

Notes:

- 1.) Total platted area contains 11.84 acres of land. (Includes Street Dedication)
- 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.) Bearings based on GPS, NAD83 (2011), Texas Coordinate System of 1983, Texas South Zone 4205.
- 4.) By graphic plotting only, this property is in Zone "C" on Flood Insurance Rate Map, Community Panel No. 485464 0133 C, City of Corpus Christi, Texas, which bears an effective date of September 17, 1992 (Panel not printed) and is not in a Special Flood Hazard Area.
- 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.) No private driveway access onto Rand Morgan Road (F.M. 2292)

Plat of  
Northwest Crossing Unit 8

11.84 Acres of Land out of Lots 1, 8 and 9, Artemus Roberts Subdivision, a map of which is recorded in Volume 3, Page 41, Map Records of Nueces County, Texas; said 11.84 Acres being out of a 13.445 Acre Tract of Land, described as Option Tract "B", and shown on Exhibit "A" in Special Warranty Deed from D.H. Braman, Jr., Joe Braman, D.H. Braman, III, and D.H. Braman, Jr., as Trustee of the Kate S. O'Connor Trust for Thomas Edward Braman, to Shaws Development Joint Venture, recorded in Document No. 2007024157, Official Public Records of Nueces County, Texas.

State of Texas  
County of Nueces

Shaws Development Joint Venture, a Joint Venture, hereby certifies that we are the owners of the lands embraced within the boundaries of the foregoing plat; that we have 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: Shell Land Management Company, Inc., Managing Joint Venture

By: \_\_\_\_\_  
John W. Wallace, Vice-President

State of Texas  
County of Nueces

This instrument was acknowledged before me by John W. Wallace, as Vice-President of Shell Land Management Company, Inc., and the Corporation acknowledged this instrument as Managing Joint Venture on behalf of Shaws Development Joint Venture, a Joint Venture.

This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Notary Public in and for the State of Texas

State of Texas  
County of Nueces

George S. Hawn, hereby certifies that he holds a lien on the property owned by Shaws Development Joint Venture, a Joint Venture, as shown on the foregoing map and he approves of the subdivision and dedication for the purposes and considerations therein expressed.

