

1. Total platted area contains 7.77 Acres of Land. (Includes Street Dedication)
2. 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.
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 Zones "B" and "C" on Flood Insurance Rate Map, Community Panel No. 485494 0540 C, City of Corpus Christi, Texas which bears and effective date of March 18, 1985 and it is not located 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. All driveways shall conform to access management standard outline in Article 7 of the UDC.
7. Access across lot lines shall not be obstructed.
8. If any lot is developed with residential uses, compliance with the Public Open Space regulations will be required during the building permit phase.

Wayne A. Lundquist, Jr., hereby certifies that he holds a 10% undivided interest of the lands embraced within the boundaries of the foregoing plat; that he has had said lands surveyed and subdivided as shown; that streets shown are dedicated, in fee simple, 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.

Nuss Famly Partnership, Ltd., a Texas General Partnership, hereby certifies that holds a 55% undivided interest of the lands embraced within the boundaries of the foregoing plat; that it has had said lands surveyed and subdivided as shown; that streets shown are dedicated, in fee simple, 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.

Notary Public in and for the State of Texas

7.77 Acres of Land, being a portion of Lot 16, Section 25, 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; said 7.77 Acres, being a portion of a 9.8005 Acre Tract of Land described in a General Warranty Deed from Charles L. Milks and Mary A. Milks to Nuss Family Partnership, Ltd., GSC Holdings, Ltd and Wayne A. Lundquist, Jr., recorded in Document No. 2010003983, Official Public Records of Nueces County, Texas.

GSC Holdings, Ltd., a Texas General Partnership, hereby certifies that holds a 35% undivided interest of the lands embraced within the boundaries of the foregoing plat; that it has said lands surveyed and subdivided as shown; that streets shown are dedicated, in fee simple, 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.

Notary Public in and for the State of Texas



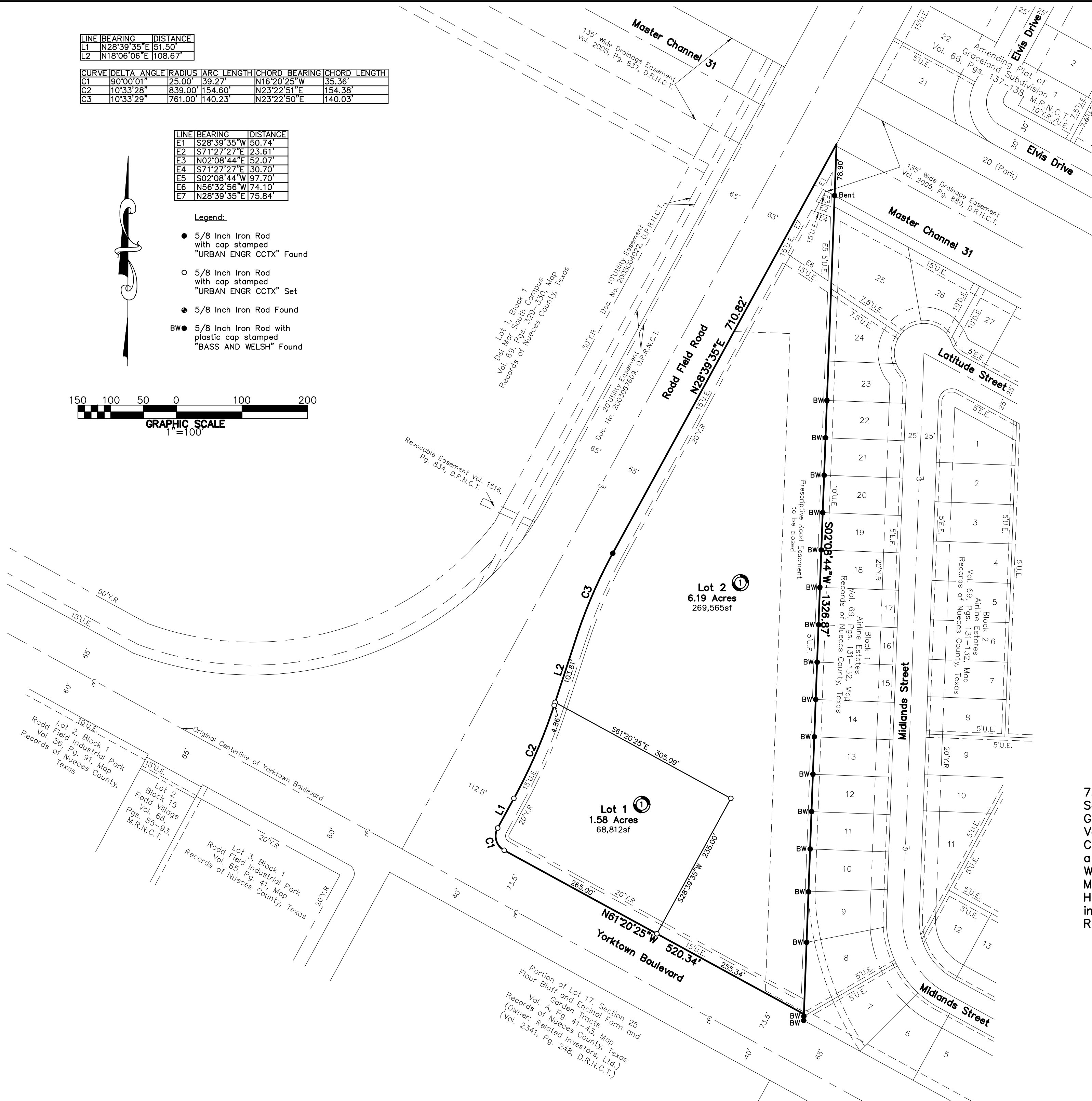
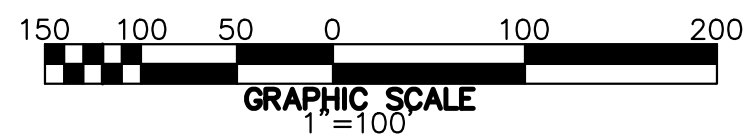
LINE	BEARING	DISTANCE
L1	N28°39'35"E	51.50'
L2	N18°06'06"E	108.67'

