

STATE OF TEXAS §
COUNTY OF DALLAS §

I, JAMES F. MASON, JR., MANAGER FOR FRC RETAIL CC LLC, HEREBY CERTIFY THAT FRC RETAIL CC LLC IS THE OWNER OF THE PROPERTY SHOWN HEREON, WITH A LIEN IN FAVOR OF SUSSER BANK, THAT WE HAVE HAD SAID PROPERTY SURVEYED AS SHOWN FOR THE PURPOSES OF DESCRIPTION AND DEDICATION. ALL UTILITY EASEMENTS AND RIGHTS-OF-WAY ARE DEDICATED TO THE PUBLIC FOR THE OPERATION & MAINTENANCE OF PUBLIC STREETS AND UTILITIES.
THIS THE DAY _____ OF _____, 2024.

JAMES F. MASON, JR., MANAGER
OWNER

STATE OF TEXAS §
COUNTY OF DALLAS §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY
THIS THE _____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
STATE OF TEXAS §
COUNTY OF DALLAS §

I, RICK LAFITTE, SENIOR VICE PRESIDENT SUSSER BANK IS THE HOLDER OF A LIEN ON THE PROPERTY SHOWN HEREON AS OAKHURST PLAZA, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD UNDER CLERK'S FILE NUMBER 2024011417 OF THE OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLANT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREON TO SAID SUBDIVISION PLAT AND WE HEREBY CONFIRM THAT WE THE PRESENT OWNER OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF. THIS THE DAY OF _____ 2024.

RICK LAFITTE, SENIOR VICE PRESIDENT SUSSER BANK
STATE OF TEXAS §
COUNTY OF DALLAS §

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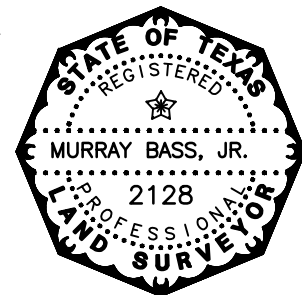
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____
THIS THE _____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS §
COUNTY OF NUECES §

I, MURRAY BASS, JR., REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IS TRUE AND CORRECT. THIS THE 31st DAY OF MARCH, 2024.

MURRAY BASS, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR



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 _____, 2024 WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____, 2024 AT _____ O'CLOCK _____ M. AND DULY RECORDED THE _____ DAY OF _____, 2024 AT _____ O'CLOCK _____ M. IN THE MAP RECORDS OF SAID COUNTY IN VOLUME _____, PAGE _____, INSTRUMENT NUMBER _____.

