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Notes:

- Total platted area contains 93.62 Acres of Land. (Includes Street Dedication)
- 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.
- 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.
- By graphic plotting only, this property is in Zone "C" on Flood Insurance Rate Map, Community Panel No. 485494 0540 C, City of Corpus Christi, Texas which bears an effective date of March 18, 1985 and on Flood Insurance Rate Map, Community Panel No. 485494 0520 D, City of Corpus Christi, Texas which bears an effective date of June 4, 1987 and it is not located in a Special Flood Hazard Area.
- 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 Public Open Space regulations will be required during the building permit phase.
- The property will be developed in 3 phases as shown. Phase 1 will be developed once final plat has been approved. Phase 2 will be developed in approximately 7 years and Phase 3 will be developed in approximately 15 years.



OWNER/DEVELOPER:
Del Mar College District
HA 131, 101 Baldwin Boulevard
Corpus Christi, TX 78404
361-698-1200

ENGINEER:
Urban Engineering Firm # 145
2725 Swantner
Corpus Christi, TX 78404
361-854-3101



Rev.: April 5, 2019
Job No. 25800.B8.04
Dec. 28, 2018 MFH/xg
300 200 100 0 200 400
GRAPHIC SCALE
1"=200'

- LEGEND:**
- PROPERTY LINE
 - CENTERLINE
 - YARD REQUIREMENT LINE
 - UTILITY EASEMENT LINE
 - UTILITY EASEMENT
 - YARD REQUIREMENT
 - MAP RECORDS OF NUECES COUNTY, TEXAS
 - DEED RECORDS OF NUECES COUNTY, TEXAS
 - OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS
- Fd. 5/8" Iron Rod with red plastic cap stamped "URBAN ENGR C.C. TX."
 - Fd. 5/8" Iron Rod
 - Fd. 5/8" Iron Rod with cap stamped "PYLE 4880"
- *PYLE 4880*

PRELIMINARY PLAT for Del Mar South Campus Corpus Christi, Texas

LEGAL DESCRIPTION:

being 93.62 Acres of Land out of Lots 9, 10, 11, 12 and 13, Section 21, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Pages 41-43, Map Records of Nueces County, Texas, comprising of a 35.19 Acre Tract of land, of Lots 9 and 10, Section 21, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Pages 41-43, Map Records of Nueces County, Texas, as described in Special Warranty Deed from Wayne Lundquist, Jr. Trustee and Melynda Susan Nuss, to Del Mar College District, recorded in Document No. 2013042625, Official Public Records of Nueces County, Texas; a 19.48 Acre Tract of land, of Lot 11, Section 21, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Pages 41-43, Map Records of Nueces County, Texas, as described in Special Warranty Deed from Gulfway Shopping Center, a Texas general partnership, MLM Farms & Ranches, Ltd., a Texas limited partnership and Gladys Smith Farms & Ranches, Ltd., a Texas limited partnership, to Del Mar College District, recorded in Document No. 2013045004, Official Public Records of Nueces County, Texas, and a 38.94 Acre Tract of land, being a portion of Lots 12 and 13, Section 21, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Pages 41-43, Map Records of Nueces County, Texas, as described in Special Warranty Deed from 6702 Yorktown, LLC, a Texas limited liability company, to Del Mar College District, recorded in Document No. 2013046270, Official Public Records of Nueces County, Texas.