

STATE OF TEXAS
COUNTY OF _____

We, IDV PARK PID, LP, do hereby certify that we are the owners of the lands embraced within the boundaries of the foregoing map; easements shown hereon are hereby dedicated to the public for the installation, operation and maintenance of public utilities.

This the _____ day of _____, 201__.

By: _____
Donald T. Yaap Jr.
IDV Park PID GP, LLC, Governing Member

Timothy C. Harrington
IDV Park PID GP, LLC, Governing Member

Jarrad E. Coulter
IDV Park PID GP, LLC, Governing Member

STATE OF TEXAS
COUNTY OF _____

This instrument was acknowledged before me by IDV PARK PID, LP proven to me to be the person whose signature is made on the foregoing instrument of writing, and he acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity stated.

Given under my hand and seal of office, this the _____ day of _____, 201__.

Notary Public
My commission expires: _____

STATE OF TEXAS
COUNTY OF NUECES

I, Stacey King Mora, Registered Professional Land Surveyor, hereby certify that this survey map was prepared from an actual on the ground survey made under my direction and supervision, and represents the facts found at the time of survey, and that this survey substantially complies with the current standards adopted by the Texas Board of Professional Land Surveying.

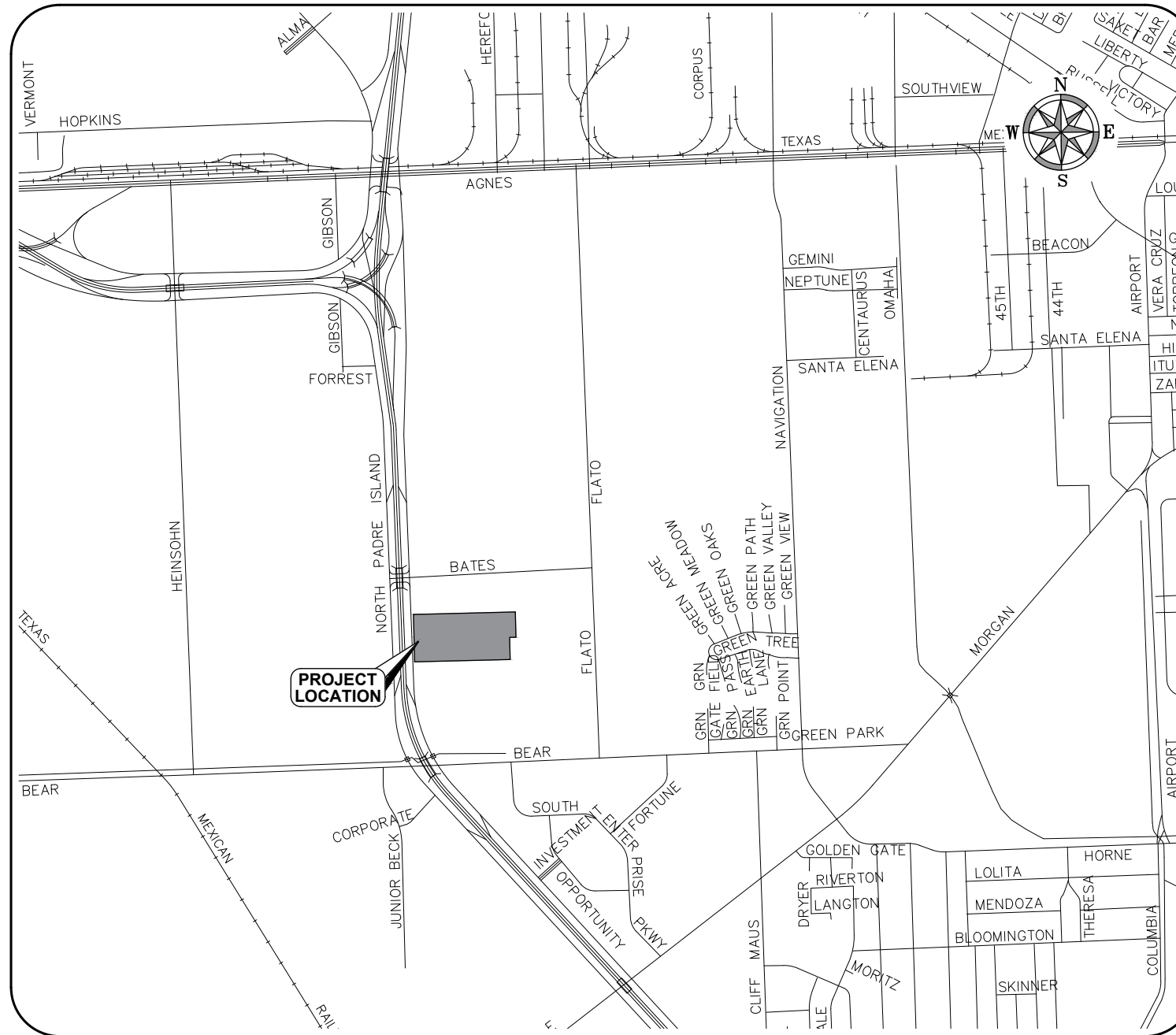
Stacey King Mora
Registered Professional Land Surveyor
Texas Registration No. 6166

