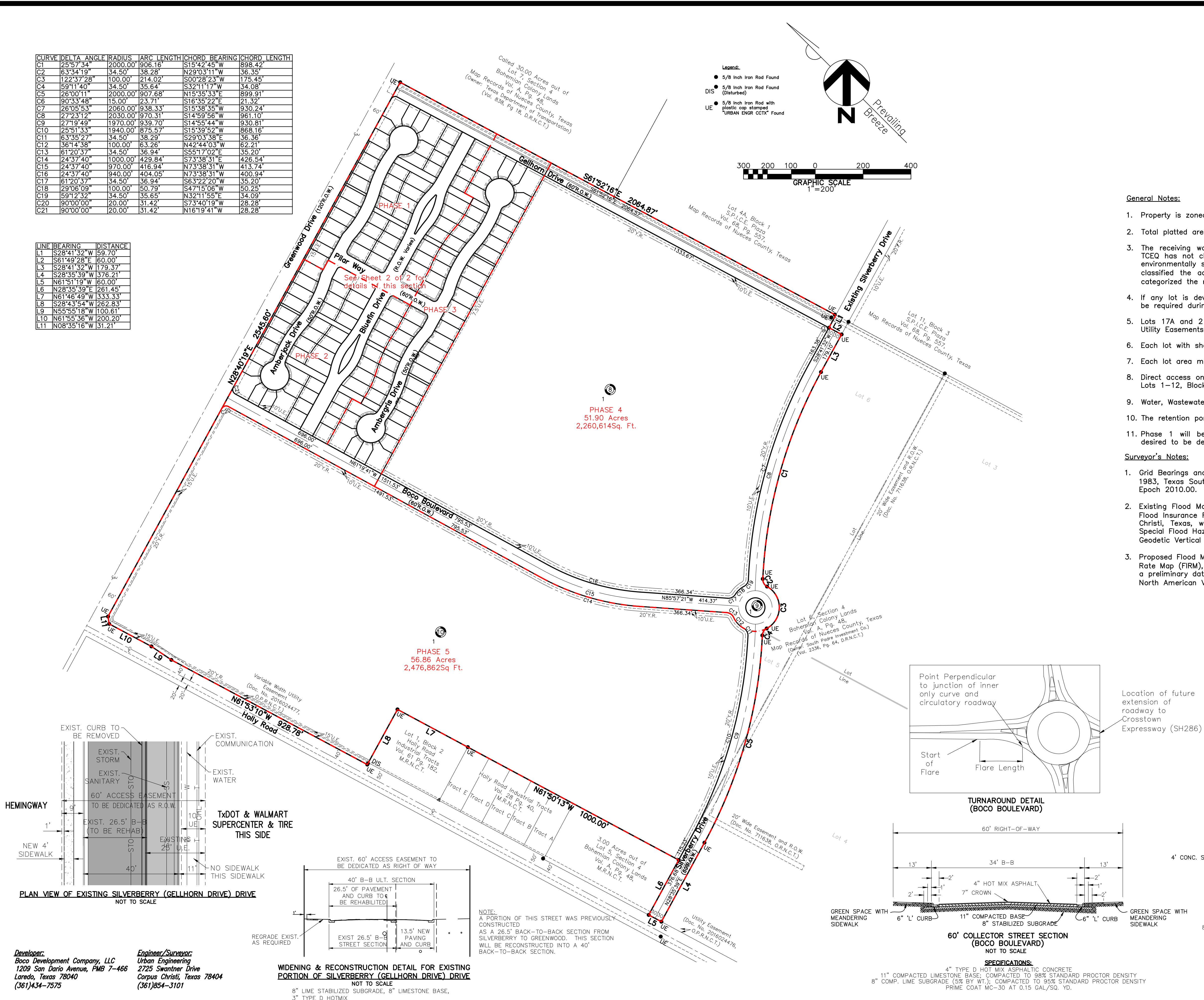


CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25°57'34"	2000.00'	906.16'	S15°42'45"W	898.42'
C2	63°34'18"	34.50'	36.28'	N29°03'11"W	36.35'
C3	122°37'28"	100.00'	214.02'	S00°28'23"W	175.45'
C4	59°11'40"	34.50'	35.64'	S32°11'17"W	34.08'
C5	26°00'11"	2000.00'	907.68'	N15°35'33"E	899.91'
C6	90°33'48"	15.00'	23.71'	S16°35'22"E	21.32'
C7	26°05'53"	2060.00'	938.33'	S15°38'35"W	930.24'
C8	27°23'12"	2030.00'	970.31'	S14°59'56"W	961.10'
C9	27°19'49"	1970.00'	939.70'	S14°55'44"W	930.81'
C10	25°51'33"	1940.00'	875.57'	S15°39'52"W	863.16'
C11	63°35'27"	34.50'	36.29'	S29°03'36"E	36.36'
C12	36°14'38"	100.00'	63.26'	N42°44'03"W	62.21'
C13	61°20'37"	34.50'	36.94'	S55°17'02"E	35.20'
C14	24°37'40"	1000.00'	429.84'	S73°38'31"E	426.54'
C15	24°37'40"	970.00'	416.94'	N73°38'31"W	413.74'
C16	24°37'40"	940.00'	404.05'	N73°38'31"W	400.94'
C17	61°20'37"	34.50'	36.94'	S63°22'20"W	35.20'
C18	29°06'09"	100.00'	50.79'	S47°15'06"W	50.25'
C19	58°12'32"	34.50'	35.65'	N32°11'55"E	34.09'
C20	90°00'00"	20.00'	31.42'	S73°40'19"W	28.28'
C21	90°00'00"	20.00'	31.42'	N16°19'41"W	28.28'

LINE	BEARING	DISTANCE
L1	S28°41'32"W	59.70'
L2	S61°49'28"E	60.00'
L3	S28°41'32"W	179.37'
L4	S28°35'39"W	376.21'
L5	N61°51'19"W	60.00'
L6	N28°35'58"E	261.45'
L7	N61°46'49"W	333.33'
L8	S28°43'54"W	262.83'
