

1. Total platted area contains 4.32 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. The property owner shall be responsible for ensuring that any proposed constructions or alterations occurring on said property will comply with 14 CFR, §77 (Title 14, Part 77), Federal Regulations. The property owner shall ensure all development is within all Land Compatibility Use (Title 14, Part 150) Federal Regulations.
4. Access across all lot lines shall not be obstructed.
5. The yard requirement, as depicted, is a requirement of the Unified Development Code and is subject to change as the zoning may change.
6. The detention basin will be maintained by the property owners for the entire development.

1. 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.
2. Existing Flood Map: By graphic plotting only, this property is currently in Zone "C" of the Flood Insurance Rate Map (FIRM), Community Panel Number 485494 0520 D, City of Corpus Christi, Texas, which bears an revised date of June 4, 1987 and is in a Special Flood Hazard Area. The existing FIRM Panel 485494 0520 D is based on the National Geodetic Vertical Datum of 1929 (NGVD).
3. Proposed Flood Map: This property is proposed to lie within Zone "X" of the Flood Insurance Rate Map (FIRM), Community Panel Number 48355C0505G, Nueces County, Texas, which bears a preliminary date of May 30, 2018. The Proposed FIRM Panel 48355C0505G is based on the North American Vertical Datum of 1988 (NAVD88).

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.

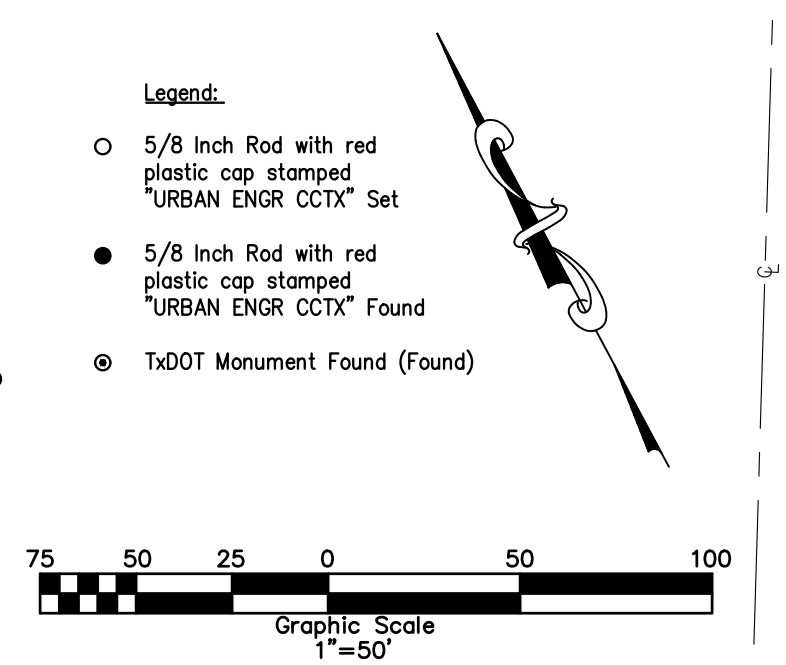
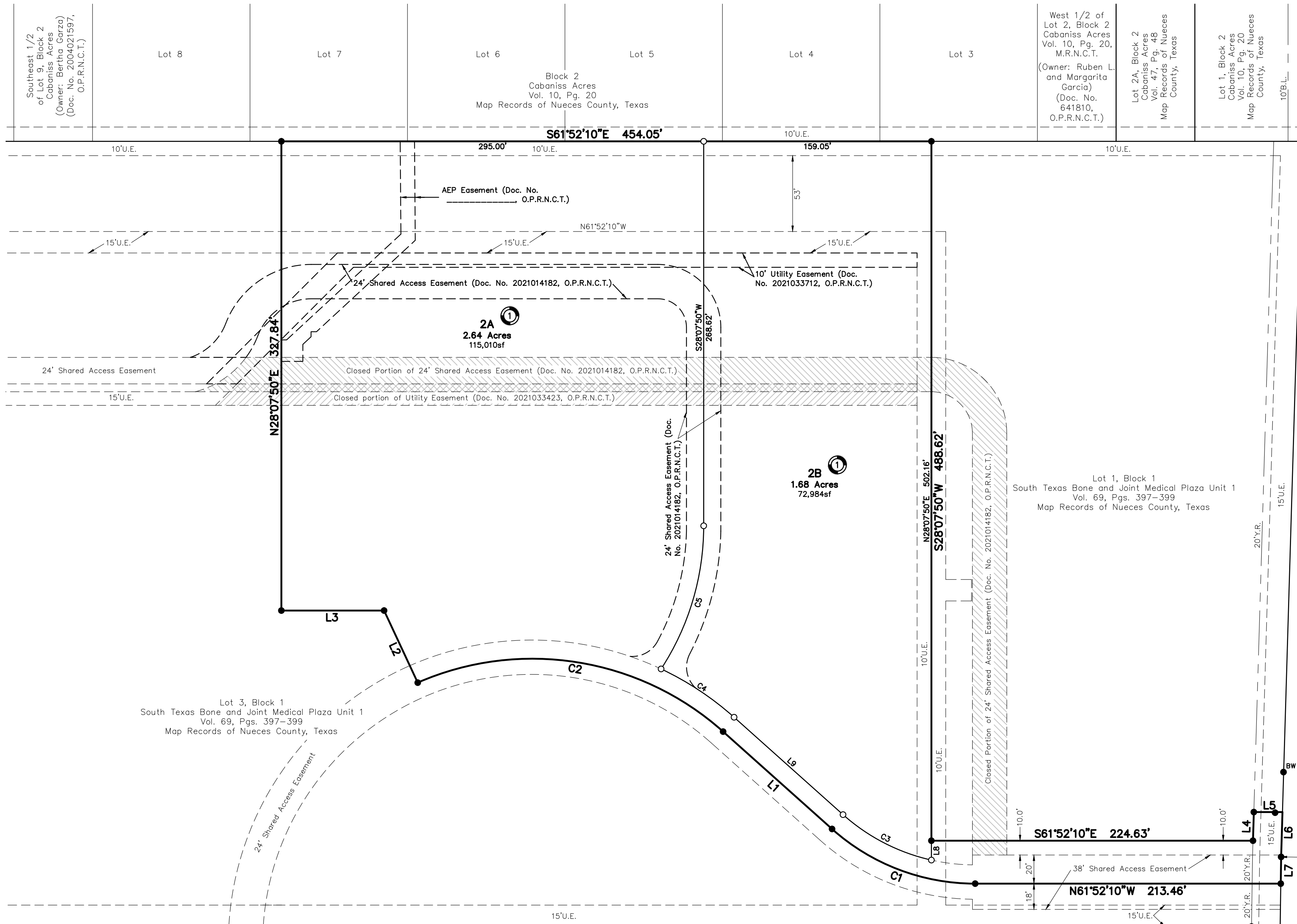
Notary Public in and for the State of Texas

