

STATE OF TEXAS  
COUNTY OF NUECES

FIFTH QUARTER INVESTMENTS, LLC., A LIMITED LIABILITY CORPORATION, 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: FIFTH QUARTER INVESTMENTS, LLC., A LIMITED LIABILITY CORPORATION

BY: \_\_\_\_\_  
THOMAS NATHANIEL CLARK, MANAGER

STATE OF TEXAS  
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED THOMAS NATHANIEL CLARK, PROVEN TO ME TO BE THE PERSON WHOSE SIGNATURE HE MADE ON THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF NUECES

I, BRIAN D. LORENTSON, 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023

\_\_\_\_\_  
BRIAN D. LORENTSON, R.P.L.S.  
TEXAS LICENSE NO.  
6839

STATE OF TEXAS  
COUNTY OF NUECES

THIS PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE DEVELOPMENT SERVICES ENGINEER OF THE CITY OF CORPUS CHRISTI, TEXAS. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

\_\_\_\_\_  
BRIA A. WHITMIRE, P.E., CFM, CPM  
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS  
COUNTY OF NUECES

THIS PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE PLANNING COMMISSION ON BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

\_\_\_\_\_  
AL RAYMOND III, AIA  
SECRETARY

\_\_\_\_\_  
MICHAEL MILLER  
CHAIRMAN

STATE OF TEXAS  
COUNTY OF NUECES

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, HEREBY CERTIFY THAT THE FOREGOING MAP DATED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023. AT \_\_\_\_ O'CLOCK \_\_\_\_M., AND DULY RECORDED IN VOLUME \_\_\_\_\_, PAGE(S) \_\_\_\_\_, MAP RECORDS OF NUECES COUNTY, TEXAS. WITNESS MY HAND AND SEAL OF SAID COURT AT OFFICE IN CORPUS CHRISTI, TEXAS. THIS THE \_\_\_\_\_ DAY \_\_\_\_\_, 2023.

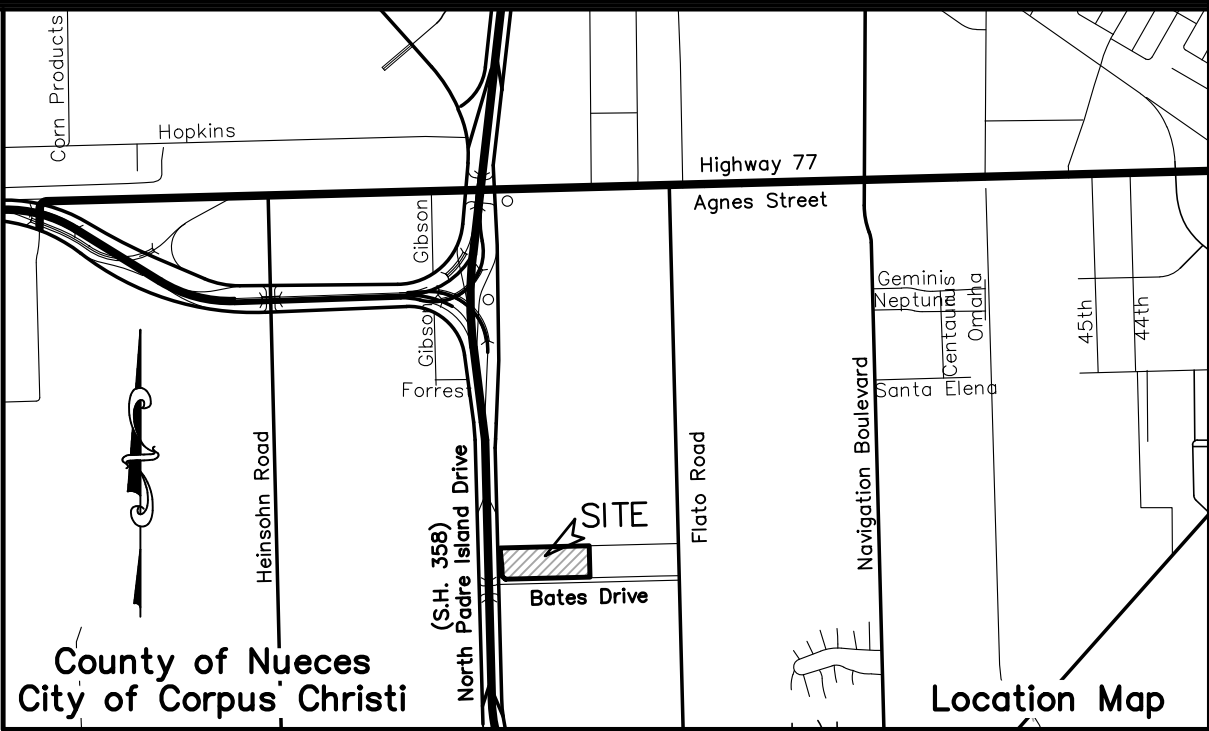
DOCUMENT NO: \_\_\_\_\_

\_\_\_\_\_  
KARA SANDS  
COUNTY CLERK

\_\_\_\_\_  
DEPUTY

*Plat of*  
***Fifth Quarter Industrial Park***  
***Block 1, Lots 6 through 10***

