

STATE OF TEXAS  
COUNTY OF HARRIS

I, JARRAD COULTER, DO HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREIN;  
THAT ALL EASEMENTS AND RIGHT-OF-WAYS AS SHOWN ARE DEDICATED TO THE PUBLIC FOR THE  
INSTALLATION, OPERATION, AND MAINTENANCE OF PUBLIC STREETS AND UTILITIES, AND I ADOPT THIS PLAT  
FOR THE PURPOSES OF DESCRIPTION AND DEDICATION.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_.

JARRAD COULTER  
PRINCIPAL  
IDV PARK PID, LP

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JARRAD COULTER  
PROVEN TO ME TO BE THE PERSON WHOSE SIGNATURE HE MADE ON THE FOREGOING INSTRUMENT OF  
WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND  
CONSIDERATIONS THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_.

NOTARY PUBLIC

STATE OF TEXAS  
COUNTY OF NUECES

I, BRIAN D. LORENTSON, 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.

BRIAN D. LORENTSON, R.P.L.S.  
LICENSE NO. 6839

STATE OF TEXAS  
COUNTY OF NUECES

THE FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE PLANNING COMMISSION ON  
BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_.

CYNTHIA S. GARZA  
CHAIR

MICHAEL DICE, CBO, MBA  
DIRECTOR

STATE OF TEXAS  
COUNTY OF NUECES

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, HEREBY CERTIFY THAT  
THE FOREGOING MAP DATED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, WITH ITS  
CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M. AND DULY RECORDED IN  
VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_, MAP RECORDS OF NUECES COUNTY, TEXAS. WITNESS MY  
HAND AND SEAL OF SAID COURT AT OFFICE IN CORPUS CHRISTI, TEXAS.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_.

KARA SANDS  
COUNTY CLERK

DEPUTY

# PLAT OF PARK PID UNIT 2 BLOCK 1 - LOT 11

A 9.02 ACRE TRACT, SITUATED IN THE ENRIQUEZ VILLAREAL SURVEY, ABSTRACT 1; SAID  
9.02 ACRE TRACT BEING ALL OF LOT 12B, BLOCK 1, PARK P.I.D. UNIT 1 A PLAT RECORDED IN  
DOCUMENT NUMBER 2020051751 OF THE OFFICIAL PUBLIC RECORDS OF NUECES COUNTY,  
TEXAS, A PORTION OF A 15.39 ACRE TRACT AS DESCRIBED IN A SPECIAL WARRANTY DEED  
RECORDED IN DOCUMENT NUMBER 2017035617 OF THE SAID OFFICIAL PUBLIC RECORDS,  
AND A PORTION OF A 13.95 ACRE TRACT AS DESCRIBED IN A SPECIAL WARRANTY DEED  
RECORDED IN DOCUMENT NUMBER 2016041090 OF THE SAID OFFICIAL PUBLIC RECORDS.

STATE OF TEXAS  
COUNTY OF NUECES

THE FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE DEVELOPMENT SERVICES  
ENGINEER OF THE CITY OF CORPUS CHRISTI, TEXAS.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_.

BRIA WHITMIRE, PE, CFM, CPM, ENV SP, CBO  
DEVELOPMENT SERVICES ENGINEER

### FLOODPLAIN NOTE:

ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48355C0315G DATED 10/13/2022 PREPARED BY  
THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR NUECES COUNTY, TEXAS, THIS PROPERTY IS  
WITHIN ZONE X.

### STORMWATER NOTE:

DURING THE DEVELOPMENT OF THE SITE, ANY INCREASE IN STORMWATER RUNOFF FLOW RATES MUST BE  
MITIGATED IN ACCORDANCE WITH UDC 8.2.A, 8.2.8.B, AND IDM 3.05 RESULTING IN NO ADVERSE IMPACTS  
BETWEEN EXISTING CONDITIONS AND PROPOSED CONDITIONS.

### TXDOT NOTE:

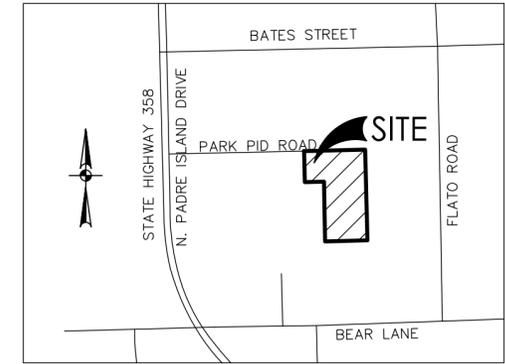
- PROPERTY MUST COMPLY WITH TXDOT'S TRAFFIC ACCESS MANAGEMENT PLAN.
- NO INCREASE IN STORM WATER DISCHARGE TO STATE RIGHT-OF-WAY SHALL BE ACCEPTED BY TXDOT.
- TXDOT PERMITS WILL BE ISSUED IN ACCORDANCE WITH THE ACCESS MANAGEMENT STANDARDS AND  
ALL APPLICABLE STATE AND FEDERAL LAWS, INCLUDING RULES AND REGULATIONS. ACCESS  
CONNECTION SPACING, MATERIALS, GEOMETRICS, ACCESSIBILITY, AND OTHER DESIGN SPECIFICATIONS  
WILL BE CONSIDERED, AS WELL AS THE IMPACT ON DRAINAGE AND HYDRAULICS, UTILITY LOCATION OR  
RELOCATION, AND THE ENVIRONMENT THAT WILL RESULT FROM THE REQUESTED CONSTRUCTION OF AN  
ACCESS CONNECTION. 43 TEXAS ADMINISTRATION CODE § 11.52 (2020).
- DRAINAGE IMPROVEMENTS SHALL ACCOMMODATE RUNOFF FROM THE UPSTREAM DRAINAGE AREA IN  
ITS ANTICIPATED MAXIMUM "BUILD-OUT" OR " FULLY DEVELOPED" CONDITION, AND SHALL BE DESIGNED  
TO PREVENT OVERLOADING THE CAPACITY OF THE DOWNSTREAM DRAINAGE SYSTEM.
- IF THE OWNER RESPONSIBLE FOR MAINTENANCE OF THE PERMANENT STORMWATER OR WATER  
QUALITY CONTROL FAILS TO MAINTAIN THE CONTROL TO TXDOT RIGHT-OF-WAY, THE OWNER SHALL  
CORRECT THE PROBLEM. .

