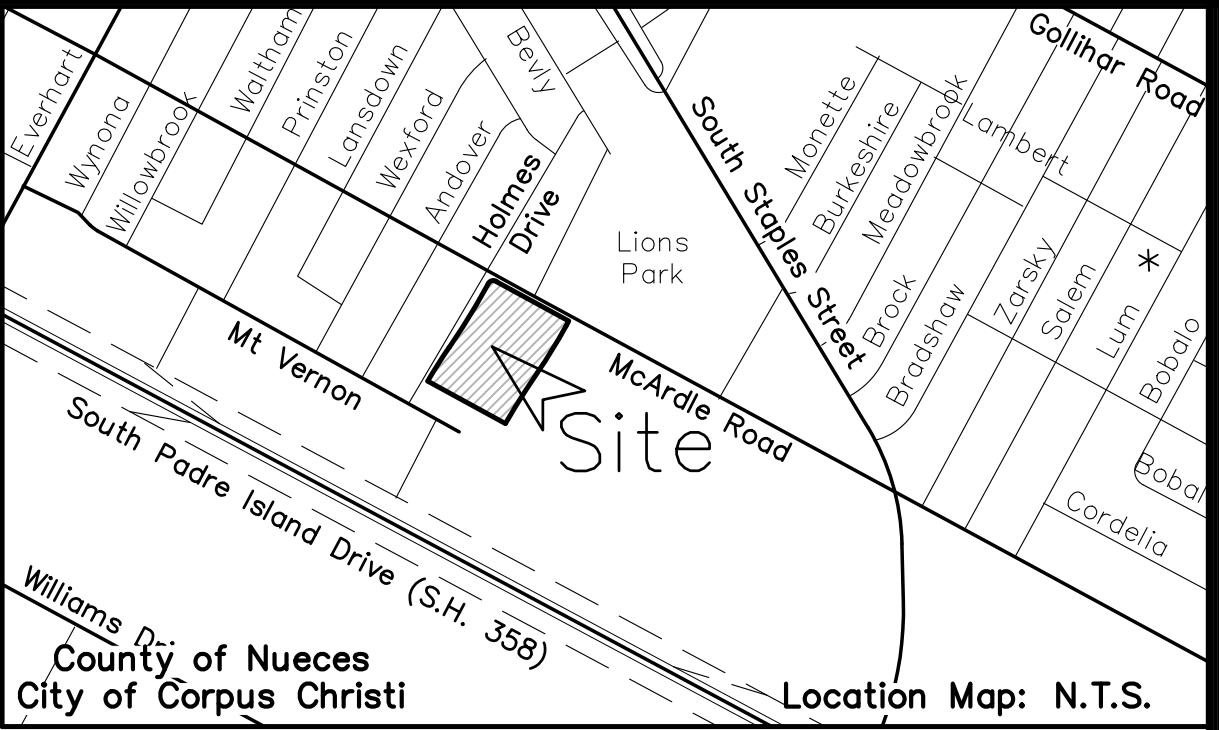


Notes:

- 1.) Total platted area contains 6.606 Acres of Land. (Includes Street Dedication)
- 2.) The receiving water for the storm water runoff from this property is the Oso Bay. The TCEQ has classified the aquatic life use for the Oso Bay as "exceptional" and "oyster waters". The TCEQ also 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" on Flood Insurance Rate Map, Community Panel No. 485464 0284 C, City of Corpus Christi, Texas, which bears an effective date of July 18, 1985 and Community Panel No. 485464 0303 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.) The yard requirement, as depicted is a requirement of the Unified Development Code and is subject to change as the zoning may change.
- 6.) Private driveway access to Holmes Drive is prohibited as long as west side of Holmes Drive is occupied by residential uses.
- 7.) If any lot is developed with residential uses, compliance with the open space regulation will be required during the building permit phase.



Plat of
La Palmera Mall
Block 1, Lots 3 and 4

being a re-plat of a Public Park as shown on the recorded plat of Mt. Vernon Subdivision Unit 3, a map of which is recorded in Volume 19, Page 84, Map Records of Nueces County, Texas.

State of Texas
County of Nueces

I, Margie Rose, hereby certify that The City of Corpus Christi is the owner 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: The City of Corpus Christi

By: _____
Margie Rose, City Manager

State of Texas
County of Nueces

This instrument was acknowledged before me by Margie Road, as City Manager of The City of Corpus Christi.

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_____.