This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

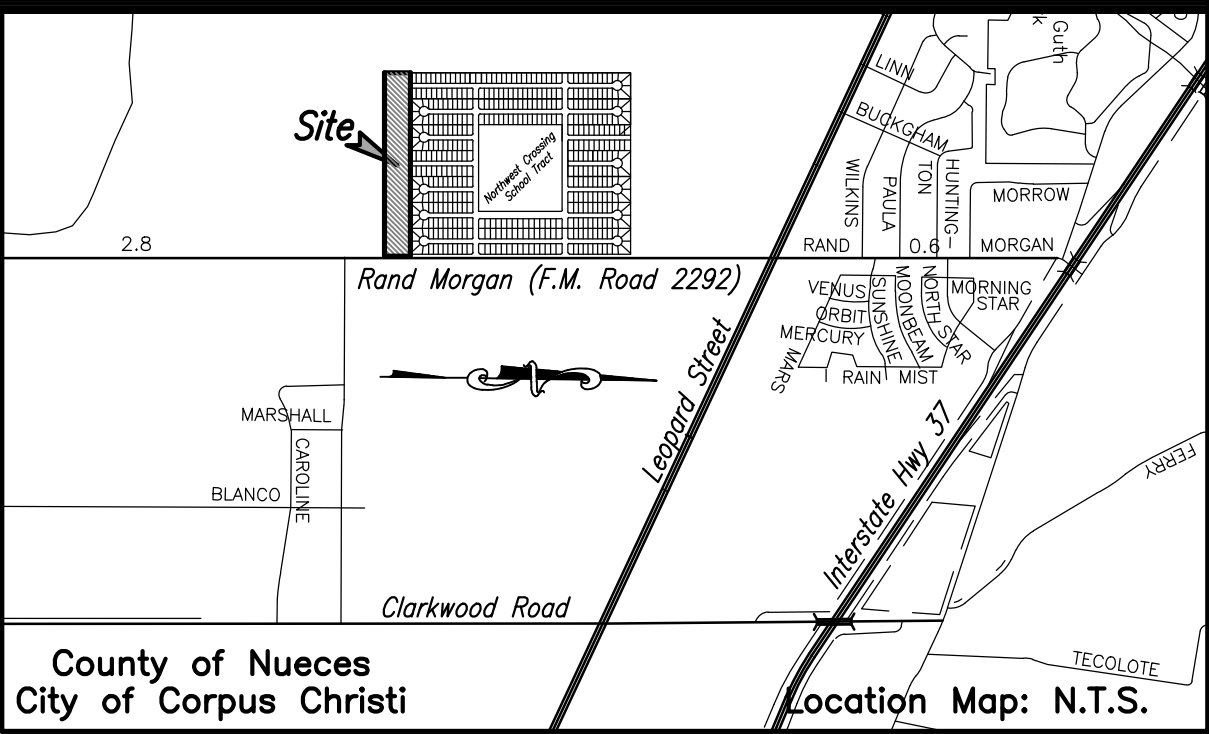
By: \_\_\_\_\_  
George S. Hawn

State of Texas  
County of Nueces

This instrument was acknowledged before me by George S. Hawn.

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\_\_\_\_\_.

\_\_\_\_\_  
Ratna Pottumuthu, P.E., LEED AP  
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\_\_\_\_\_.

\_\_\_\_\_  
Daniel McGinn, A.I.C.P.  
Interim Secretary

\_\_\_\_\_  
Philip J. Ramirez, A.I.A., LEED AP, 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