11.34 ACRE TRACT OF LAND OUT OF LOT 1, BLOCK 5, J.C. RUSSELL FARM BLOCKS, A MAP OF WHICH IS RECORDED IN VOLUME 28, PAGES 58–59 MAP RECORDS OF NUECES COUNTY, TEXAS, BEING A PORTION OF OF A 22.840 ACRE TRACT, DESCRIBED IN A SPECIAL WARRANTY DEED FROM BATES–FLATO HOLDINGS, L.P. TO FIFTH QUARTER INVESTMENTS, LLC., RECORDED IN DOCUMENT NUMBER 2019043085, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS.



TBPCLS FIRM NUMBERS: ENGINEERING 145 | SURVEYING 10032400  
2725 SWANTNER DR. CORPUS CHRISTI, TX 78404  
PHONE: 361.854.3101 WWW.URBANENG.COM

**LEGEND:**

_____	PLAT BOUNDARY	○	5/8 INCH IRON ROD WITH RED PLASTIC CAP STAMPED "URBAN ENGR CCTX" SET
_____ — — _____	ROAD CENTERLINE		
_____	ADJACENT LOT LINE	UE●	5/8 INCH IRON ROD WITH RED PLASTIC CAP STAMPED "URBAN ENGR CCTX" FOUND
_____ — — — — _____	YARD REQUIREMENT		
— — — — —	EASEMENT	▣	TXDOT (TYPE II) MONUMENT FOUND
_____ Y.R.	YARD REQUIREMENT		
_____ B.L.	BUILDING LINE		
_____ U.E.	UTILITY EASEMENT		
_____ VOL.	VOLUME		
_____ PG.	PAGE		
_____ M.R.N.C.T.	MAP RECORDS OF NUECES COUNTY, TEXAS		
_____ D.R.N.C.T.	DEED RECORDS OF NUECES COUNTY, TEXAS		