Hanson Professional Services, Inc.

Date: _____

FINAL PLAT OF PARK PID UNIT 1

18.80 ACRES OUT OF A 34.45 ACRE TRACT OUT OF LOTS 1 AND 2, BLOCK 4, J.C. RUSSELL FARM BLOCKS, AS SHOWN ON A MAP RECORDED IN VOLUME 28, PAGES 58-59, MAP RECORDS NUECES COUNTY, TEXAS. SAID 34.45 ACRES ALSO BEING DESCRIBED IN DOC#2017035617, OFFICIAL PUBLIC RECORDS, NUECES COUNTY, TEXAS.



LOCATION MAP
1" = 2000'

TXDOT CAD DATE 06/07/2013

STATE OF TEXAS
COUNTY OF NUECES

This plat of Park PID Unit 1, approved by the Department of Development Services of the City of Corpus Christi, Texas, this the _____ day of _____, 201__.

Ratna Pottumuthu, P.E., LEED AP
Development Services Engineer

STATE OF TEXAS
COUNTY OF NUECES

This plat of Park PID Unit 1, approved by the Planning Commission on the behalf of the City of Corpus Christi, Texas, this the _____ day of _____, 201__.

Eric Villarreal, P.E.
Chairman

William J. Green, P.E.
Interim Secretary

STATE OF TEXAS
COUNTY OF NUECES

I, Kara Sands, Clerk of the County Court in and for said Nueces County, Texas, hereby certify that the foregoing map of the plat of Park PID, dated the _____ day of _____, 201__, with its certificate of authentication was filed for record in my office this the _____ day of _____, 201__, 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 _____, 201__.

No. _____

Kara Sands
County Clerk
Nueces County, Texas

Filed for record
At _____ o'clock __.M.
_____, 201__.

By: _____
Deputy

ENGINEER/SURVEYOR	CRAIG B. THOMPSON, P.E.
PHONE	361-814-9900
FAX	361-814-4401
ENGINEER/SURVEYOR	CREATED BY @hanson-inc.com
DRAWN BY	CHECKED BY
SMM	CBT
PROJECT ID	17E0119
DRAWING NAME	FINAL PLAT
DRAWING DATE	11/2017

Hanson Professional Services Inc.
4501 Gollihar Rd
Corpus Christi, Texas 78411
TYPE F-417 / TBPLS F-1003560 / TBAE F-BR 2458



