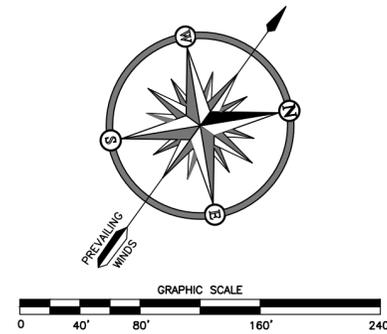


VICINITY MAP
SCALE: 1" = 2000'

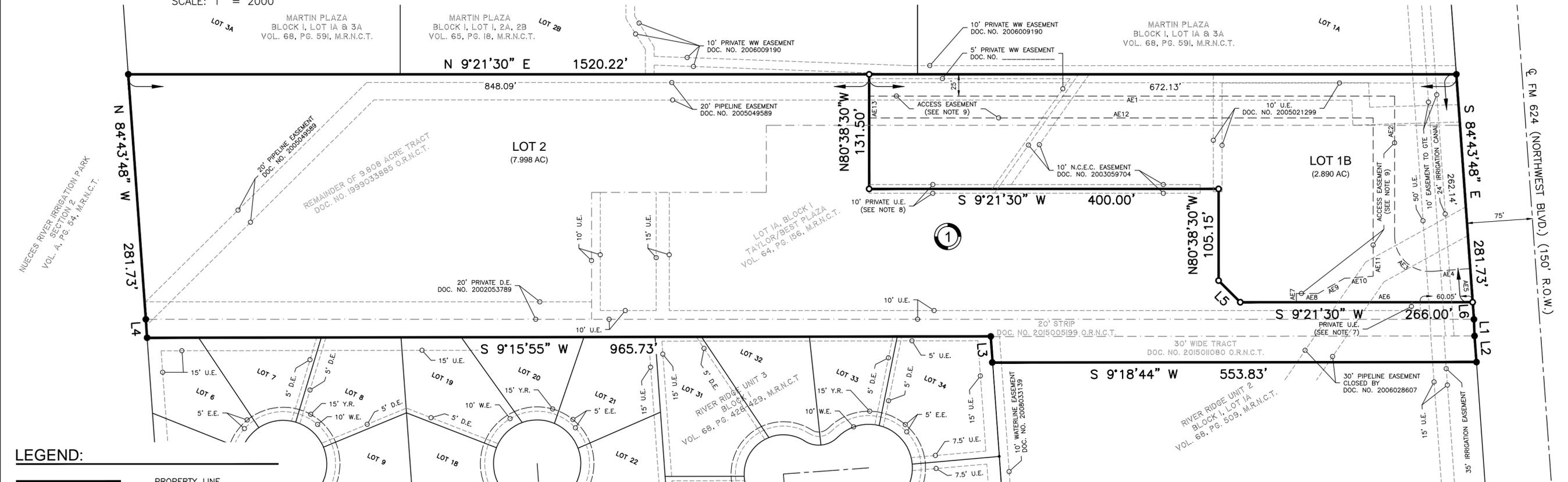
PLAT OF LOTS 1B & 2, BLOCK 1 TAYLOR'S BEST PLAZA

BEING A 10.888 ACRE PLAT OUT OF THE REMAINDER OF A 9.808 ACRE TRACT OUT OF LOT 1, SECTION 2, NUECES RIVER IRRIGATION PARK (VOL. A, PG. 124, M.R.N.C.T.), RECORDED IN DOCUMENT NUMBER 1999033885, OFFICIAL PUBLIC RECORDS, NUECES COUNTY, TEXAS; A 20' STRIP OUT OF LOT 1, SECTION 2, NUECES RIVER IRRIGATION PARK, RECORDED IN DOCUMENT NUMBER 2015005199, OFFICIAL PUBLIC RECORDS, NUECES COUNTY, TEXAS; A 30' WIDE TRACT OUT OF LOT 1, BLOCK 1, RIVER RIDGE UNIT 2 (VOL. 67, PG. 118, M.R.N.C.T.), RECORDED IN DOCUMENT NUMBER 2015011080, OFFICIAL PUBLIC RECORDS, NUECES COUNTY, TEXAS; AND LOT 1A, BLOCK 1, TAYLOR/BEST PLAZA, RECORDED IN VOLUME 64, PAGE 156, MAP RECORDS, NUECES COUNTY, TEXAS.