L9	N55°55'18"W	100.61'
L10	N61°55'36"W	200.20'
L11	N08°35'16"W	31.21'



#### General Notes:

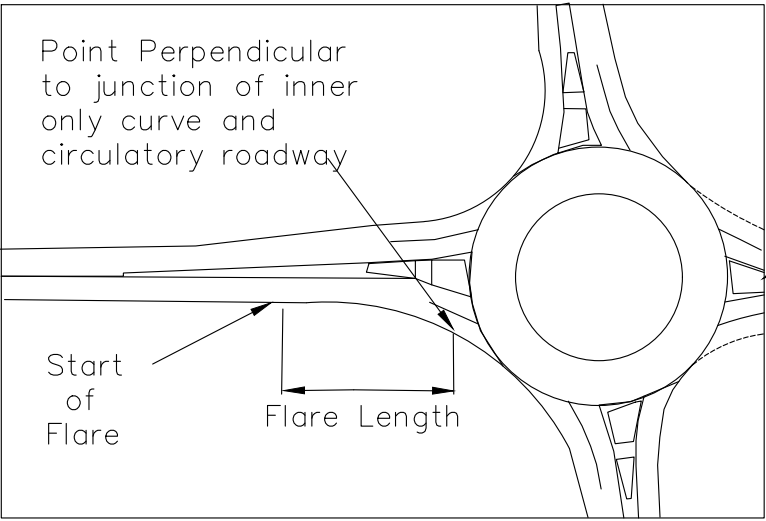
- Property is zoned CG-2 (General Commercial 2)
- Total plotted area contains 134.03 Acres of Land. (Includes street dedication)
- The receiving water for the storm water runoff from this property is the Oso Creek. The TCEQ has not classified the aquatic life use for the Oso Creek, but it is recognized 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.
- If any lot is developed with residential uses, compliance with the open space regulation will be required during the building permit phase
- Lots 17A and 21A, Blocks 1 and 5; Lots 17A, 17B, 21A and 21B of Blocks 2 and 7 are Utility Easements.
- Each lot with shall confirm to zoning standards.
- Each lot area must comply with zoning designation
- Direct access onto Greenwood Drive and Gellhorn Drive is prohibited for Lots 1-12, Block 1, Lots 1-12, Block 5 and Blocks 1 and 2 along Gellhorn Drive.
- Water, Wastewater lot/acreage fee shall be paid prior to recordation to the final plat.
- The retention pond will be maintained by the developer or an HOA.
- Phase 1 will be developed once the final plat is approved. Each subsequent phase is desired to be developed every 18 months depending on absorption rates.

