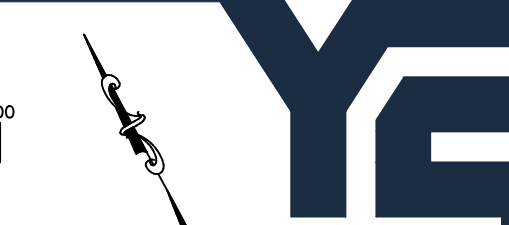
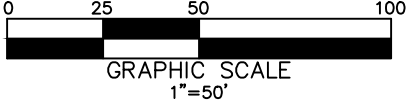


FINAL PLAT OF LEXINGTON PLAZA BLOCK D, LOTS 43 AND 44

BEING A REPLAT OF LOT 42, BLOCK D, AS SHOWN ON THE PLAT RECORDED IN VOLUME 41, PAGE 48, MAP RECORDS NUECES COUNTY, TEXAS.
AND LOTS 2 THRU 18, BLOCK D, AS SHOWN ON THE PLAT RECORDED IN VOLUME 26, PAGE 25, MAP RECORDS NUECES COUNTY, TEXAS.



LEGEND

- 5/8 INCH IRON ROD SET
- 5/8 INCH IRON ROD FOUND
- ⊙ TxDOT MONUMENT FOUND
- U.E. UTILITY EASEMENT
- Y.R. YARD REQUIREMENT
- R.O.W. RIGHT OF WAY
- D.R.N.C.T. DEED RECORDS OF NUECES COUNTY, TX
- M.R.N.C.T. MAP RECORDS OF NUECES COUNTY, TX

GENERAL NOTES:

1. THE TOTAL AREA TO BE PLATTED CONTAINS 5.1 ACRES OF LAND.
2. ALL BEARINGS AND DISTANCES REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE.
3. PER FLOOD INSURANCE RATE MAP, MAP INDEX, COMMUNITY-PANEL NUMBER 48355C0510G, EFFECTIVE OCTOBER 13TH, 2022, THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
4. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO CREEK BASIN. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO CREEK BASIN AS "FULLY SUPPORTED" TCEQ ALSO CATEGORIZED THE OSO CREEK BASIN AS "CONTACT RECREATION" USE.
5. DEVELOPMENT STANDARDS SHALL COMPLY WITH THOSE OUTLINED IN THE UNIFIED DEVELOPMENT CODE.
6. A PRIVATE DRAINAGE EASEMENT IS DEDICATED WITH THIS PLAT ALLOWING DRAINAGE FROM LOT 44 TO BE CONVEYED THRU LOT 43 AND TO THE PUBLIC DRAINAGE FACILITIES. THE EASEMENT SHALL BE 10' WIDE AND CENTERED ALONG EXISTING STORM DRAIN INFRASTRUCTURE. EASEMENT SHOWN ON THIS PLAT IS APPROXIMATE.
7. A PRIVATE DRAINAGE EASEMENT IS DEDICATED WITH THIS PLAT ALLOWING DRAINAGE FROM LOT 43 TO BE CONVEYED THRU LOT 44 AND TO THE PUBLIC DRAINAGE FACILITIES. THE EASEMENT SHALL BE 10' WIDE AND CENTERED ALONG EXISTING STORM DRAIN INFRASTRUCTURE.
8. NO INCREASE IN STORM WATER DISCHARGE TO STATE RIGHT-OF-WAY SHALL BE ACCEPTED BY TxDOT.
9. TxDOT PERMITS WILL BE ISSUED IN ACCORDANCE TO 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).
10. 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.
11. IF THE OWNER RESPONSIBLE FOR MAINTENANCE OF THE PERMANENT STORMWATER OR WATER QUALITY CONTROL FAILS TO MAINTAIN THE CONTROL TO THE TxDOT, THE OWNER SHALL CORRECT THE PROBLEM.
12. ANY INCREASE TO STORMWATER RUNOFF FLOW RATES SHALL BE MITIGATED TO COMPLY WITH UDC 8.2.A. 8.2.8.B, AND IDM 3.05

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 DEPARTMENT OF DEVELOPMENT SERVICES.

THIS THE _____ DAY OF _____ 2024.

BRIA WHITMIRE, PE, CFM, CPM
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 _____ 2024.

MICHAEL MILLER
CHAIRMAN

ALBERT J. RAYMOND III, AIA
DEVELOPMENT SERVICES DIRECTOR

STATE OF TEXAS
COUNTY OF NUECES

I, ARTURO MEDINA, A 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; THAT I HAVE BEEN ENGAGED UNDER CONTRACT TO SET ALL LOT AND BLOCK CORNERS AND COMPLETE SUCH OPERATIONS WITHOUT DELAY.

THIS THE _____ DAY OF _____ 2024.

ARTURO MEDINA
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE NO. 6669

STATE OF TEXAS
COUNTY OF NUECES

WE, CAH-DHL PROPERTIES, LLC., HEREBY CERTIFIES THAT WE ARE THE OWNERS OF THE LANDS EMBRACED WITHIN THE BOUNDARIES OF THE FORGOING PLAT; THAT IT HAD SAID LAND SURVEYED AND SUBDIVIDED AS SHOWN; THAT STREETS AS SHOWN ARE DEDICATED TO THE PUBLIC FOREVER; THAT ALL EASEMENTS ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION, AND USE OF PUBLIC UTILITIES; THAT THIS MAP WAS MADE FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

THIS THE _____ DAY OF _____ 2024.

