

- Notes:**
Total platted area contains 5.48 Acres of Land. (Includes Street Dedication)
- 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.
- 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.
- By graphic plotting only, this property is in Zone "C" on Flood Insurance Rate Map, Community Panel No. 485494 0515 C, Nueces County, Texas, which bears an effective date of March 18, 1985 and is not in a Special Flood Hazard Area.
- Septic systems shall be approved by the health department.
- Driveways along County Road 47 shall be installed by the property owner and approved by the Nueces County Department of Public Works prior to installation.
- Driveways along F.M. Road 43 shall be installed by the property owner and approved by the Texas Department of Transportation prior to installation
- Finished floor elevation of buildings shall be a minimum of 12 inches above the crown of the fronting street.

State of Texas
County of Nueces

This final plat approved by the Corpus Christi Nueces County Health Unit, any private water supply and/or sewage system shall be approved by the Corpus Christi-Nueces County Health Department prior to installation.

This the _____ day of _____, 20____

State of Texas
County of Harris

Marwell Properties, L.P., 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 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: Marwell Properties, L.P.

By: Marwell Holding Company, LLC, its general partner

By: _____
Grant Faulconer, Sole Member and Manager

State of Texas
County of Harris

This instrument was acknowledged before me by Grant Faulconer, as Sole Member and Manager of Marwell Holding Company, LLC, general partner of Marwell Properties, L.P., on behalf of said President of Marwell Properties, L.P., on behalf of said LLC

This the _____ day of _____, 20____

Notary Public in and for the State of Texas

State of Texas
County of Harris

Amegy Bank, hereby certifies that it holds a lien on the property owned by Marwell Properties, L.P., as shown on the foregoing map and it approves of the subdivision and dedication for the purposes and considerations therein expressed.

This the _____ day of _____, 20____

By: Amegy Bank, a National Association

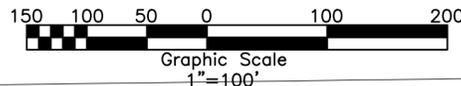
By: _____
Jim Lykes, Senior Vice-President

State of Texas
County of Harris

This instrument was acknowledged before me by Jim Lykes, as Senior Vice-President of Amegy Bank, a National Association, on behalf of said association.

This the _____ day of _____, 20____

Notary Public in and for the State of Texas



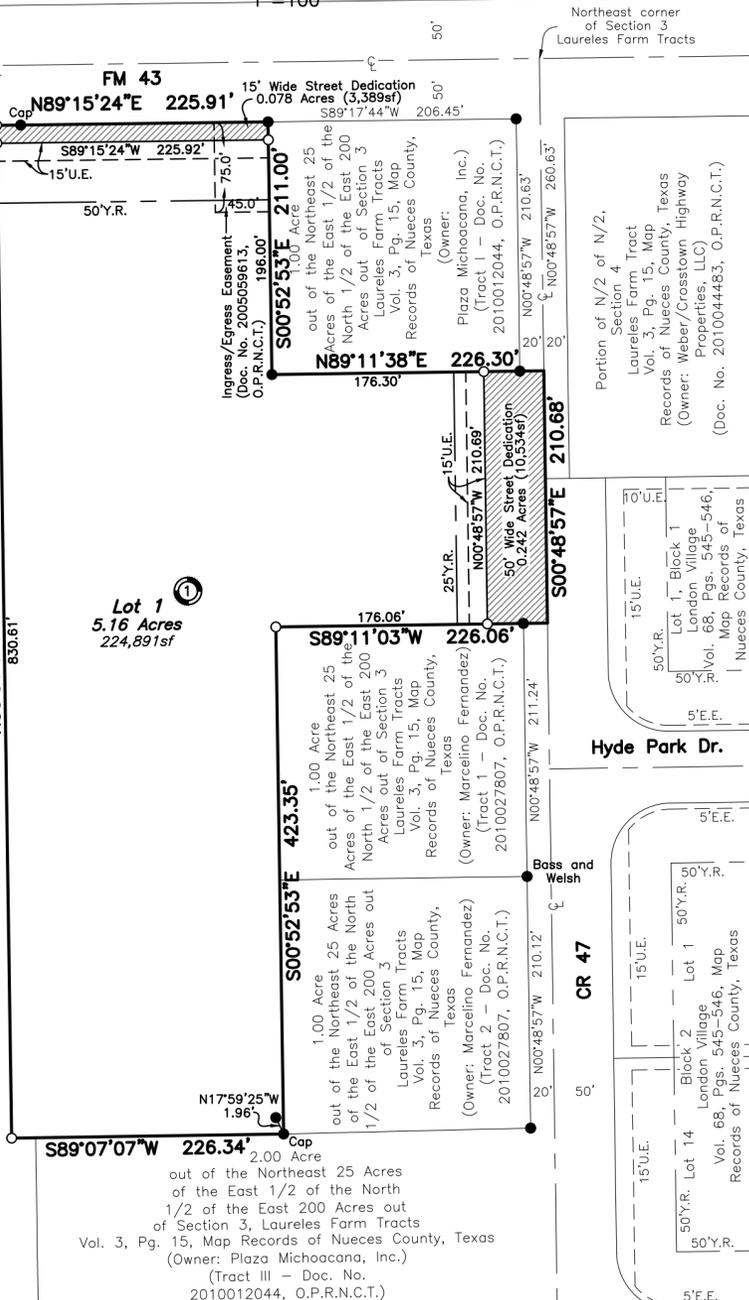
- Legend:**
- 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CC TX" Found
 - 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CC TX" Set
 - 5/8 Inch Iron Rod Found