#### Surveyor's Notes:

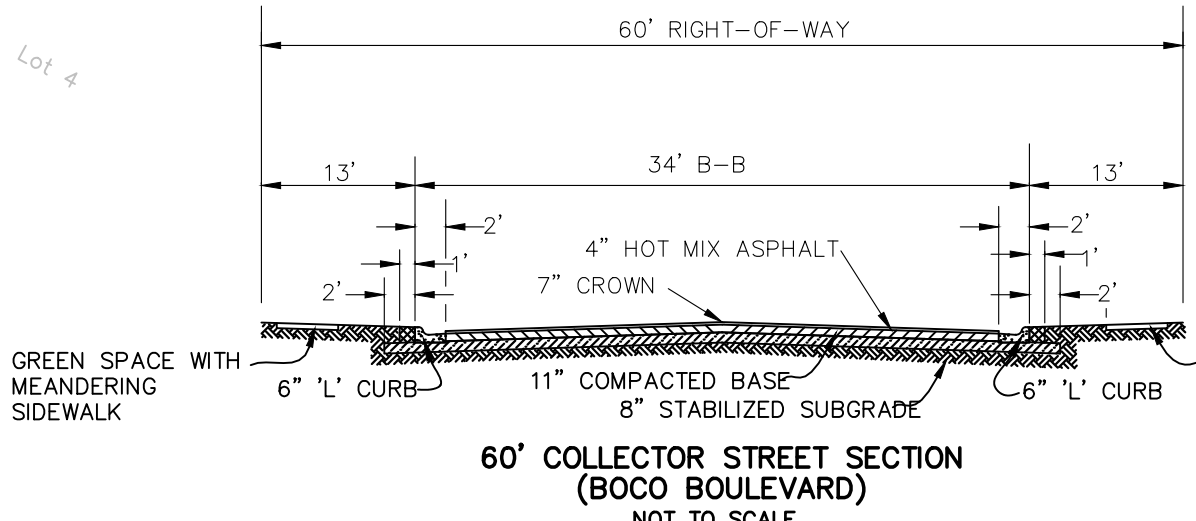
- Grid Bearings and Distances shown hereon are referenced to the Texas Coordinate System of 1983, Texas South Zone 4205, and are based on the North American Datum of 1983(2011) Epoch 2010.00.
- Existing Flood Map, by graphic plotting only, this property is currently in Zone "C" of the Flood Insurance Rate Map (FIRM), Community Panel Number 485464 0277 C, City of Corpus Christi, Texas, which bears an revised date of July 18, 1985 and it is not located in a Special Flood Hazard Area. The existing FIRM Panel 485464 0277 C is based on the National Geodetic Vertical Datum of 1929 (NGVD).
- Proposed Flood Map, this property is proposed to lie within Zones "X" of the Flood Insurance Rate Map (FIRM), Community Panel Number 48355C0540G, Nueces County, Texas, which bears a preliminary date of ay 30, 2018. The Proposed FIRM Panel 48355C0505G is based on the North American Vertical Datum of 1988 (NAVD88).

## Preliminary Plat of Hemingway

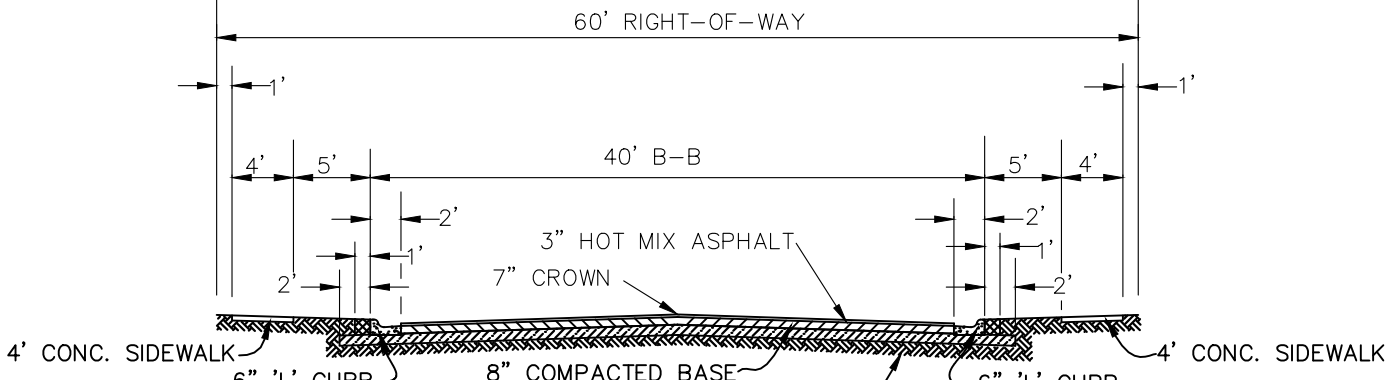
134.03 Acre Tract of Land, out of Lots 3, 4, 5 and 6, Section 4, Bohemian Colony Lands, a map of which is recorded in Volume A, Page 48, Map Records of Nueces County, Texas, and being the same 134.03 Acre Tract, described in a Special Warranty Deed, from South Padre Investment, L.P. to BoCo Development Company, LLC as recorded in Document Number 2021015491, Official Public Records of Nueces County, Texas.



