

Notes:

1. Total platted area contains 3.2400 Acres of Land
2. Set 5/8 inch iron rods with red plastic cap stamped "URBAN ENGR CCTX" at all lot corners, except where noted.
3. 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 "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 0285 C, City of Corpus Christi, Texas, which bears an effective date of September 17, 1992 and is not in a Special Flood Hazard Area.
6. Yard requirements as depicted are a requirement of the Unified Development Code (UDC) and subject to change as the zoning may change.
7. If any lot is developed with residential uses, compliance with the Public Open Space regulations will be required during the building permit phase.
8. All driveways shall conform to access management standards outlined in Article 7 of the UDC.



Plat of
Parkdale Village Annex "C"
Lots 3A, 3B and 3C

being a re-plat of Lot 3, Parkdale Village Annex "C", a map of which is recorded in Volume 68, Pages 162 and 163, Map Records of Nueces County, Texas, Lots 8, 9 and 10, Block 4, Parkdale Village, a map of which is recorded in Volume 22, Page 56, Map Records of Nueces County, Texas, and a portion of Whataburger Way, closed by City Ordinance No. 027589.

State of Texas
County of Nueces

TWF Partners, LLC, a Texas limited liability company, 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: TWF Partners, LLC

By: _____
Wayne A. Fagan, Director

State of Texas
County of Nueces

This instrument was acknowledged before me by Wayne A. Fagan, Director of TWF Partners, LLC, a Texas limited liability company, on behalf of said limited liability company.

This the _____ day of _____, 20____.

Notary Public in and for the State of Texas

State of Texas
County of Nueces

Frost Bank, hereby certifies that it holds a lien on the property owned by Heavin & Associates Insurance Agency, Inc., 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: Frost Bank

By: _____
Jonas Chupe, Assistant Vice-President

State of Texas
County of Nueces

This instrument was acknowledged before me by Jonas Chupe, as Assistant Vice-President of Frost Bank, on behalf of said bank.

This the _____ day of _____, 20____.

Notary Public in and for the State of Texas



LOCATION MAP N.T.S.

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
at _____ O'clock _____ M.
_____, 20____

Kara Sands, County Clerk
Nueces County, Texas
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____.

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.

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



Revised 3/25/2020
Submitted: 3/4/2020
SCALE: None
JOB NO.: 40889.C0.00
SHEET: 1 of 2
DRAWN BY: XG
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urbansurvey1@urbaneng.com

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	9°42'51"	715.06'	121.24'	N76°20'47"E	121.09'
C2	2°52'41"	380.53'	19.11'	N17°29'08"W	19.11'
C3	85°43'41"	21.92'	32.80'	N26°49'03"E	29.82'
C4	6°31'05"	675.06'	76.80'	N66°25'21"E	76.76'
C5	23°05'10"	380.53'	153.33'	N49°49'22"W	152.29'
C6	5°48'45"	440.53'	44.69'	S41°08'39"E	44.67'
C7	3°58'12"	560.53'	38.84'	N44°35'38"W	38.83'
C8	28°33'59"	305.15'	152.14'	N56°38'33"W	150.57'
C9	19°21'18"	380.53'	128.55'	S28°36'07"E	127.94'
C10	22°13'59"	380.53'	147.66'	N27°09'47"W	146.74'

LINE	BEARING	DISTANCE
L1	S58°41'23"W	10.60'
L2	S28°38'03"W	48.74'
L3	S51°45'43"W	60.15'

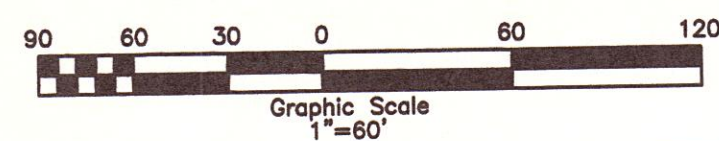
Legend:

- 5/8" I.R. with red with red plastic cap stamped "URBAN ENGR CCTX" Found
- 5/8" I.R. with red with red plastic cap stamped "URBAN ENGR CCTX" Set
- △ Drill Hole Found
- 1 Inch Iron Pipe Found
- 5/8 Inch Iron Rod Found



**Plat of
Parkdale Village Annex "C"
Lots 3A, 3B and 3C**

being a re-plat of Lot 3, Parkdale Village Annex "C", a map of which is recorded in Volume 68, Pages 162 and 163, Map Records of Nueces County, Texas, Lots 8, 9 and 10, Block 4, Parkdale Village, a map of which is recorded in Volume 22, Page 56, Map Records of Nueces County, Texas, and a portion of Whataburger Way, closed by City Ordinance No. 027589.



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Revised: 3/25/2020
Submitted: 3/4/2020
SCALE: 1"=60'
JOB NO.: 40889.CO.00
SHEET: 2 of 2
DRAWN BY: XG
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urbansurvey1@urbaneng.com