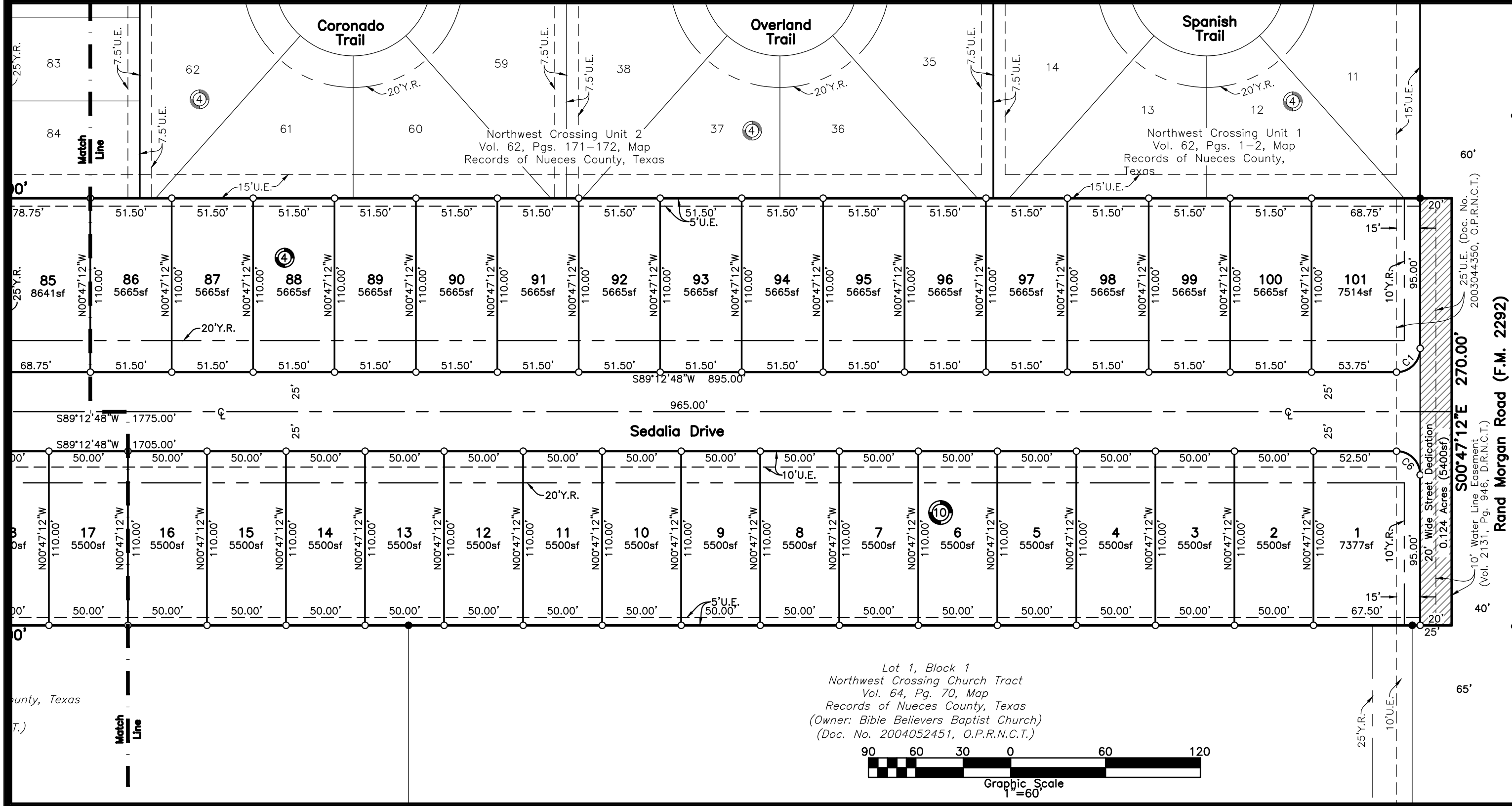
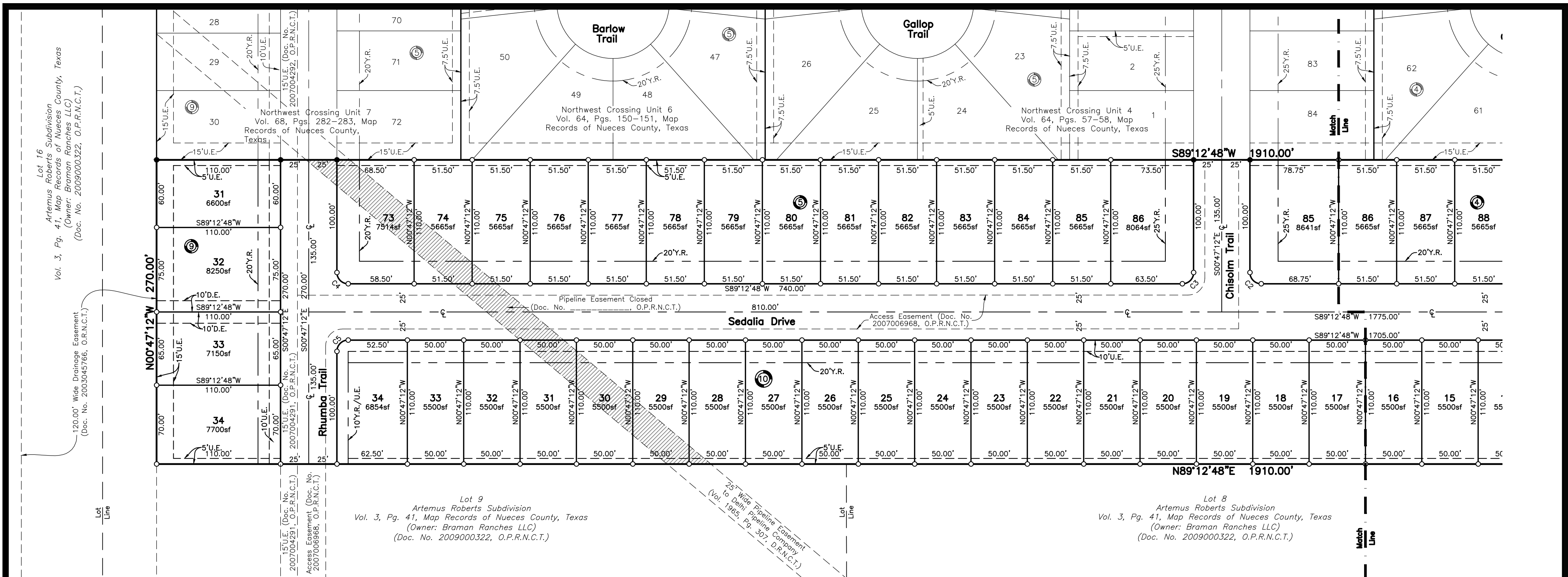
I, James D. Carr, a Registered Professional Land Surveyor for Urban Engineering, have prepared the foregoing map from a survey made on the ground under my direction and is true and correct to the best of my knowledge, information and belief; I have been engaged under contract to set all Lot and Block corners as shown herein and to complete such operations with due and reasonable diligence consistent with sound professional practice.

