293" Found
- △ 3/4 Inch Iron Rod Found



Detail

Plat of
Park Springs IHS
Block 1, Lots 1 through 3

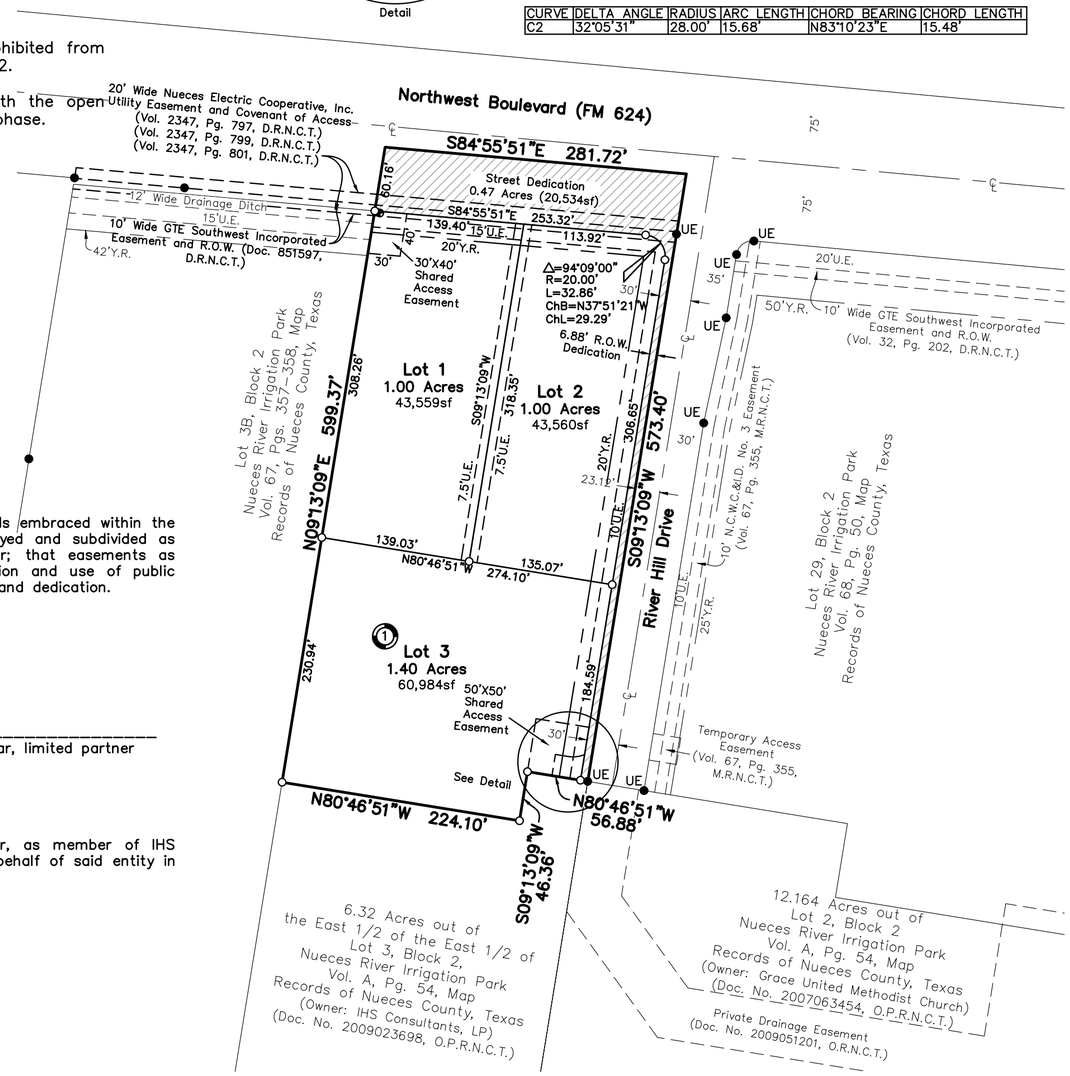
3.87 Acres out of a called 10.1947 Acre Tract, being the East 1/2 of the East 1/2 of Lot 3, Block 2, Nueces River Irrigation Park, a map of which is recorded in Volume A, Page 54, Map Records of Nueces County, Texas; said 10.1947 Acre Tract being the same property described in Warranty Deed with Vendor's Lien from 624 Market Square Limtied Partnership to IHS Consultants, LP, recorded in Document No. 2009023698, Official Public Records of Nueces County, Texas.



Location Map: N.T.S.

LINE	BEARING	DISTANCE
L1	N09°13'09"E	20.00'
L2	S80°46'51"E	12.00'

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C2	32°05'31"	28.00'	15.68'	N83°10'23"E	15.48'



150 100 50 0 100 200
Graphic Scale
1"=100'

State of Texas
County of Nueces

This final plat approved by the Corpus Christi – Nueces County Health Department. This the _____ day of _____, 2018. Any private sewage system shall be approved by the Corpus Christi – Nueces County health Department prior to installation.

_____
Lauren Rabe, MPA
Nueces County, Health Department

State of Texas
County of Nueces

IHS Consultants, LP, 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: IHS Management Team, LLC, its general partner

By: _____ Ismael H. Salazar, member

By: _____ Esther R. Salazar, limited partner

State of Texas
County of Nueces

This instrument was acknowledged before me by Ismael H. Salazar, as member of IHS Management Team, LLC, general partner of IHS Consultants, LP, 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 Esther R. Salazar, as limited partner of IHS Consultants, LP, 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_____

_____
William J. Green, 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_____

_____ _____
Nina Nixon–Mendez, FAICP
Secretary

_____
Eric Villarreal, 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

at _____ O'clock _____M.
_____ _____, 20_____

_____
Kara Sands, County Clerk
Nueces County, Texas

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

URBAN ENGINEERING
TBPE FIRM NO. 145, TBPLS FIRM NO. 10032400
2725 SWANTNER DR, CORPUS CHRISTI, TX 78404
PHONE: 361.854.3101 WWW.URBANENG.COM

Submitted: 06/26/18
SCALE: 1"=100'
JOB NO.: 43223.00.01
SHEET: 1 of 1
DRAWN BY: XG

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urbansurvey1@urbaneng.com