

STATE OF TEXAS
COUNTY OF _____

We, IDV PARK PID, LP, do hereby certify that we are the owners of Lot 3A, Block 1 embraced within the boundaries of the foregoing map; easements shown hereon are hereby dedicated to the public for the installation, operation and maintenance of public utilities.

This the _____ day of _____, 202__.

By: _____
Donald T. Yaap Jr.
IDV Park PID GP, LLC, Governing Member of IDV PARK PID, LP

Timothy C. Harrington
IDV Park PID GP, LLC, Governing Member of IDV PARK PID, LP

Jarrod E. Coulter
IDV Park PID GP, LLC, Governing Member of IDV PARK PID, LP

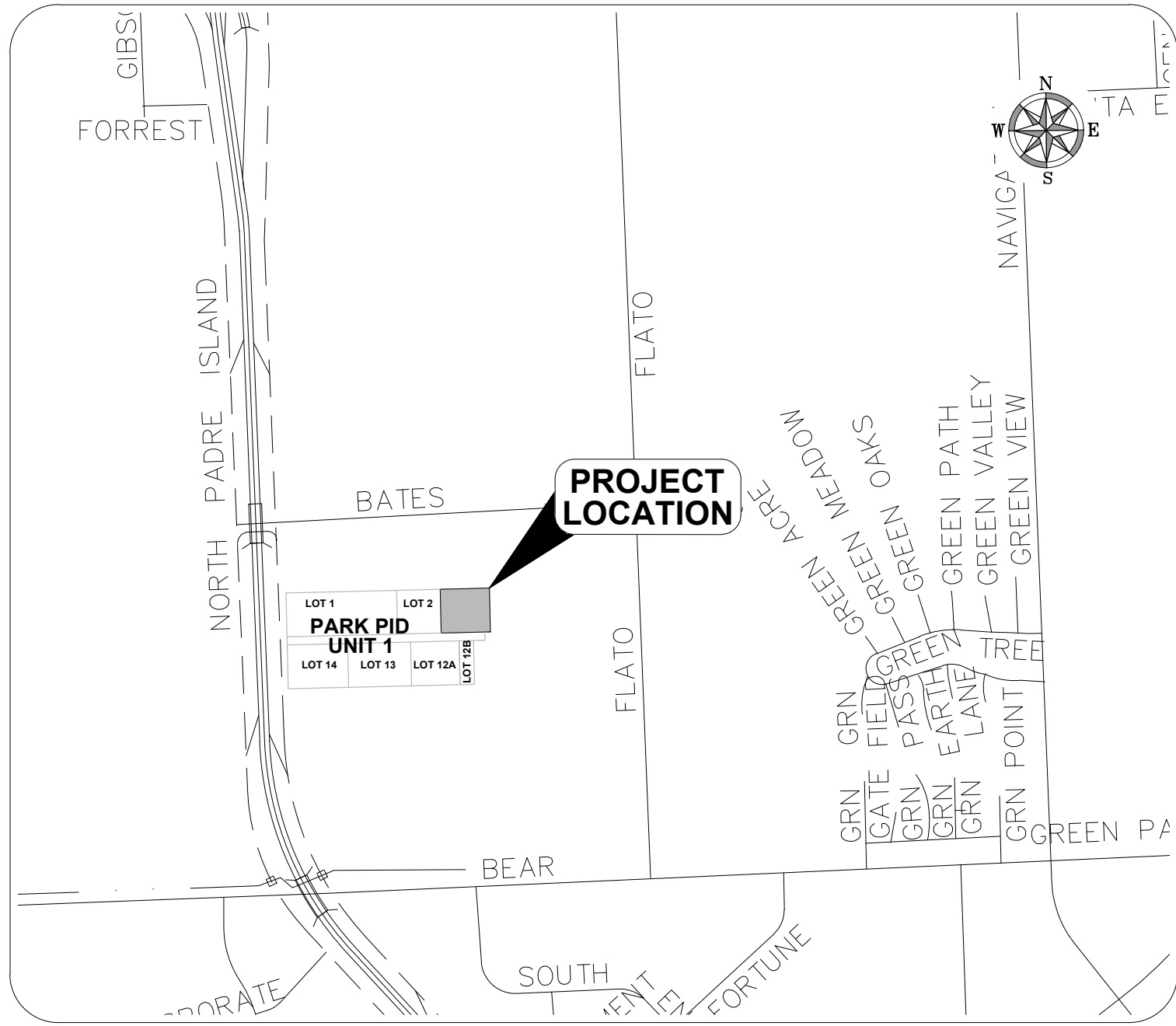
STATE OF TEXAS
COUNTY OF _____

This instrument was acknowledged before me by IDV PARK PID, LP proven to me to be the person whose signature is made on the foregoing instrument of writing, and he acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity stated.