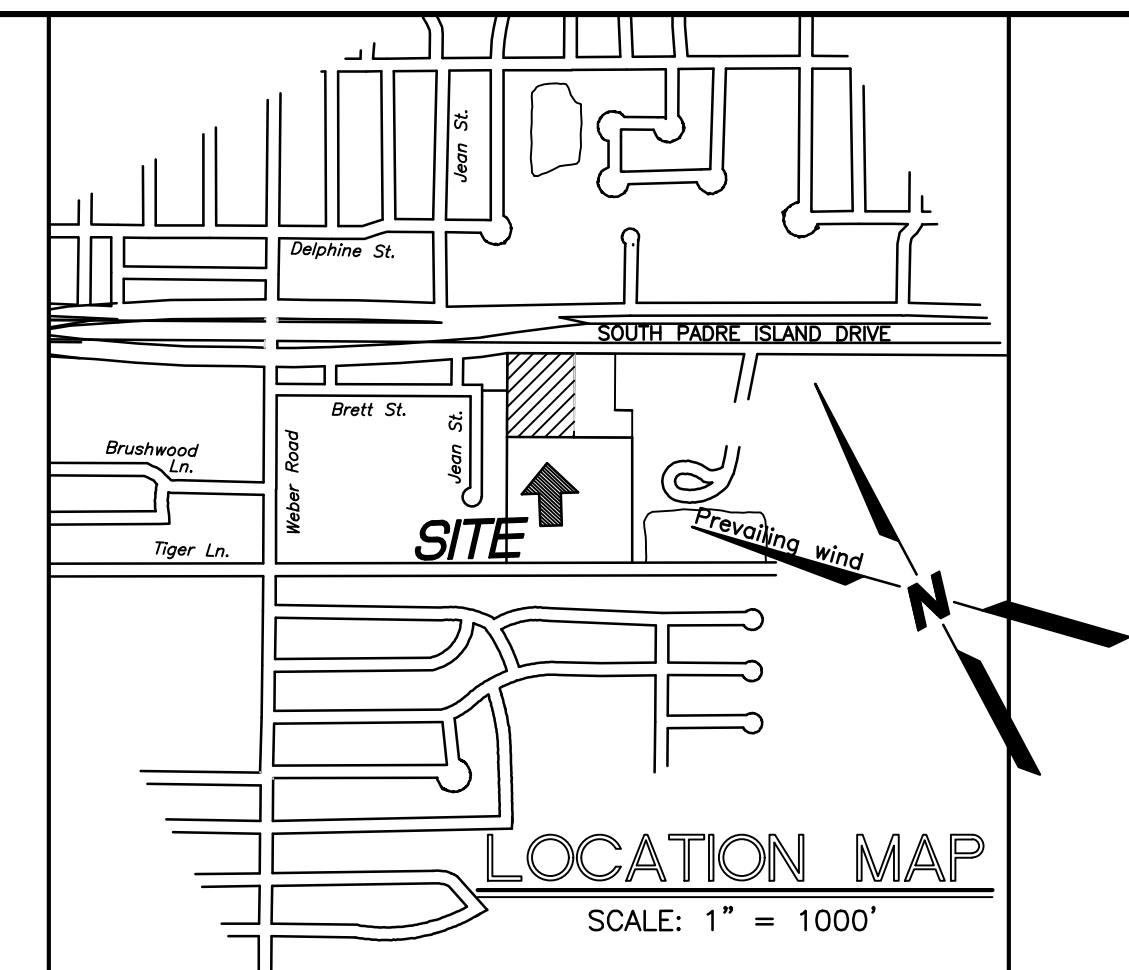
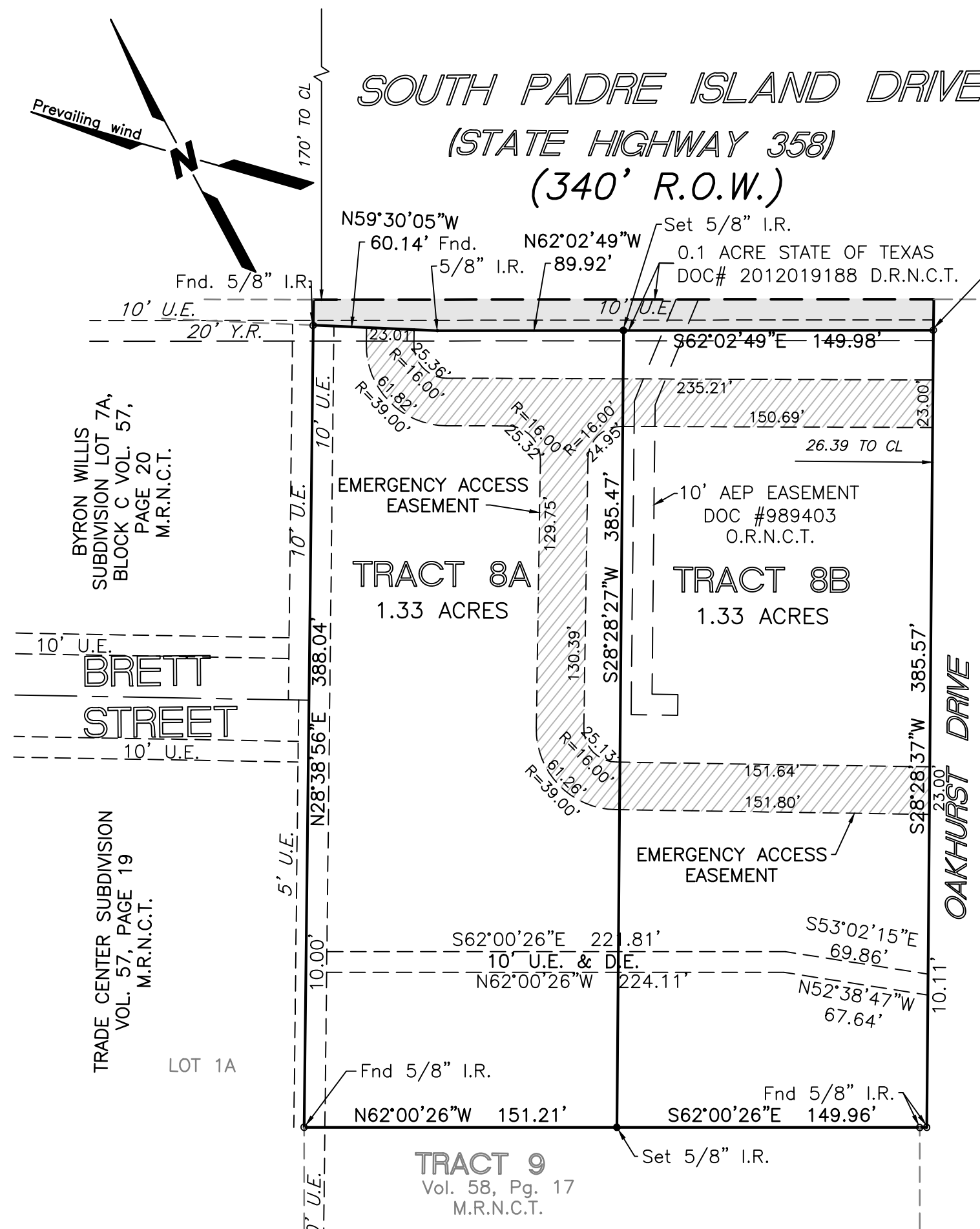
WITNESS MY HAND AND SEAL OF THE COUNTY COURT IN AND FOR SAID COUNTY AT OFFICE IN CORPUS CHRISTI, NUECES COUNTY, TEXAS, THE DAY AND YEAR LAST WRITTEN.