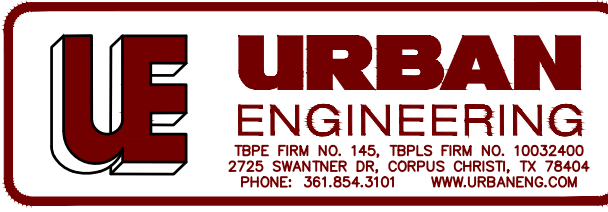
Location of future extension of roadway to Crosstown Expressway (SH286)



**SPECIFICATIONS:**  
4" TYPE D HOT MIX ASPHALTIC CONCRETE  
11" COMPACTED LIMESTONE BASE, COMPACTED TO 98% STANDARD PROCTOR DENSITY  
8" COMP. LIME SUBGRADE (5% BY WT.); COMPACTED TO 95% STANDARD PROCTOR DENSITY  
PRIME COAT MC-30 AT 0.15 GAL/SQ. YD.



**SPECIFICATIONS:**  
3" TYPE D HOT MIX ASPHALTIC CONCRETE  
8" COMPACTED LIMESTONE BASE, COMPACTED TO 98% STANDARD PROCTOR DENSITY  
8" COMP. LIME SUBGRADE (5% BY WT.); COMPACTED TO 95% STANDARD PROCTOR DENSITY  
PRIME COAT MC-30 AT 0.15 GAL/SQ. YD.



Revised: 7/20/21  
Submitted: 6/2/21  
SCALE: 1"=200'  
JOB NO.: 19925.CO.02  
SHEET: 1 of 2  
DRAWN BY: XG  
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urbansurvey@urbaneng.com

