

FINAL PLAT OF PARK PID UNIT 1

18.80 ACRES OUT OF A 34.45 ACRE TRACT OUT OF LOTS 1 AND 2, BLOCK
4, J.C. RUSSELL FARM BLOCKS, AS SHOWN ON A MAP RECORDED IN
VOLUME 28, PAGES 58-59, MAP RECORDS NUECES COUNTY, TEXAS.
SAID 34.45 ACRES ALSO BEING DESCRIBED IN DOC#2017035617,
OFFICIAL PUBLIC RECORDS, NUECES COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF _____

We, IDV PARK PID, LP, do hereby certify that we are the owners of the lands embraced within the boundaries of the foregoing map; easements shown hereon are hereby dedicated to the public for the installation, operation and maintenance of public utilities.

This the _____ day of _____, 201__.

By: _____
Donald T. Yaap Jr.
IDV Park PID GP, LLC, Governing Member

Timothy C. Harrington
IDV Park PID GP, LLC, Governing Member

Jarrad E. Coulter
IDV Park PID GP, LLC, Governing Member

STATE OF TEXAS
COUNTY OF _____

This instrument was acknowledged before me by IDV PARK PID, LP proven to me to be the person whose signature is made on the foregoing instrument of writing, and he acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity stated.

Given under my hand and seal of office, this the _____ day of _____, 201__.

Notary Public
My commission expires: _____

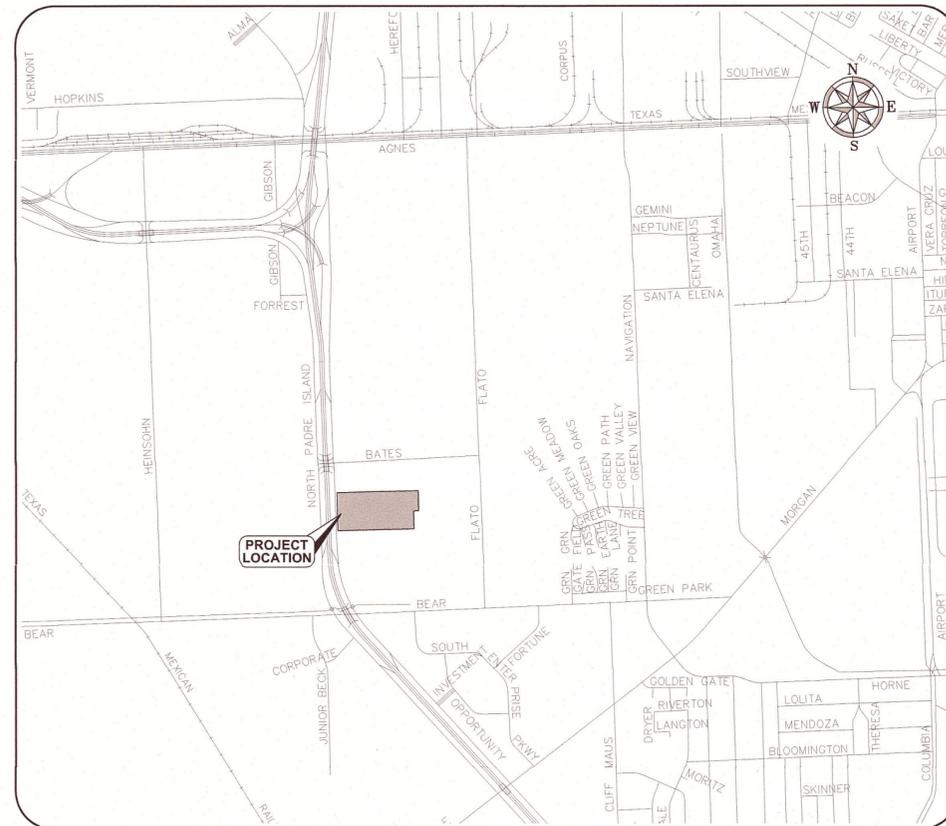
STATE OF TEXAS
COUNTY OF NUECES

I, Stacey King Mora, Registered Professional Land Surveyor, hereby certify that this survey map was prepared from an actual on the ground survey made under my direction and supervision, and represents the facts found at the time of survey, and that this survey substantially complies with the current standards adopted by the Texas Board of Professional Land Surveying.