BY: _____ DEPUTY
KARA SANDS
COUNTY COURT
NUECES COUNTY, TEXAS

REPLAT OF:

OAKHURST PLAZA TRACT 8A & 8B

BEING A REPLAT OF TRACT 8, OAKHURST PLAZA, A MAP OF WHICH IS RECORDED IN VOLUME 62, PAGE 125 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS, (SAVE AND EXCEPT ADDITIONAL RIGHT OF WAY DEDICATED TO THE STATE OF TEXAS, DOC#2012019188, D.R.N.C.T.) CONTAINING 2.66 ACRES.



LEGEND

- Y.R. YARD REQUIREMENT
- U.E. UTILITY EASEMENT
- E.E. ELECTRIC EASEMENT
- D.R.N.C.T. DEED RECORDS NUECES COUNTY TEXAS
- M.R.N.C.T. MAP RECORDS NUECES COUNTY TEXAS
- O.P.R.N.C.T. OFFICIAL PUBLIC RECORDS NUECES COUNTY TEXAS
- PLAT BOUNDARY
- ROAD CENTERLINE
- ADJACENT LOT LINE
- YARD REQUIREMENT
- EASEMENT
- FOUND PROPERTY CORNER
- SET PROPERTY CORNER

EMERGENCY ACCESS EASEMENT—THIS EASEMENT, SHOWN ON THE PLAT, SHALL BE TO PROVIDE ACCESS FOR EMERGENCY VEHICLES TO BOTH LOTS AND SHALL NOT BE OBSTRUCTED IN ANY MANNER INCLUDING FENCING.