**NOTES:**

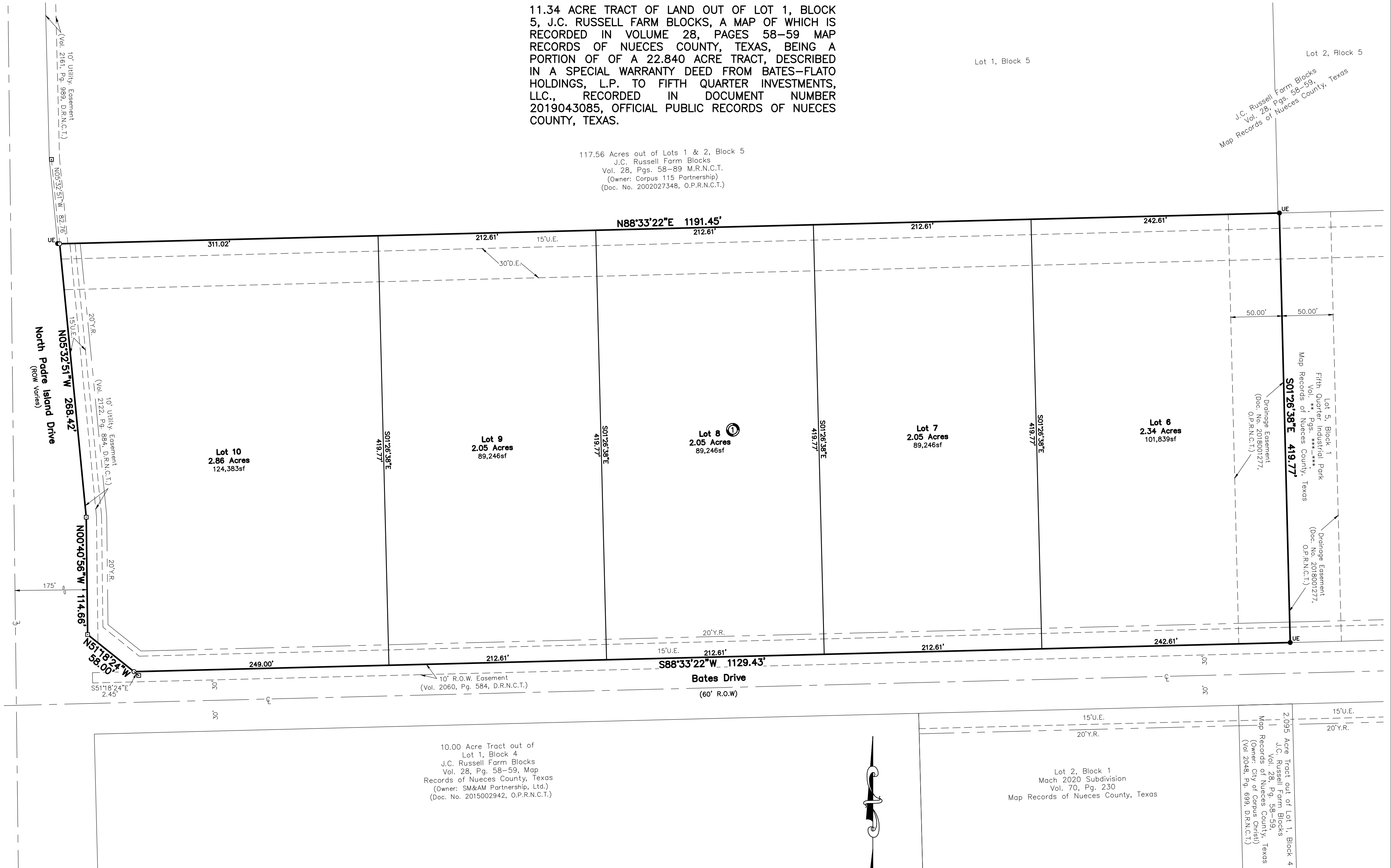
- THE ENTIRE PROPERTY LIES WITHIN THE CITY LIMITS OF THE CITY OF CORPUS CHRISTI.
- 11.34 ACRES OF LAND INCLUDING ANY DEDICATION.
- THE YARD REQUIREMENT, AS DEPICTED ON THE PLAT, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE (UDC) AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- 5/8 INCH IRON ROD WITH RED PLASTIC CAP STAMPED "URBAN ENGR CCTX" SET AT ALL LOT CORNERS, UNLESS OTHERWISE NOTED.
- 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.
- 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.
- BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS CURRENTLY IN ZONE "X" (UNSHADED) OF THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NUMBER 48355C0315G, NUECES COUNTY, TEXAS, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 23, 2022 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. THE FIRM PANEL 48355C0315G IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- ALL DRIVEWAYS ALONG FLATO ROAD OR BATES DRIVE SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS OUTLINED IN ARTICLE 7 OF THE UDC.
- CURRENT ZONING IS IL. EXISTING USE IS AGRICULTURAL.

Revised: 10/17/2023  
Submitted: 8/30/23  
SCALE: None  
JOB NO.: 37018.C3.00  
SHEET: 1 of 2  
DRAWN BY: XG  
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urbansurvey1@urbaneng.com

*Plat of*  
***Fifth Quarter Industrial Park***  
***Block 1, Lots 6 through 10***

11.34 ACRE TRACT OF LAND OUT OF LOT 1, BLOCK 5, J.C. RUSSELL FARM BLOCKS, A MAP OF WHICH IS RECORDED IN VOLUME 28, PAGES 58-59 MAP RECORDS OF NUECES COUNTY, TEXAS, BEING A PORTION OF OF A 22.840 ACRE TRACT, DESCRIBED IN A SPECIAL WARRANTY DEED FROM BATES-FLATO HOLDINGS, L.P. TO FIFTH QUARTER INVESTMENTS, LLC., RECORDED IN DOCUMENT NUMBER 2019043085, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS.

117.56 Acres out of Lots 1 & 2, Block 5  
J.C. Russell Farm Blocks  
Vol. 28, Pgs. 58-89 M.R.N.C.T.  
(Owner: Corpus 115 Partnership)  
(Doc. No. 2002027348, O.P.R.N.C.T.)



10.00 Acre Tract out of  
Lot 1, Block 4  
J.C. Russell Farm Blocks  
Vol. 28, Pg. 58-59, Map  
Records of Nueces County, Texas  
(Owner: SM&AM Partnership, Ltd.)  
(Doc. No. 2015002942, O.P.R.N.C.T.)

Lot 2, Block 1  
Mach. 2020 Subdivision  
Vol. 70, Pg. 230  
Map Records of Nueces County, Texas

2.095 Acre Tract out of Lot 1, Block 4  
J.C. Russell Farm Blocks  
Vol. 28, Pg. 58-59,  
Map Records of Nueces County, Texas  
(Owner: City of Corpus Christi)  
(Vol. 2048, Pg. 699, D.R.N.C.T.)

Revised: 10/17/2023  
Submitted: 8/30/23  
SCALE: 1"=60'  
JOB NO.: 37018.C3.00  
SHEET: 2 of 2  
DRAWN BY: XG

**URBAN**  
ENGINEERING

**DCCM**

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