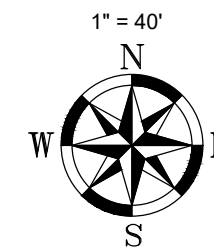
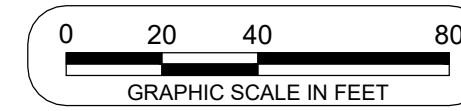
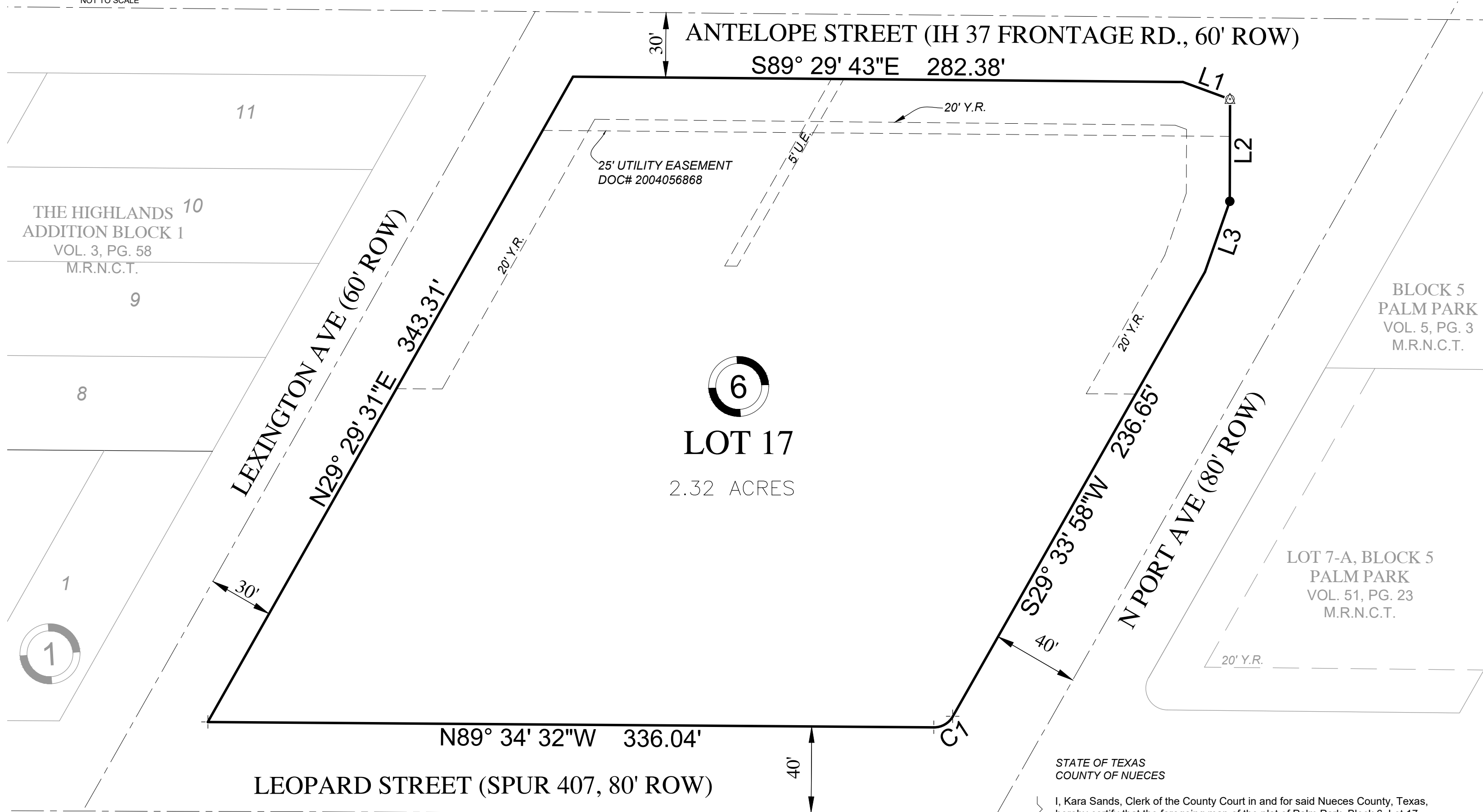


FINAL REPLAT OF PALM PARK BLOCK 6, LOT 17

BEING A REPLAT OF LOTS 1-7, BLOCK 4, THE HIGHLANDS ADDITION, RECORDED IN VOLUME 3, PAGE 58, MAP RECORDS OF NUECES COUNTY, TEXAS LOT A, BLOCK 6, PALM PARK, RECORDED IN VOLUME 29, PAGE 54, MAP RECORDS OF NUECES COUNTY, TEXAS; LOT C, BLOCK 6, PALM PARK, RECORDED IN VOLUME 39, PAGE 97, MAP RECORDS OF NUECES COUNTY, TEXAS AND THE REMAINDER OF BLOCK 6, PALM PARK, RECORDED IN DOCUMENT NO. 50613, DEED RECORDS OF NUECES COUNTY, TEXAS.



