

1. Notes:
2. Total platted area contains 4.29 Acres of Land.
3. 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.
4. 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.
5. By graphic plotting only, this property is in Zone "C" on Flood Insurance Rate Map, Community Panel No. 485464 0315 D, City of Corpus Christi, Texas, which bears an effective date of August 3, 1989 and is not in a Special Flood Hazard Area.
6. The yard requirement, as depicted is a requirement of the Unified Development Code and is subject to change as the zoning may change.
7. If any lot is developed with residential uses, compliance with the open space regulation will be required during the building permit phase.
8. Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC.

*Plat of*  
**Wooldridge Creek Unit 9,**  
**Block 3, Lots 1C and 1D**

*being a re-plat of Lot 1A Block 3, Wooldridge Creek Unit 9, a map of which is recorded in Volume 69, Pages 102-103, Map Records of Nueces County, Texas.*

State of Utah  
County of Utah

Marketplace Properties, LLC, a Utah limited liability company, d/b/a Beach City Properties, 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: Marketplace Properties, LLC, d/b/a Beach City Properties

By: \_\_\_\_\_  
Dallas Michael Hakes, managing member

By: Parrish Anderson Commercial, LLC

By: \_\_\_\_\_  
Jonathan C. Anderson, managing manager

State of Utah  
County of Utah

This instrument was acknowledged before me by Dallas Michael Hakes, managing member of Marketplace Properties, LLC, on behalf of said entity, in said capacity.

This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

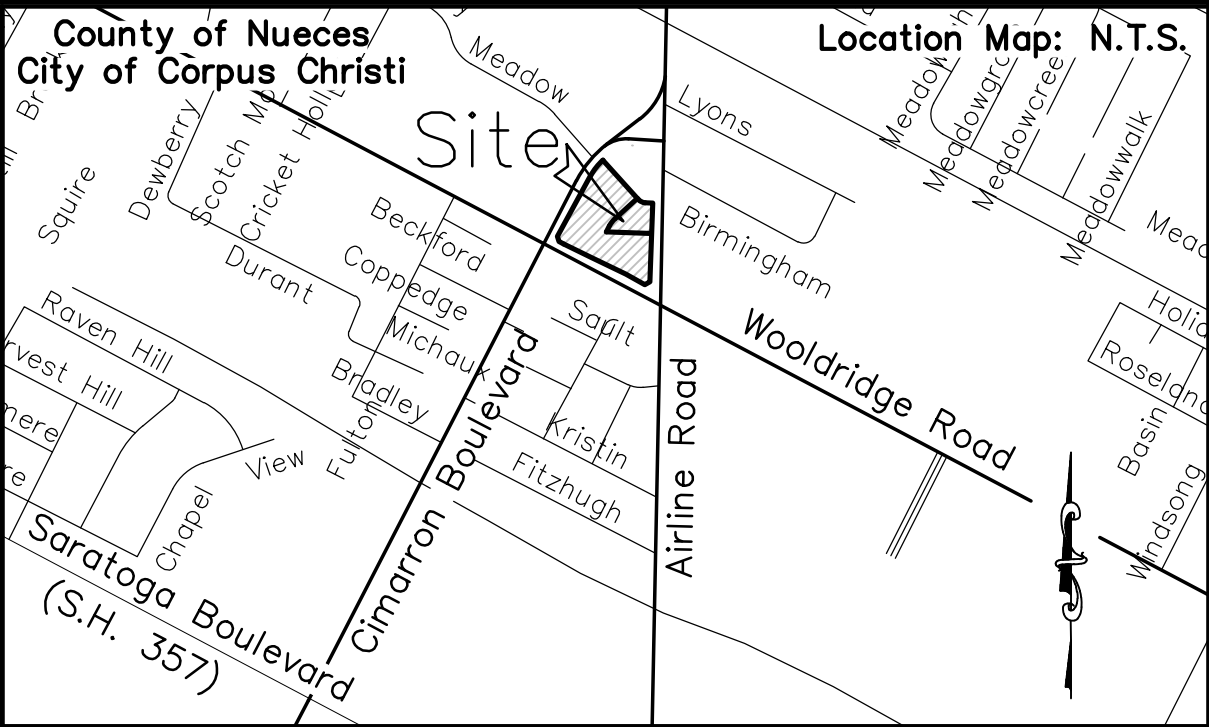
\_\_\_\_\_  
Notary Public in and for the State of Utah

State of Utah  
County of Utah

This instrument was acknowledged before me by Jonathan C. Anderson, manager of Parrish Anderson Commercial, LLC, on behalf of said entity, in said capacity.

This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Notary Public in and for the State of Utah