Stacey King Mora
Registered Professional Land Surveyor
Texas Registration No. 6166

Hanson Professional Services, Inc.

Date: _____



LOCATION MAP
1" = 2000'

STATE OF TEXAS
COUNTY OF NUECES

This plat of Park PID Unit 1, approved by the Department of Development Services of the City of Corpus Christi, Texas, this the _____ day of _____, 201__.

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

STATE OF TEXAS
COUNTY OF NUECES

This plat of Park PID Unit 1, approved by the Planning Commission on the behalf of the City of Corpus Christi, Texas, this the _____ day of _____, 201__.

Eric Villarreal, P.E.
Chairman

William J. Green, P.E.
Interim Secretary

STATE OF TEXAS
COUNTY OF NUECES

I, Kara Sands, Clerk of the County Court in and for said Nueces County, Texas, hereby certify that the foregoing map of the plat of Park PID, dated the _____ day of _____, 201__, with its certificate of authentication was filed for record in my office this the _____ day of _____, 201__, at _____ o'clock __.M. and duly recorded in Volume _____, Page _____, Map Records of Nueces County, Texas.

Witness my hand and seal of said Court at office in Corpus Christi, Texas, this the _____ day of _____, 201__.

No. _____
Kara Sands
County Clerk
Nueces County, Texas

Filed for record
At _____ o'clock __.M.
_____, 201__.

By: _____
Deputy



ENGINEER/SURVEYOR	CRAIG B. THOMPSON, P.E.	PHONE	381-814-9900	FAX	381-814-4401
ENGINEER/SURVEYOR EMAIL	cthompson@hanson-inc.com	CHECKED BY	CBT	APPROVED BY	CBT
DRAWN BY	SMM	DATE	11/28/19	SCALE	AS SHOWN
PROJECT NO.	17035617	DRAWING DATE	11/28/19	FINAL PLAT	

Hanson Professional Services Inc.
4501 Gollmar Rd.
Corpus Christi, Texas 78411
TBPE F-417 / TBPLS F-10039500 / TBAE F-BR 2458



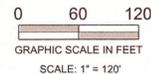
FINAL PLAT OF
PARK PID UNIT 1
CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS

FINAL PLAT OF PARK PID UNIT 1

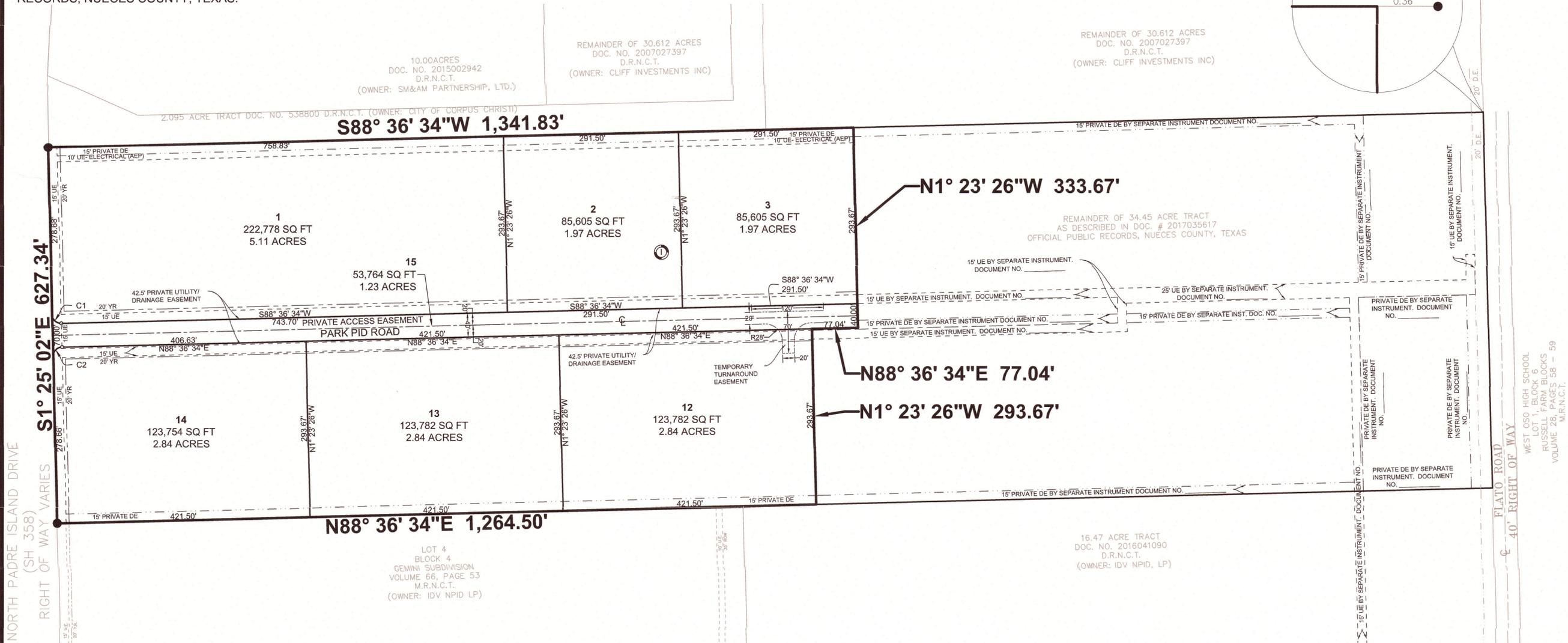
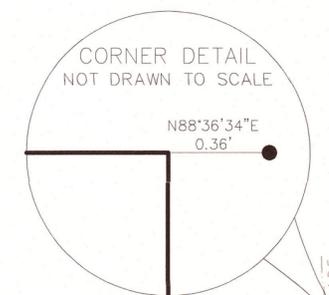
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LEGEND

- IRON ROD FOUND
- 5/8" DIAMETER BY 18" LONG IRON ROD WITH RED PLASTIC CAP STAMPED "NAISMITH ENG. C.C., TX. SET
- LOT CORNER
- BLOCK SYMBOL
- DIRECTION OF PREVAILING BREEZE
- PRIVATE DRAINAGE EASEMENT - D.E.
- ROAD CENTERLINE
- PROPERTY BOUNDARY LINE
- LOT LINE
- UTILITY EASEMENT - U.E.
- YARD REQUIREMENT - Y.R.
- FIRE ACCESS/ TEMPORARY TURNAROUND
- M.R. MAP RECORDS
- D.R. DEED RECORDS
- ⊕ CENTERLINE OF RIGHT OF WAY



CURVE TABLE				
CURVE ID	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	23.55'	15.00'	S46° 24' 14"E	21.21'
C2	23.57'	15.00'	S43° 35' 46"W	21.22'



PARK PID UNIT 1 GENERAL NOTES

- TOTAL PLATTED AREA CONTAINS 18.80 ACRES OF LAND INCLUDING PRIVATE STREET.
- ALL BEARINGS ARE GRID BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM FOR THE LAMBERT SOUTH ZONE (NAD 1983). ELEVATIONS ARE BASED ON NAVD 88.
- A 5/8" DIAMETER BY 18" LONG IRON ROD WITH RED PLASTIC CAP STAMPED "NAISMITH ENG. C.C., TX." WILL BE SET AT ALL PLAT CORNERS, BLOCK CORNERS, LOT CORNERS, POINTS OF CURVATURE, AND POINTS OF TANGENCY, UNLESS OTHERWISE NOTED.
- THIS SURVEYOR CANNOT CERTIFY AS TO UN-RECORDED EASEMENTS AND/OR RIGHT-OF-WAY THAT MAY IMPACT THE SUBJECT PROPERTY AND ARE NOT VISIBLE AND APPARENT. CAUTION MUST BE TAKEN WITH PIPELINE MARKERS INDICATING BURIED LINES NOT ON RECORD.
- THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- NEW CONSTRUCTION IN A SPECIAL FLOOD HAZARD AREA, AS DEFINED BY FEMA, MUST HAVE A MINIMUM FIRST FLOOR ELEVATION FOR HABITABLE LIVING SPACE AT OR ABOVE THE BASE FLOOD ELEVATION (BFE) PER THE CURRENT APPLICABLE FLOOD INSURANCE RATE MAP (FIRM), OR 18 INCHES ABOVE THE LOWEST ADJACENT TOP OF CURB (OR CROWN OF ROAD IF UNCURBED), WHICHEVER IS HIGHER.
- RECEIVING WATERS:
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.