Parcel Line Table		
Line #	Length	Direction
L1	23.15	S69° 51' 45"E
L2	47.28	S00° 08' 34"W
L3	34.62	S19° 16' 09"W

Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C1	10.62	10.00	S60° 00' 10"W	10.13

GENERAL NOTES

- ALL BEARINGS ARE GRID BEARINGS MEASURED WITH THE TEXAS VRS NETWORK AND ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983.
- IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.
- PER FLOOD INSURANCE RATE MAP, MAP INDEX, COMMUNITY-PANEL NUMBER 485464 0166 C, REVISED JULY 18, 1985, THE SUBJECT PROPERTY IS LOCATED IN ZONE C. ZONE C IS DEFINED AS AREAS OUTSIDE THE 100-YEAR FLOOD AND OF MINIMAL FLOODING. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- RECEIVING WATER: THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE NUECES HARBOR BASIN. THE TCEQ HAS NOT CLASSIFIED THE AQUATIC LIFE USE FOR THE NUECES HARBOR BASIN, BUT IS RECOGNIZED AS AN ENVIRONMENTALLY SENSITIVE AREA. THE NUECES HARBOR BASIN FLOWS DIRECTLY INTO THE NUECES BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE NUECES BAY AS "EXCEPTIONAL" AND "OYSTER WATERS" AND CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE. THE YARD REQUIREMENTS, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- NO ACCESS TO IH 37 FRONTAGE RD. ALLOWED.
- ANY STORM DRAINAGE DISCHARGE TO IH 37 SHALL BE REVIEWED BY TXDOT AND HAVE TXDOT APPROVAL.
- THE TOTAL PLATTED AREA CONTAINS 2.32 ACRES OF LAND.

LEGEND:

- = PROPERTY BOUNDARY/LOT LINE
- - - = ROAD CENTERLINE
- ⚡ = CALCULATED POINT
- = FOUND 5/8" IRON ROD
- = SET 5/8" DIAMETER BY 18" LONG IRON ROD WITH RED PLASTIC CAP STAMPED "HANSON CRP, TX.
- ⊕ = FOUND DRILL HOLE
- ⊗ = FOUND MONUMENT
- M.R.N.C.T. = MAP RECORDS, NUECES COUNTY, TEXAS
- D.R.N.C.T. = DEED RECORDS, NUECES COUNTY, TEXAS
- VOL. = VOLUME
- PG. = PAGE

STATE OF TEXAS COUNTY OF NUECES

We, Frost National Bank, do hereby certify that we are the owner of the lands embraced within the boundaries of the foregoing plat; that it has had said land surveyed and subdivided as shown; easements and streets shown hereon are hereby dedicated to the public for the installation, operation and maintenance of public utilities; and that this map was made for the purpose of description and dedication. This the ____ day of _____, 2021.

By: _____
Ross Wood, Vice President|Properties
Frost National Bank

STATE OF TEXAS COUNTY OF NUECES

Before me, the undersigned authority, personally appeared, Ross Wood, known to me to be the persons whose names are subscribed to the foregoing instrument of writing, and they acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity herein stated.

This the ____ day of _____, 2021.

Notary Public, State of Texas

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 Palm Park, Block 6, Lot 17, 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

This final replat of Palm Park, Block 6, Lot 17 was approved by the Planning Commission on behalf of the City of Corpus Christi, Texas. This the ____ day of _____, 2021.

Jeremy Baugh
Chairman

Al Raymond III, A.I.A.
Secretary

STATE OF TEXAS COUNTY OF NUECES

This final replat of Palm Park, Block 6, Lot 17 was approved by Development Services Engineer of the City of Corpus Christi, Texas. This the ____ day of _____, 2021.

Brett Flint, P.E.
Development Services Engineer

STATE OF TEXAS COUNTY OF NUECES

I, Stacey King Mora, a 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: _____

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ENGINEER/PLANNER STACEY KING MORA	PHONE 361-814-9900	FAX 361-814-4401
ENGINEER/SURVEYOR EMAIL SMORA@HANSON-INC.COM	DRAWN BY RMC	CHECKED BY SM
	APPROVED BY SM	SURVEY DATE 3/17/2021
PROJECT ID 210037A	DRAWING NAME REPLAT_LOT17	DRAWING DATE 9/10/2021

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



Hanson Professional Services Inc.

TBPE F-417 / TBPLS F-10039500 / TBPG F-50556

FINAL REPLAT OF
PALM PARK
BLOCK 6, LOT 17

CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS