

This the \_\_\_\_ day of \_\_\_\_\_, 2017.

Robert Anderson,  
Independent Executor of the William R. Durrill Estate

Notary Public

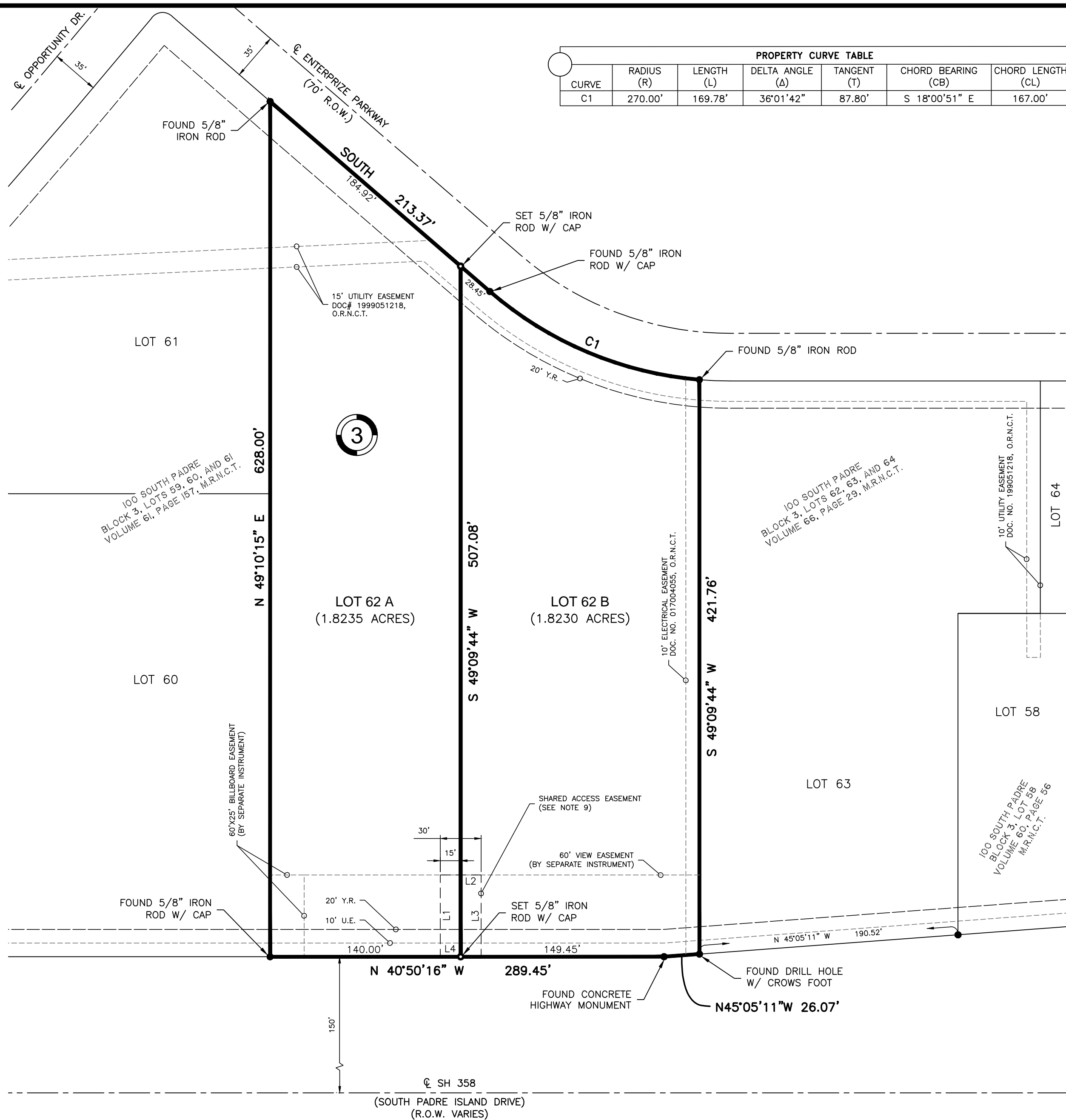
Ratna Pottumuthu, P.E., LEED AP  
Development Services Engineer