- FEMA INFORMATION:
PLOTTING THE PROPERTY BY SCALE ON EFFECTIVE FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NO. 485464 0165C, MAP REVISED JULY 18, 1985, INDICATES THE PROPERTY IS LOCATED IN FLOOD ZONE C (WITH ELEVATION OF 42' NGVD), DEFINED AS AREA OF MINIMAL FLOODING; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS DETERMINED.
- IMPROVEMENTS
 - LOTS:
 - INDUSTRIAL-7 TOTAL LOTS (LOT 1,2,3,12,13,14,15, BLOCK 1, 18.80 ACRES)
 - LOT 15, BLOCK 1 IS A PRIVATE STREET. SHALL BE USED AS A PRIVATE ACCESS AND PRIVATE UTILITY/DRAINAGE EASEMENT.
- ALL ROADS WITHIN PRIVATE EASEMENTS WILL BE PRIVATE ACCESS AND PRIVATE UTILITY/DRAINAGE EASEMENTS AND ARE TO BE MAINTAINED BY OWNER. THE CITY HAS NO OBLIGATION OR INTENTION TO EVER ACCEPT SUCH STREETS AS PUBLIC RIGHT-OF-WAY.
- THE OWNER AGREES TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGE TO:
 - PRIVATE STREETS REASONABLY USED BY GOVERNMENT VEHICLES
 - INJURES OR DAMAGES TO OTHER PERSONS, PROPERTIES OR VEHICLES CLAIMED AS A RESULT OF STREET DESIGN OR CONSTRUCTION
- REPLACEMENT COSTS OF THE PRIVATE SIDEWALK AND OTHER AMENITIES WITHIN A PUBLIC UTILITY EASEMENT SHALL BE THE RESPONSIBILITY OF THE OWNER.
- PRIVATE DRAINAGE EASEMENTS ARE TO BE MAINTAINED BY A PROPERTY OWNERS ASSOCIATION (POA).
- THE TEMPORARY TURN-AROUND EASEMENT LOCATED ON LOT 12, BLOCK 1 CANNOT BE OBSTRUCTED UNTIL IT IS VACATED. THE TEMPORARY TURN-AROUND EASEMENT GETS VACATED WHEN THE STREET IMPROVEMENTS BEYOND THE SUBDIVISION ARE COMPLETED.

ENGINEER SURVEYOR CRAIG B. THOMPSON, P.E.
PHONE 361-814-9900 FAX 361-814-4401
ENGINEER SURVEYOR EMAIL cthompson@hanson-inc.com
DRAWN BY SMM CHECKED BY APPROVED BY SURVEY DATE
PROJECT ID CBT DRAWING NAME CBT
PROJECT DATE 11/2017 FINAL PLAT

Hanson Professional Services Inc.
4501 Gollihar Rd.
Corpus Christi, Texas 78411
TBPE F-417 / TBPLS F-10039500 / TBAG F-BR 2468



WEST OSO HIGH SCHOOL
LOT 1, BLOCK 6
RUSSELL FARM BLOCKS
VOLUME 28, PAGES 58 - 59
M.R.N.C.T.

FINAL PLAT OF PARK PID UNIT 1

CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS
SHEET 2 OF 2