

Notes:

1. Total platted area contains 15.68 Acres of Land.
2. 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.
3. 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.
4. By graphic plotting only, this property is in Zone "C" of the Flood Insurance Rate Map, Community Panel Number 485464 0277 C, City of Corpus Christi, Texas, which bears an effective date of July 18, 1985 and it is not in a Special Flood Hazard Area.
5. Access across all lot lines shall not be obstructed.
6. The yard requirement, as depicted, is a requirement of the Unified Development Code and is subject to change as the zoning may change.
7. The detention basin will be maintained by the property owners for the entire development.
8. See Sheet 3 of 3 for shared access location and dimensions.

Plat of
South Texas Bone and Joint Medical Plaza
Unit 1
Block 1, Lots 1 through 3

15.68 Acres of Land, being a portion of Lot 2, Section 7, Bohemian Colony Lands, a map of which is recorded in Volume A, Page 48, Map Records of Nueces County, Texas, said 15.68 Acre Tract comprising of a 12.81 Acre Tract of Land, described in a Special Warranty Deed with Vendor's Lien from Joshua Kosarek a/k/a Amadeus Kosarek, a single person, to 2413 Memorial Parkway, LLC, a Texas limited liability company, recorded in Document No. 2018048754, said Official Public Records and a portion of a 12.81 Acre Tract of Land, described in a Special Warranty Deed with Vendor's Lien from Charles L. Kosarek, a single person, to 2413 Memorial Parkway, LLC, a Texas limited liability company, recorded in Document No. 2019007640, said Official Public Records.

State of Texas
County of Nueces

2413 Memorial Parkway, LLC, 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: 2413 Memorial Parkway, LLC

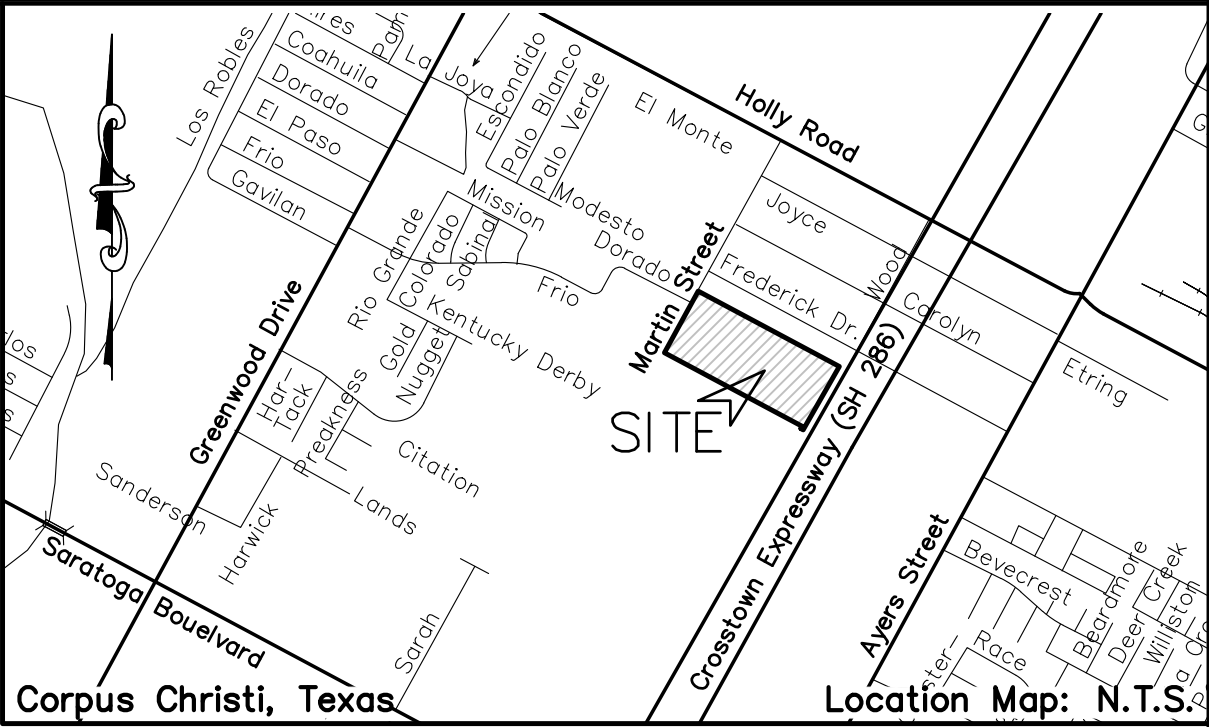
By: _____
Ryan B. Thomas, M.D., President

State of Texas
County of Nueces

This instrument was acknowledged before me by Ryan B. Thomas, M.D., as President of Memorial Parkway, LLC, a Texas limited liability company, on behalf of said entity, in said capacity.

