

DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS
COUNTY OF NUECES
THE FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY
WAS APPROVED BY THE DEVELOPMENT SERVICES
ENGINEER OF THE CITY OF CORPUS CHRISTI, TEXAS. THIS
THE ____ DAY OF ____ 20__

JAMAL SALEM, P.E.
DEVELOPMENT SERVICES ENGINEER

PLANNING COMMISSION

STATE OF TEXAS
COUNTY OF NUECES
THE 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__

CARL CRULL, P.E.
CHAIRMAN

AL RAYMOND, III, AIA
SECRETARY

OWNERS CERTIFICATE

REALTY INCOME CORPORATION, HEREBY CERTIFIES THAT
THEY ARE THE OWNER OF THE LANDS EMBRACED WITHIN
THE BOUNDARIES OF THE FOREGOING PLAT; THAT THEY
HAS HAD SAID LANDS SURVEYED AND SUBDIVIDED AS
SHOWN; THAT STREETS SHOWN ARE DEDICATED TO THE
PUBLIC USE FOREVER; THAT EASEMENTS 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:

REALTY INCOME CORPORATION - MANAGER FOR MDC COAST
10, LLC

REFERENCE DOCUMENTS

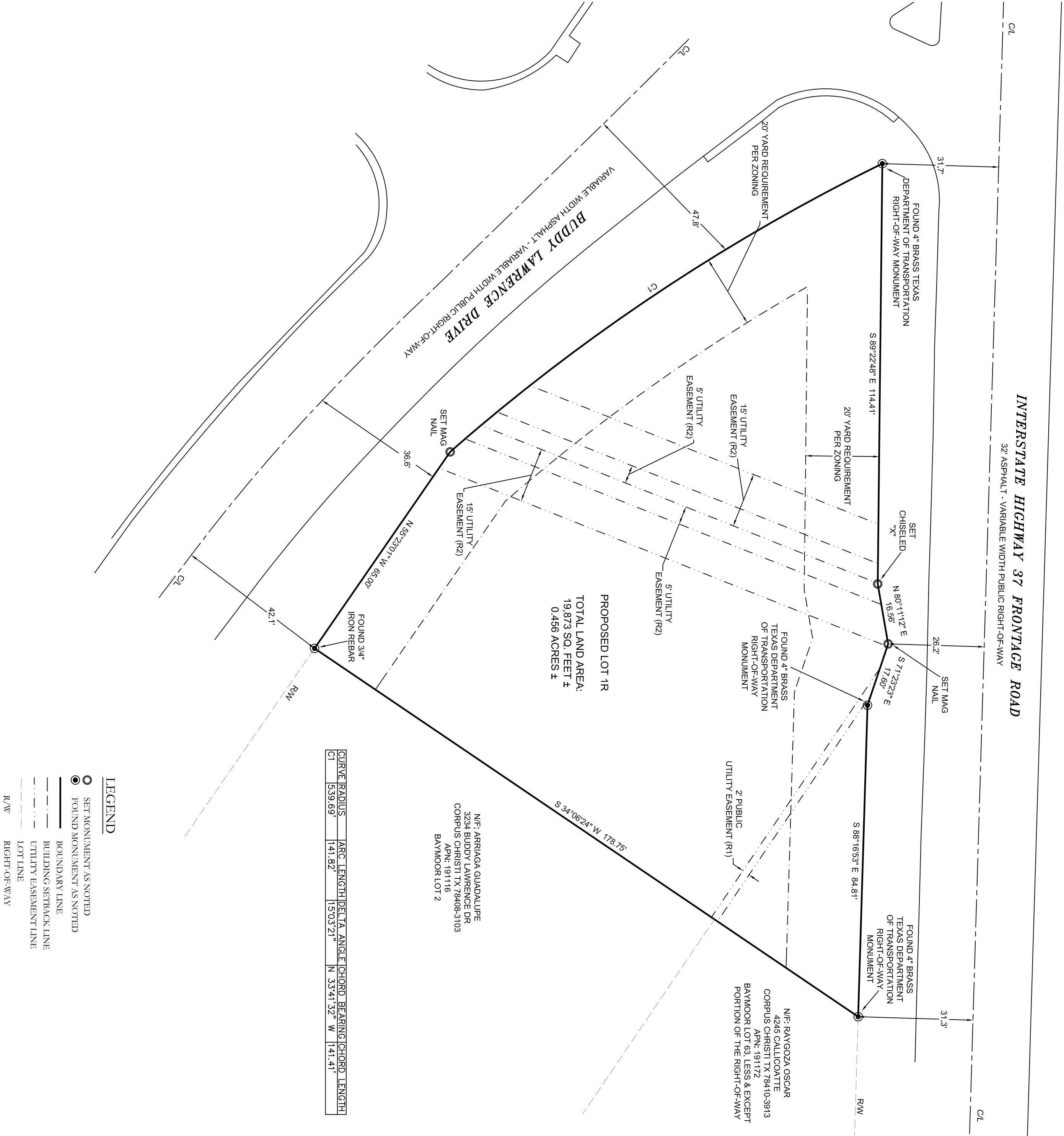
- RECORD 1 BAYMOOR ADDITION, VOLUME 4, PAGE 42, MAP
RECORDS OF NUECES COUNTY, TEXAS
- RECORD 2 BAYMOOR ANNEX, VOLUME 22, PAGE 19, MAP OF
RECORDS OF NUECES COUNTY, TEXAS