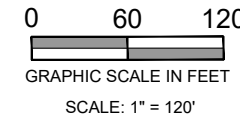
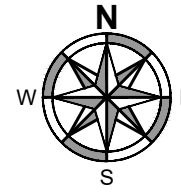
FINAL PLAT OF
PARK PID UNIT 1
CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS

FINAL PLAT OF PARK PID UNIT 1

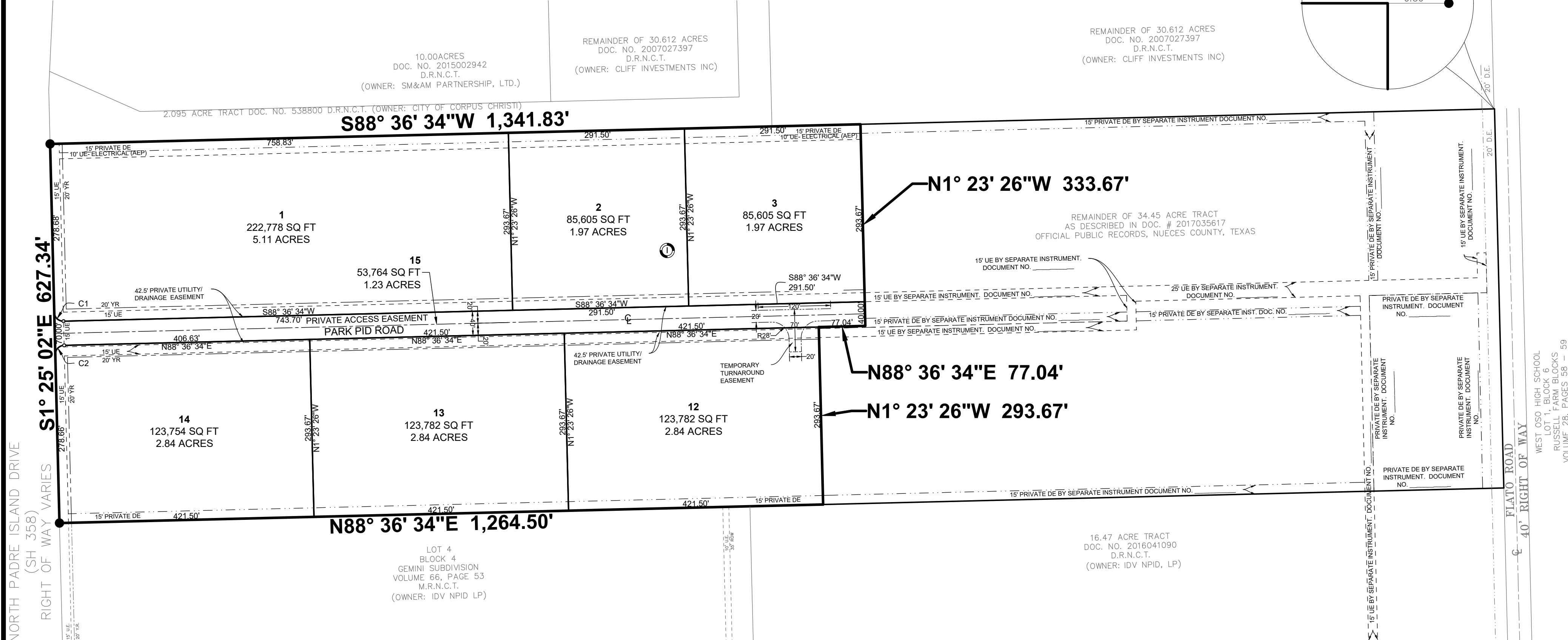
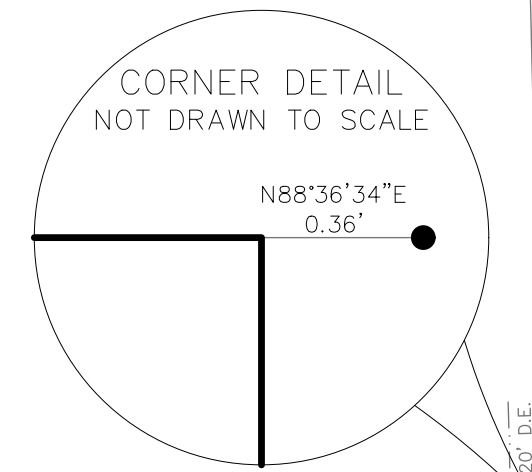
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LEGEND

- IRON ROD FOUND
- 5/8" DIAMETER BY 18" LONG IRON ROD WITH RED PLASTIC CAP STAMPED "NAISMITH ENG. C.C., TX. SET
- LOT CORNER
- BLOCK SYMBOL
- DIRECTION OF PREVAILING BREEZE
- PRIVATE DRAINAGE EASEMENT - D.E.
- ROAD CENTERLINE
- PROPERTY BOUNDARY LINE
- LOT LINE
- UTILITY EASEMENT - U.E.
- YARD REQUIREMENT - Y.R.
- FIRE ACCESS/ TEMPORARY TURNAROUND
- M.R. MAP RECORDS
- D.R. DEED RECORDS
- CL CENTERLINE OF RIGHT OF WAY



CURVE TABLE				
CURVE ID	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	23.55'	15.00'	S46° 24' 14"E	21.21'
C2	23.57'	15.00'	S43° 35' 46"W	21.22'



PARK PID UNIT 1 GENERAL NOTES

- TOTAL PLATTED AREA CONTAINS 18.80 ACRES OF LAND INCLUDING PRIVATE STREET.
- ALL BEARINGS ARE GRID BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM FOR THE LAMBERT SOUTH ZONE (NAD 1983). ELEVATIONS ARE BASED ON NAVD 88.
- A 5/8" DIAMETER BY 18" LONG IRON ROD WITH RED PLASTIC CAP STAMPED "NAISMITH ENG. C.C., TX." WILL BE SET AT ALL PLAT CORNERS, BLOCK CORNERS, LOT CORNERS, POINTS OF CURVATURE, AND POINTS OF TANGENCY, UNLESS OTHERWISE NOTED.
- THIS SURVEYOR CANNOT CERTIFY AS TO UN-RECORDED EASEMENTS AND/OR RIGHT-OF-WAY THAT MAY IMPACT THE SUBJECT PROPERTY AND ARE NOT VISIBLE AND APPARENT. CAUTION MUST BE TAKEN WITH PIPELINE MARKERS INDICATING BURIED LINES NOT ON RECORD.
- THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- NEW CONSTRUCTION IN A SPECIAL FLOOD HAZARD AREA, AS DEFINED BY FEMA, MUST HAVE A MINIMUM FIRST FLOOR ELEVATION FOR HABITABLE LIVING SPACE AT OR ABOVE THE BASE FLOOD ELEVATION (BFE) PER THE CURRENT APPLICABLE FLOOD INSURANCE RATE MAP (FIRM), OR 18 INCHES ABOVE THE LOWEST ADJACENT TOP OF CURB (OR CROWN OF ROAD IF UNCURBED), WHICHEVER IS HIGHER.
- RECEIVING WATERS:
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.
- FEMA INFORMATION:
PLOTTING THE PROPERTY BY SCALE ON EFFECTIVE FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NO. 485464 0165C, MAP REVISED JULY 18, 1985, INDICATES THE PROPERTY IS LOCATED IN FLOOD ZONE C (WITH ELEVATION OF 42' NGVD), DEFINED AS AREA OF MINIMAL FLOODING; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS DETERMINED.
- IMPROVEMENTS
9.1. LOTS:
9.1.1.A.A. INDUSTRIAL- 7 TOTAL LOTS (LOT 1,2,3,12,13,14,15, BLOCK 1, 18.80 ACRES)
9.1.1.A.B. LOT 15, BLOCK 1 IS A PRIVATE STREET. SHALL BE USED AS A PRIVATE ACCESS AND PRIVATE UTILITY/DRAINAGE EASEMENT.
- ALL ROADS WITHIN PRIVATE EASEMENTS WILL BE PRIVATE ACCESS AND PRIVATE UTILITY/DRAINAGE EASEMENTS AND ARE TO BE MAINTAINED BY OWNER. THE CITY HAS NO OBLIGATION OR INTENTION TO EVER ACCEPT SUCH STREETS AS PUBLIC RIGHT-OF-WAY.
- THE OWNER AGREES TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGE TO:
A. PRIVATE STREETS REASONABLY USED BY GOVERNMENT VEHICLES
B. INJURES OR DAMAGES TO OTHER PERSONS, PROPERTIES OR VEHICLES CLAIMED AS A RESULT OF STREET DESIGN OR CONSTRUCTION
- REPLACEMENT COSTS OF THE PRIVATE SIDEWALK AND OTHER AMENITIES WITHIN A PUBLIC UTILITY EASEMENT SHALL BE THE RESPONSIBILITY OF THE OWNER.
- PRIVATE DRAINAGE EASEMENTS ARE TO BE MAINTAINED BY A PROPERTY OWNERS ASSOCIATION (POA).
- THE TEMPORARY TURN-AROUND EASEMENT LOCATED ON LOT 12, BLOCK 1 CANNOT BE OBSTRUCTED UNTIL IT IS VACATED. THE TEMPORARY TURN-AROUND EASEMENT GETS VACATED WHEN THE STREET IMPROVEMENTS BEYOND THE SUBDIVISION ARE COMPLETED.

HANSON
 Professional Services Inc.
 4501 Gollihar Rd
 Corpus Christi, Texas 78411
 TYPE F-417 / TPLS F-1035500 / TBAE F-BR 2458
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**FINAL PLAT OF
PARK PID UNIT 1**
 CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS

ENGINEER/SURVEYOR: CRAIG B. THOMPSON, P.E.
 PHONE: 361-814-9900 FAX: 361-814-4401
 ENGINEER/SURVEYOR: C. RICHARDSON@hanson-inc.com
 DRAWN BY: CHECKED BY: APPROVED BY: SURVEY DATE:
 SWM CBT CBT CBT
 PROJECT ID: DRAWING NAME: DRAWING DATE:
 17E0119 FINAL PLAT 11/2017

WEST OSO HIGH SCHOOL
 LOT 1, BLOCK 6
 RUSSELL FARM BLOCKS
 VOLUME 28, PAGES 58 - 59
 M.R.N.C.T.

INTERSECTION OF BEAR
 LANE AND FLATO ROAD
 BEARS S01°24'32"E 750'

CLIFF INVESTMENTS INC.
 14.1 ACRE TRACT
 DOCUMENT NO. 2007027398
 D.R.N.C.T.

16.47 ACRE TRACT
 DOC. NO. 2016041090
 D.R.N.C.T.
 (OWNER: IDV NPID, LP)

REMAINDER OF 34.45 ACRE TRACT
 AS DESCRIBED IN DOC. # 2017035617
 OFFICIAL PUBLIC RECORDS, NUECES COUNTY, TEXAS

REMAINDER OF 30.612 ACRES
 DOC. NO. 2007027397
 D.R.N.C.T.
 (OWNER: CLIFF INVESTMENTS INC)

10.00ACRES
 DOC. NO. 2015002942
 D.R.N.C.T.
 (OWNER: SM&AM PARTNERSHIP, LTD.)

2.095 ACRE TRACT DOC. NO. 538800 D.R.N.C.T. (OWNER: CITY OF CORPUS CHRISTI)

NORTH PADRE ISLAND DRIVE
 (SH 358)
 RIGHT OF WAY VARIES

FLATO ROAD
 40' RIGHT OF WAY

SHEET 2 OF 2