### RECEIVING WATER NOTE:

- THERE ARE NO KNOWN NATURAL WATER BODIES, JURISDICTIONAL WETLANDS, ENDANGERED SPECIES  
HABITAT, STATE OF TEXAS SUBMERGED LANDS OR CRITICAL DUNES ON THE SITE.
- 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.

### SURVEYOR'S NOTES

- MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION  
AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH 5/8" IRON ROD WITH CAP MARKED  
"PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY  
INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH  
2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH ZONE. US SURVEY FEET,  
DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE. SURFACE DISTANCES ARE EQUAL TO GRID DISTANCES.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM  
THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH ZONE.
- THE ENTIRE PROPERTY LIES WITHIN THE CITY LIMITS OF THE CITY OF CORPUS CHRISTI.
- THE TOTAL AREA TO BE PLATTED CONTAINS 9.02 ACRES OF LAND.
- THE YARD REQUIREMENTS, AS DEPICTED ON THE PLAT, IS A REQUIREMENT OF THE UNIFIED  
DEVELOPMENT CODE (UDC) AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.



LOCATION MAP  
NOT-TO-SCALE

### OWNER/DEVELOPER:

IDV PARK PID, LP  
10375 RICHMOND AVE STE 1950  
HOUSTON, TX 77042  
TEL: (832) 500-5202  
CONTACT: JARRAD COULTER

### ENGINEER:

PAPE-DAWSON ENGINEERS, INC.  
TEL: (361) 360-2209  
CONTACT: BO WISEHART, P.E., CFM

## PAPE-DAWSON

807 N UPPER BROADWAY, STE 103 | CORPUS CHRISTI, TX 78401 | 361.360.2209  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

### LEGEND

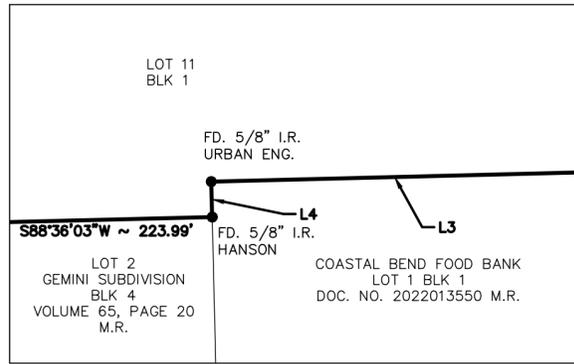
———	PLAT BOUNDARY
— · — · —	CENTERLINE
- - - - -	EASEMENT
●	FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON" (UNLESS OTHERWISE NOTED)
⊗	SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON" UNLESS NOTED OTHERWISE
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M.R.	MAP RECORDS, NUECES COUNTY, TEXAS
DOC. NO.	DOCUMENT NUMBER
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AC	ACRE(S)
Y.R.	YARD REQUIREMENT
I.R./I.P.	IRON ROD/IRON PIPE
(PD)	PAPE-DAWSON CAP
ROW	RIGHT-OF-WAY
FM	FARM-TO-MARKET
BLVD	BOULEVARD
CR	COUNTY ROAD
FD.	FOUND
BLK	BLOCK
FT	FEET
TXDOT	TEXAS DEPARTMENT OF TRANSPORTATION
IDM	CITY OF CORPUS CHRISTI INFRASTRUCTURE DESIGN MANUAL
UDC	CITY OF CORPUS CHRISTI UNIFIED DEVELOPMENT CODE

DATE OF PREPARATION: FEBRUARY 10, 2026

SHEET 1 OF 2

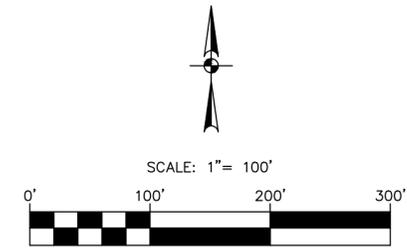
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DETAIL "A"  
SCALE 1"=5'

LINE #	BEARING	LENGTH
L1	S88°36'00"W	96.47'
L2	S88°35'59"W	77.05'
L3	S88°33'32"W	172.90'
L4	S01°26'29"E	1.48'
L5	S88°35'59"W	68.93'
L6	S88°36'00"W	96.47'



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