

- LEGEND**
- SET 5/8" IRON ROD WITH CAP STAMPED "FRONTIER 10082900"
 - FOUND 5/8" IRON ROD
 - FOUND 1" IRON PIPE
 - YARD REQUIREMENT / BUILDING LINE
 - UTILITY EASEMENT
 - DRAINAGE EASEMENT
 - FIRE LAND AND ACCESS EASEMENT
 - EXISTING CONTOUR

- NOTES**
- Bearings and distances are based on the NAD83 (2011), Texas South Zone. All distances are U.S. Survey Feet (grid).
 - Per FEMA FIRM FM4854640277C effective date July 18, 1985, this property does not appear to be located within a special flood hazard area. Per preliminary FEMA FIRM 483520505G dated October 23, 2015, a portion of this property appears to be located within the 100-yr floodplain elevation 30. Therefore, all structures shall be constructed with a minimum finished floor elevation of 32 or higher.
 - Total platted area contains 5.838 acres (254,311 square feet.) of land.
 - The yard requirement, as depicted, is a requirement of the Unified Development Code and is subject to change as the zoning may change.
 - If any lot is developed with residential uses, compliance with the open space regulation will be required during the building permit phase.
 - 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.
 - The owners of the Private Street (Lot 1 & 2 owners) agree to release, indemnify, defend and hold harmless any governmental entity for damage to:
 - a. Private streets reasonably used by government vehicles
 - b. Injuries or damages to other persons, properties or vehicles claimed as a result of street design or construction within a Public Easement.
 - The fire lane shown hereon shall be marked by signage and striping, and shall not be blocked.
 - Lot 3, Block 1 shall be dedicated as a private access street which will insure to the benefit of the owners of Lot 1 and Lot 2, Block 1. A property owners' association shall be established in accordance with UDC 8.1.7 and 8.1.8 to operate, maintain and supervise improvements of said private street. An agreement between the owners of Lot 1 and Lot 2 shall provide for the ownership and perpetual maintenance of said private street. The City of Corpus Christi has no obligation or intention to ever accept such streets as public right-of-way. The Agreement shall be recorded prior to issuance of the first building permit for the subdivision. (UDC 8.2.1.J.)

