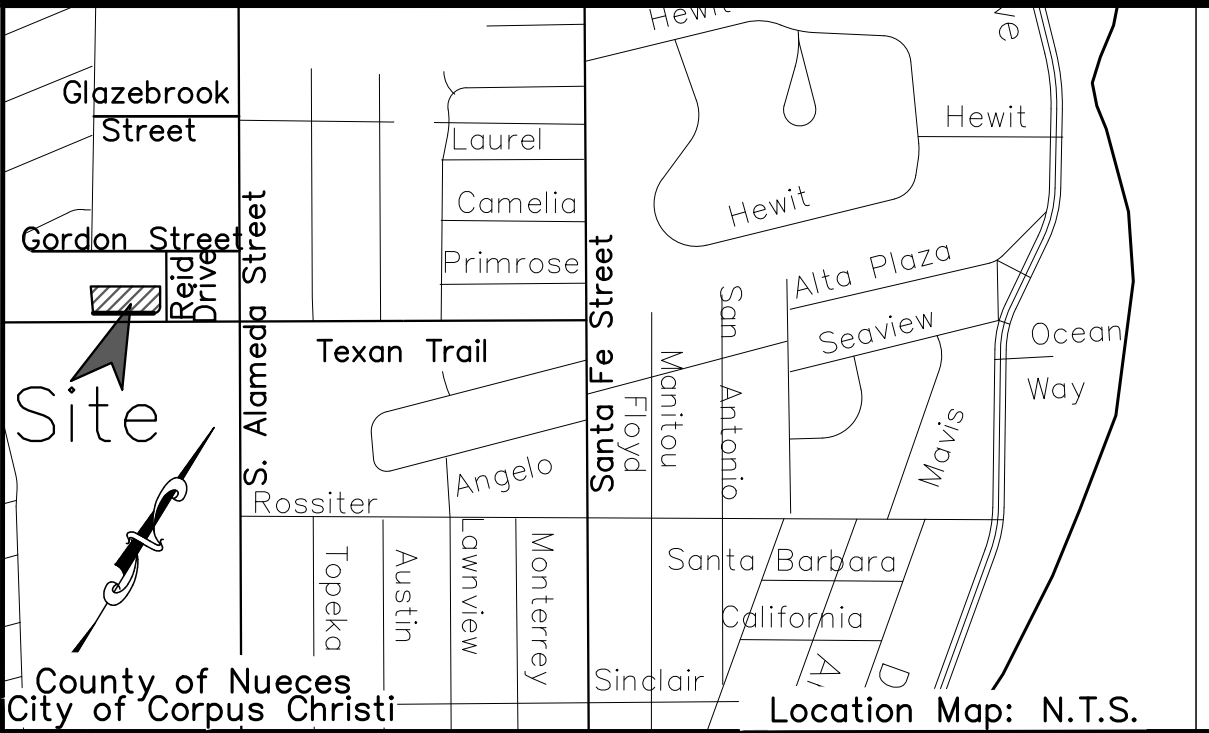


Notes:

- 1.) Total platted area contains 0.9051 Acres of Land.
- 2.) The receiving water for the storm water runoff runoff from this property is the Corpus Christi Bay. The TCEQ has classified the aquatic life use for the Corpus Christi Bay as "exceptional" and "oyster waters". TCEQ also categorized the Corpus Christi Bay 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" on Flood Insurance Rate Map, Community Panel No. 485464 0169 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.) 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.



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,CBO
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, 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 _____, 20____

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

State of Texas
County of Nueces

Texan Trail Properties, LLC., a Texas Limited Partnership, 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: Texan Trail Properties, LLC., general partner

By: _____
Adam M. McCandless, Manager

State of Texas
County of Nueces

This instrument was acknowledged before me by Adam M. McCandless, as Manager of Texan Trail Properties, LLC., a general partner of Texan Trail Properties, LLC.

This the _____ day of _____, 20____.

Notary Public in and for the State of Texas

State of Texas
County of Nueces

American Bank, hereby certifies that it holds a lien on the property owned by Texan Trail Properties, LLC., as shown on the foregoing map and it approves of the subdivision and dedication for the purposes and considerations therein expressed.

This the _____ day of _____, 20____.

By: American Bank

By: _____
Rose Royce Huegele, Senior Lending Officer

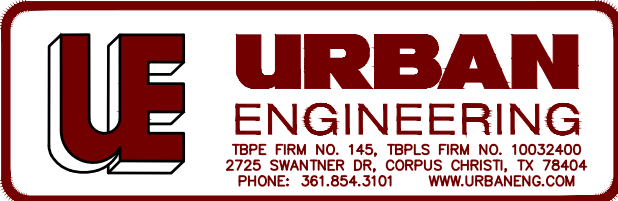
State of Texas
County of Nueces

This instrument was acknowledged before me by Rose Royce Huegele, as Senior Lending Officer of American Bank.

This the _____ day of _____, 20____.

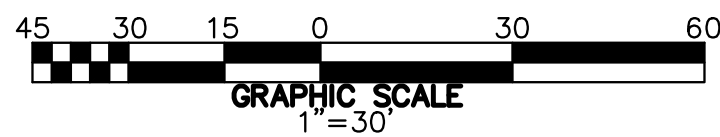
Notary Public in and for the State of Texas

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.



