

**General Notes:**

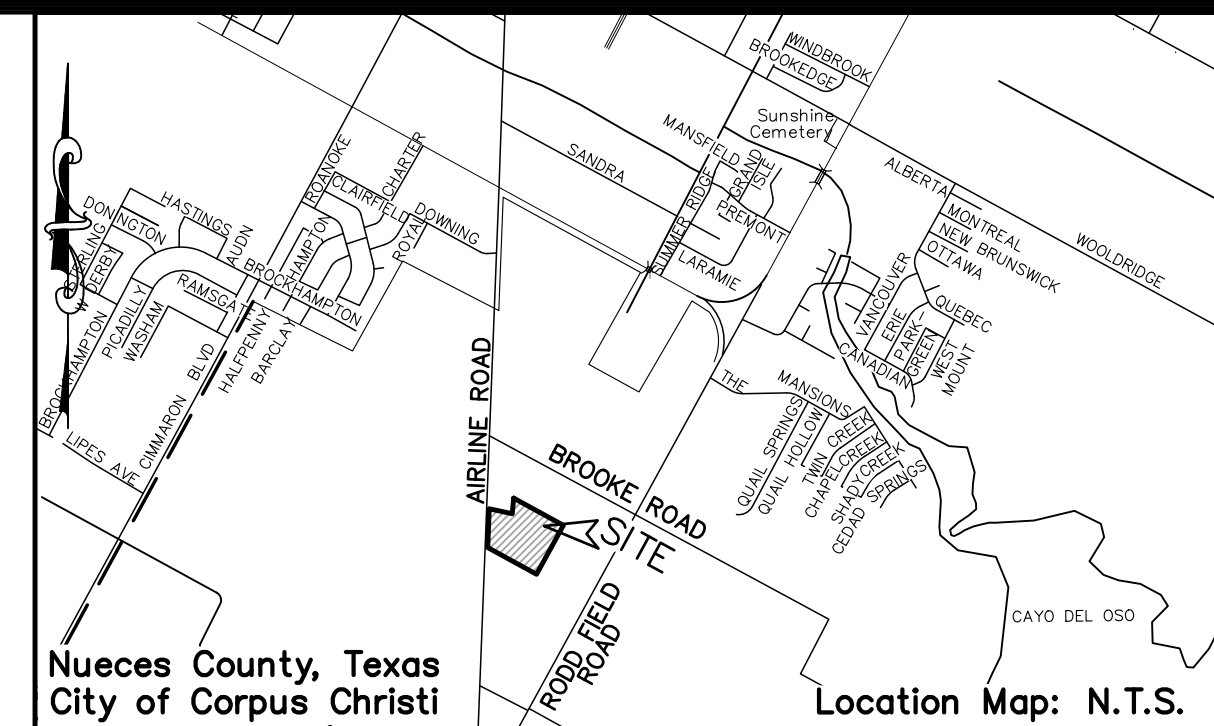
- Total platted area contains 11.16 Acres of Land.
- The receiving water for the storm water runoff from this property is the Oso Bay. The TCEQ has classified the aquatic life use for the Oso Bay as "exceptional" and "oyster waters". The TCEQ also categorized the receiving water as "contact recreation" use.
- The yard requirement, as depicted 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."

**Surveyor's Notes:**

- 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.
- Existing Flood Map: by graphic plotting only, this property is currently in Zone "C" of the Flood Insurance Rate Map (FIRM), Community Panel Number 485494 0540 C, City of Corpus Christi, Texas, which bears a date of March 18, 1985 and is not in a Special Flood Hazard Area. The existing FIRM Panel 485494 0540 C is based on the National Geodetic Vertical Datum of 1929 (NGVD).
- Proposed Flood Map: this property is proposed to lie within Zone "X" of the Flood Insurance Rate Map (FIRM), Community Panel Number 48355C0540G, Nueces County, Texas, which bears a preliminary date of May 30, 2018. The Proposed FIRM Panel 48355C0540G is based on the North American Vertical Datum of 1988 (NAVD88).

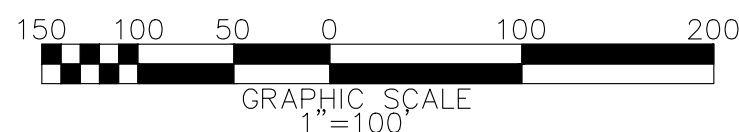
## Plat of Landmark at Airline Block 1, Lot 1

11.16 Acres out of Lots 22 and 23, Section 20, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Pages 41-43, Map Records of Nueces County, Texas, being the same property described in a General Warranty Deed from Guadalupe Leon and Maria Del Carmen Leon to Airline MultiFamily Partners LP, Document No. 2021066866, recorded in Official Records of Nueces County, Texas.



**Legend:**

- 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set
- 1/2 Inch Iron Rod with cap stamped "CDS MUERY" Found
- 5/8 Inch Iron Rod Found
- 4229 ● 5/8 Inch Iron Rod with cap stamped "4229" Found
- YC ● 5/8 Inch Iron Rod with yellow plastic cap
- UE ● 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Found
- PK Nail with Washer Stamped "URBAN ENGR CCTX" Found



State of Texas  
County of Nueces

Airline Multifamily Partners, 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\_\_\_\_.

