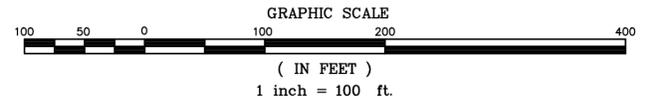
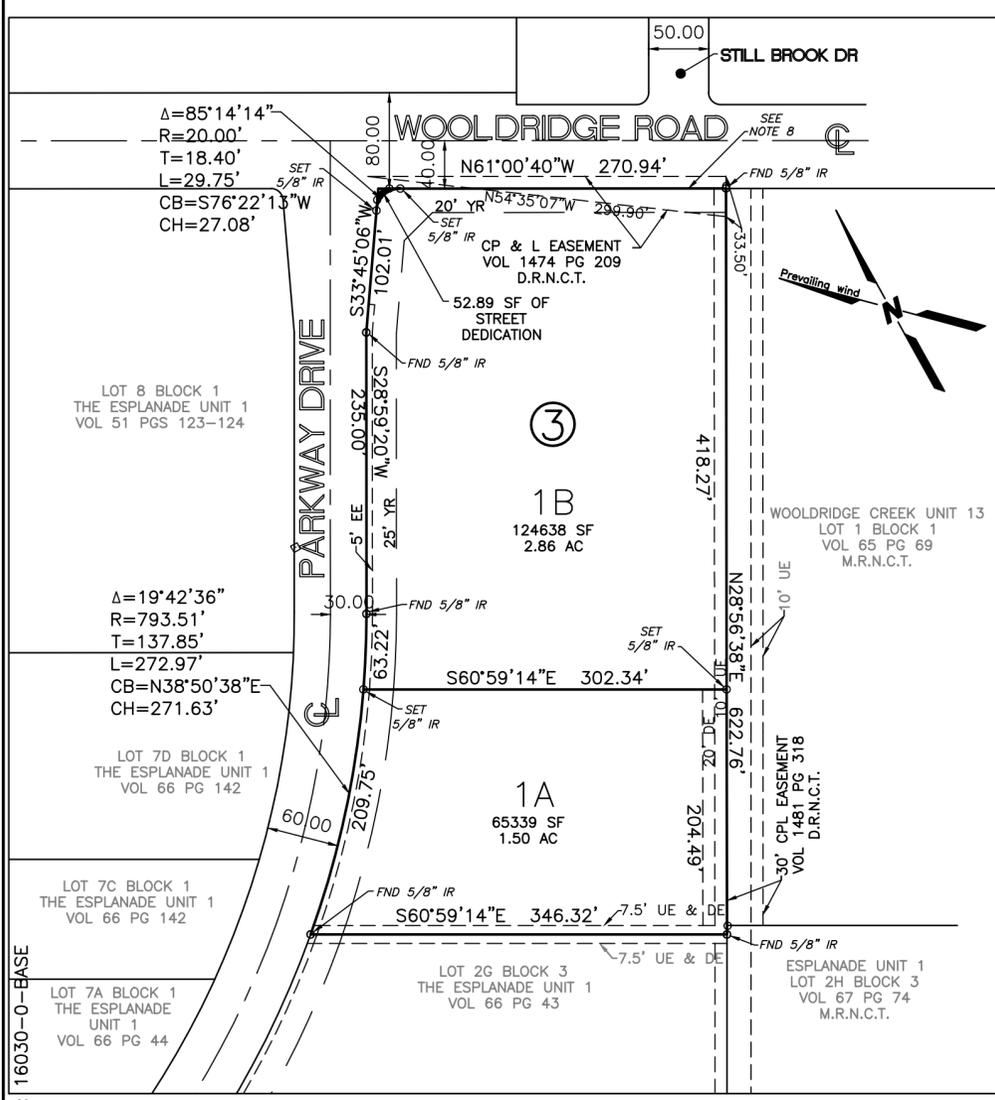
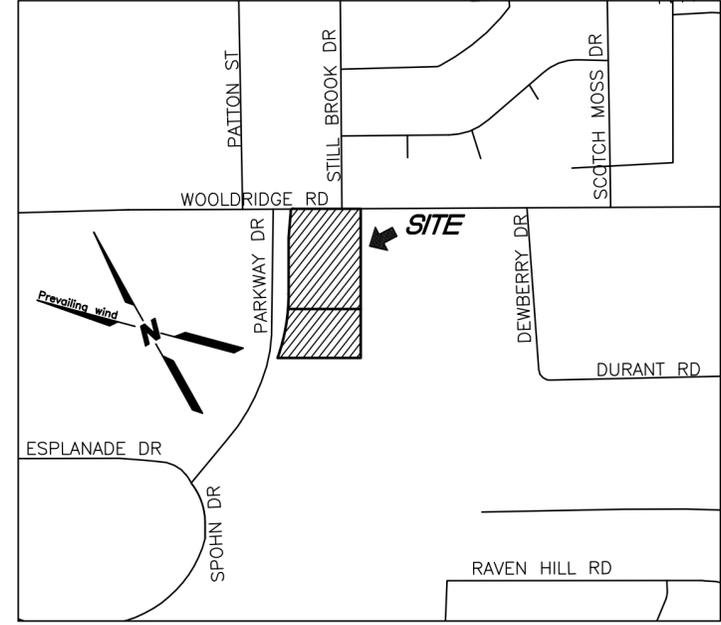


