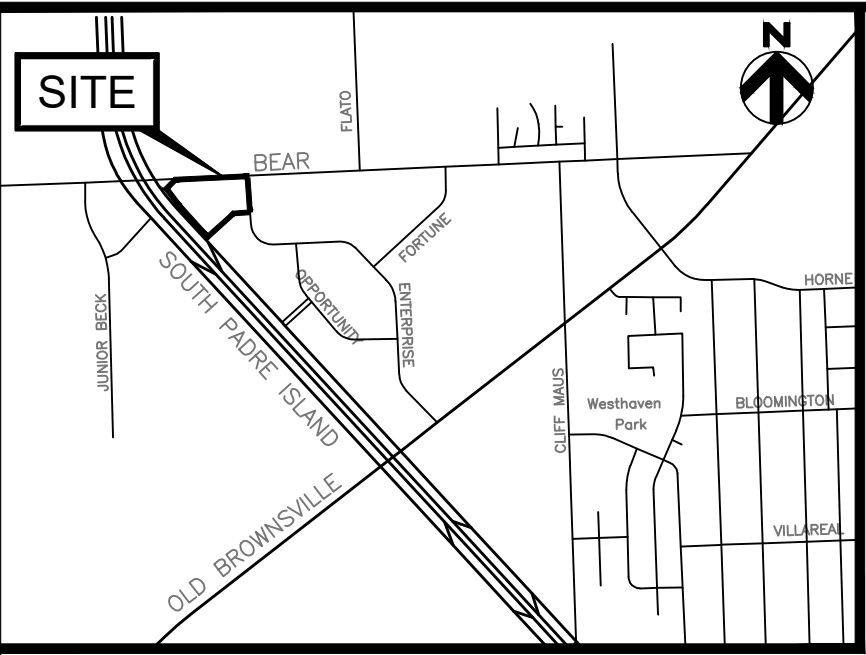
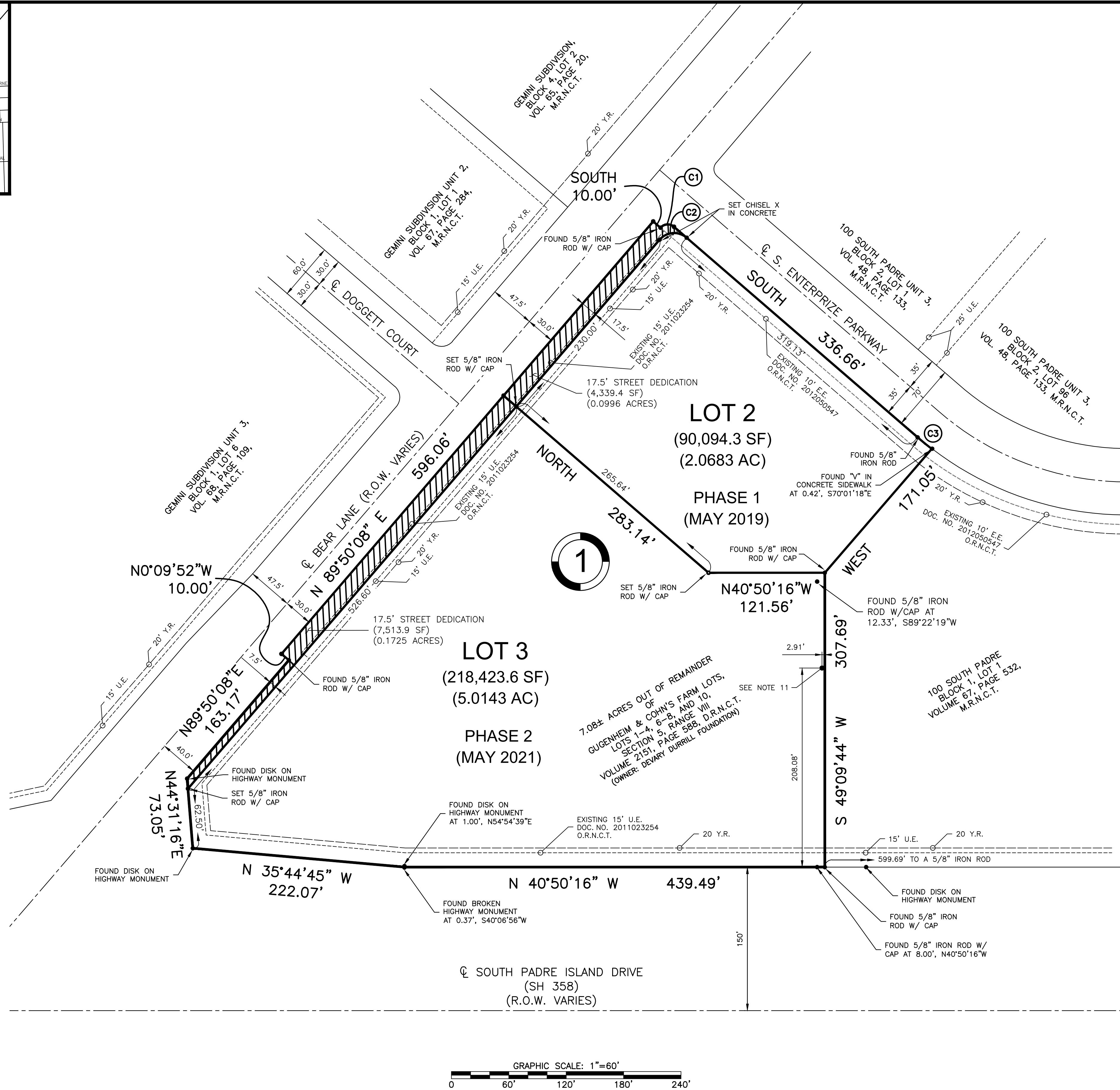