GENERAL NOTES

1. THE TOTAL PLATTED AREA CONTAINS 0.456 ACRES OF
LAND.
2. THE BASIS OF BEARING FOR THIS SURVEY IS THE
SOUTHERN RIGHT-OF-WAY LINE OF I-37 FRONTAGE ROAD,
ALSO BEING THE NORTHERN PROPERTY LINE, WHICH
BEARS S 89°22'48" E PER TEXAS STATE PLANE COORDINATE
SYSTEM SOUTH ZONE, NAD83.
LATITUDE = N27°46'05.3881", LONGITUDE =
W97°25'48.5779", CONVERGENCE ANGLE =
N60°29'08.57207E
DISTANCES SHOWN ON THIS PLAT ARE GRID.
COMBINED SCALE FACTOR (GRID TO GROUND) =
1.0000079015
3. BY GRAPHIC PLOTTING, THIS PROPERTY IS IN ZONE "X"
ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO.
4854640166C, CITY OF CORPUS CHRISTI, TEXAS, WHICH BEARS
AN EFFECTIVE DATE OF 07/18/1985.
4. IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES,
COMPLIANCE WITH THE OPEN SPACE REGULATION WILL
BE REQUIRED DURING THE BUILDING PERMIT PHASE.
5. PROPERTY MUST COMPLY WITH TxDOT'S TRAFFIC
ACCESS MANAGEMENT PLAN.
6. THE PROPERTY IS CURRENTLY ZONED "CG-2" (GENERAL
COMMERCIAL, DISTRICT 2).
7. THERE IS NO EVIDENCE OF ANY DELINEATED
WETLAND AREAS PER THE U.S. FISH & WILDLIFE SERVICE
NATIONAL WETLANDS INVENTORY WEBSITE. NO MARKERS
FROM A FIELD DELINEATION OF WETLANDS CONDUCTED
BY A QUALIFIED SPECIALIST WERE OBSERVED DURING
THE COURSE OF THE ALTA SURVEY.
8. PUBLIC OPEN SPACE IF ANY LOT IS DEVELOPED WITH
RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE
REGULATION WILL BE REQUIRED DURING THE BUILDING
PERMIT PHASE.
9. CORPUS CHRISTI BAY DRAINAGE BASIN: THE RECEIVING
WATER FOR THE STORM WATER 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
"CONTRACT RECREATION" USE.

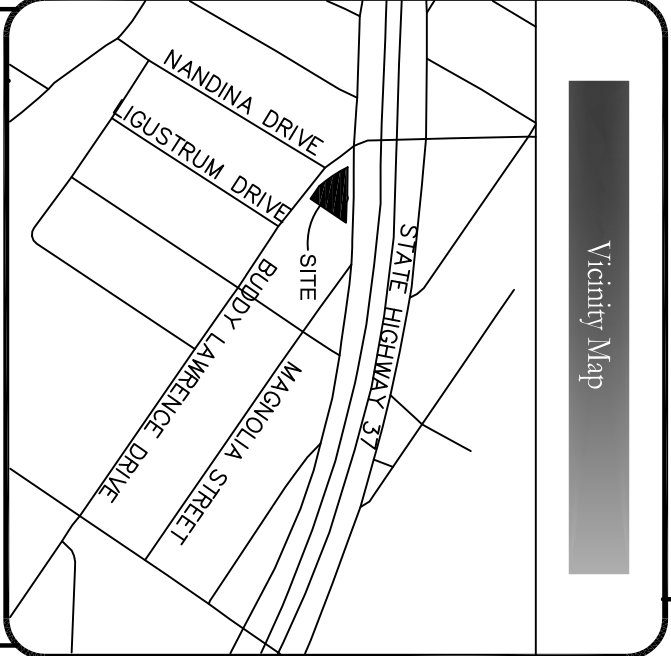
BAYMOOR ADDITION, LOT 1R

BEING A PORTION OF LOTS 1, 64 & 65 OF BAYMOOR ADDITION
VOLUME 4, PAGE 42, MAP RECORDS OF NUECES COUNTY, TEXAS
AND A PORTION OF LOT A OF BAYMOOR ANNEX, VOLUME 22, PAGE 19, MAP OF RECORDS OF NUECES COUNTY, TEXAS



LEGEND

- SET MONUMENT AS NOTED
- FOUND MONUMENT AS NOTED
- BOUNDARY LINE
- - - BUILDING SETBACK LINE
- . - . - UTILITY EASEMENT LINE
- LOT LINE
- R/W RIGHT-OF-WAY



BLEW & ASSOCIATES, PA
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