Given under my hand and seal of office, this the _____ day of _____, 202__.

Notary Public
My commission expires: _____

FINAL PLAT OF
**PARK P.I.D. UNIT 1,
BLOCK 1, LOT 3A**
BEING A PLAT OF LOT 3, BLOCK 1, AS SHOWN ON MAP AS RECORDED IN VOLUME 69, PAGES 244-245, MAP RECORDS, NUECES COUNTY, TEXAS
CONTAINING 1.97 ACRES OF LOT 3 AND 0.26 ACRES OUT OF A REMAINED OF 34.45 TRACT, AS RECORDED IN 2017035617, OFFICIAL PUBLIC RECORDS, NUECES COUNTY, TEXAS.



LOCATION MAP
1" = 1000'

STATE OF TEXAS
COUNTY OF _____

I do hereby certify that Cadance Bank, N.A. is the holder of a lien on the land shown on the foregoing map of which IDV PARK PID, LP, is the owner, and we approve of the subdivision and dedication for the purposes and considerations therein expressed.

This the _____ day of _____, 202__.

By: _____
Andrew Springer
Vice President

STATE OF TEXAS
COUNTY OF _____

This instrument was acknowledged before me by _____,
_____ of Cadance Bank, N.A., proven to me to be the person whose signature is made on the foregoing instrument of writing, and he acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity stated.

Given under my hand and seal of office, this the _____ day of _____, 202__.

Notary Public
My commission expires: _____

STATE OF TEXAS
COUNTY OF NUECES

This plat of Park P.I.D. Unit 1, Block 1, Lot 3A, approved by the Department of Development Services of the City of Corpus Christi, Texas, this the _____ day of _____, 202__.

Brett Flint, P.E.
Development Services Engineer

STATE OF TEXAS
COUNTY OF NUECES

This plat of Park P.I.D. Unit 1, Block 1, Lot 3A, approved by the Planning Commission on the behalf of the City of Corpus Christi, Texas, this the _____ day of _____, 202__.

Jeremy Baugh P.E.
Chairman

Al Raymond III, AIA
Secretary

STATE OF TEXAS
COUNTY OF NUECES

I, Kara Sands, Clerk of the County Court in and for said Nueces County, Texas, hereby certify that the foregoing map of the plat of Park P.I.D. Unit 1, Block 1, Lot 3A, dated the _____ day of _____, 202__, with its certificate of authentication was filed for record in my office this the _____ day of _____, 202__, at _____ o'clock __.M. and duly recorded in Volume _____, Page _____, Map Records of Nueces County, Texas.

Witness my hand and seal of said Court at office in Corpus Christi, Texas, this the _____ day of _____, 202__.

No. _____

Filed for record
At _____ o'clock __.M.
_____, 202__.

Kara Sands
County Clerk
Nueces County, Texas

By: _____
Deputy

STATE OF TEXAS
COUNTY OF NUECES

I, Stacey King Mora, Registered Professional Land Surveyor, hereby certify that this survey map was prepared from an actual on the ground survey made under my direction and supervision, and represents the facts found at the time of survey, and that this survey substantially complies with the current standards adopted by the Texas Board of Professional Land Surveying.

Stacey King Mora
Registered Professional Land Surveyor
Texas Registration No. 6166

Hanson Professional Services, Inc.

Date: _____

ENGINEER / SURVEYOR STACEY KING MORA	PHONE: 361-814-9900	FAX: 361-814-4401
ENGINEER / SURVEYOR EMAIL @HANSON-HC.COM	DATE OF APPROVAL BY SM	SURVEY DATE 2/17/2020
PROJECT ID 2110039	DRAWING NAME LOT 3A PLAT	DRAWING DATE 6/10/2021

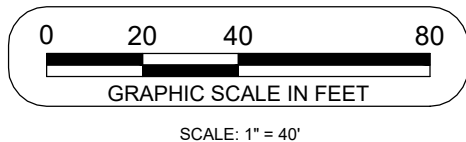
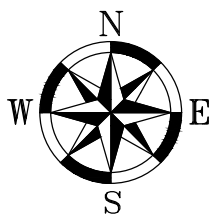
4501 GOLLIHAR ROAD,
CORPUS CHRISTI, TEXAS 78411
361-814-9900



PLAT OF
**PARK P.I.D. UNIT 1,
BLOCK 1, LOT 3A**
CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS

FINAL PLAT OF
PARK P.I.D. UNIT 1,
BLOCK 1, LOT 3A

BEING A PLAT OF LOT 3, BLOCK 1, AS
SHOWN ON MAP AS RECORDED IN
VOLUME 69, PAGES 244-245, MAP
RECORDS, NUECES COUNTY, TEXAS
CONTAINING 1.97 ACRES TOTAL AND 0.26
ACRES OUT OF A REMAINED OF 34.45
ACRE TRACT RECORDED IN DOC#
2017035617, OFFICIAL PUBLIC RECORDS,
NUECES COUNTY, TEXAS.



LEGEND

- IRON ROD FOUND
- 5/8" DIAMETER BY 18" LONG
IRON ROD WITH RED PLASTIC
CAP STAMPED "HANSON CRP,
TX" SET
- ⊙ BLOCK SYMBOL
- - - PRIVATE DRAINAGE EASEMENT - D.E.
- LOT LINE
- PROPERTY BOUNDARY LINE
- - - UTILITY EASEMENT - U.E.
- - - YARD REQUIREMENT - Y.R.
- - - FIRE ACCESS/ TEMPORARY TURNAROUND
- M.R. MAP RECORDS
- D.R. DEED RECORDS
- Ⓢ CENTERLINE OF
RIGHT OF WAY

PARK P.I.D. UNIT 1, BLOCK 1, LOT 3A, GENERAL NOTES

- TOTAL PLATTED AREA CONTAINS 2.23 ACRES OF LAND.
- ALL BEARINGS ARE GRID BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM FOR THE LAMBERT SOUTH ZONE (NAD 1983).
ELEVATIONS ARE BASED ON NAVD 88.
- A 5/8" DIAMETER BY 18" LONG IRON ROD WITH RED PLASTIC CAP STAMPED "HANSON CRP, TX" WILL BE SET AT ALL PLAT
CORNERS, BLOCK CORNERS, LOT CORNERS, POINTS OF CURVATURE, AND POINTS OF TANGENCY, UNLESS OTHERWISE NOTED.
- THIS SURVEYOR CANNOT CERTIFY AS TO UN-RECORDED EASEMENTS AND/OR RIGHT-OF-WAY THAT MAY IMPACT THE SUBJECT
PROPERTY AND ARE NOT VISIBLE AND APPARENT. CAUTION MUST BE TAKEN WITH PIPELINE MARKERS INDICATING BURIED
LINES NOT ON RECORD.
- THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO
CHANGE AS THE ZONING MAY CHANGE.
- NEW CONSTRUCTION IN A SPECIAL FLOOD HAZARD AREA, AS DEFINED BY FEMA, MUST HAVE A MINIMUM FIRST FLOOR
ELEVATION FOR HABITABLE LIVING SPACE AT OR ABOVE THE BASE FLOOD ELEVATION (BFE) PER THE CURRENT APPLICABLE
FLOOD INSURANCE RATE MAP (FIRM), OR 18 INCHES ABOVE THE LOWEST ADJACENT TOP OF CURB (OR CROWN OF ROAD IF
UNCURBED), WHICHEVER IS HIGHER.
- RECEIVING WATERS:
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.

