

VICINITY MAP SCALE:
1" = 2,000'

STATE OF TEXAS
COUNTY OF NUECES
We, the Devary Durrill Foundation, Inc., do hereby certify that I am the owner of the property referred to as 100 South Padre, Block 1, Lot 2, that all easements and right-of-ways as shown are dedicated in fee simple to the public for the installation, operation, and maintenance of public streets and utilities, and we adopt this plat for the purposes of description and dedication this the ____ day of _____, 2019.

Devary Durrill Foundation, Inc.
William R. Durrill, Jr., Director

STATE OF TEXAS
COUNTY OF NUECES
Before me, the undersigned authority, on this day personally appeared _____, proven to me to be the persons whose signature he made on the foregoing instrument of writing, and acknowledged to me that he executed the same for the purposes and considerations therein expressed. Given under my hand and seal of office, this the ____ day of _____, 2019.

Notary Public

STATE OF TEXAS
COUNTY OF NUECES
This final plat of the herein described property was approved by the Department of Development Services of the City of Corpus Christi, Texas. This the ____ day of _____, 2019.

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

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 _____, 2019.

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

Eric Villarreal, P.E.
Chairman

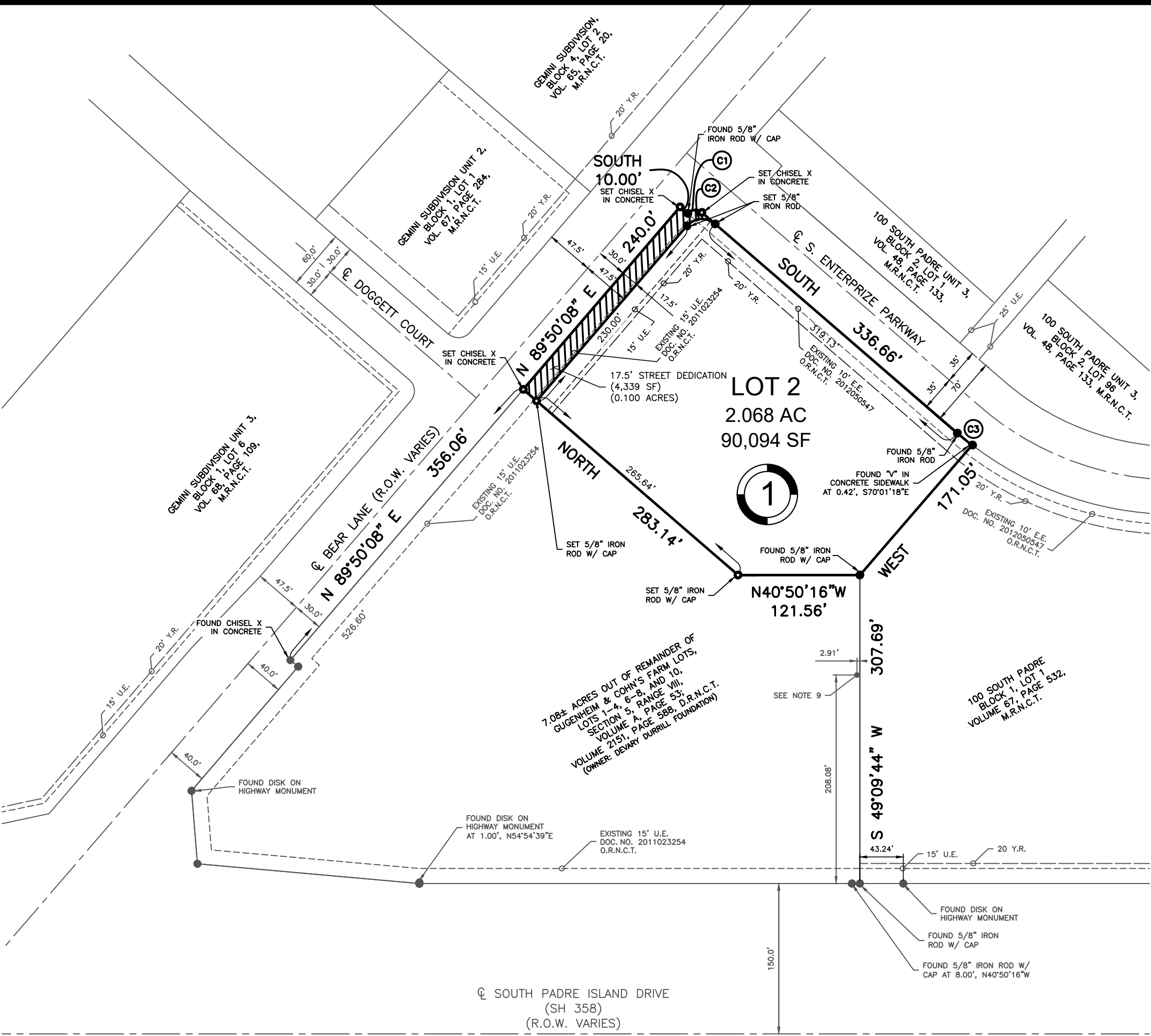
STATE OF TEXAS
COUNTY OF NUECES
I, _____, Clerk of the County Court in and for Nueces County, Texas, hereby certify that the foregoing map of 100 South Padre, Block 1, Lot 2, dated the ____ day of _____, 2019, with its certificate of authentication was filed for record in my office this the ____ day of _____, 2019 at ____ o'clock ____ m. and duly recorded in Volume _____, Page(s) _____, Map Records of Nueces County, Texas. Witness my hand and seal of said court at office in Corpus Christi, Texas, this the ____ day of _____, 2019.