LJA Engineering, Inc.
820 Buffalo Street Phone 361.887.8851
Corpus Christi, Texas 78401 Fax 361.887.8855
TBPE Firm Reg. # F-1386 TBPLS Firm Reg. #10016600

PROPERTY LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 82°56'46" E	19.17'
L2	S 84°45'13" E	30.07'
L3	N 84°45'13" W	30.05'
L4	N 84°32'18" W	21.23'
L5	S 54°21'30" W	35.10'
L6	S 84°43'48" E	19.59'



LEGEND:

- PROPERTY CORNER FOUND
- PROPERTY CORNER SET
- YARD RESTRICTION
- EASEMENT
- ACCESS EASEMENT
- INTERIOR LOT LINE
- ADJACENT LOT LINE
- CENTERLINE ROADWAY

ABBREVIATIONS:

D.E.	DRAINAGE EASEMENT	D.R.N.C.T.	DEED RECORDS, NUECES COUNTY, TEXAS
E.E.	ELECTRICAL EASEMENT	M.R.N.C.T.	MAP RECORDS, NUECES COUNTY, TEXAS
U.E.	UTILITY EASEMENT	O.R.N.C.T.	OFFICIAL PUBLIC RECORDS, NUECES COUNTY, TEXAS
W.E.	WATER EASEMENT		
Y.R.	YARD RESTRICTIONS		

STATE OF TEXAS
COUNTY OF NUECES
I, Jack Taylor, President of MTM Northwest, LTD., a Texas Limited Liability Company, do hereby certify that I am the owner of the property referred to as Lots 1B and 2, Block 1, Taylor's Best Plaza, that all easements and right-of-ways as shown are dedicated in fee simple to the public for the installation, operation, and maintenance of public streets and utilities, and we adopt this plat for the purposes of description and dedication this day of _____, 2016.

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 _____, 2016.

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 _____ day of _____, 2016.

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

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

STATE OF TEXAS
COUNTY OF NUECES
I, _____, Clerk of the County Court in and for Nueces County, Texas, hereby certify that the foregoing map of Lots 1B and 2, Block 1, Taylor's Best Plaza, dated the ___ day of _____, 2015, with its certificate of authentication was filed for record in my office this ___ day of _____, 2015 at ___ o'clock ___m. and duly recorded in Volume _____, Page(s) _____, Map Records of Nueces County, Texas. Witness my hand and seal of said court at office in Corpus Christi, Texas, this the _____ day of _____, 2016.

Document No. _____

Kara Sands
Nueces County Clerk

INGRESS/EGRESS EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
AE1	N 9°21'30" E	601.50'
AE2	S 80°38'30" E	161.11'
AE4	N 5°16'13" E	43.85'
AE5	S 84°43'48" E	38.66'
AE6	S 9°21'30" W	201.83'
AE7	N 80°38'30" W	10.00'
AE8	N 9°21'30" E	25.00'
AE9	N 20°46'30" W	34.78'
AE10	N 5°16'13" E	33.00'
AE11	N 80°38'30" W	181.63'
AE12	S 9°21'30" W	577.00'
AE13	N 80°38'30" W	25.00'

INGRESS/EGRESS EASEMENT CURVE TABLE				
CURVE	RADIUS (R)	LENGTH (L)	DELTA ANGLE (Δ)	TANGENT (T)
AE3	40.00'	65.49'	94°05'18"	42.96'

STATE OF TEXAS
COUNTY OF NUECES
I, Albert E. Franco, Jr., a Registered Professional Land Surveyor, have prepared the foregoing map from 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 hereon and to complete such operations with due and reasonable diligence consistent with sound professional practice.

Albert E. Franco, Jr., R.P.L.S. #4471

NOTES:

- THE ENTIRE PROPERTY IS LOCATED WITHIN FEMA ZONE 'C' PER THE FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBERS 485464 0107 C, CITY OF CORPUS CHRISTI, TEXAS, DATED JULY 18, 1985 AND 485494 0257 C, NUECES COUNTY, TEXAS, DATED MARCH 18, 1985; AND IS SUBJECT TO CHANGE.
- 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.
- EASEMENTS SHOWN ARE PROPOSED FOR DEDICATION TO THE PUBLIC FOR THE INSTALLATION, OPERATION, AND USE OF PUBLIC UTILITIES; UNLESS NOTED OTHERWISE. NO BUILDINGS SHALL BE CONSTRUCTED ON PUBLIC EASEMENTS.
- Y.R. DENOTES YARD REQUIREMENT. THE YARD REQUIREMENT, AS DEPICTED ON THE PLAT, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.
- BEARINGS REFER TO GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83, U.S. SURVEY FEET; AS OBSERVED BY GPS.
- PRIVATE UTILITY EASEMENTS (10' WIDE X 9.5' DEEP) DEDICATED WITH THIS PLAT FOR USE BY LOT 1B, BLOCK 1, TAYLOR'S BEST PLAZA. NO BUILDINGS SHALL BE CONSTRUCTED ON EASEMENT NOR SHALL ACCESS BE IMPEDED.
- 10' PRIVATE UTILITY EASEMENT DEDICATED WITH THIS PLAT FOR USE BY LOT 2, BLOCK 1, TAYLOR'S BEST PLAZA. NO BUILDINGS SHALL BE CONSTRUCTED ON EASEMENT NOR SHALL ACCESS BE IMPEDED.
- PUBLIC ACCESS TO LOT 2, BLOCK 1, TAYLOR'S BEST PLAZA FROM FM 624 IS CONVEYED BY ACCESS EASEMENT DEDICATED WITH THIS PLAT. NO BUILDINGS SHALL BE CONSTRUCTED ON EASEMENT NOR SHALL ACCESS BE IMPEDED.