Julio Dimas, CFM
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

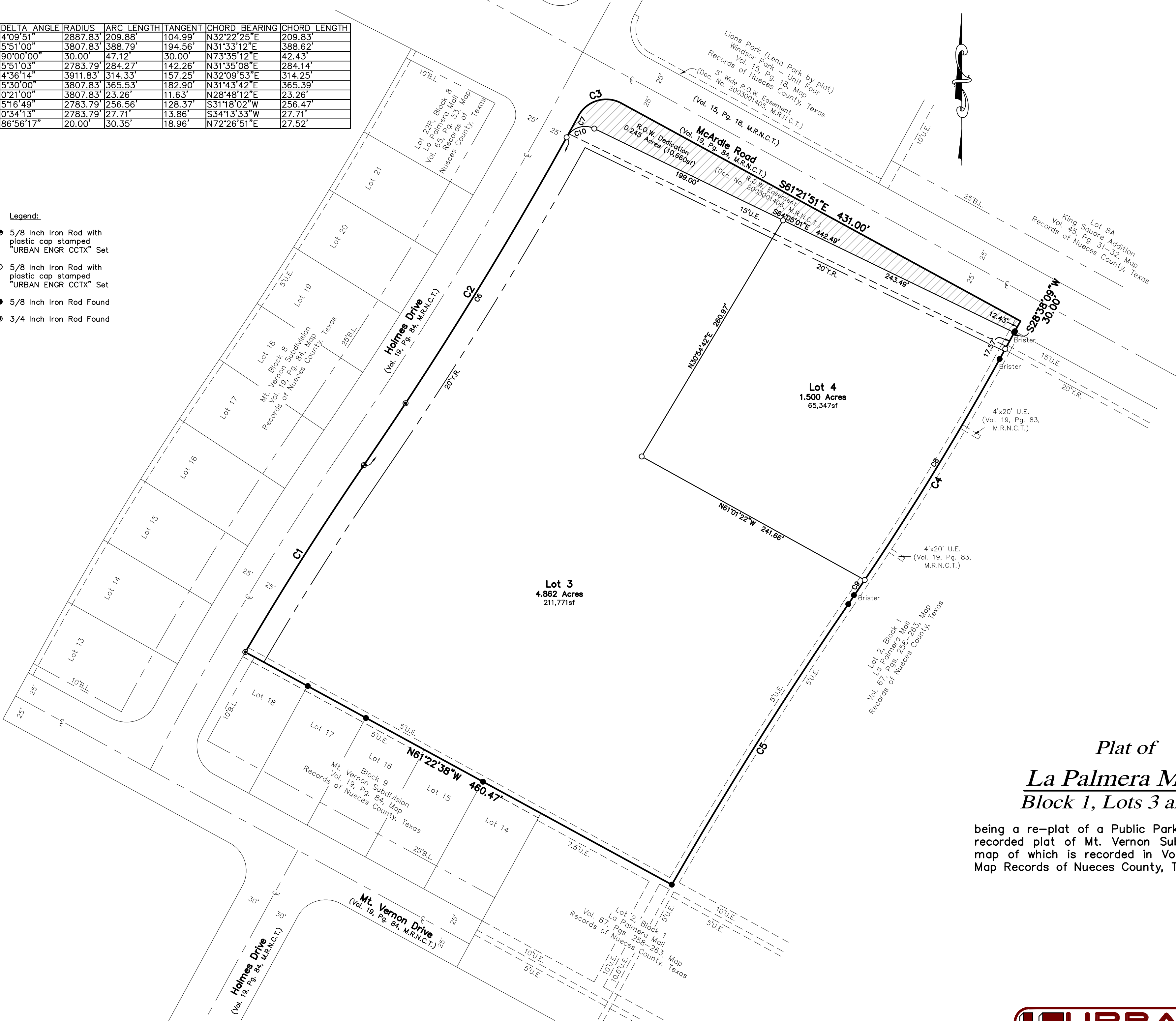


Submittal: 11-30-16
SCALE: 1"=60'
JOB NO.: 43062.B6.01
SHEET: 1 of 2
DRAWN BY: XG
urbansurvey1@urbaneng.com

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	4°09'51"	2887.83'	209.88'	104.99'	N32°22'25"E	209.83'
C2	5°51'00"	3807.83'	388.79'	194.56'	N31°33'12"E	388.62'
C3	90°00'00"	30.00'	47.12'	30.00'	N73°35'12"E	42.43'
C4	5°51'03"	2783.79'	284.27'	142.26'	N31°35'08"E	284.14'
C5	4°36'14"	3911.83'	314.33'	157.25'	N32°09'53"E	314.25'
C6	5°30'00"	3807.83'	365.53'	182.90'	N31°43'42"E	365.39'
C7	0°21'00"	3807.83'	23.26'	11.63'	N28°48'12"E	23.26'
C8	5°16'49"	2783.79'	256.56'	128.37'	S31°18'02"W	256.47'
C9	0°34'13"	2783.79'	27.71'	13.86'	S34°13'33"W	27.71'
C10	86°56'17"	20.00'	30.35'	18.96'	N72°26'51"E	27.52'

Legend:

- 5/8 Inch Iron Rod with plastic cap stamped "URBAN ENGR CCTX" Set
- 5/8 Inch Iron Rod with plastic cap stamped "URBAN ENGR CCTX" Set
- 5/8 Inch Iron Rod Found
- 3/4 Inch Iron Rod Found



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Submittal: 11-30-16
SCALE: 1"=60'
JOB NO.: 43062.B6.01
SHEET: 2 of 2
DRAWN BY: XG
urbansurvey1@urbaneng.com