LJACC NAME: R:\CLIENTS\_LJA SURVEY\Devery Durrill Foundation - LJA5221\18021 - 100 South Padre-Island-platted property (Durrill Hotel Site)\SURVEY - CC\05-CAD\PRELIMINARY PLAT\_R1.dwg mgarra Mon, Feb 25 2019 @ 11:52 pm Bear and SPD Prelim layout.dwg



VICINITY MAP SCALE:  
1" = 2,000'

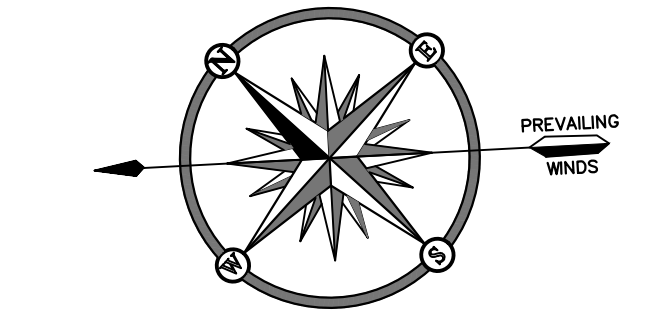


## PRELIMINARY PLAT OF 100 SOUTH PADRE BLOCK 1, LOT 2 & LOT 3

BEING PLAT OF THE REMAINDER OF GUGENHEIM & COHN'S FARM LOTS,  
SECTION 5, RANGE VIII, LOTS 1 THRU 4, 6 THRU 8, AND 10; RECORDED IN  
VOLUME 2151, PAGES 588, DEED RECORDS OF NUECES COUNTY, TEXAS.

### NOTES:

- CURRENT PROPERTY OWNERSHIP INFORMATION:  
OWNER: DEVARY DURRILL FOUNDATION  
ADDRESS: 615 S. UPPER BROADWAY, CORPUS CHRISTI, TX 78401  
PHONE: (361) 884-8857
- THE TOTAL PLATTED AREA CONTAINS 7.0826 ACRES OF LAND, MORE OR LESS, INCLUDING STREET DEDICATION.
- 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.
- 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.
- EASEMENTS SHOWN ARE PROPOSED FOR DEDICATION TO THE PUBLIC FOR THE INSTALLATION, OPERATION, AND USE OF PUBLIC UTILITIES.
- THE ENTIRE PROPERTY LIES WITH THE CITY LIMITS OF THE CITY OF CORPUS CHRISTI AND IS ZONED 'IL'. A REZONING APPLICATION (LOT 2 ONLY) HAS BEEN SUBMITTED TO REZONE THE PROPERTY TO 'CG-2'.
- 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.
- IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.
- THE BASIS OF BEARINGS IS THE WEST RIGHT-OF-WAY OF S. ENTERPRIZE PARKWAY, AS RECORDED IN VOLUME 47, PAGE 231-233, MAP RECORDS OF NUECES COUNTY, TEXAS. BEARINGS IN TEXAS COORDINATE SYSTEM OF 1983 (2011), SOUTH ZONE '4205' (US SURVEY FOOT) CAN BE ESTABLISHED BY A ROTATION OF 1709'38". ALL DISTANCES AND ADJUSTMENTS ARE REPRESENTED IN GRID VALUES. SURFACE VALUES CAN BE ESTABLISHED BY APPLYING A SCALE ADJUSTMENT FACTOR OF 1.00004.
- DRIVEWAYS ALONG BEAR LANE AND S. ENTERPRIZE PARKWAY SHALL CONFORM TO CITY OF CORPUS CHRISTI STANDARDS.
- 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. PROPERTY MUST COMPLY WITH TXDOT'S TRAFFIC ACCESS MANAGEMENT PLAN.
- WATER AND WASTEWATER LOT/ACERAGE FEES SHALL BE PAID PRIOR TO RECORDATION OF THE FINAL PLAT.
- FOUND SIGN POST WITH CITY OF CORPUS CHRISTI TAG INDICATING LOCATION OF FORMER OIL WELL, WELL ABANDONED AND PLUGGED IN ACCORDANCE WITH CITY ORDINANCE NO. 8879, AS SHOWN IN PLUGGING CERTIFICATE #313, WELL NAMED COX, E.S., UNIT #1, SIGNED BY THE CITY PETROLEUM SUPERINTENDENT AND DATED JANUARY 8, 1976.



PROPERTY CURVE TABLE						
CURVE	RADIUS (R)	LENGTH (L)	DELTA ANGLE (Δ)	TANGENT (T)	CHORD BEARING (CB)	CHORD LENGTH (CL)
C1	10.00'	15.77'	90°21'20"	10.06'	S 45°59'30" E	14.18'
C2	20.00'	31.47'	90°09'18"	20.05'	S 46°04'42" E	28.32'
C3	335.00'	19.09'	3°15'54"	9.55'	S 02°47'37" E	19.09'

### LEGEND:

—	PROPERTY LINE
•	FOUND PROPERTY CORNER (AS NOTED)
•	POINT, UNLESS NOTED OTHERWISE
---	YARD RESTRICTION
---	EASEMENT
---	ADJACENT LOT LINE
---	CENTERLINE ROADWAY
D.R.N.C.T.	DEED RECORDS OF NUECES COUNTY, TEXAS
M.R.N.C.T.	MAP RECORDS OF NUECES COUNTY, TEXAS
O.R.N.C.T.	OFFICIAL RECORDS OF NUECES COUNTY, TEXAS
R.O.W.	RIGHT-OF-WAY

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TBPLS Firm Reg. No. 10016600 TBPE Firm Reg. No. F-19613  
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