TRACT 7
Vol. 58, Pg. 17
M.R.N.C.T.

STATE OF TEXAS §
COUNTY OF NUECES §

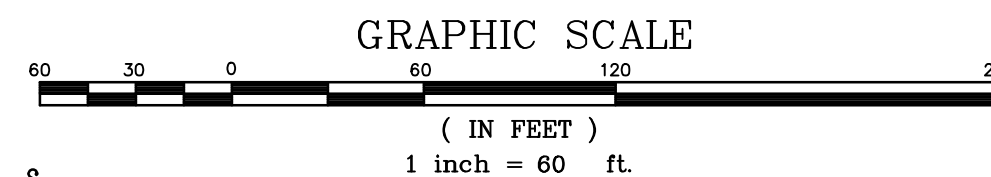
THE FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE DEPARTMENT OF DEVELOPMENT SERVICES OF THE CITY OF CORPUS CHRISTI, TEXAS

BRIA WHITMIRE P.E. CFM, CPM
DEVELOPMENT SERVICES ENGINEER

DATE

NOTES

- THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE ORDINANCE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- BASIS OF BEARING IS STATE OF TEXAS, LAMBERT GRID, SOUTH ZONE, NAD 1983. ESTABLISHED BY STATIC OBSERVATION AND OPUS SOLUTION BY NGS.
- THE SUBJECT PROPERTY LIES IN ZONE X AS SHOWN ON FEMA PANEL 48355 C 0510 G DATED 10/13/22
- THE RECEIVING WATERS FOR THE STORM WATER FROM THIS PROPERTY IS THE OSO BAY. THE RECEIVING WATERS ARE CLASSIFIED BY THE TNRCC AS "E/O" (EXCEPTIONAL AQUATIC LIFE USE/OYSTER WATERS).
- TOTAL PLATTED AREA CONTAINS 2.66 ACRES OF LAND EXCLUSIVE OF ROW DEDICATION AND SITE IS FULLY DEVELOPED.
- PROPERTY IS ZONED IL (LIGHT INDUSTRIAL) AND CG-2 (GENERAL COMMERCIAL)
- 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 TEX. ADMIN. 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 ROW, THE OWNER SHALL CORRECT THE PROBLEM



STATE OF TEXAS §
COUNTY OF NUECES §

THE 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 _____, 2024.

MICHAEL YORK
CHAIRMAN

MICHAEL DICE
SECRETARY

PREPARED BY

BASS & WELSH ENGINEERING

CONSULTING ENGINEERS AND SURVEYORS
3054 SOUTH ALAMEDA STREET 78404
P.O. BOX 6397 78466-6397
TELEPHONE: (361) 882-5521
FACSIMILE: (361) 882-1265
FIRM REGISTRATION NO. F-52 (ENGINEERING)
FIRM REGISTRATION NO. 100027-00 (SURVEYING)
CORPUS CHRISTI, TEXAS