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	90°00'01"	25.00'	39.27'	N16°20'25"W	35.36'
C2	10°33'28"	839.00'	154.60'	N23°22'51"E	154.38'
C3	10°33'29"	761.00'	140.23'	N23°22'50"E	140.03'

LINE	BEARING	DISTANCE
E1	S28°39'35"W	50.74'
E2	S71°27'27"E	23.61'
E3	N02°08'44"E	32.07'
E4	S71°27'27"E	30.70'
E5	S02°08'44"W	97.70'
E6	N56°32'56"W	74.10'
E7	N28°39'35"E	75.84'

Legend:

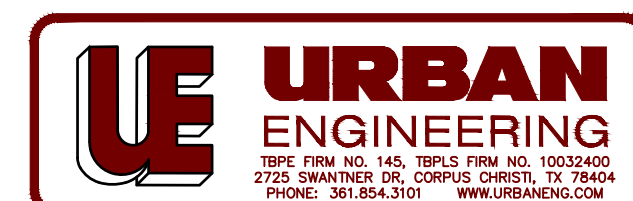
- 5/8 Inch Iron Rod with cap stamped "URBAN ENGR CCTX" Found
- 5/8 Inch Iron Rod with cap stamped "URBAN ENGR CCTX" Set
- 5/8 Inch Iron Rod Found
- BW● 5/8 Inch Iron Rod with plastic cap stamped "BASS AND WELSH" Found



Plat of **Rodd Plaza** **Block 1, Lots 1 and 2**

7.77 Acres of Land, being a portion of Lot 16, Section 25, 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; said 7.77 Acres, being a portion of a 9.8005 Acre Tract of Land described in a General Warranty Deed from Charles L. Milks and Mary A. Milks to Nuss Family Partnership, Ltd., GSC Holdings, Ltd and Wayne A. Lundquist, Jr., recorded in Document No. 2010003983, Official Public Records of Nueces County, Texas.

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.



Revised: 2/10/20
Submitted: 12/18/19
SCALE: 1"=100'
JOB NO.: 43198.B9.01
SHEET: 2 of 2
DRAWN BY: XG

©2019 by Urban Engineering
urbansurvey1@urbaneng.com