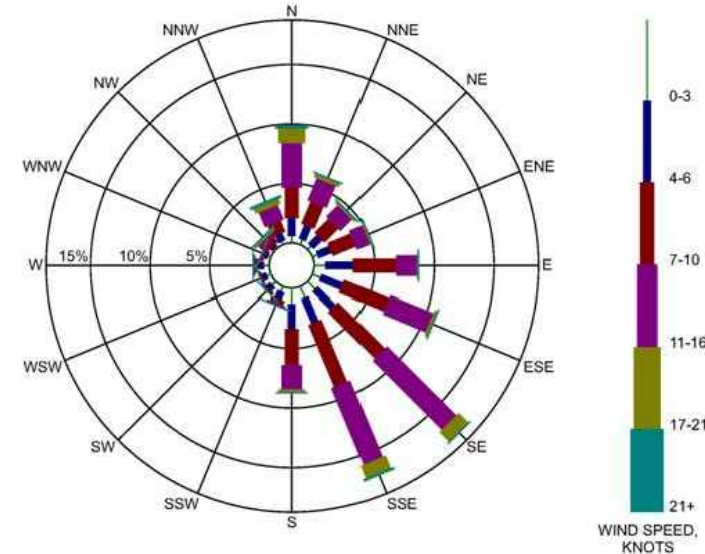
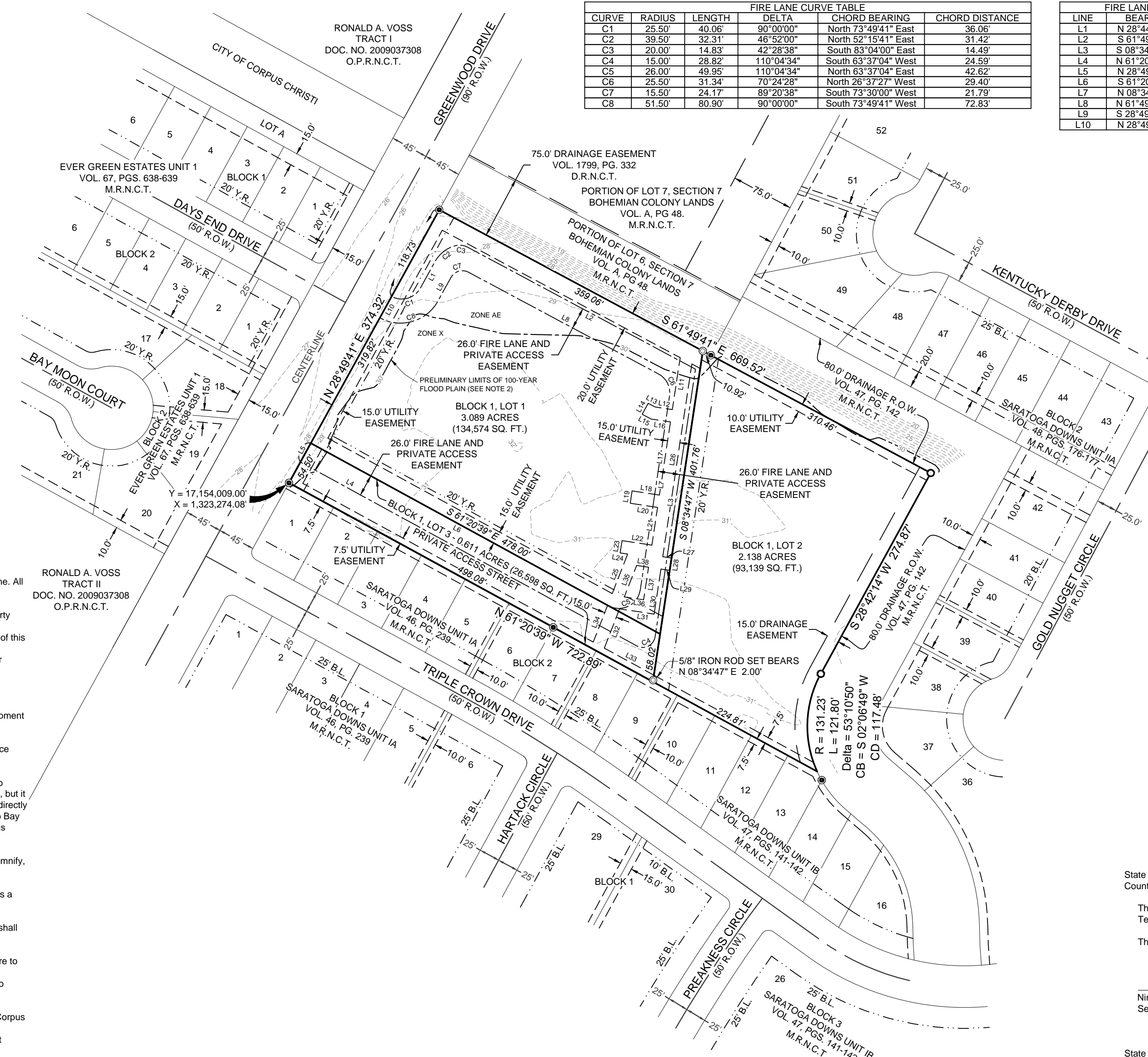


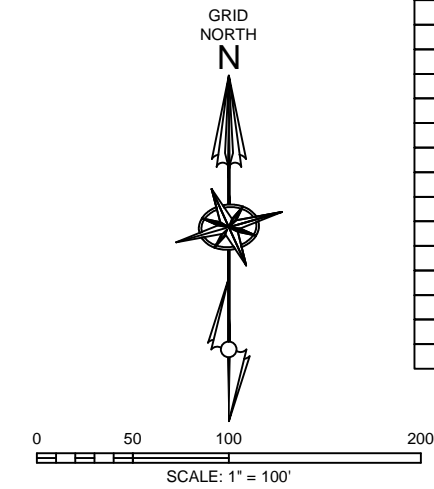
Figure 1
Wind Rose for Corpus Christi, TX