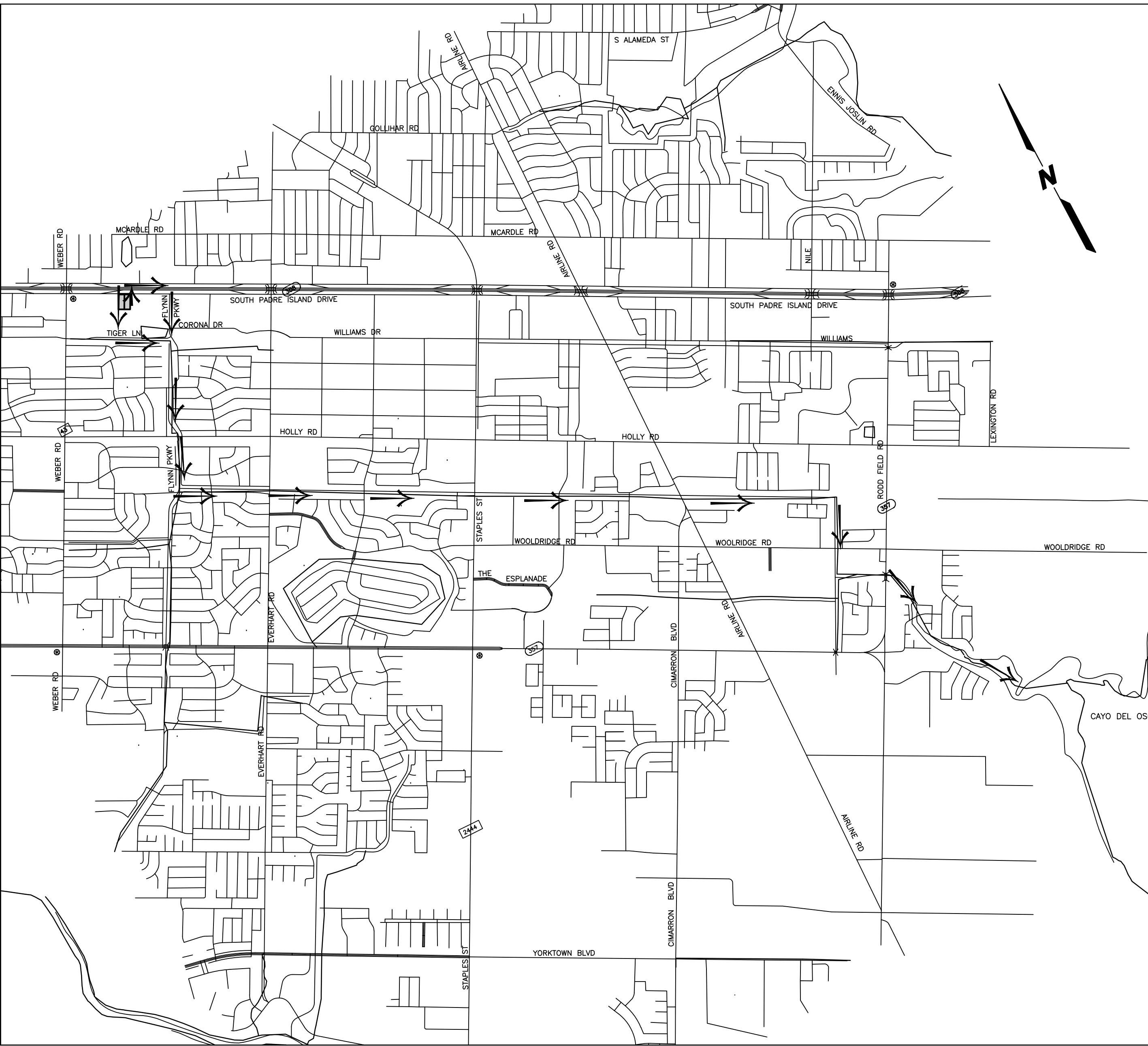