Notary Public in and for the State of Texas

being a re-plat of Lot 2, Block 1, South Texas Bone and Joint Medical Plaza Unit 1, a map of which is recorded in Volume 69, Pages 397-399, Map Records of Nueces County, Texas.

URBAN
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Revised: 1/31/22
Submitted: 1/19/22
SCALE: 1"=50'
JOB NO.: 04916.C1.08
SHEET: 1 of 2
DRAWN BY: XG
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urbansurvey1@urbaneng.com



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'
C3	29°08'05"	138.00'	70.17'	N34°38'33"W	69.42'
C4	16°34'41"	212.00'	61.34'	N28°21'51"W	61.13'
C5	33°07'36"	183.00'	105.80'	N44°41'38"E	104.34'

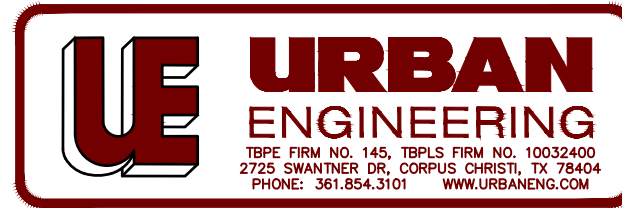
LINE	BEARING	DISTANCE
L1	N20°04'12"W	102.08'
L2	N03°06'59"E	55.57'
L3	N61°52'10"W	71.74'
L4	N29°49'47"E	20.01'
L5	S61°52'10"E	20.01'
L6	S29°49'47"W	31.34'
L7	S28°56'02"W	18.67'
L8	S28°07'50"W	13.54'
L9	N20°04'31"W	102.08'

Remainder of
12.81 Acres out of Lot 2, Section 7
Bohemian Colony Lands
Vol. A, Pg. 48, Map
Records of Nueces County, Texas
(Doc. No. 2019007640, O.P.R.N.C.T.)

Plat of
South Texas Bone and Joint Medical Plaza
Unit 1
Block 1, Lots 2A and 2B

being a re-plat of Lot 2, Block 1, South Texas Bone and Joint Medical Plaza Unit 1, a map of which is recorded in Volume 69, Pages 397-399, Map Records of Nueces County, Texas.

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.



Revised: 1/31/22
Submitted: 1/19/22
SCALE: 1"=50'
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SHEET: 2 of 2
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