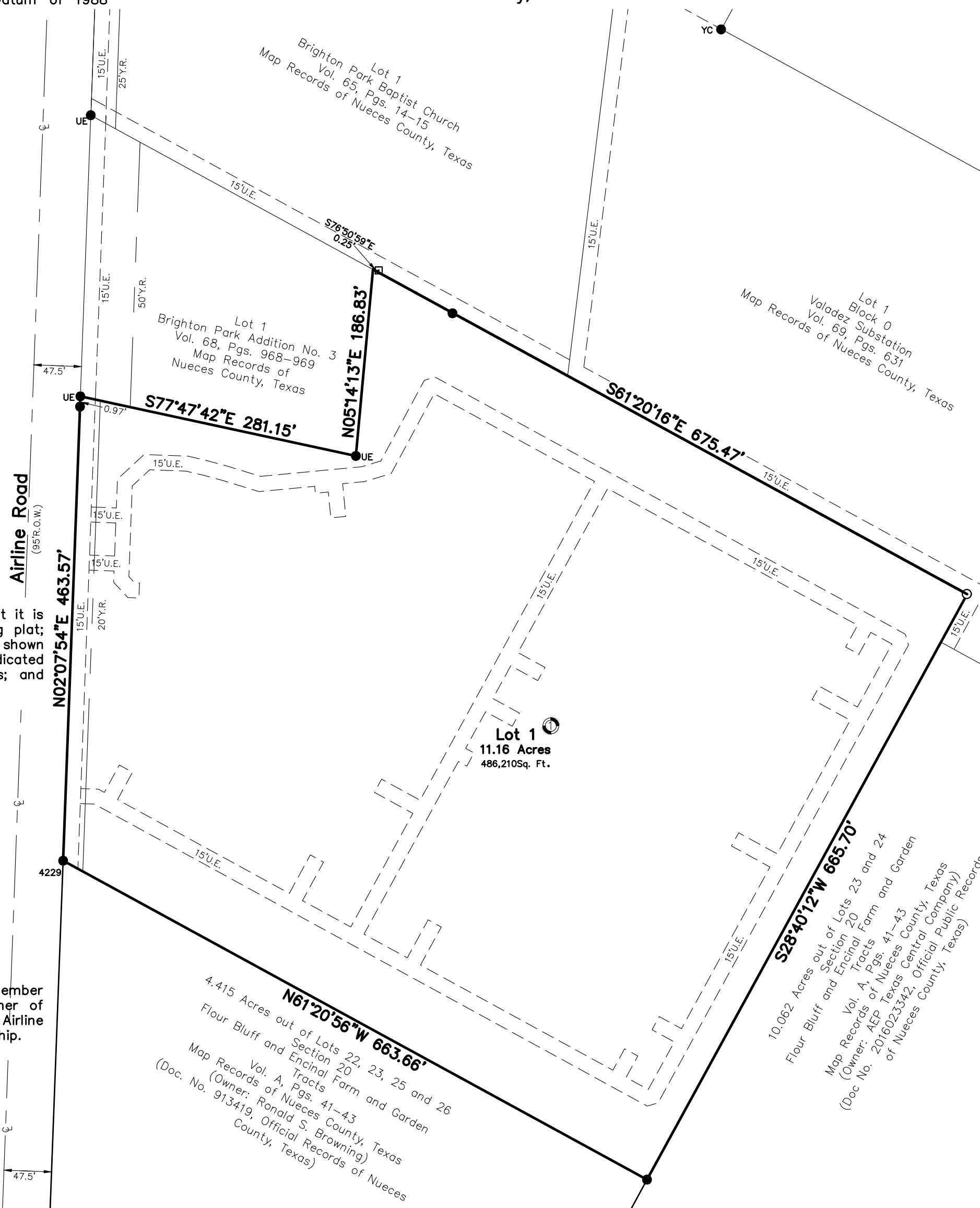
By: Airline Multifamily Partners, a Texas limited partnership  
 By: Bruin Ventures I LP, a Texas limited partnership, General Partner  
 By: Bruin Ventures, LLC, a Texas Limited Liability Company, General Partner  
 By: \_\_\_\_\_  
 Thomas M. Jones, Sole Member

State of Texas  
County of Nueces

This instrument was acknowledged before me by Thomas M. Jones, Sole Member of Bruin Ventures, LLC, a Texas Limited Liability Company, General Partner of Bruin Ventures I LP, a Texas limited partnership, General Partner of Airline Multifamily Partners, a Texas limited partnership, on behalf of said partnership.

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\_\_\_\_.

Brett Flint, 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\_\_\_\_.

Al Raymond, III, AIA  
Secretary

Dan Dibble  
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\_\_\_\_.

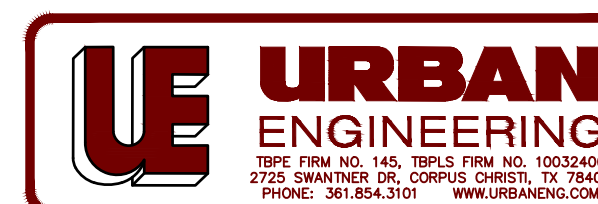
By: \_\_\_\_\_  
Deputy

State of Texas  
County of Nueces

I, Brian D. Lorentson, 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.**

Brian D. Lorentson, R.P.L.S.  
Texas License No. 6839



Submitted: 03/30/22  
SCALE: 1"=100'  
JOB NO.: 42878.C1.01  
SHEET: 1 of 1  
DRAWN BY: JAB

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urbansurvey1@urbaneng.com