24.61 Acres out of Section 3 Laureles Farm Tract Vol. 3, Pg. 15, Map Texas (Owner: Plaza Michoacana, Inc.) (Tract IV - Doc. No. 2010012044, O.P.R.N.C.T.)



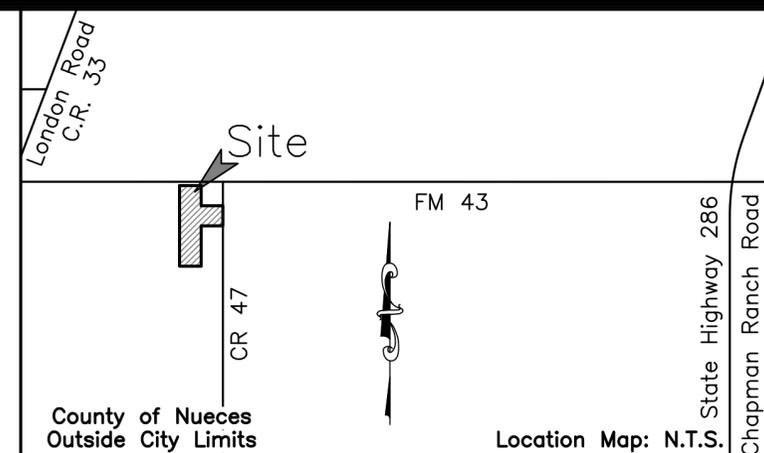
N00°51'06"W 845.61'

Lot 1
5.16 Acres
224,891sf



**Plat of
Flaherty Tract
Block 1, Lot 1**

5.48 Acres of Land comprised of a 4.0 Acre Tract of Land out of the Northeast 25 Acres out of the East One-half of the North One-half of the East 200 Acres out of Section 3, Laureles Farm Tracts, a map of which is recorded in Volume 3, Page 15, Map Records of Nueces County, Texas and a 0.388 Acre Tract of Land out of a the Northwest 25 Acres out of the East One-half of the North One-half of the East 200 Acres out of Section 3, Laureles Farm Tracts, a map of which is recorded in Volume 3, Page 15, Map Records of Nueces County, Texas; said 4.0 Acre Tract and 0.388 Acre Tract described in Special Warranty Deed with Vendor's Lien from The Frost National Bank to Marwell Properties, Limited Partnership, recorded in Document No. 2008030697, Official Public Records of Nueces County, Texas and a 1.097 Acre Tract of Land out of the Northeast 25 Acres out of the East One-half of the North One-half of the East 200 Acres out of Section 3, Laureles Farm Tracts, a map of which is recorded in Volume 3, Page 15, Map Records of Nueces County, Texas said 1.097 Acre Tract of Land described in Special Warranty Deed from David Del Llano, Jr. and Cynthia Del Llano to Marwell Properties, LP, recorded in Document No. 2008047808, Official Public Records of Nueces County, 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____

Ratna Pottumuthu, P.E., LEED AP
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____

Daniel McGinn, A.I.C.P.
Interim Secretary

Philip J. Ramirez, A.I.A., LEED AP, 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



DATE: July 27, 2016
SCALE: 1"=100'
JOB NO.: 41450.B6.01
SHEET: 1 of 1
DRAWN BY: XG