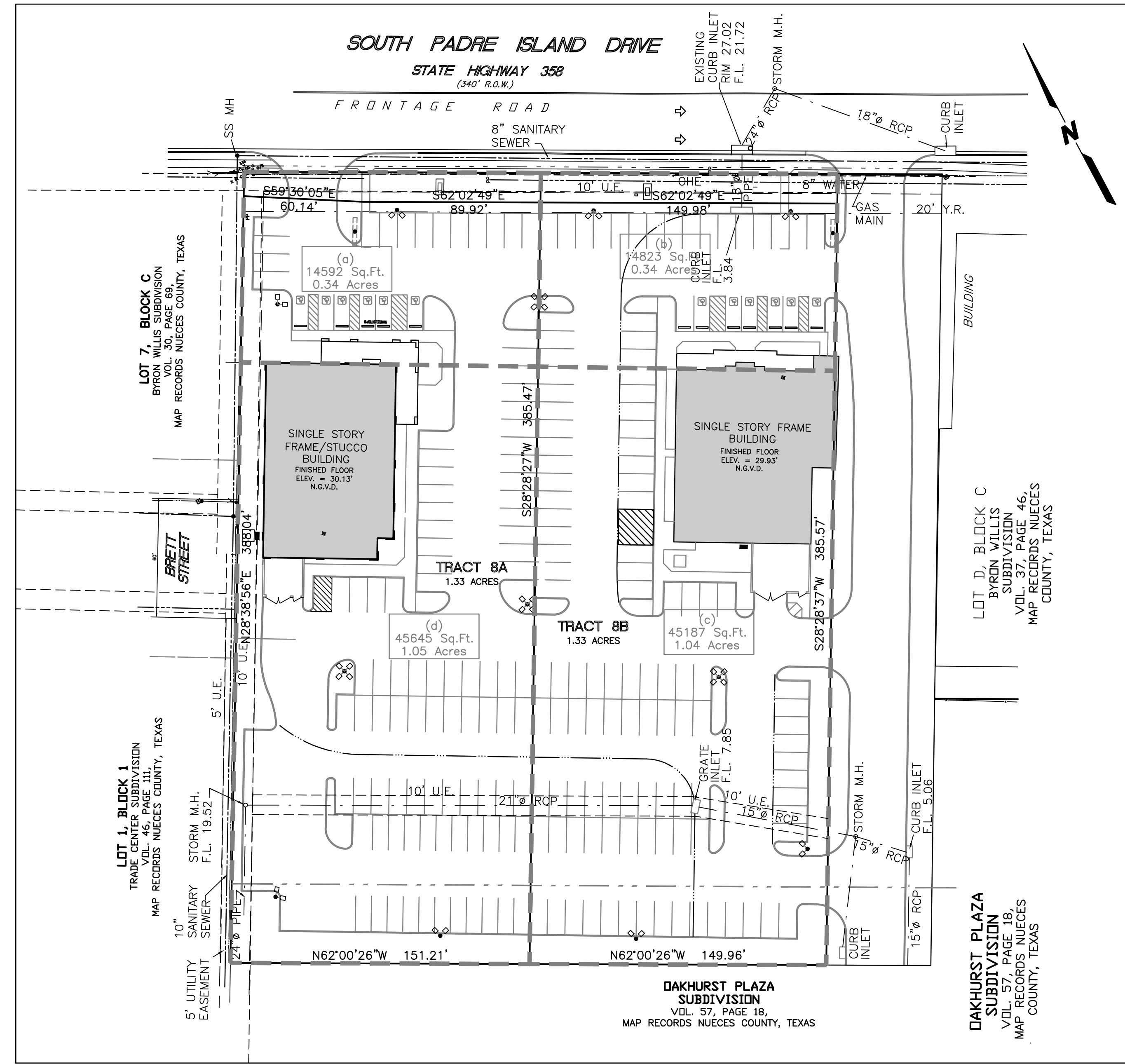