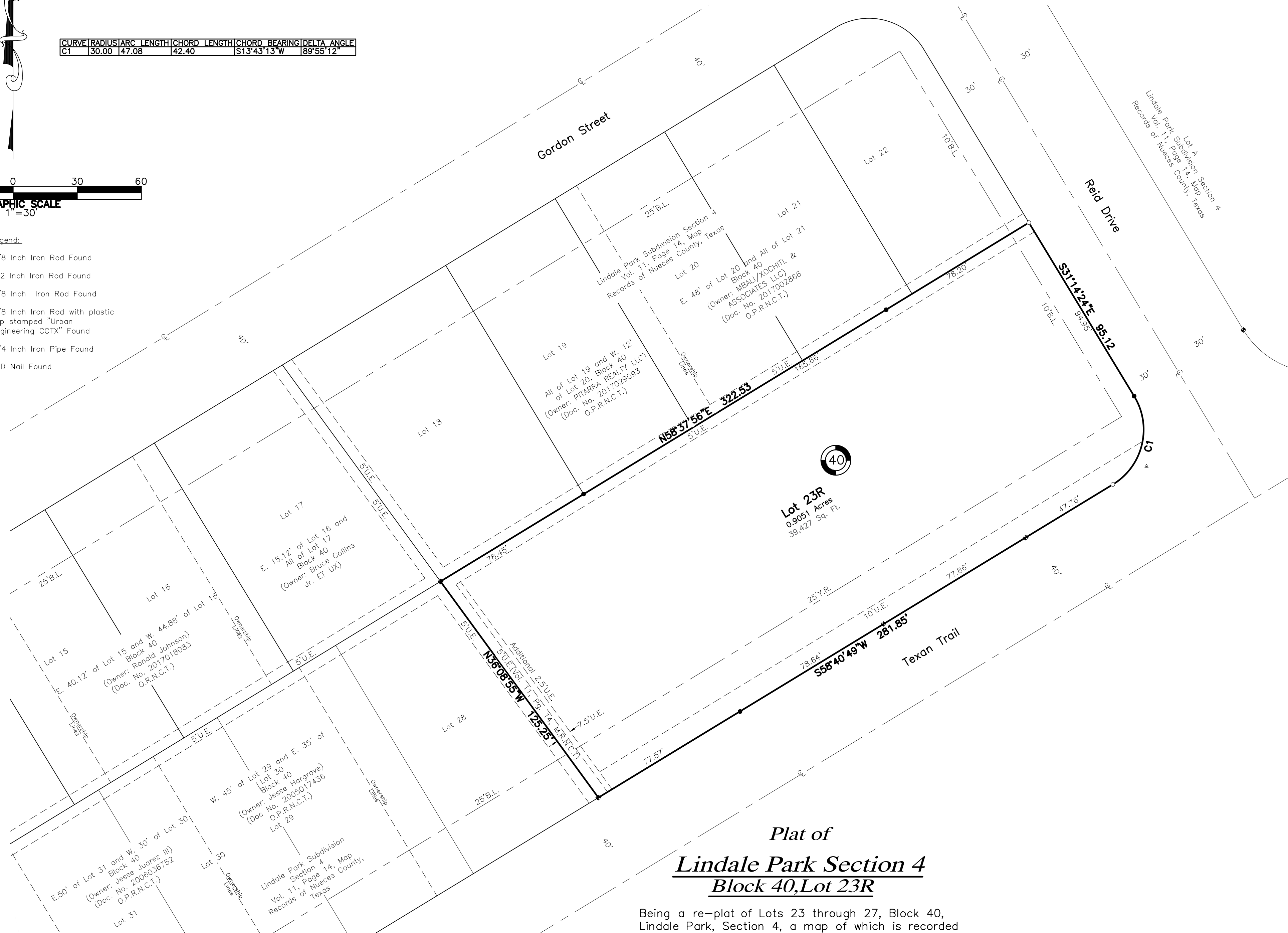
Submitted: 04/01/20
SCALE: 1"=30'
JOB NO.: 42492.C0.01
SHEET: 1 of 2
DRAWN BY: JAB
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urbansurvey1@urbaneng.com

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	30.00	47.08	42.40	S13°43'13"W	89°55'12"



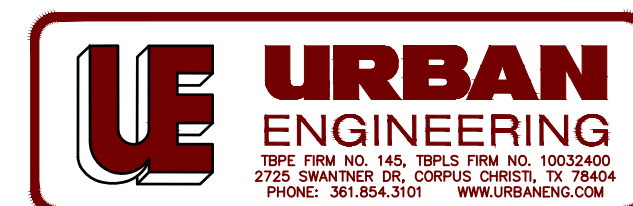
Legend:

- ⊙ 3/8 Inch Iron Rod Found
- ⦿ 1/2 Inch Iron Rod Found
- 5/8 Inch Iron Rod Found
- 5/8 Inch Iron Rod with plastic cap stamped "Urban Engineering CCTX" Found
- ⦿ 3/4 Inch Iron Pipe Found
- ▲ 60D Nail Found



Plat of
Lindale Park Section 4
Block 40, Lot 23R

Being a re-plat of Lots 23 through 27, Block 40, Lindale Park, Section 4, a map of which is recorded in Volume 11, Page 14, Map Records of Nueces County, Texas.



Submitted: 04/01/20
SCALE: 1"=30'
JOB NO.: 42492.C0.01
SHEET: 2 of 2
DRAWN BY: JAB

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urbansurvey1@urbaneng.com