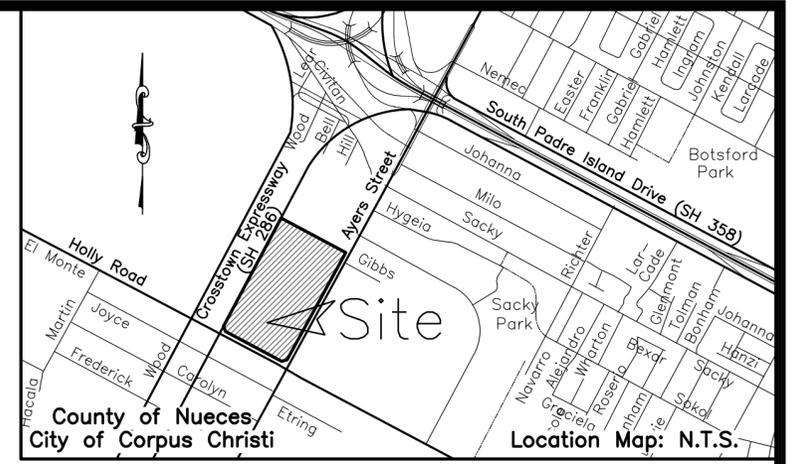
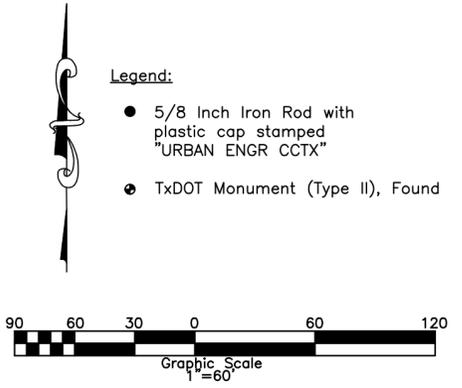


- Notes:**
- 1.) Total platted area contains 2.271 Acres of Land.
 - 2.) The receiving water for the storm water runoff from this property is the Oso Creek. The TCEQ has not classified the aquatic life use for the Oso Creek, but it is recognized as an environmentally sensitive area. The Oso Creek flows 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. 485464 0285 C, City of Corpus Christi, Texas, which bears an effective date of September 17, 1992 and it is not 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.) If any lot is developed with residential uses, compliance with the open space regulation will be required during the building permit phase.

Remainder of 32.81 Acre Tract out of Lots 3 and 4, Section 4 Bohemian Colony Lands, Vol. A, Pg. 48, Map Records of Nueces County, Texas (Owner: South Padre Investment, Inc.) (Vol. 2336, Pg. 64, O.P.R.N.C.T.)



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
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____

James D. Carr, R.P.L.S.
Texas License No. 6458

South Padre Investment, L.P., a Texas limited partnership, 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: South Padre Investment, L.P., a Texas limited partnership,

By: Donore Investment, Inc., a Texas corporation, its general partner

By: _____
Jesus Garcia, President

State of Indiana
County of Madison

This instrument was acknowledged before me by Jesus Garcia, as President of Donore Investment, Inc., a Texas corporation, general partner of South Padre Investment, L.P., a Texas limited partnership, on behalf of said partnership.

This the _____ day of _____, 20____

Notary Public in and for the State of Indiana

Plat of Lexington Center Unit 2 Block 1, Lot 1

2.271 Acres of Land, of Lot 4, Section 4, Bohemian Colony Lands, a map of which is recorded in Volume A, Page 48, Map Records of Nueces County, Texas; said 2.271 Acres being a portion of a 32.81 Acre Tract, as described in Warranty Deed from Valleywinds, Inc., to South Padre Investment, Inc., as recorded in Volume 2336, Page 64, Official Public Records of Nueces County, Texas



DATE: Sept. 7, 2016
SCALE: 1"=60'
JOB NO.: 43072.B6.04
SHEET: 1 of 1
DRAWN BY: XG
urbansurvey1@urbaneng.com
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