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 FACSIMILE: (361) 882-1265
 ENGINEERING FIRM REGISTRATION NO. F-52
 SURVEYING FIRM REGISTRATION NO. 100027-00
 CORPUS CHRISTI, TEXAS

STORM WATER QUALITY MANAGEMENT PLAN
TRACTS 8A & 8B OAKHURST PLAZA
4201-4221 SOUTH PADRE ISLAND DRIVE
CORPUS CHRISTI, TEXAS 78411

DATE: 11/18/24
 SCALE: 1"=40'
 JOB NO.: 24041
 DESIGN BY: MB Jr
 DRAWN BY: JC
 SURVEYED BY: JS
 COMP. FILE: SWQMP
 FIELD BK. NO:

SHEET NO.
1
 OF 1 SHEETS



DRAINAGE CALCULATIONS

TIME OF CONCENTRATION (Tc)=20 MIN	5 YRS	10 YRS	25 YRS	100 YRS
RUNOFF COEFFICIENT(c)	0.80	0.80	0.80	0.80
RAINFALL INTENSITY(i)	4.85	5.72	6.91	8.81
AREA	RUNOFF (CUBIC FEET PER SECOND)			
(a) 0.34	1.32	1.56	1.88	2.40
(b) 0.34	1.32	1.56	1.88	2.40
(c) 1.04	4.04	4.76	5.75	7.33
(d) 1.05	4.07	4.80	5.80	7.40

STORMWATER PLAN NOTES

- PROPERTY IS ZONED IL (LIGHT INDUSTRIAL) AND CG-2 (GENERAL COMMERCIAL).
- THE FRONT PORTION OF THIS PROPERTY DRAINS TO SOUTH PADRE ISLAND DRIVE INTO AN UNDERGROUND STRUCTURE THEN IN A EASTERLY DIRECTION TO FLYNN PARKWAY THEN SOUTH TO AN OPEN DITCH. THE MAJORITY OF THE PROPERTY DRAINS IN A SOUTHERLY DIRECTION IN AN UNDERGROUND STRUCTURE TO AN OPEN DITCH WHERE IT ENDS UP IN THE OSO BAY.
- THE RECEIVING WATERS FOR THE STORM WATER FROM THIS PROPERTY IS THE OSO BAY. THE RECEIVING WATERS ARE CLASSIFIED BY THE TNRC AS "E/O" (EXCEPTIONAL AQUATIC LIFE USE/OYSTER WATERS).
- TOTAL AREA CONTAINS 2.76 ACRES.
- THE SUBJECT PROPERTY LIES IN ZONE X AS SHOWN ON FEMA PANEL 48355 C 0510 G DATED 10/13/22.
- CALCULATIONS ARE BASE UPON THE "RATIONAL METHOD" Q=CIA
 Q=QUANTITY OF RUNOFF IN CUBIC FEET PER SECOND (CFS)
 I=RAINFALL INTENSITY
 A=AREA IN ACRES
- THERE IS NO RUN-ON DRAINAGE ONTO THIS SITE AT THIS TIME.
- ALL DRAINAGE IS EXISTING. NO CHANGES ARE PLANNED.

RAINFALL INTENSITY DATA FROM TXDOT "RAINFALL INTENSITY-DURATION-FREQUENCY COEFFICIENTS FOR TEXAS" RAINFALL DATA FROM U.S. GEOLOGICAL SURVEY SCIENTIFIC INVESTIGATIONS REPORT 2004-5041, UPDATED IN 2016.