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____.

Jalal Saleh, 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, CBO
Secretary

Carl Crull, P.E.
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

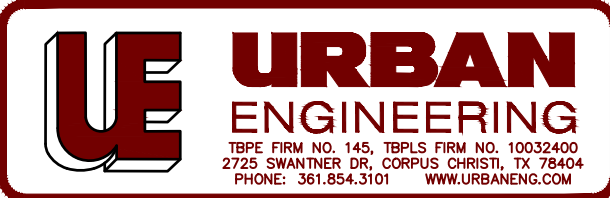
State of Texas
County of Nueces

I, James D. Carr, 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.

James D. Carr, R.P.L.S.
Texas License No. 6458

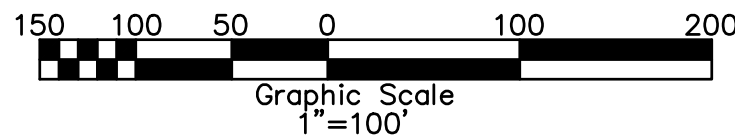


Submitted: 11/6/19
SCALE: 1"=100'
JOB NO.: 04916.B9.03
SHEET: 1 of 3
DRAWN BY: XG
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urbansurvey1@urbaneng.com

Legend:

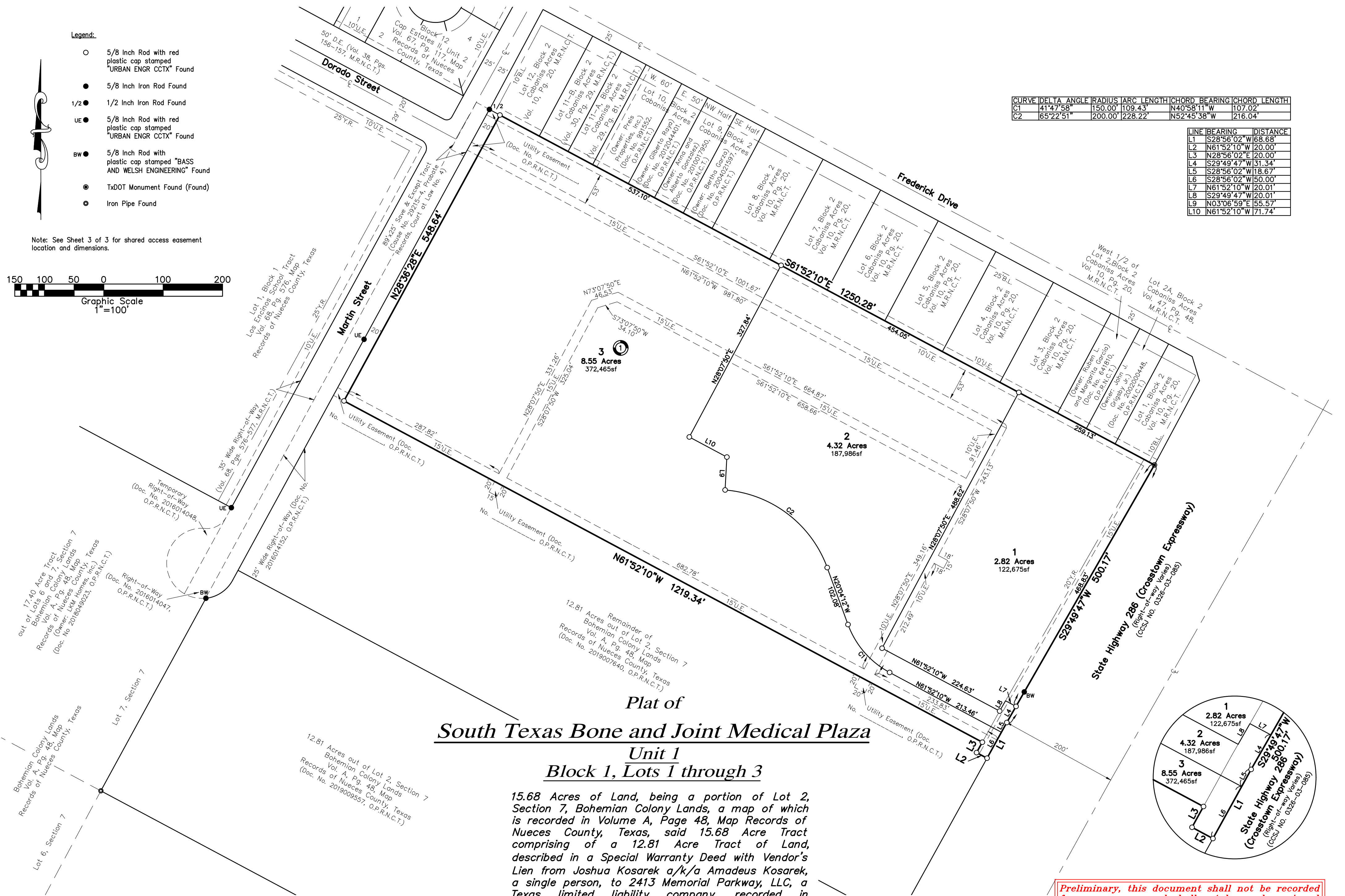
- 5/8 Inch Rod with red plastic cap stamped "URBAN ENGR CCTX" Found
- 5/8 Inch Iron Rod Found
- 1/2 ● 1/2 Inch Iron Rod Found
- UE ● 5/8 Inch Rod with red plastic cap stamped "URBAN ENGR CCTX" Found
- BW ● 5/8 Inch Rod with plastic cap stamped "BASS AND WELSH ENGINEERING" Found
- ⊙ TxDOT Monument Found (Found)
- ⊙ Iron Pipe Found