Eric Villarreal Vice-Chairman	Julio Dimas, C.F.M. Interim Secretary
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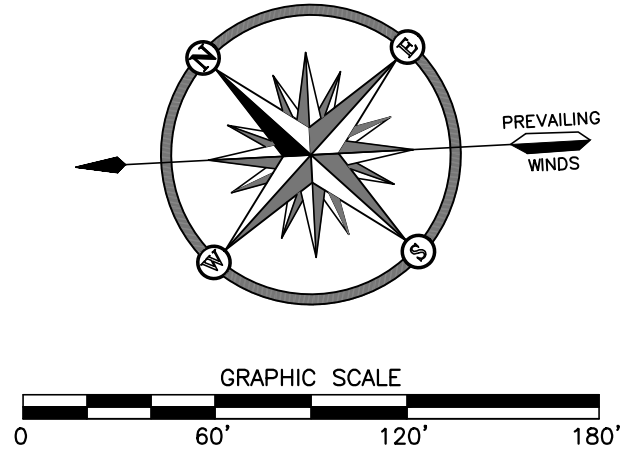
Document No. \_\_\_\_\_

Kara Sands  
Nueces County Clerk

Albert E. Franco, Jr., R.P.L.S. #4471



PROPERTY CURVE TABLE						
CURVE	RADIUS (R)	LENGTH (L)	DELTA ANGLE (Δ)	TANGENT (T)	CHORD BEARING (CB)	CHORD LENGTH (CL)
C1	270.00'	169.78'	36°01'42"	87.80'	S 18°00'51" E	167.00'



NOTES:

1. THE TOTAL PLATTED AREA CONTAINS 3.6465 ACRES OF LAND.
2. THE ENTIRE PROPERTY IS LOCATED WITHIN FEMA ZONE 'C'. THE FLOOD BOUNDARY AS SHOWN ON THIS PLAT WAS INTERPOLATED FROM THE FEDERAL EMERGENCY MANAGEMENT MAP COMMUNITY-PANEL NUMBERS 485464 0165 C, CITY OF CORPUS CHRISTI, TEXAS; DATED JULY 18, 1985, AND IS SUBJECT TO CHANGE.
3. 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.
4. EASEMENTS SHOWN ARE PROPOSED FOR DEDICATION TO THE PUBLIC FOR THE INSTALLATION, OPERATION, AND USE OF PUBLIC UTILITIES.
5. Y.R. DENOTES YARD REQUIREMENT. THE YARD REQUIREMENT, AS DEPICTED ON THE PLAT, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
6. IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.
7. BASIS OF BEARING OF THIS SURVEY IS THE SOUTH LINE OF THE PLAT OF 100 SOUTH PADRE, BLOCK 3, LOT 62, 63, AND 64, AS RECORDED IN VOLUME 66, PAGE 29 MAP RECORDS OF NUECES COUNTY, TEXAS.
8. DRIVEWAYS ALONG STATE HIGHWAY 358 (SOUTH PADRE ISLAND DRIVE) ARE REGULATED BY THE TEXAS DEPARTMENT OF TRANSPORTATION ("TXDOT") ACCESS MANAGEMENT MANUAL STANDARDS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS.
9. SHARED ACCESS EASEMENT SHALL BE USED FOR ACCESS FROM LOT 62A AND LOT 62B TO SH 358 (SOUTH PADRE ISLAND DRIVE). BEARINGS AND DISTANCES FOR THE EASEMENT ARE SHOWN IN THE SHARED ACCESS EASEMENT TABLE, BELOW.
10. DRIVEWAYS ALONG ENTERPRISE PARKWAY SHALL CONFORM TO CITY OF CORPUS CHRISTI STANDARDS.

**LEGEND:**

	PROPERTY LINE
●	FOUND PROPERTY CORNER
○	SET 5/8" IRON ROD W/ CAP
-----	YARD RESTRICTION
-----	EASEMENT
-----	ADJACENT LOT LINE
-----	CENTERLINE ROADWAY
O.R.N.C.T.	OFFICIAL RECORDS OF NUECES COUNTY, TEXAS
M.R.N.C.T.	MAP RECORDS OF NUECES COUNTY, TEXAS
Y.R.	YARD RESTRICTION
U.E.	UTILITY EASEMENT

SHARED ACCESS EASEMENT TABLE		
LINE	BEARING	DISTANCE
L1	N 49°09'44" E	60.00'
L2	S 40°50'16" E	30.00'
L3	S 49°09'44" W	60.00'
L4	N 40°50'16" W	30.00'

PLAT OF  
100 SOUTH PADRE  
BLOCK 3, LOTS 62A & 62B

BEING A REPLAT OF LOT 62, BLOCK 3, 100 SOUTH PADRE, AS RECORDED  
IN VOLUME 66, PAGE 29, MAP RECORDS, NUECES COUNTY, TEXAS.

LJA Engineering, Inc.



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