Document No. _____

Kara Sands
Nueces County Clerk

STATE OF TEXAS
COUNTY OF NUECES
I, Albert E. Franco, Jr., a Registered Professional Land Surveyor, have prepared the foregoing map from survey made on the ground under my direction and is true and correct to the best of my knowledge, information and belief; I have been engaged under contract to set all Lot and Block corners as shown hereon and to complete such operations with due and reasonable diligence consistent with sound professional practice.

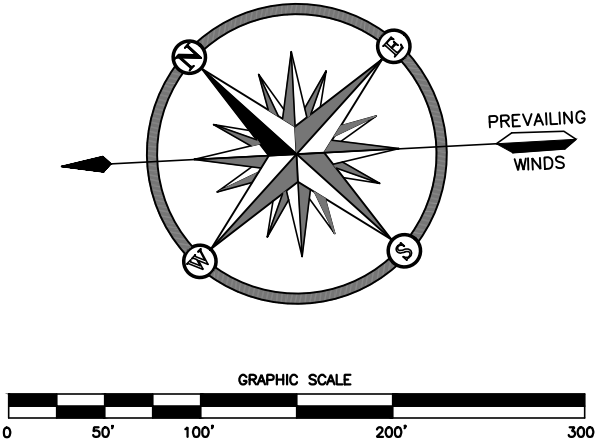
Albert E. Franco, Jr., R.P.L.S. #4471



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°20'17"	10.06'	S 44°49'51" E	14.18'
C2	20.00'	31.47'	90°09'52"	20.06'	S 45°04'56" E	28.32'
C3	335.00'	19.09'	3°15'52"	9.55'	S 01°37'56" E	19.08'

FINAL PLAT OF 100 SOUTH PADRE BLOCK 1, LOT 2

BEING A FINAL PLAT OF THE REMAINDER OF GUGENHEIM & COHN'S FARM LOTS, SECTION 5, RANGE VIII, LOTS 1 THRU 4, 6 THRU 8, AND 10 VOLUME A, PAGE 53; RECORDED IN VOLUME 2151, PAGES 588, DEED RECORDS OF NUECES COUNTY, TEXAS.



NOTES:

1. THE TOTAL PLATTED AREA CONTAINS 2.068 ACRES OF LAND, MORE OR LESS, INCLUDING STREET DEDICATION.
2. 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.
3. 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.
4. EASEMENTS SHOWN ARE PROPOSED FOR DEDICATION TO THE PUBLIC FOR THE INSTALLATION, OPERATION, AND USE OF PUBLIC UTILITIES.
5. 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.
6. IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.
7. 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 1°09'38". ALL DISTANCES AND ACREAGE'S ARE REPRESENTED IN GRID VALUES. SURFACE VALUES CAN BE ESTABLISHED BY APPLYING A SCALE ADJUSTMENT FACTOR OF 1.00004.
8. DRIVEWAYS ALONG BEAR LANE AND S. ENTERPRIZE PARKWAY SHALL CONFORM TO CITY OF CORPUS CHRISTI STANDARDS.
9. 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.

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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