

Notes:

1. Total area contains 5.013 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. Bearings based on GPS, NAD83 (2011), Texas Coordinate System of 1983, Texas South Zone 4205.
4. By graphic plotting only, this property is in Zone "C" on Flood Insurance Rate Map, Community Panel No. 485464 0615 C, City of Corpus Christi, Texas, which bears an effective date of July 18, 1985 and is not in a Special Flood Hazard Area.
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 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. All driveways on Bear Lane shall conform to access management standards outlined in Article 7 of the UDC.
8. Approved Driveway permit required by TxDOT for driveway onto SH 358.
9. Storm Drainage to meet 100 year detention capacity. TxDOT review and approval required for any drainage onto SH358.
10. Drainage Detention capacity was provided by the developer, additional storm water detention might be needed if a lot exceeds its pro-rate share. TxDOT review and approval required, at building permit stage.

Plat of
100 South Padre
Block 1, Lots 3 and 4

5.013 Acres out of Lot 3 and 4, Section 5, Range VIII, Gugenheim & Cohn Farms Lot, a map of which is recorded in Volume A, Pages 53, Map Records of Nueces County, Texas, said 5.013 Acre Tract being out of a 17.631 Acre Tract Described in a Special Warranty Deed From Texas Commerce Bank-Corpus Christi to The Devary Durrill Foundation, Inc, Recorded in Volume 2151, Page 588, Deed Records of Nueces County, Texas.

State of Texas
County of Nueces

The Devary Durrill Foundation Inc., a Family Foundation, hereby certifies that it is the owner 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 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 _____ day of _____, 20_____.

By: The Devary Durrill Foundation, Inc., a Family Foundation

By: _____
William R. Durrill Jr, President

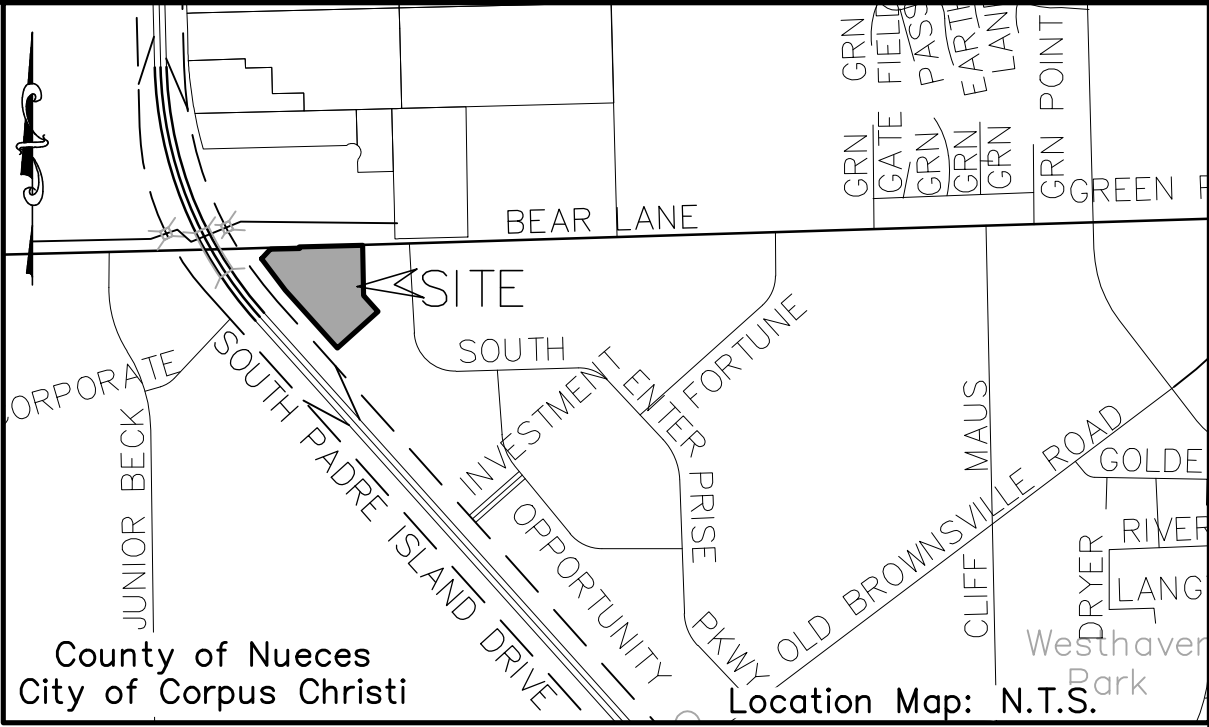
State of Texas
County of Nueces

This instrument was acknowledged before me by William R. Durrill Jr, as President of The Devary Durrill, Inc., a Family Foundation, on behalf of said foundation.

This the _____ day of _____, 20_____.

Notary Public in and for the State of 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.



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 _____, 20_____.

Jalal Saleh, 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 _____, 20_____.

Al Raymond III, AIA
Secretary

Carl Crull, P.E.
Chairman

State of Texas
County of Nueces

I, Kara Sands, Clerk of the County Court in and for said County, do hereby certify that the foregoing instrument dated the ____ day of _____, 20_____, with its certificate of authentication was filed for record in my office the ____ day of _____, 20_____. At ____ O'clock ____M., and duly recorded the ____ day of _____, 20_____, at ____ O'clock ____M., in said County in Volume _____, Page _____, Map Records.