Note: See Sheet 3 of 3 for shared access easement location and dimensions.

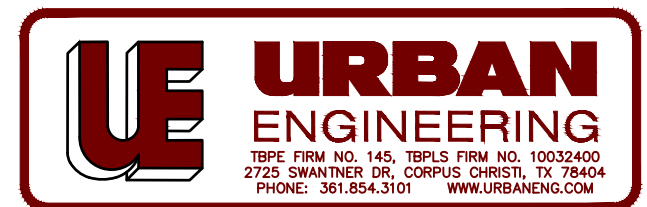


CURVE	DELTA	ANGLE	RADIUS	ARC LENGTH	CHORD	BEARING	CHORD LENGTH
C1	41°47'58"		150.00'	109.43'		N40°58'11"W	107.02'
C2	65°22'51"		200.00'	228.22'		N52°45'38"W	216.04'

LINE	BEARING	DISTANCE
L1	S28°56'02"W	68.68'
L2	N61°52'10"W	20.00'
L3	N28°56'02"E	20.00'
L4	S29°49'47"W	31.34'
L5	S28°56'02"W	18.67'
L6	S28°56'02"W	50.00'
L7	N61°52'10"W	20.01'
L8	S29°49'47"W	20.01'
L9	N03°06'59"E	55.57'
L10	N61°52'10"W	71.74'



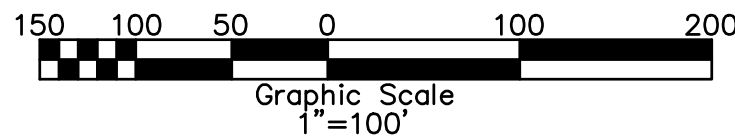
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Submitted: 11/6/19
SCALE: 1"=100'
JOB NO.: 04916.B9.03
SHEET: 2 of 3
DRAWN BY: XG
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Legend:

