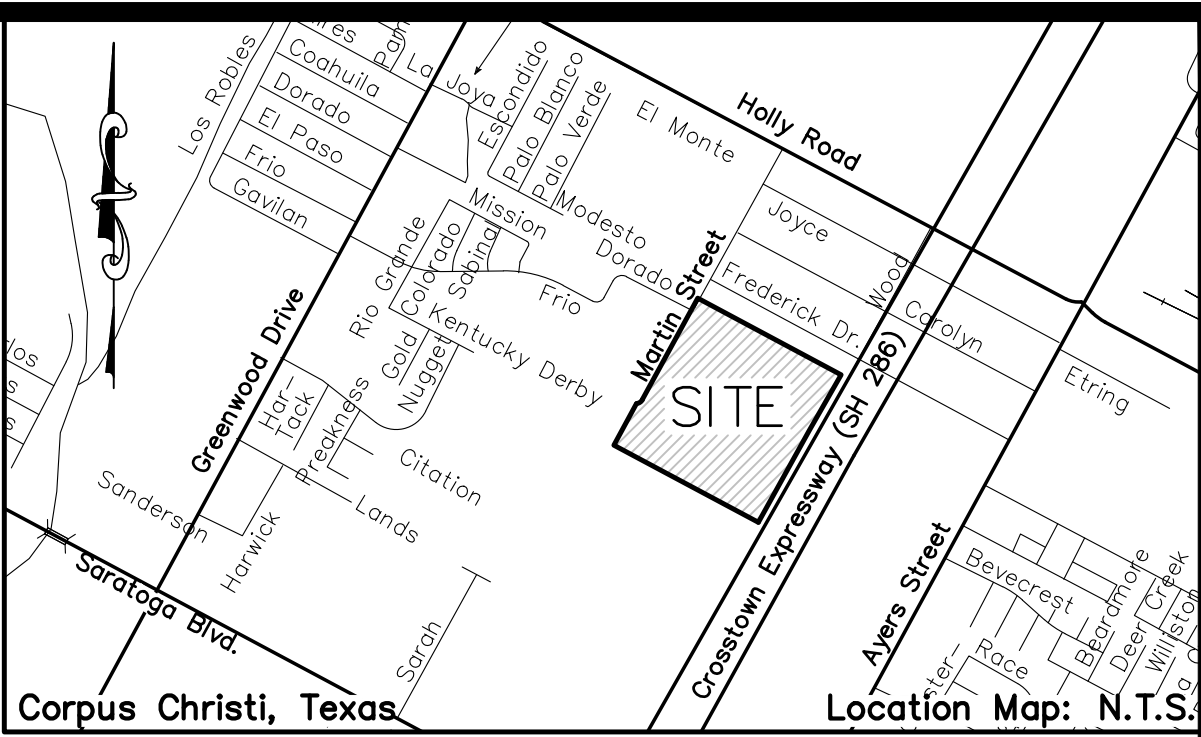
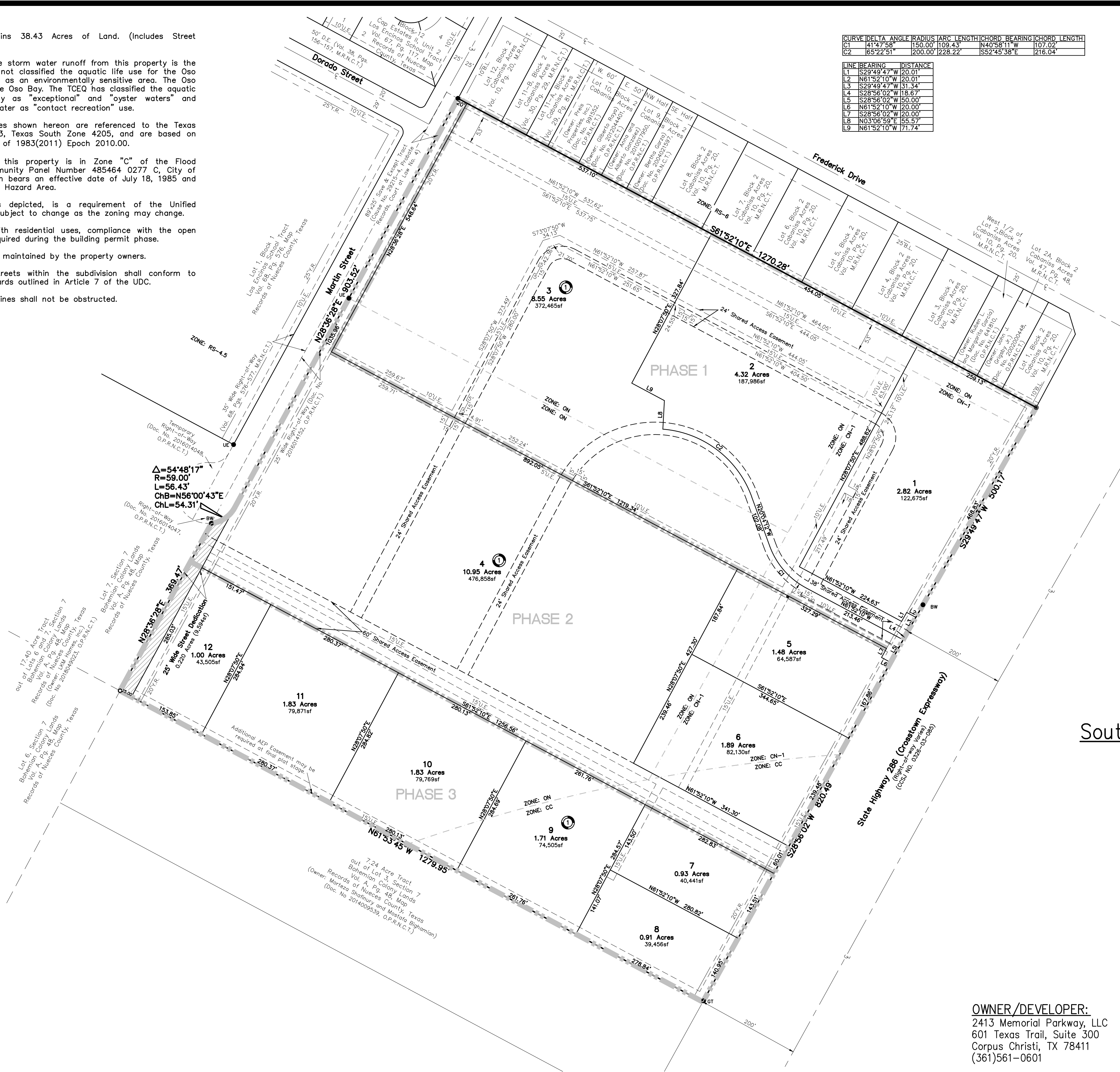