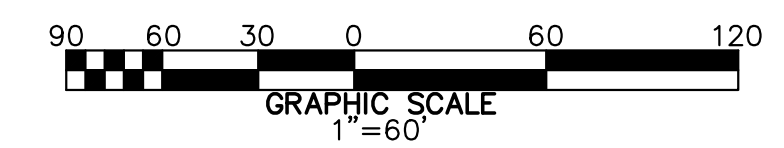
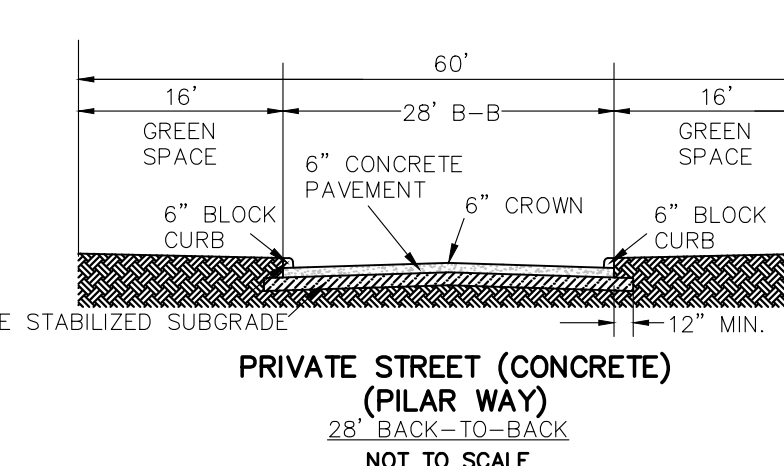
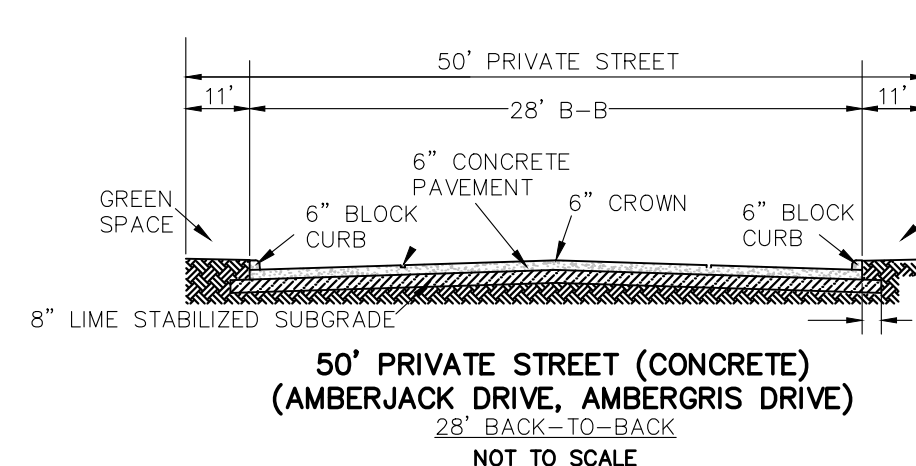
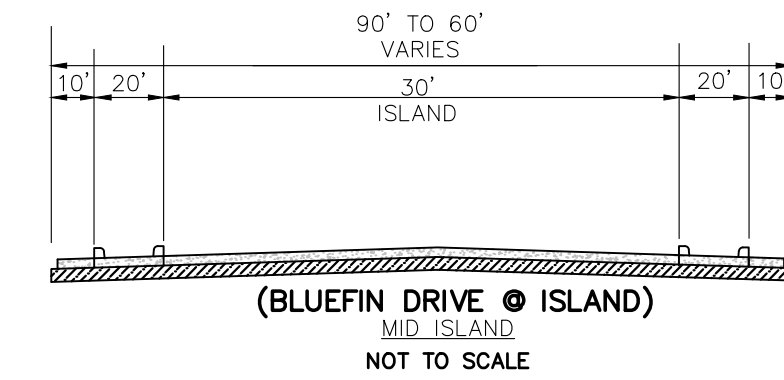
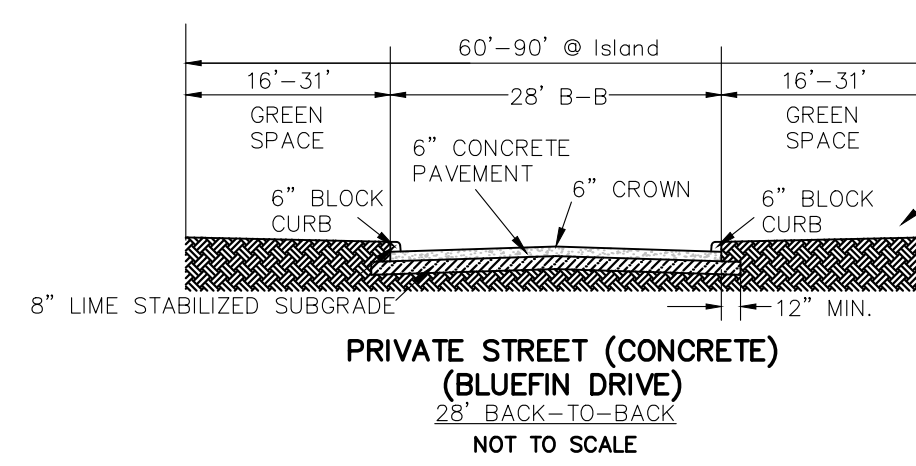
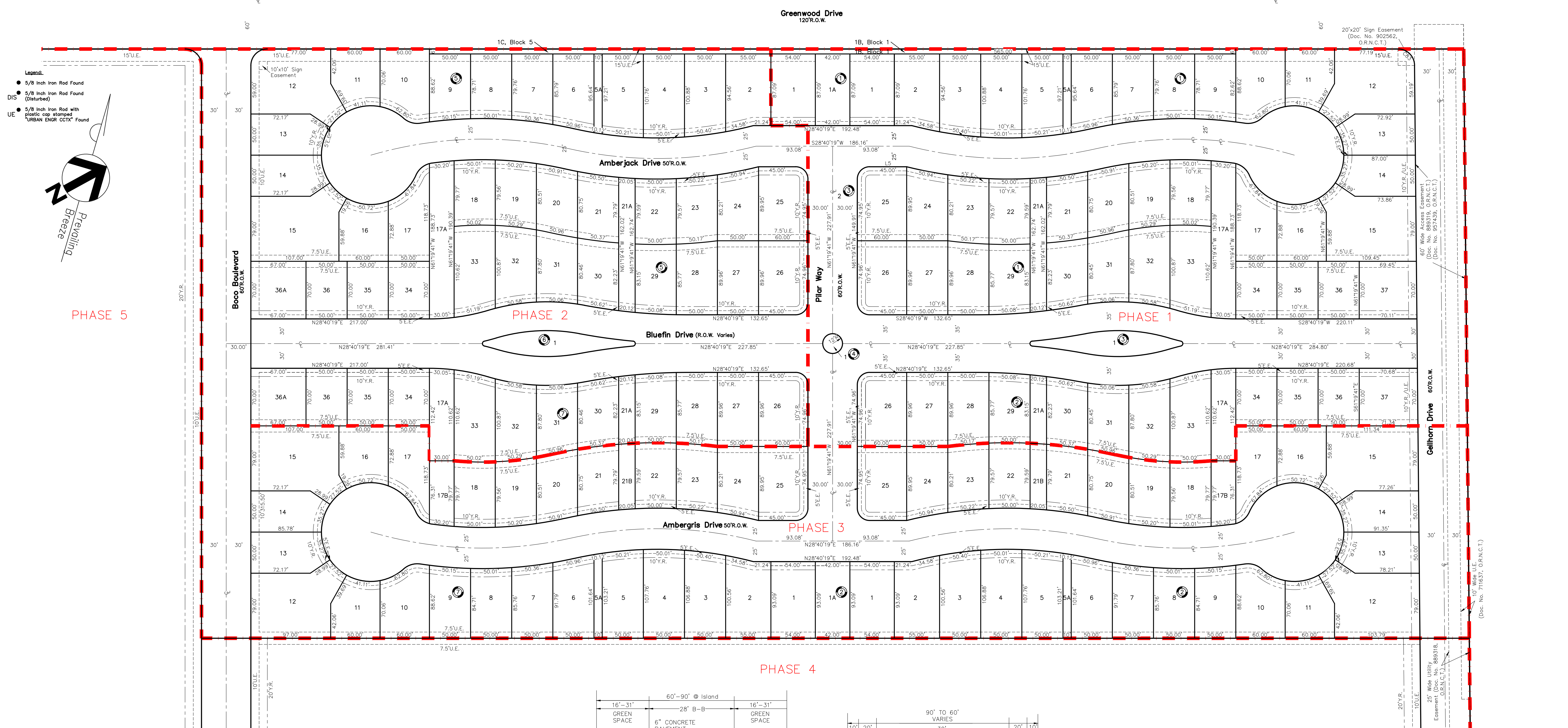
**Developer:**  
Boco Development Company, LLC  
1209 San Dario Avenue, PMB 7-466  
Laredo, Texas 78040  
(361)434-7575

**Engineer/Surveyor:**  
Urban Engineering  
2725 Swantner Drive  
Corpus Christi, Texas 78404  
(361)854-3101

#### WIDENING & RECONSTRUCTION DETAIL FOR EXISTING PORTION OF SILVERBERRY (GELLHORN DRIVE) DRIVE

NOT TO SCALE  
8" LIME STABILIZED SUBGRADE, 8" LIMESTONE BASE,  
3" TYPE D HOTMIX



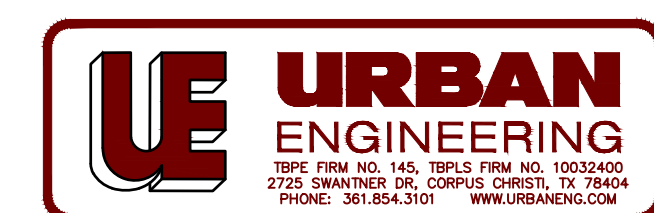


## Preliminary Plat of Hemingway

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Revised: 7/20/21  
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SCALE: 1"=60'  
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SHEET: 2 of 2  
DRAWN BY: XG  
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