- 5/8 Inch Rod with red plastic cap stamped "URBAN ENGR CCTX" Found
- 5/8 Inch Iron Rod Found
- 1/2 ● 1/2 Inch Iron Rod Found
- UE ● 5/8 Inch Rod with red plastic cap stamped "URBAN ENGR CCTX" Found
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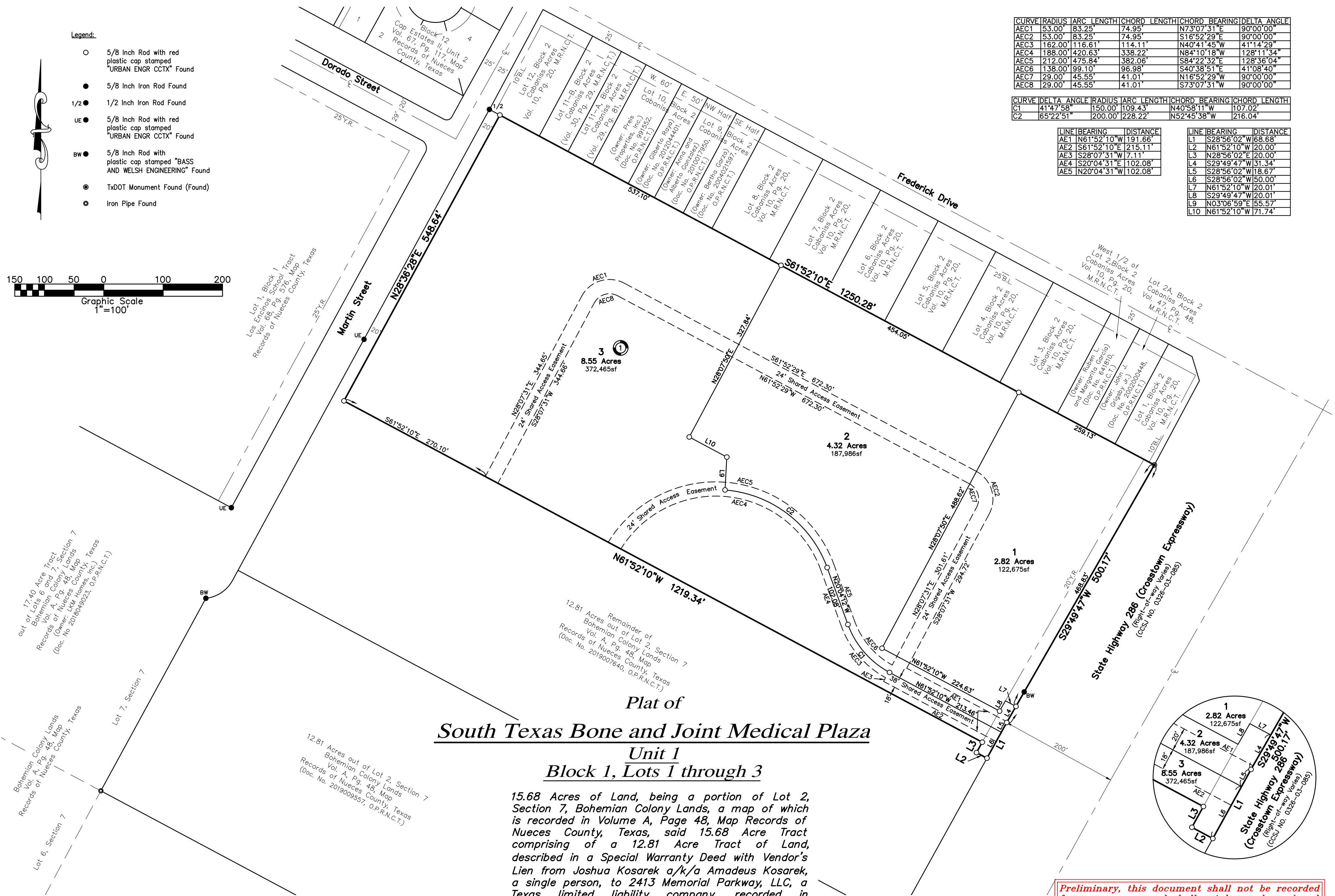


CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
AEC1	53.00'	83.25'	74.95'	N73°07'31"E	90°00'00"
AEC2	53.00'	83.25'	74.95'	S16°52'29"E	90°00'00"
AEC3	162.00'	116.61'	114.11'	N40°41'45"W	41°14'29"
AEC4	188.00'	420.63'	338.22'	N84°10'18"W	128°11'34"
AEC5	212.00'	475.84'	382.06'	S84°22'32"E	128°36'04"
AEC6	138.00'	99.10'	96.98'	S40°38'51"E	41°08'40"
AEC7	29.00'	45.55'	41.01'	N16°52'29"W	90°00'00"
AEC8	29.00'	45.55'	41.01'	S73°07'31"W	90°00'00"

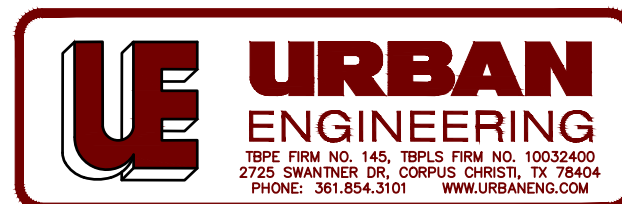
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	41°47'58"	150.00'	109.43'	N40°58'11"W	107.02'
C2	65°22'51"	200.00'	228.22'	N52°45'38"W	216.04'

LINE	BEARING	DISTANCE
AE1	N61°52'10"W	191.66'
AE2	S61°52'10"E	215.11'
AE3	S28°07'31"W	7.11'
AE4	S20°04'31"E	102.08'
AE5	N20°04'31"W	102.08'

LINE	BEARING	DISTANCE
L1	S28°56'02"W	68.68'
L2	N61°52'10"W	20.00'
L3	N28°56'02"E	20.00'
L4	S29°49'47"W	31.34'
L5	S28°56'02"W	18.67'
L6	S28°56'02"W	50.00'
L7	N61°52'10"W	20.01'
L8	S29°49'47"W	20.01'
L9	N03°06'59"E	55.57'
L10	N61°52'10"W	71.74'



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Submitted: 11/6/19
SCALE: 1"=100'
JOB NO.: 04916.B9.03
SHEET: 3 of 3
DRAWN BY: XG
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