CONTROL
 VERTICAL DATUM NGVD 1988
 LAMBERT GRID, TEXAS SOUTH ZONE, NAD 1983

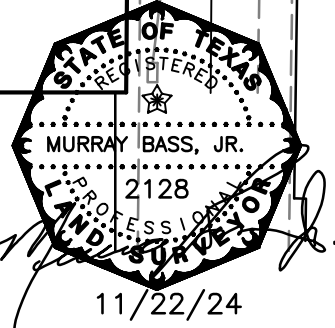
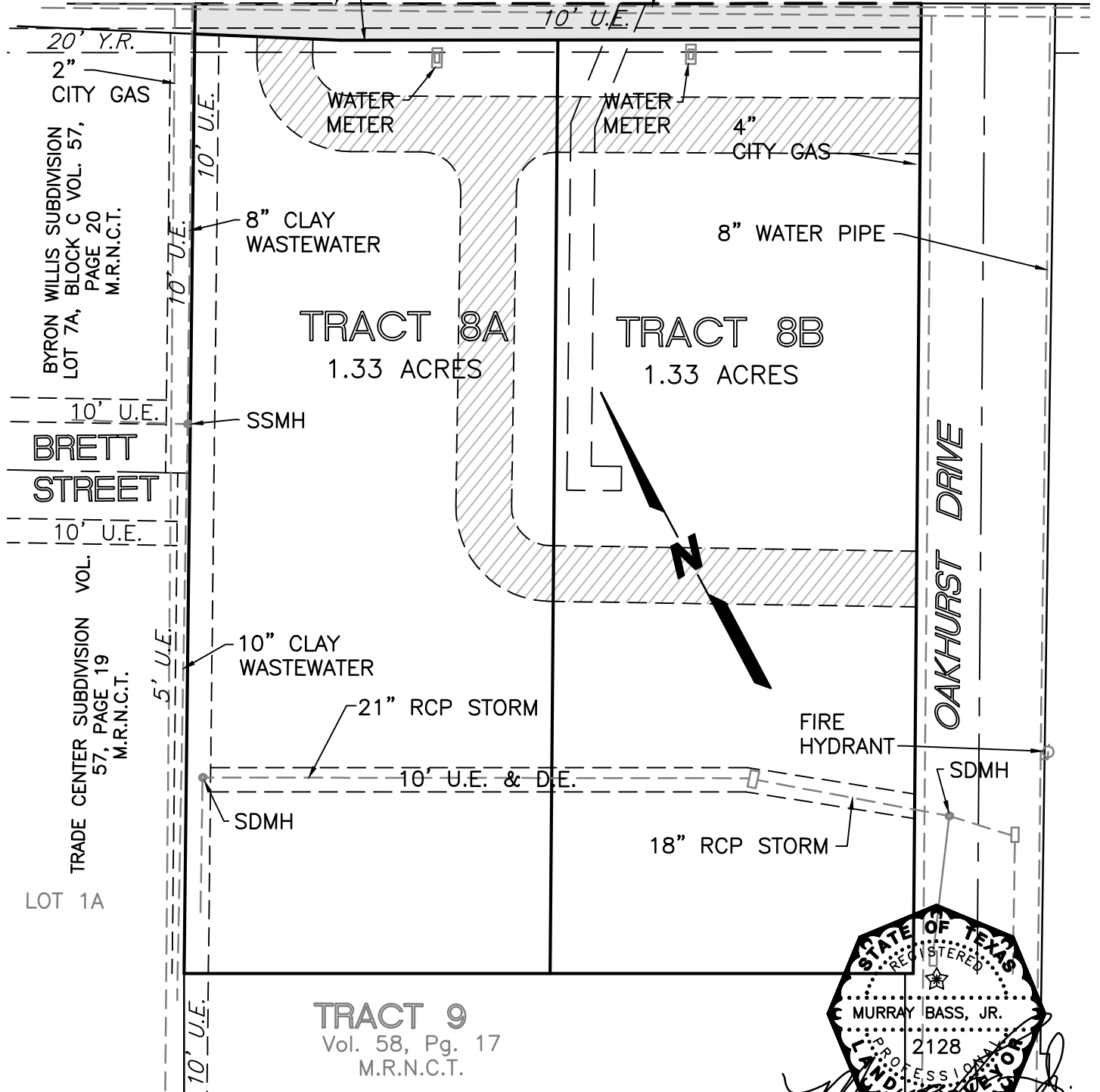
PLOTSCALE: 1:1 XREF: BASE, POINTS 20SC, CONCEPT 1
 JOB NO: 24041
 DATE: 12-13-24 13:26 PM
 PLOTDATE: 12-13-24

SOUTH PADRE ISLAND DRIVE

0.1 ACRE STATE OF TEXAS (STATE HIGHWAY 358)

DOC# 2012019188 D.R.N.C.T. 8" CLAY WASTEWATER 8" WATER PIPE

SSMH



UTILITY SKETCH OAKHURST PLAZA TRACTS 8A & 8B

Prepared by:
Bass & Welsh Engineering
3054 So. Alameda St.
Corpus Christi, Tx. 78404
(361) 882-5521 (phone)
(361) 882-1265 (fax)
Firm Registration No. F-52

Job No: 24041
Scale: 1"=60'
Date: 11/22/24
Drawing No: SKETCH
Plotscale: 1=1
Sheet 1 of 1