- FEMA INFORMATION:
PLOTING THE PROPERTY BY SCALE ON EFFECTIVE FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NO. 485464 0165C, MAP
REVISED JULY 18, 1985, INDICATES THE PROPERTY IS LOCATED IN FLOOD ZONE C, NOT A SPECIAL FLOOD HAZARD AREA (SFHA)
SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD, WITH MINIMAL FLOODING.
- IMPROVEMENTS
9.1. LOT:
9.1.1.A.A. INDUSTRIAL- 1 TOTAL LOT (LOT 3A, 2.23 ACRES)
- ALL ROADS WITHIN PRIVATE EASEMENTS WILL BE PRIVATE ACCESS AND PRIVATE UTILITY/DRAINAGE EASEMENTS AND ARE TO
BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION (POA). THE CITY HAS NO OBLIGATION OR INTENTION TO EVER
ACCEPT SUCH STREETS AS PUBLIC RIGHT-OF-WAY.
- THE OWNER AGREES TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGE TO:
A. PRIVATE STREETS REASONABLY USED BY GOVERNMENT VEHICLES
B. INJURES OR DAMAGES TO OTHER PERSONS, PROPERTIES OR VEHICLES CLAIMED AS A RESULT OF STREET DESIGN OR
CONSTRUCTION
- REPLACEMENT COSTS OF THE PRIVATE SIDEWALK AND OTHER AMENITIES WITHIN A PUBLIC UTILITY EASEMENT SHALL BE THE
RESPONSIBILITY OF THE OWNER.
- PRIVATE DRAINAGE EASEMENTS ARE TO BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION (POA).
- THE TEMPORARY TURN-AROUND EASEMENT LOCATED ON LOT 12B, BLOCK 1 CANNOT BE OBSTRUCTED UNTIL IT IS VACATED.
THE TEMPORARY TURN-AROUND EASEMENT GETS VACATED WHEN THE STREET IMPROVEMENTS BEYOND THE SUBDIVISION
ARE COMPLETED.

2.095 ACRE TRACT DOC. NO. 538800 D.R.N.C.T.
(OWNER: CITY OF CORPUS CHRISTI)

20.44 ACRES
DOC. NO. 2020020301
D.R.N.C.T.
(OWNER: MACH 2020, LLC)

S88° 36' 34"W 330.00'

291.50'

38.50'

15' PRIVATE DE BY SEPARATE
INSTRUMENT DOCUMENT NO.
2019009554

S1° 23' 26"E 293.67'

3A

96,911 SQ FT
2.23 ACRES

N1° 23' 26"W 293.67'

REMAINDER OF 34.45 ACRE TRACT AS
DESCRIBED IN DOC. #
2017035617, OFFICIAL PUBLIC
RECORDS NUECES COUNTY, TEXAS

LOT 2, BLOCK 1 PARK
PID UNIT 1 VOL. 69, PGS
244-245 M.R., N.C., T.X.

15' PRIVATE UE BY SEPARATE INSTRUMENT
DOCUMENT NO. 2019009554

20' YR

38.50'

15' UE

291.50'

N88° 36' 34"E 330.00'

PRIVATE ACCESS EASEMENT PARK PID ROAD
(42.5' PRIVATE ACCESS/DRAINAGE EASEMENT BY
SEPARATE INSTRUMENT DOCUMENT NO. 2019009554)

LOT 12A, BLOCK 1
PARK P.I.D. UNIT 1
VOL. 69, PGS 508-509
M.R., N.C., T.X.

LOT 12B, BLOCK 1
PARK P.I.D. UNIT 1
VOL. 69, PGS 508-509
M.R., N.C., T.X.

TEMPORARY TURNAROUND
EASEMENT PARK PID UNIT 1
VOL. 69, PGS 244-245. (SEE PLAT NOTE 14)

30' PRIVATE DE BY SEPARATE INSTRUMENT
DOCUMENT NO. 2019009554

15' UE BY SEPARATE INSTRUMENT
DOCUMENT NO. 2019009556

ENGINEER/SURVEYOR STACEY MORA	PHONE: 361-814-9900	FAX: 361-814-4401
ENGINEER/SURVEYOR EMAIL @HANSON-INC.COM	DATE OF APPROVAL BY SM	SURVEY DATE 21/7/2020
PROJECT ID 2010039	DRAWING NAME LOT 3A PLAT	DRAWING DATE 6/10/2021

4501 GOLLIHAR ROAD,
CORPUS CHRISTI, TEXAS 78411
361-814-9900



TBPE F-417 / TBPLS F-10039500
TBAE F-BR 2458 / TBPG F-50556

PLAT OF
PARK P.I.D. UNIT 1,
BLOCK 1, LOT 3A
CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS