

General Notes:

1. Total platted area contains 8.90 Acres of Land. (Includes street dedication)
2. 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.
3. Lots 1B, 5A, 17A and 21A, Block 1 and Lots 17A and 21A, Block 2 are Utility Easements.
4. Lots 1, 1A, 1B, 5A, 17A and 21A, Block 1; Lots 17A and 12A, Block 2; Lot 1, Block 3 and Lot 1, Block 4 are non-habitable lots that will be owned and maintained by the Homeowner's Association.
5. Amberjack Drive, Pilar Way and Bluefin Drive are private streets that will be owned and maintained by the Homeowner's Association.
6. Direct access onto Greenwood Drive is prohibited from Lots 10, 11 and 12, Block 1 and direct access onto Gelhorn Drive is prohibited from from Lots 12, 13, 14, 15 and 37, Block 1; Lot 37, Block 2.
7. The record plat and permit application will be in compliance with The Unified Development Code Section (UDC) 4.4.3. Residential Development Standards; Table 4.4.3.A Residential Development (Two-Family and Townhouse Districts); Attached, Two Family per City Ordinance 029770 Dated March 19, 2013.
8. The retention pond will be maintained by the developer or an HOA.
9. The property owner shall be responsible for ensuring that any proposed constructions or alterations occurring on said property will comply with 14 CFR, §77 (Title 14, Part 77), Federal Regulations. The property owner shall ensure all development is within all Land Compatibility Use (Title 14, Part 150) Federal Regulations.

Surveyor's Notes:

1. 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.
2. 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).
3. 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).

State of Texas  
County of Nueces

BoCo Development Company, LLC, 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: BoCo Development Company, LLC

By: \_\_\_\_\_  
Roberto Santos Williams, Manager

State of Texas  
County of Nueces

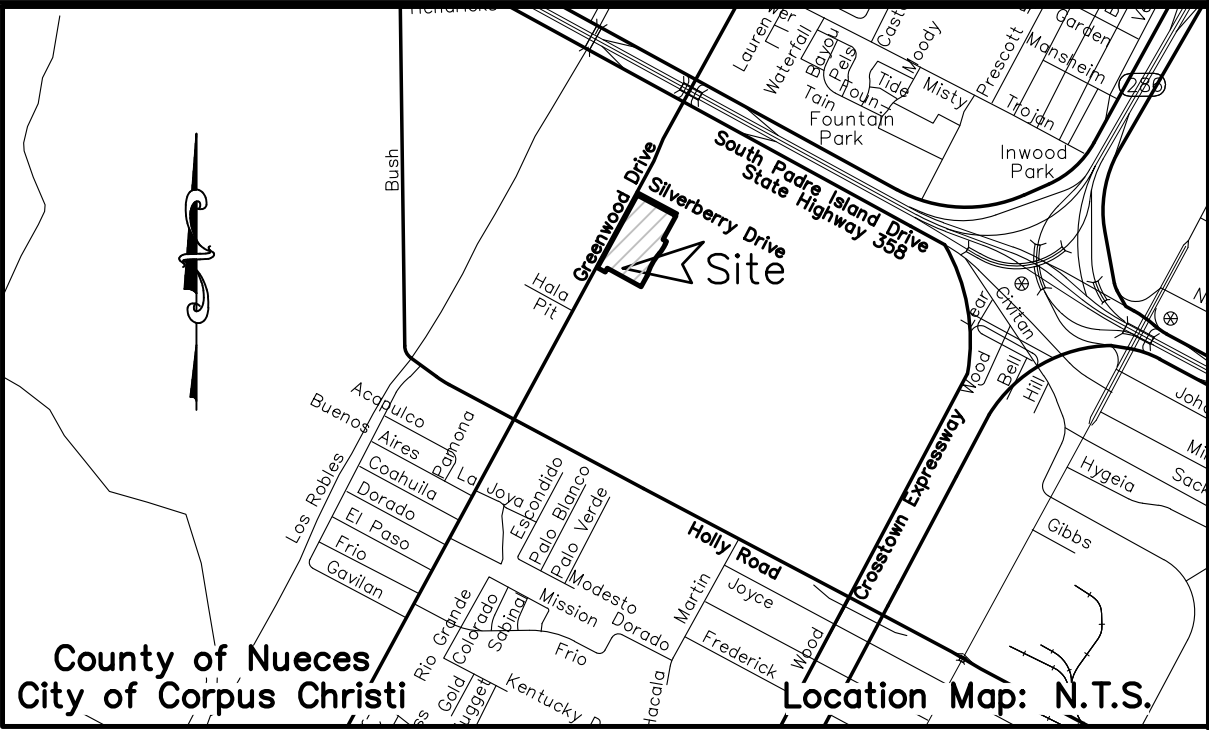
This instrument was acknowledged before me by Roberto Santos Williams, as Manager of BoCo Development Company, LLC, on behalf of said entity, in said capacity.

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

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

*Plat of*  
**Hemingway Townhomes**  
**Unit 1**

8.90 Acre Tract of Land, out of Lot 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 a portion of a 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.



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\_\_\_\_.

\_\_\_\_\_  
Brett Flint, 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

\_\_\_\_\_  
Jeremy Baugh  
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

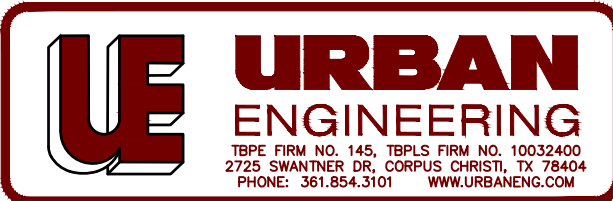
State of Texas  
County of Nueces

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\_\_\_\_.

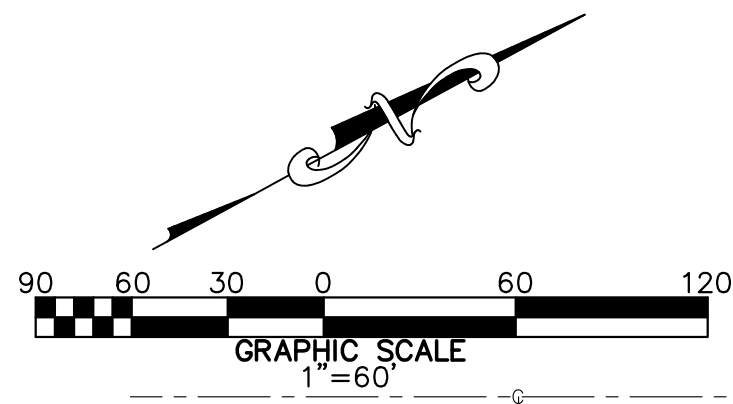
**Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.**

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



Revised: 8/26/21  
Submitted: 6/30/21  
SCALE: 1"=60'  
JOB NO.: 19925.C0.02  
SHEET: 1 of 2  
DRAWN BY: XG  
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urbansurvey1@urbaneng.com





- Legend:
- 5/8 Inch Iron Rod Found
  - DIS ● 5/8 Inch Iron Rod Found (Disturbed)
  - 5/8 Inch Iron Rod with plastic cap stamped "URBAN ENGR CCTX" Found
  - 5/8 Inch Iron Rod with plastic cap stamped "URBAN ENGR CCTX" Set

LINE	BEARING	DISTANCE
L1	S32°01'57"E	39.69'
L2	S05°30'47"E	28.99'
L3	S62°51'25"W	28.99'
L4	S89°22'36"W	19.26'
L5	N28°40'19"E	45.00'
L6	S28°40'19"W	60.00'
L7	N28°40'19"E	50.00'
L8	S28°40'19"W	18.00'
L9	S61°19'41"E	42.06'

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	27°15'25"	463.52'	220.51'	N29°38'47"E	218.44'
C2	21°13'23"	506.48'	187.61'	N26°37'46"E	186.54'
C3	50°10'07"	25.00'	21.89'	N12°09'23"E	21.20'
C4	287°43'20"	60.00'	301.30'	S49°04'00"E	70.77'
C5	58°24'40"	25.00'	25.49'	N65°35'20"E	24.40'
C6	20°21'56"	456.48'	162.25'	S26°12'02"W	161.40'
C7	26°31'27"	513.52'	237.73'	S29°16'48"W	235.61'
C8	90°00'00"	15.00'	23.56'	S16°19'41"E	21.21'
C9	90°00'00"	15.00'	23.56'	S73°40'19"W	21.21'
C10	10°36'36"	672.00'	124.44'	N23°22'01"E	124.26'
C11	27°10'47"	250.00'	118.59'	N31°39'07"E	117.49'
C12	16°34'11"	250.00'	72.30'	N36°57'25"E	72.05'
C13	16°34'11"	250.00'	72.30'	S20°23'14"W	72.05'
C14	27°10'47"	250.00'	118.59'	S25°41'32"W	117.49'
C15	10°36'36"	672.00'	124.44'	S33°58'37"W	124.26'
C16	90°00'00"	15.00'	23.56'	S16°19'41"E	21.21'
C17	4°16'29"	463.52'	34.58'	N41°08'15"E	34.58'
C18	6°13'58"	463.52'	50.42'	N35°53'01"E	50.40'
C19	6°11'04"	463.52'	50.03'	N29°40'30"E	50.01'
C20	6°12'32"	463.52'	50.23'	N23°28'42"E	50.21'
C21	1°15'05"	463.52'	10.12'	S19°44'53"W	10.12'
C22	3°06'17"	463.52'	25.12'	N17°34'12"E	25.11'
C23	2°55'28"	506.48'	25.85'	S17°28'48"W	25.85'
C24	5°41'59"	506.48'	50.38'	N21°47'31"E	50.36'
C25	5°39'35"	506.48'	50.03'	N27°28'18"E	50.01'
C26	5°40'33"	506.48'	50.17'	N33°08'22"E	50.15'
C27	1°15'48"	506.48'	11.17'	N36°36'33"E	11.17'
C28	30°49'24"	60.00'	32.28'	S02°29'02"W	31.89'
C29	40°04'19"	60.00'	41.96'	N37°55'54"E	41.11'
C30	26°31'10"	60.00'	27.77'	N71°13'38"E	27.52'
C31	34°11'06"	60.00'	35.80'	S78°25'14"E	35.27'
C32	34°11'06"	60.00'	35.80'	S44°14'08"E	35.27'
C33	26°31'10"	60.00'	27.77'	S13°53'00"E	27.52'
C34	50°00'21"	60.00'	52.37'	S24°22'46"W	50.72'
C35	45°24'44"	60.00'	47.56'	S72°05'19"W	46.32'
C36	51°02'14"	25.00'	22.27'	N69°16'34"E	21.54'
C37	7°22'27"	25.00'	3.22'	S40°04'13"W	3.22'
C38	3°23'21"	456.48'	27.00'	N34°41'20"E	27.00'
C39	6°16'49"	456.48'	50.04'	S29°51'15"W	50.01'
C40	6°18'15"	456.48'	50.22'	S23°33'43"W	50.20'
C41	4°23'32"	456.48'	34.99'	S18°12'50"W	34.98'
C42	1°46'39"	513.52'	15.93'	N16°54'24"E	15.93'
C43	5°38'12"	513.52'	50.52'	S20°36'49"W	50.50'
C44	2°14'15"	513.52'	20.05'	S24°33'03"W	20.05'
C45	5°34'51"	513.52'	50.02'	S28°27'36"W	50.00'
C46	5°36'20"	513.52'	50.24'	N34°03'12"E	50.22'
C47	5°41'10"	513.52'	50.96'	S39°41'57"W	50.94'
C48	1°03'12"	672.00'	12.35'	S28°08'43"W	12.35'
C49	4°16'14"	672.00'	50.09'	N25°29'00"E	50.08'
C50	1°42'55"	672.00'	20.12'	N22°29'26"E	20.12'
C51	3°34'15"	672.00'	41.88'	S19°50'51"W	41.87'
C52	2°00'15"	250.00'	8.74'	S19°03'51"W	8.74'
C53	11°29'34"	250.00'	50.15'	N25°48'45"E	50.06'
C54	11°36'44"	250.00'	50.67'	N37°21'54"E	50.58'
C55	2°04'14"	250.00'	9.04'	N44°12'23"E	9.03'
C56	9°40'39"	250.00'	42.23'	N40°24'11"E	42.18'
C57	6°53'32"	250.00'	30.07'	N32°07'05"E	30.05'
C58	6°53'32"	250.00'	30.07'	S25°13'34"W	30.05'
C59	9°40'39"	250.00'	42.23'	S16°56'28"W	42.18'
C60	2°04'14"	250.00'	9.04'	N13°08'16"E	9.03'
C61	11°36'44"	250.00'	50.67'	S19°58'45"W	50.58'
C62	11°29'34"	250.00'	50.15'	S31°31'54"W	50.06'
C63	2°00'15"	250.00'	8.74'	S38°16'48"W	8.74'
C64	3°34'15"	672.00'	41.88'	S37°29'48"W	41.87'
C65	1°42'55"	672.00'	20.12'	S34°51'13"W	20.12'
C66	4°16'14"	672.00'	50.09'	S31°51'38"W	50.08'
C67	1°03'12"	672.00'	12.35'	N29°11'55"E	12.35'
C68	4°50'54"	593.02'	50.18'	N24°00'55"E	50.17'
C69	4°49'56"	593.02'	50.02'	N28°51'20"E	50.00'
C70	1°56'10"	593.02'	20.04'	S32°14'24"W	20.04'
C71	4°52'06"	593.02'	50.39'	N35°38'32"E	50.37'
C72	3°15'00"	593.02'	33.64'	N39°42'04"E	33.63'
C73	2°38'01"	376.98'	17.33'	S40°00'34"W	17.33'
C74	7°38'59"	376.98'	50.33'	N34°52'05"E	50.29'
C75	7°36'26"	376.98'	50.05'	N27°14'22"E	50.02'
C76	4°50'54"	593.02'	50.18'	N33°19'43"E	50.17'
C77	4°49'56"	593.02'	50.02'	N28°29'18"E	50.00'
C78	4°52'06"	593.02'	50.39'	N21°42'07"E	50.37'
C79	3°15'00"	593.02'	33.64'	N17°38'34"E	33.63'
C80	2°38'01"	376.98'	17.33'	S17°20'04"W	17.33'
C81	7°38'59"	376.98'	50.33'	N22°28'34"E	50.29'
C82	7°36'26"	376.98'	50.05'	N30°06'16"E	50.02'
C83	89°27'25"	20.00'	31.23'	N73°24'02"E	28.15'
C84	169°27'44"	3.00'	8.87'	S61°19'41"E	5.97'
C85	5°20'28"	707.00'	65.91'	S20°43'57"W	65.88'
C86	27°10'47"	215.00'	101.99'	N31°39'07"E	101.04'
C87	3°02'01"	285.00'	15.09'	S43°43'30"W	15.09'
C88	152°55'39"	3.00'	8.01'	S61°19'41"E	5.83'
C89	3°02'01"	285.00'	15.09'	N13°37'09"E	15.09'
C90	27°10'47"	215.00'	101.99'	S25°41'32"W	101.04'
C91	5°20'28"	707.00'	65.91'	S36°36'41"W	65.88'
C92	26°52'35"	488.52'	229.16'	N29°27'22"E	227.06'
C93	29°00'52"	481.48'	243.82'	S30°31'30"W	241.22'

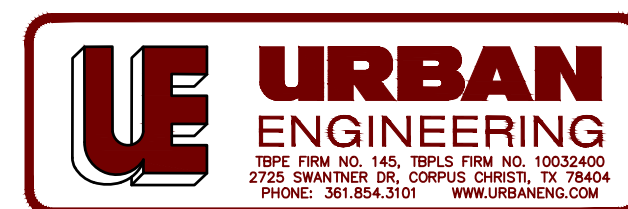
Remainder of 134.03 Acres out of  
Lots 3, 4, 5 and 6, Section 4  
Bohemian Colony Lands  
Vol. A, Pg. 48,  
Map Records of Nueces County, Texas  
(Owner: BoCo Development Company, LLC)  
(Doc. No. 2021015491, O.P.R.N.C.T.)

Remainder of 134.03 Acres out of  
Lots 3, 4, 5 and 6, Section 4  
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Vol. A, Pg. 48,  
Map Records of Nueces County, Texas  
(Owner: BoCo Development Company, LLC)  
(Doc. No. 2021015491, O.P.R.N.C.T.)

## Plat of Hemingway Townhomes Unit 1

8.90 Acre Tract of Land, out of Lot 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 a portion of a 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.

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Revised: 8/26/21  
Submitted: 6/18/21  
SCALE: 1"=60'  
JOB NO.: 19925.CO.02  
SHEET: 2 of 2  
DRAWN BY: XG

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urbansurvey1@urbaneng.com