This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

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



DATE: June 1, 2016  
SCALE: 1"=60'  
JOB NO.: 20404.B6.03  
SHEET: 1 of 2  
DRAWN BY: XG  
urbansurvey1@urbaneng.com  
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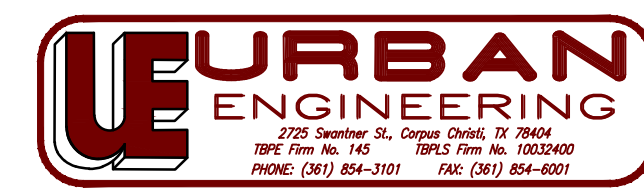


| CURVE | DELTA     | ANGLE  | RADIUS | ARC LENGTH | TANGENT     | CHORD  | BEARING | CHORD LENGTH |
|-------|-----------|--------|--------|------------|-------------|--------|---------|--------------|
| C1    | 90°00'00" | 15.00' | 23.56' | 15.00'     | S44°12'48"W | 21.21' |         |              |
| C2    | 90°00'00" | 10.00' | 15.71' | 10.00'     | N45°47'12"W | 14.14' |         |              |
| C3    | 90°00'00" | 10.00' | 15.71' | 10.00'     | S44°12'48"W | 14.14' |         |              |
| C4    | 90°00'00" | 10.00' | 15.71' | 10.00'     | N45°47'12"W | 14.14' |         |              |
| C5    | 90°00'00" | 10.00' | 15.71' | 10.00'     | N44°12'48"E | 14.14' |         |              |
| C6    | 90°00'00" | 15.00' | 23.56' | 15.00'     | S45°47'12"E | 21.21' |         |              |

- Legend:**
- Fd. 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR C.C. TX"
  - Set 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR C.C. TX"

## Plat of Northwest Crossing Unit 8

11.84 Acres of Land out of Lots 1, 8 and 9, Artemus Roberts Subdivision, a map of which is recorded in Volume 3, Page 41, Map Records of Nueces County, Texas; said 11.84 Acres being out of a 13.445 Acre Tract of Land, described as Option Tract "B", and shown on Exhibit "A" in Special Warranty Deed from D.H. Braman, Jr., Joe Braman, D.H. Braman, III, and D.H. Braman, Jr., as Trustee of the Kate S. O'Connor Trust for Thomas Edward Braman, to Shaws Development Joint Venture, recorded in Document No. 2007024157, Official Public Records of Nueces County, Texas.



DATE: June 1, 2016  
SCALE: 1"=60'  
JOB NO.: 20404.B6.03  
SHEET: 2 of 2  
DRAWN BY: XG  
urbansurvey1@urbaneng.com  
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