Notes:

State of Texas

County of Nueces

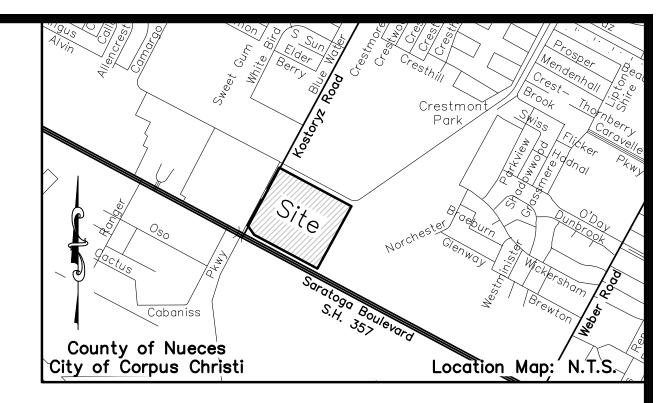
- 1. Total platted area contains 32.65 Acres of Land.
- 2. The receiving water for the storm water runoff from this property is the Oso Creek. The TCEQ has not classified the aquatic life use for the Oso Creek, but it is recognized as an environmentally sensitive area. The Oso Creek flows directly into 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.
- 3. 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.
- 4. By graphic plotting only, this property is in Zone "C" of the Flood Insurance Rate Map, Community Panel Number 485464 0283 C, City of Corpus Christi, Texas, which bears an effective date of July 23, 1971 and is not in a Special Flood Hazard Area.
- 5. Preliminary Flood Zone lines are shown by graphic plotting only and are based on Preliminary Flood Insurance Rate Map 48355C0510G. Preliminary Flood Maps were passed and approved by the City of Corpus Christi on September 18, 2018, Ordinance 031541. Current Effective Map/Panel No. 485464 0283 C (Zone "C") was revised to Preliminary Map/Panel No. 48355C0510G (Zones "AE" and "X").
- The vard requirement, as depicted, is a requirement of the Unified Development Code and is subject to change as the zoning may change.
- 7. Proposed driveway access to Kostoryz Road shall conform to access management standards outlined in Article 7 of the UDC. This includes driveway spacing, driveway widths and corner clearances.
- 8. If any lot is developed with residential uses, compliance with the open space regulation will be required during the building permit phase.
- 9. All subdivision access to meet current TxDOT Access guidelines and approval, to be handled at building permit stage.
- 10. TxDOT Drainage review and approval required, at building permit stage.

Mary Carroll High School Tract Block 1, Lot 1

32.65 Acres out of Lot 5, Section 9, Bohemian Colony Lands, a map of which is recorded in Volume A, Page 48, of the Map Records of Nueces County, Texas, being the same land described as a undivided 1/2 interest in a 32.766 Acre Tract of Land (Exhibit A, Item 7) in a Special Warranty Deed from Bryan L. Holmes, as Administrator of the Estate of Paul Snyder, deceased, and Mark S. Holmes and Bryan L. Holmes as Co-trustees of the Testamentary Trust created under the Will and Codicils of Paul Synder, deceased, to Nueces Real Estate Partnership, LP, recorded in Document No. 2004037243, Official Public Records of Nueces County, Texas and the same land described as a undivided 1/2 interest in a 32.766 Acre Tract of Land (Exhibit A, Item 4) in a Special Warranty Deed from Bryan L. Holmes, as Trustee of the Frances Snyder Trust Agreement dated October 24, 1991 and amended September 3, 1996, to Nueces Real Estate Partnership, LP, recorded in Document No. 2004037805, Official Public Records of Nueces

Plat of

County, Texas.



tate of Texas ounty of Nueces
his final plat of the herein described property was approved by the Department of Developmen ervices of the City of Corpus Christi, Texas.
his the day of, 20
/illiam J. Green, P.E. evelopment Services Engineer
tate of Texas ounty of Nueces
his final plat of the herein described property was approved on behalf of the City of Corpus Christ exas by the Planning Commission.
his the day of, 20
ina Nixon—Mendez, FAICP Eric Villarreal, P.E. ecretary Chairman
tate of Texas ounty of Nueces
Kara Sands, Clerk of the County Court in and for said County, do hereby certify that the foregoing astrument dated the day of, 20, with its certificate of authentication was led for record in my office the day of, 20, At O'clockM., and uly recorded the day of, 20, at O'clockM., in said County is colume, Page, Map Records.
litness my hand and seal of the County Court, in and for said County, at office in Corpus Christ exas, the day and year last written.
o iled for Record Kara Sands, County Clerk Nueces County, Texas t O'clockM, 20 By:
, 20 By: Deputy
tate of Texas

County of Nueces

I, James D. Carr, a Registered Professional Land Surveyor for Urban Engineering, have prepared the foregoing map from a 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 herein and to complete such operations with due and reasonable diligence consistent with sound professional practice.

This the _____ day of _____

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

James D. Carr, R.P.L.S. Texas License No. 6458



Revised: 7/30/19 Submitted: 6/19/19 SCALE: None JOB NO.: 43288.B900 SHEET: 1 of 2 DRAWN BY: XG ©2019 by Urban Engineering urbansurvey1@urbaneng.com

embraced within the boundaries of the foregoing plat; that it has had said lands surveyed and subdivided as shown; that streets shown are dedicated to the public use forever; that 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, 20
By: Nueces Real Estate Partnership, LP
By: Nueces Real Estate Management Company, LLC, it General Partner
By: Bryan L. Holmes, Manager
State of Texas County of Nueces
This instrument was acknowledged before me by Bryan L. Holmes, as Manager of Nueces Real Estate Management Company, LLC, general partner of Nueces Real Estate Partnership, LP, on behalf of said entity in said capacity.
This the day of, 20
Notary Public in and for the State of Texas

Nueces Real Estate Partnership, LP, hereby certifies that it is the owner of the lands

