General Notes:

- 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.
- The yard requirement, as depicted, is a requirement of the Unified Development Code and is subject to change as the zoning may
- 6. The detention basin will be maintained by the property owners for the entire development.

Surveyor's Notes:

- 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).
- 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).

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

This the _____, 20_____,

By: 2413 Memorial Parkway, LLC

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 _____, 20_____,

Notary Public in and for the State of Texas

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.

State of Texas County of Nueces

Frost Bank, hereby certifies that it holds a lien on the property owned by 2413 Memorial Parkway, LLC, as shown on the foregoing map and it approves of the subdivision and dedication for the purposes and considerations therein expressed.

By: ______ Matthew Guzman, Assistant Vice President of Frost Bank

State of Texas County of Nueces

This instrument was acknowledged before me by Matthew Guzman, as Assistant Vice President of Frost Bank, on behalf of said entity, in said capacity.

This the _____, 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 _____, 20_____,

County of Nueces City of Corpus Christi/

Brett Flint, 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 _____,

Al Raymond, III, AIA

State of Texas County of Nueces

County of Nueces

Secretary

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 ____, 20___, At ____ O'clock ___M., and duly recorded the ___ day of _____, 20___, at ____ O'clock ___M., in said County in Volume ____, Page _____, Map Records.

Chairman

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.

Filed for Record

at _____M.

Kara Sands, County Clerk Nueces County, Texas

State of Texas

I, Dan L. Urban, 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 _____, 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.

Dan L. Urban, R.P.L.S. Texas License No. 4710



Revised: 1/31/22 Submitted: 1/19/22 SCALE: 1"=50' JOB NO.: 04916.C1.08 SHEET: 1 of 2 DRAWN BY: XG © 2022 by Urban Engineering urbansurveyl@urbaneng.com

Location Map: N.T.S.