Witness my hand and seal of the County Court, in and for said County, at office in Corpus Christi, Texas, the day and year last written.

No. _____
Filed for Record

Kara Sands, County Clerk
Nueces County, Texas

at _____ O'clock ____M.
_____, 20_____

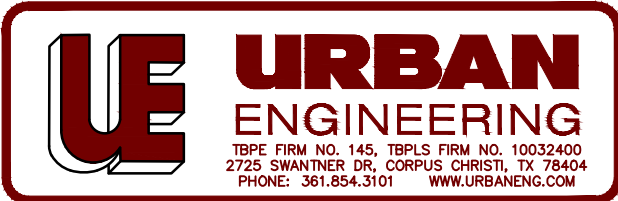
By: _____
Deputy

State of Texas
County of Nueces

I, Dan L. Urban, 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 _____, 20_____.

Dan L. Urban R.P.L.S.
Texas License No. 4710



Submitted: 02/21/20
SCALE: 1"=50'
JOB NO.40338.B9.00
SHEET: 1 of 2
DRAWN BY: JAB
© 2020 by Urban Engineering
urbansurvey1@urbaneng.com

Lot 6 Block 1
Gemini Subdivision
Vol. 68, Pgs. 109-110,
Map Records of Nueces County Texas

Lot 1 Block 1
Gemini Unit 2
Vol. 67, Pg. 284,
Map Records of Nueces County Texas

Lot 2 Block 4
Gemini Subdivision
Vol. 65, Pg. 20,
Map Records of Nueces County Texas

Doggett Court

Bear Lane

Street Dedication

0.172 Acres
7,481 Sq. Ft.

Lot 3
3.362 Acres
146,439 Sq. Ft.

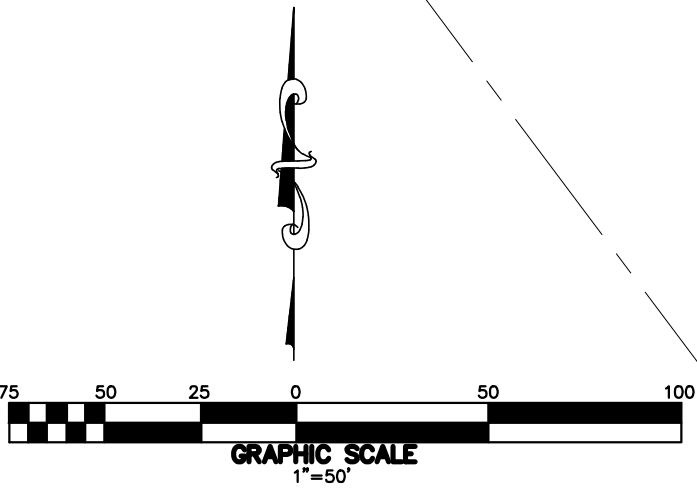
Lot 2 Block 1
100 South Padre
Vol. 69, Pg. 255,
Map Records of Nueces County Texas

Doc. No. 2012050547 O.R.N.C.T.

S. Enterprise Parkway
(70' R.O.W.)

Lot 4
1.479 Acres
64,453 Sq. Ft.

Lot 1 Block 1
100 South Padre
Vol. 67, Pg. 532,
Map Records of Nueces County Texas



LINE	BEARING	DISTANCE
L1	N01°19'57"W	10.00'
L2	N43°21'11"E	10.55'
L3	S01°09'20"E	17.50'

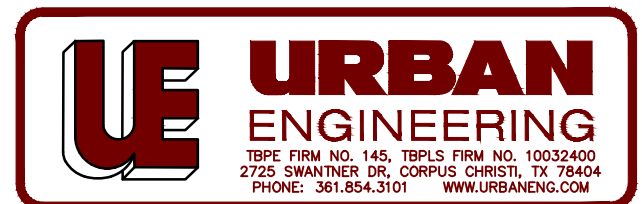
Legend:

- 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set
- 5/8 Inch Iron Rod Found
- CRG ● 5/8 Inch Iron Rod Found with cap stamped "COYM REHMET GUTIERREZ ENG"
- LJA ● 5/8 Inch Iron Rod Found with cap stamped "LJA"
- RVE ● 5/8 Inch Iron Rod Found with cap stamped "RVE INC"
- RPLS ● 5/8 Inch Iron Rod Found with Orange cap stamped "RPLS " (Illegible)
- ⊗ Drill Hole Found
- △ Tx DOT Monument (Type 1)
- Tx DOT Monument (Type 2)

Plat of 100 South Padre Block 1, Lots 3 and 4

5.013 Acres out of Lot 3 and 4, Section 5, Range VIII, Gugenheim & Cohn Farms Lot, a map of which is recorded in Volume A, Pages 53, Map Records of Nueces County, Texas, said 5.013 Acre Tract being out of a 17.631 Acre Tract Described in a Special Warranty Deed From Texas Commerce Bank-Corpus Christi to The Devary Durrill Foundation, Inc, Recorded in Volume 2151, Page 588, Deed 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.



Submitted: 02/21/20
SCALE: 1"=50'
JOB NO.40338.B9.00
SHEET: 2 of 2
DRAWN BY: JAB

©2020 by Urban Engineering
urbansurvey1@urbaneng.com