XREF: 16030-0-BASE
 PLOTS/SCALE: 1:1
 DRAWING NO: PLAT
 PLOT/DATE: 06-21-16 8:21 AM



NOTES

- THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- THE BASIS OF BEARING IS STATE OF TEXAS LAMBERT GRID, TEXAS SOUTH ZONE NAD 1983
- THE ABOVE PROPERTY APPEARS TO FALL WITHIN ZONE C (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAPS OF NUECES COUNTY, TEXAS. COMMUNITY-PANEL NUMBERS: 485464 0303C DATED 7-18-1985 & 485464 0315D DATED 8-3-1989
- 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". TCEQ ALSO CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
- THE TOTAL PLATTED AREA CONTAINS 4.36 ACRES OF LAND
- THE FINISHED FLOOR ELEVATIONS WILL BE REQUIRED TO BE A MINIMUM OF 18 INCHES ABOVE THE CENTERLINES OF ADJACENT ROADWAYS AS OVERFLOW PROTECTION
- 5/8" IRON RODS FOUND OR SET AT ALL LOT CORNERS
- NO PRIVATE DRIVEWAY ACCESS ON TO WOOLDRIDGE ROAD
- IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE
- PROPERTY SHALL CONFORM WITH THE CITY OF CORPUS CHRISTI UNIFIED DEVELOPMENT CODE



LOCATION MAP

STATE OF TEXAS §
 COUNTY OF NUECES §
 SCALE: 1"=500'

I, GEORGE V. THAMARAVELIL, MEMBER OF GP ESPLANADE, LLC, GENERAL PARTNER OF ESPLANADE MEDICAL PLAZA, LP HEREBY CERTIFY THAT ESPLANADE MEDICAL PLAZA, LP IS THE OWNER OF THE PROPERTY SHOWN HEREON, SUBJECT TO A LIEN IN FAVOR OF FIRST COMMUNITY BANK, THAT WE HAVE HAD SAID LAND SURVEYED AS SHOWN HEREON FOR THE PURPOSES OF DESCRIPTION AND DEDICATION. ALL UTILITY EASEMENTS AND RIGHTS-OF-WAY ARE DEDICATED TO THE PUBLIC USE FOR THE OPERATION & MAINTENANCE OF PUBLIC STREETS AND UTILITIES. THIS THE ____ DAY OF _____, 2016.

GEORGE V. THAMARAVELIL, MEMBER
 GP ESPLANADE, LLC, GENERAL PARTNER

STATE OF TEXAS §
 COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____
 THIS THE ____ DAY OF _____, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS §
 COUNTY OF NUECES §

I, TERI OWEN, VICE-PRESIDENT & BRANCH MANAGER, FIRST COMMUNITY BANK, HEREBY CERTIFY THAT FIRST COMMUNITY BANK IS THE HOLDER OF A LIEN ON THE PORTION PROPERTY SHOWN HEREON AND THAT FIRST COMMUNITY BANK APPROVES SAID SUBDIVISION FOR THE PURPOSE STATED HEREON. THIS THE ____ DAY OF _____, 2016

TERI OWEN, VICE-PRESIDENT & BRANCH MANAGER
 FIRST COMMUNITY BANK

STATE OF TEXAS §
 COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____
 THIS THE ____ DAY OF _____, 2016

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

PLAT OF
**THE ESPLANADE UNIT 1
 LOTS 1A & 1B, BLOCK 3**

BEING A REPLAT LOT 1 BLOCK 3 THE
 ESPLANADE UNIT 1 SITUATED IN CORPUS
 CHRISTI, NUECES COUNTY, TEXAS, AS
 SHOWN ON THE MAP THEREOF RECORDED
 IN VOLUME 51 AT PAGES 123 AND 124 OF
 THE MAP RECORDS OF NUECES COUNTY,
 TEXAS,

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

RATNA POTTUMUTHU, P.E., LEED AP.
 DEVELOPMENT SERVICES ENGINEER

DATE

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 _____, 2016.

PHILIP J. RAMIREZ, A.I.A., LEED
 CHAIRMAN

DANIEL MCGINN, A.I.C.P.
 INTERIM SECRETARY

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 _____, 2016 WITH ITS CERTIFICATE OF
 AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THE DAY
 OF _____, 2016 AT O'CLOCK __.M. AND DULY RECORDED
 THE ____ DAY OF _____, 2016 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

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 TO THE BEST OF MY KNOWLEDGE.
 THIS THE 20th DAY OF JANUARY, 2016.



MURRAY BASS, JR.
 REGISTERED PROFESSIONAL LAND SURVEYOR