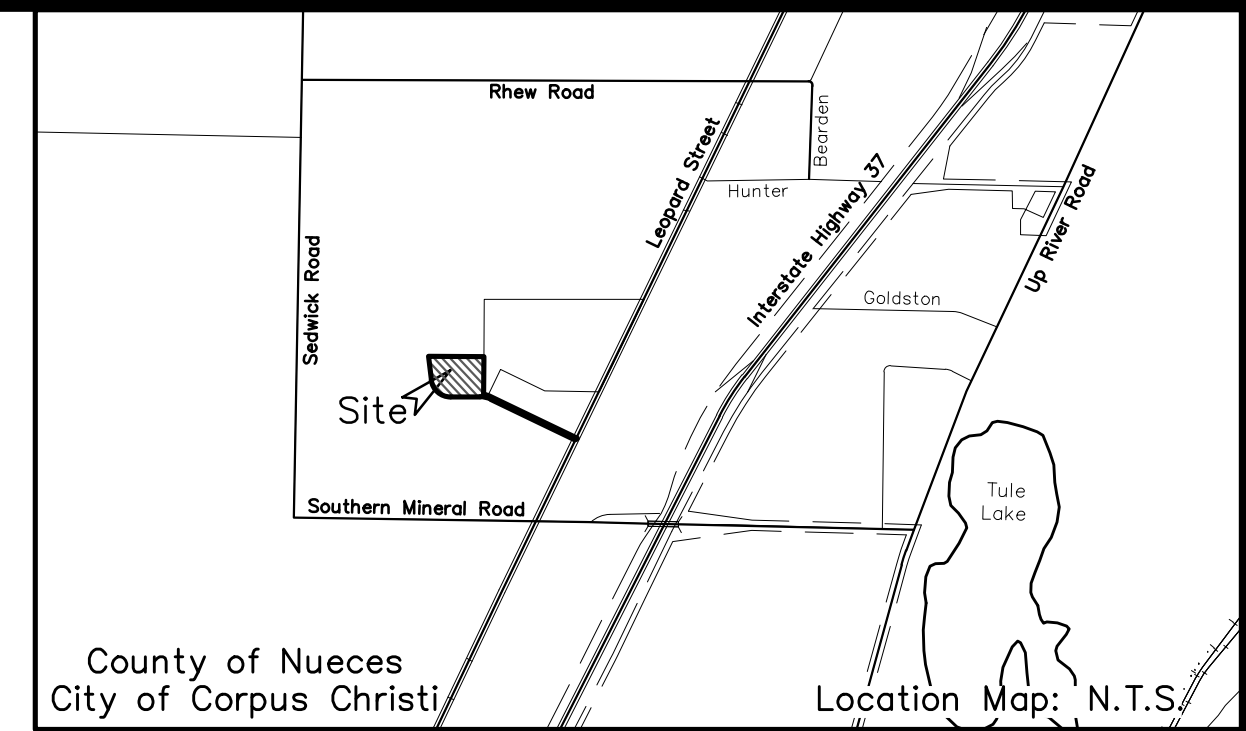


**Notes:**

1. Total platted area contains 5.75 Acres of Land.
2. The receiving water for the storm water runoff from this property is the Corpus Christi Inner Harbor. The TCEQ has classified the aquatic life use for the Corpus Christi Inner Harbor as "intermediate".
3. 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.
4. By graphic plotting only, this property is in Zone "C" on Flood Insurance Rate Map, Community Panel No. 485464 0145 C, City of Corpus Christi, Texas, which bears an effective date of July 18, 1985 and is not in a Special Flood Hazard Area.
5. The yard requirement as depicted, is a requirement of the Unified Development Code and is subject to change as the zoning may change.
6. The onsite drainage system will be maintained by the property owner.
7. Drainage has been previously developed per the SWQMP (Amended) dated 8-2-13 prepared by James Schwarz, P.E. Per this document each lot will incorporate individual detention systems to be designed and constructed with development of each lot.



*Plat of*  
**Wildcat Industrial Park**  
**Block 2, Lots 7A and 7B**

5.75 Acres of Land, out of Section 8, Range V, H.L. Kinney Sectionized Lands, said 20.88 Acres being out of a 150.372 Acre Tract of Land, described in a General Warranty Deed from Scott Humpal to Humpal Real Estate, Ltd., recorded in Document No. 2013045298, Official Public Records of Nueces County, Texas.

State of Texas  
 County of Nueces

Humpal Real Estate, Ltd., 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: Humpal Real Estate, Ltd.

By: Humpal Management, LLC, its General Partner

By: \_\_\_\_\_  
 Scott A. Humpal, Sole Member

State of Texas  
 County of Nueces

This instrument was acknowledged before me by Scott A. Humpal, as Sole Member of Humpal Management, LLC, General Partner of Humpal Real Estate, Ltd., on behalf of said entity, in said capacity.