Notes:

1. Total platted area contains 38.43 Acres of Land. (Includes Street Dedication)
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 0277 C, City of Corpus Christi, Texas, which bears an effective date of July 18, 1985 and it is not in a Special Flood Hazard Area.
5. The yard requirement, as depicted, 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 detention basin will be maintained by the property owners.
8. All driveways to public streets within the subdivision shall conform to access management standards outlined in Article 7 of the UDC.
9. Shared access across Lot lines shall not be obstructed.

CURVE	DELTA	ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	41°47'58"		150.00'	109.43'	N40°58'11"W	107.02'
C2	65°22'51"		200.00'	1228.22'	S52°45'38"E	216.04'

LINE	BEARING	DISTANCE
L1	S29°49'47"W	20.01'
L2	N61°52'10"W	20.01'
L3	S39°49'47"W	51.34'
L4	S28°56'02"W	18.87'
L5	S28°56'02"W	50.00'
L6	N61°52'10"W	20.00'
L7	S28°56'02"W	20.00'
L8	N0°30'58"E	65.57'
L9	N61°52'10"W	71.74'



LEGEND:

- Property Line
- Centerline
- Yard Requirement
- Utility Easement
- Phase Line
- M.R.N.C.T. Map Records Of Nueces County, Texas
- D.R.N.C.T. Deed Records Of Nueces County, Texas
- O.P.R.N.C.T. Official Public Records Of Nueces County, Texas
- 5/8 Inch Iron Rod Found
- 1/2 Inch Iron Rod Found
- 5/8 Inch Rod with red plastic cap stamped "URBAN ENGR CCTA" Found
- 5/8 Inch Rod with plastic cap stamped "BASS AND WELSH ENGINEERING" Found
- 5/8 Inch Rod with plastic cap stamped "TEXAS GEOTECH" Found
- TxDOT Monument Found (Found)
- Iron Pipe Found

PRELIMINARY PLAT
for
South Texas Bone and Joint Medical Plaza
Corpus Christi, Texas

LEGAL DESCRIPTION:

38.43 Acres of Land, being a portion of Lot 2, Block 7, Bohemian Colony Lands, a map of which is recorded in Volume A, Page 48, Map Records of Nueces County, Texas, said 38.43 Acre Tract comprising of 12.81 Acre Tract of Land, described in a Special Warranty Deed with Vendor's Lien from Dan Casey Holdings, LLC, a Texas limited liability company to 2413 Memorial Parkway, LLC, a Texas limited liability company, recorded in Document No. 2019009557, Official Public Records of Nueces County, Texas; a 12.81 Acre Tract of Land, described in a Special Warranty Deed with Vendor's Lien from Joshua Kosarek a/k/a Amadeus Kosarek, a single person, to 2413 Memorial Parkway, LLC, a Texas limited liability company, recorded in Document No. 2018048754, said Official Public Records and a 12.81 Acre Tract of Land, described in a Special Warranty Deed with Vendor's Lien from Charles L. Kosarek, a single person, to 2413 Memorial Parkway, LLC, a Texas limited liability company, recorded in Document No. 2019007640, said Official Public Records.



OWNER/DEVELOPER:
2413 Memorial Parkway, LLC
601 Texas Trail, Suite 300
Corpus Christi, TX 78411
(361)561-0601

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

Rev: Jan. 22, 2020
Job No. 04916.B9.02
Oct. 23, 2019 MFH/xg
150 100 50 0 100 200
Graphic Scale
1"=100'