FIRE LANE CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C1	25.50'	40.06'	90°00'00"	North 73°49'41" East	36.06'
C2	39.50'	32.31'	46°52'00"	North 52°15'41" East	31.42'
C3	20.00'	14.83'	42°28'38"	South 83°04'00" East	14.49'
C4	15.00'	28.82'	110°04'34"	South 63°37'04" West	24.59'
C5	26.00'	49.95'	110°04'34"	North 63°37'04" East	42.62'
C6	25.50'	31.34'	70°24'28"	North 26°37'27" West	29.40'
C7	15.50'	24.17'	89°20'38"	South 73°30'00" West	21.79'
C8	51.50'	80.90'	90°00'00"	South 73°49'41" West	72.83'

FIRE LANE LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 28°44'06" E	36.08'
L2	S 61°49'41" E	310.47'
L3	S 08°34'47" W	324.97'
L4	N 61°20'39" W	460.27'
L5	N 28°49'29" E	26.00'
L6	S 61°20'39" E	407.28'
L7	N 08°34'47" E	235.72'
L8	N 61°49'41" W	258.99'
L9	S 28°49'41" W	32.39'
L10	N 28°49'41" E	29.40'

UTILITY EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
L11	S 08°34'47" W	63.01'
L12	N 81°25'13" W	21.04'
L13	N 61°49'40" W	9.32'
L14	S 28°10'20" W	15.00'
L15	S 61°49'40" E	11.91'
L16	S 81°25'13" E	23.63'
L17	S 08°34'47" W	88.80'
L18	N 81°25'13" W	33.25'
L19	S 08°34'47" W	15.00'
L20	S 81°25'13" E	33.25'
L21	S 08°34'47" W	45.80'
L22	N 81°25'13" W	36.22'
L23	S 08°34'47" W	15.00'
L24	S 81°25'13" E	9.03'
L25	S 21°21'09" W	50.89'
L26	S 08°34'47" W	234.06'
L27	S 81°25'13" E	10.75'
L28	S 08°34'47" W	15.00'
L29	N 81°25'13" W	10.75'
L30	S 08°34'47" W	54.69'
L31	N 81°25'13" W	41.88'
L32	S 21°21'09" W	50.55'
L33	S 61°20'39" E	67.93'
L34	S 21°21'09" W	47.38'
L35	S 21°21'09" W	40.69'
L36	S 81°25'13" E	23.48'
L37	N 08°34'47" E	39.69'
L38	N 81°25'13" W	14.48'



State of Texas
County of Nueces

Our Savior Lutheran Church of Corpus Christi, Texas, hereby certifies that it is the owner of the lands within the boundaries of the foregoing plat; that it has had said lands surveyed and subdivided as shown; that the streets as shown are dedicated to the public use forever; that the 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 ____, 2018

By: _____
Richard Solano, Congregation President

State of Texas
County of Nueces

Before me, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared Richard Solano, known to me to be the person whose names is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this ____ day of ____, 2018.

Notary Public

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 ____, 2018

Nina Nixon-Méndez, F.A.I.C.P.
Secretary

Eric Villarreal, P.E.
Chairman

State of Texas
County of Nueces

This plat of the herein described property was approved on behalf of the City of Corpus Christi, Texas by the Department of Development Service.

This the ____ day of ____, 2018

William J. Green, P.E.
Development Services Engineer

State of Texas
County of Nueces

I, Kara Sands, County Clerk in and for Nueces County, do hereby certify that the foregoing instrument dated the ____ day of ____, 2018 at ____ o'clock ____ M. and duly recorded the ____ day of ____, 2018 at ____ o'clock ____ M. in said County in Volume ____, Page ____, Map Records.

No. _____
Filed for Record _____
At ____ o'clock ____ M. _____, 2018

Kara Sands
County Clerk
Nueces County Texas

Surveyor
Frontier Surveying Company
710 Buffalo St., Suite 700
Corpus Christi, TX 78401
Ph: (361) 881-8044

Plat Date: 09/10/2018