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\_\_\_\_\_

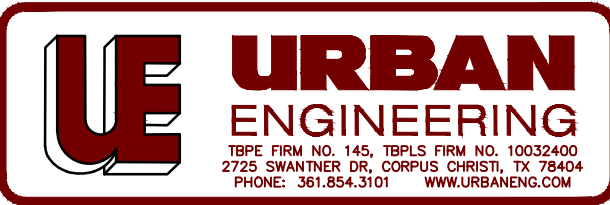
By: \_\_\_\_\_  
Deputy

State of Texas  
County of Nueces

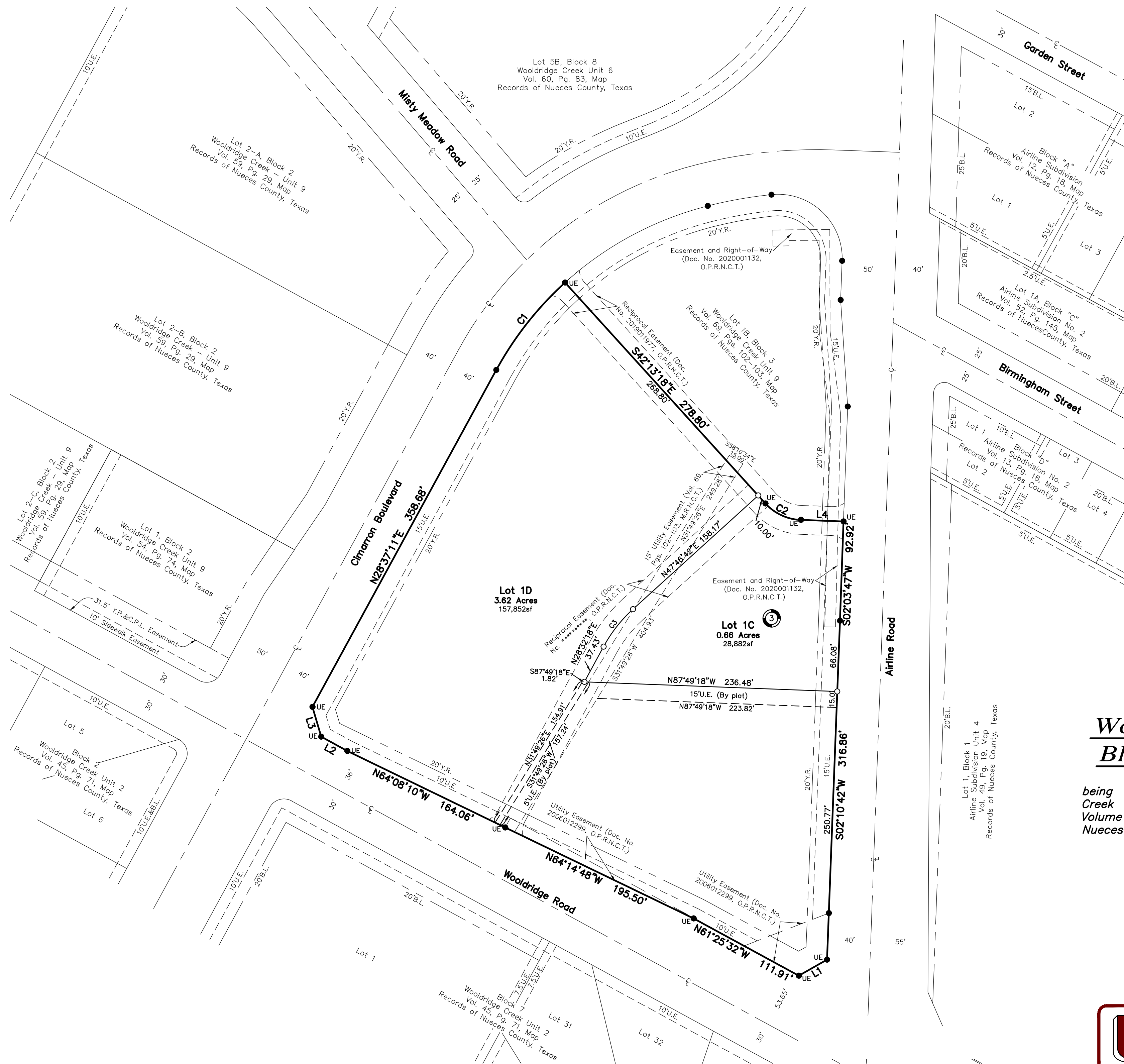
I, James D. Carr, a Registered Professional Land Surveyor for Urban Engineering, have prepared the foregoing map from a survey made on the ground under my direction and is true and correct to the best of my knowledge, information and belief; I have been engaged under contract to set all Lot and Block 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

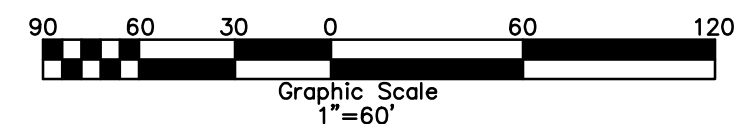


Submitted: 6/17/20  
SCALE: 1"=60'  
JOB NO.: 07550.C0.02  
SHEET: 1 of 2  
DRAWN BY: JAB  
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urbansurvey1@urbaneng.com



Legend:

- 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set
- 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Found
- 5/8 Inch Iron Rod Found

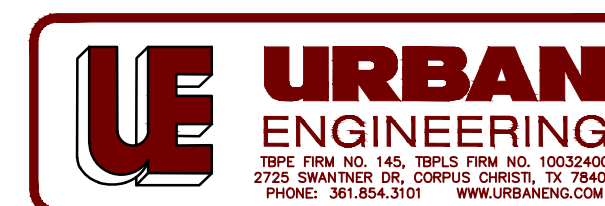


LINE	BEARING	DISTANCE
L1	S60°23'17"W	30.42'
L2	N61°15'25"W	27.84'
L3	N16°25'48"W	28.98'
L4	S87°56'13"E	39.87'

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	19°09'31"	312.46'	104.48'	S38°11'56"W	103.99'
C2	45°42'55"	47.00'	37.50'	N65°04'46"W	36.51'
C3	19°14'24"	133.00'	44.66'	N38°09'30"E	44.45'

Plat of  
**Wooldridge Creek Unit 9,  
Block 3, Lots 1C and 1D**

being a re-plat of Lot 1A, Block 3, Wooldridge Creek Unit 9, a map of which is recorded in Volume 69, Pages 102-103, Map Records of Nueces County, Texas.



Submitted: 6/17/20  
SCALE: 1"=60'  
JOB NO.: 07550.CO.02  
SHEET: 2 of 2  
DRAWN BY: JAB

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