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# 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.

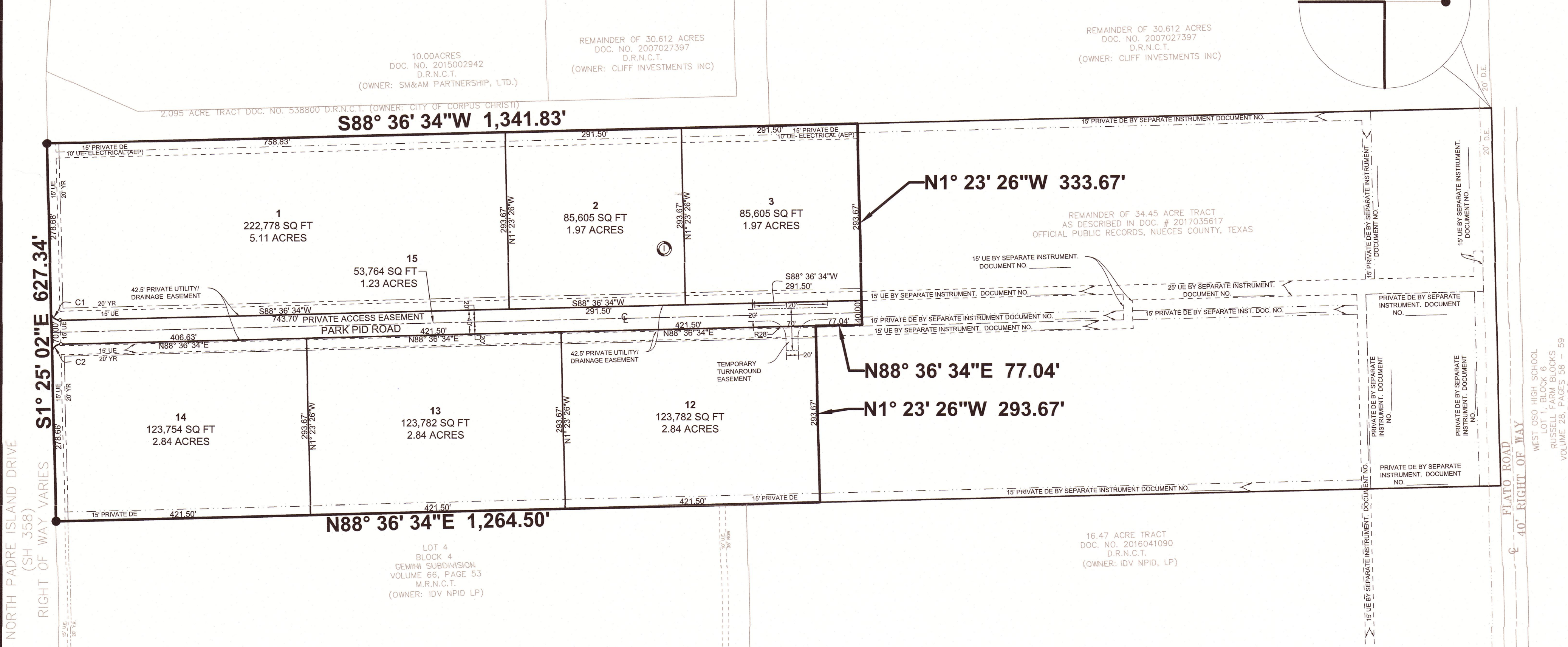
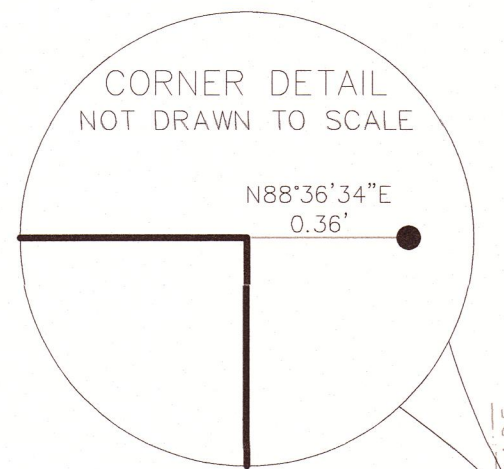
## LEGEND

- 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



0 60 120  
GRAPHIC SCALE IN FEET  
SCALE: 1" = 120'

| 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  
9.1. LOTS:  
9.1.1.A.A. INDUSTRIAL- 7 TOTAL LOTS (LOT 1,2,3,12,13,14,15, BLOCK 1, 18.80 ACRES)  
9.1.1.A.B. 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:  
A. PRIVATE STREETS REASONABLY USED BY GOVERNMENT VEHICLES  
B. 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.

|                         |                          |
|-------------------------|--------------------------|
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| CHECKED BY              | CBT                      |
| APPROVED BY             | CBT                      |
| SURVEY DATE             | 11/2017                  |
| PROJECT ID              | 17ED119                  |
| DRAWING NAME            | FINAL PLAT               |

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