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

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

\_\_\_\_\_  
 Pablo Martinez, 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, CBO  
 Secretary

\_\_\_\_\_  
 Carl Crull, P.E.  
 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

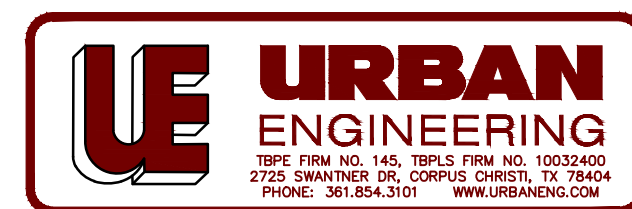
State of Texas  
 County of Nueces

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 Date: 12/12/19  
 Submitted: 10/23/19  
 SCALE: 1"=100'  
 JOB NO.: 09546.B9.05  
 SHEET: 1 of 2  
 DRAWN BY: XG  
 ©2019 by Urban Engineering  
 urbansurvey1@urbaneng.com

Remainder of 150.372 Acre Tract  
out of Section 8, Range V  
H.L. Kinney Sectionized Lands  
(Owner: Humpal Real Estate, Ltd.)  
(Doc. No. 2013045298, O.P.R.N.C.T.)

Remainder of 150.372 Acre Tract  
out of Section 8, Range V  
H.L. Kinney Sectionized Lands  
(Owner: Humpal Real Estate, Ltd.)  
(Doc. No. 2013045298, O.P.R.N.C.T.)

**Lot 7A**  
5.13 Acres  
223,270sf

3.5 Acres out of a 202.281 Acre Tract  
out of Section 8, Range V  
H.L. Kinney Sectionized Lands (Doc. No.  
2002022657, O.P.R.N.C.T.)  
(Owner: Pathfinder Energy Services, LLC)  
(Doc. No. 2010039358, O.P.R.N.C.T.)

**Lot 7B**  
0.62 Acres  
27,102sf

Lot 8A, Block 1  
Wildcat Industrial Park  
Vol. 68, Pgs. 422-423, Map  
Records of Nueces County, Texas

Lot 8B, Block 1  
Wildcat Industrial Park  
Vol. 68, Pgs. 422-423, Map  
Records of Nueces County, Texas

Lot 9, Block 1  
Wildcat Industrial Park  
Vol. 68, Pgs. 126-127, Map  
Records of Nueces County, Texas

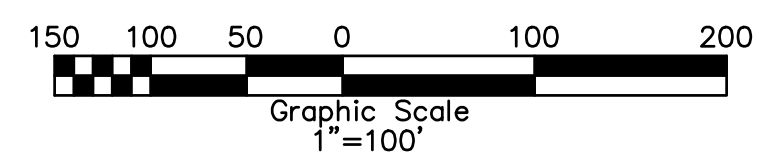
Lot 1, Block 1  
Preston Park Addition  
Vol. 67, Pg. 63, Map  
Records of Nueces County, Texas

Lot 1AR, Block 1  
Council Addition  
Vol. 69, Pgs. 177-178, Map  
Records of Nueces County, Texas

AEP Easement and R.O.W. (Doc.  
No. 2016021703, O.P.R.N.C.T.)

LINE	BEARING	DISTANCE
L1	N08°26'57"E	47.82'
L2	S66°01'32"E	10.45'
L3	S21°00'44"E	21.21'
L4	S88°43'23"W	27.42'

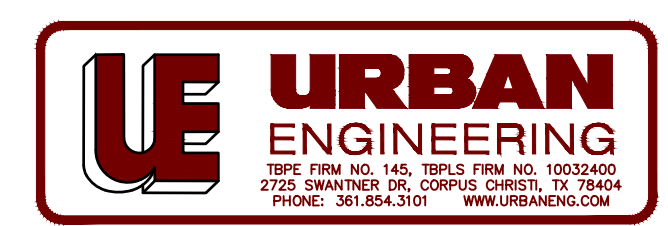
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25°39'40"	260.00'	116.45'	S11°10'13"W	115.48'
C2	82°40'34"	200.00'	288.59'	S39°40'41"W	264.20'
C4	17°54'19"	260.00'	81.25'	S15°02'53"W	80.92'
C5	7°45'21"	260.00'	35.19'	S02°13'03"W	35.17'



- LEGEND:**
- 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set
  - ⊗ Drill Hole Set
  - 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Found
  - ◆ 5/8 Inch Iron Rod with yellow plastic cap stamped "LNV INC" Found
  - △ 5/8 Inch Iron Rod with yellow plastic cap stamped "BRISTER SURVEYING" Found
  - 5/8 Inch Iron Rod with orange plastic cap stamped "BASS AND WELSH ENGINEERING" Found
  - 5/8 Inch Iron Rod Found
  - 1 Inch Iron Pipe Found

**Plat of**  
***Wildcat Industrial Park***  
***Block 2, Lots 7A and 7B***

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Revised Date: 12/12/19  
Submitted: 10/23/19  
SCALE: 1"=100'  
JOB NO.: 09546.B9.05  
SHEET: 2 of 2  
DRAWN BY: XG  
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