CHARLES A. HICKS

STATE OF TEXAS
COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY CHARLES A. HICKS.

THIS THE _____ DAY OF _____ 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF NUECES

WE, CAH-DHL PROPERTIES, LLC., HEREBY CERTIFIES THAT WE ARE THE OWNERS OF THE LANDS EMBRACED WITHIN THE BOUNDARIES OF THE FORGOING PLAT; THAT IT HAD SAID LAND SURVEYED AND SUBDIVIDED AS SHOWN; THAT STREETS AS SHOWN ARE DEDICATED TO THE PUBLIC FOREVER; THAT ALL EASEMENTS ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION, AND USE OF PUBLIC UTILITIES; THAT THIS MAP WAS MADE FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

THIS THE _____ DAY OF _____ 2024.

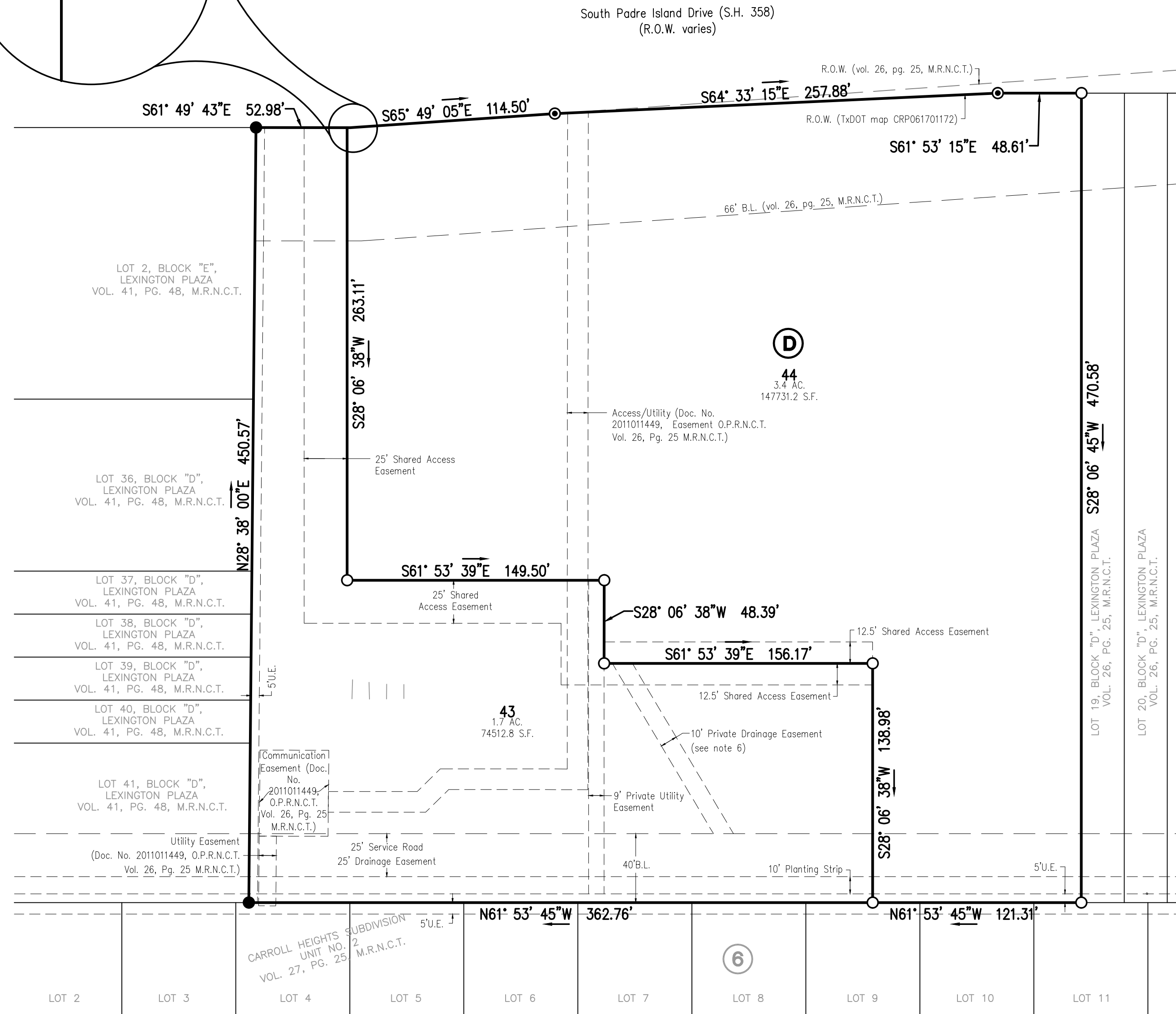
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF NUECES

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, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, 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 VOLUME _____ PAGE _____, MAP RECORDS NUECES COUNTY, TEXAS.

KARA SANDS, COUNTY CLERK
NUECES COUNTY, TEXAS

AT _____ O'CLOCK _____ M.
_____, 2024

BY: _____
DEPUTY



9708 S. PADRE ISLAND DR., SUITE A-200 | CORPUS CHRISTI | TEXAS | 78418
361-245-9100 | YORKENG.COM | TEXAS ENGINEERING FIRM # 22063
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