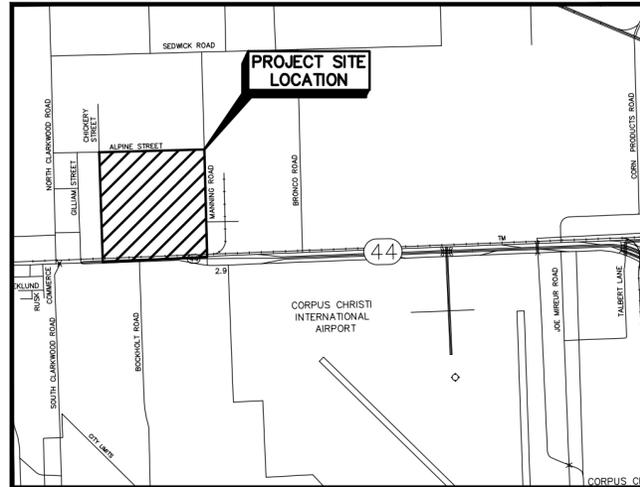
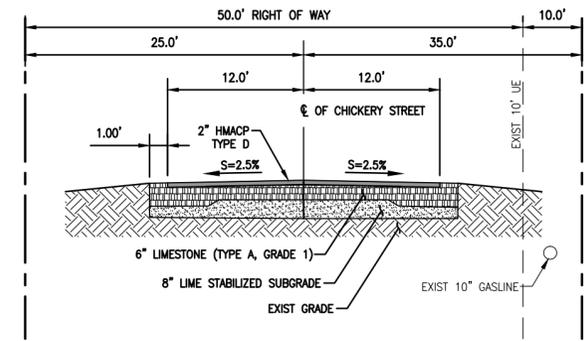


PRELIMINARY PLAT OF  
**RANGELAND TERMINAL**  
**BLOCK 1, LOTS 1, 2 & 3**

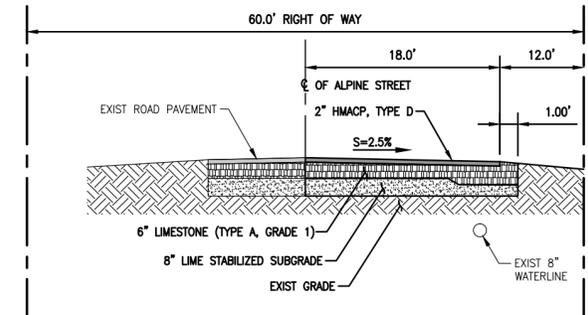
BEING 183.76 ACRE TRACTS OUT OF THE H.B. SHEPPARD FARM LOTS OUT OF THE C.C.&S.F.R.R. SURVEY NO. 313, ABSTRACT 817, J.R. WARD SURVEY NO. 316, ABSTRACT 1005, CHARLES LAND PATENT NO. 245, SUREY NO 404, ABSTRACT 976 AS DESCRIBED IN MAP RECORDED IN VOLUME A, PAGE 51 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS.



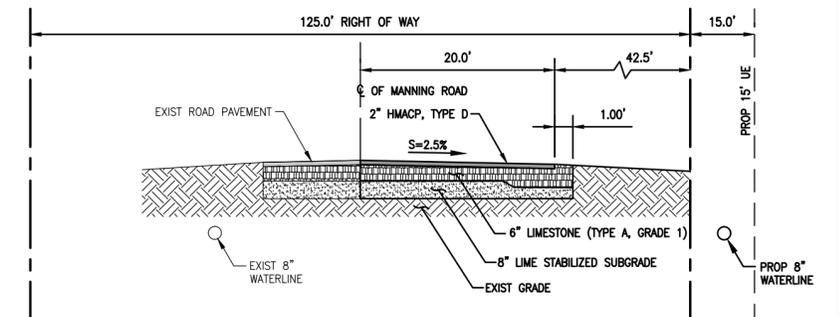
VICINITY MAP  
 SCALE: NTS



**PROPOSED ROAD SECTION @ CHICKERY STREET**  
 SCALE: NTS



**PROPOSED ROAD SECTION @ ALPINE STREET**  
 SCALE: NTS



**PROPOSED ROAD SECTION @ MANNING ROAD**  
 SCALE: NTS

NOTES AND LEGEND

- Total platted area contains 189,1408 Acres (8,238,973.25 Square Feet) of land including street dedication.
- Bearings were determined from a GPS Survey, Texas Coordinate System of 1983, South Zone.
- As scaled upon FIRM, Community Panel No. 485464 0145 C, Map Revised: July 18, 1985, the property described on this plat is located in Flood Zone "C". Contact your local Floodplain Administrator for flood zone determination and base flood elevations.
- 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.
- The yard requirement, as depicted, is a requirement of the Unified Development Code and is subject to change as the zoning may change.
- Existing zoning for this property is "IL" Light Industrial, proposed zoning will be "IL" Light Industrial with special permit.
- Water and wastewater fees shall be paid prior to recordation of the final plat.

MRNCT - Map Records, Nueces County, Texas

DRNCT - Deed Records, Nueces County, Texas

● Denotes found a 5/8" iron rod, unless otherwise noted.

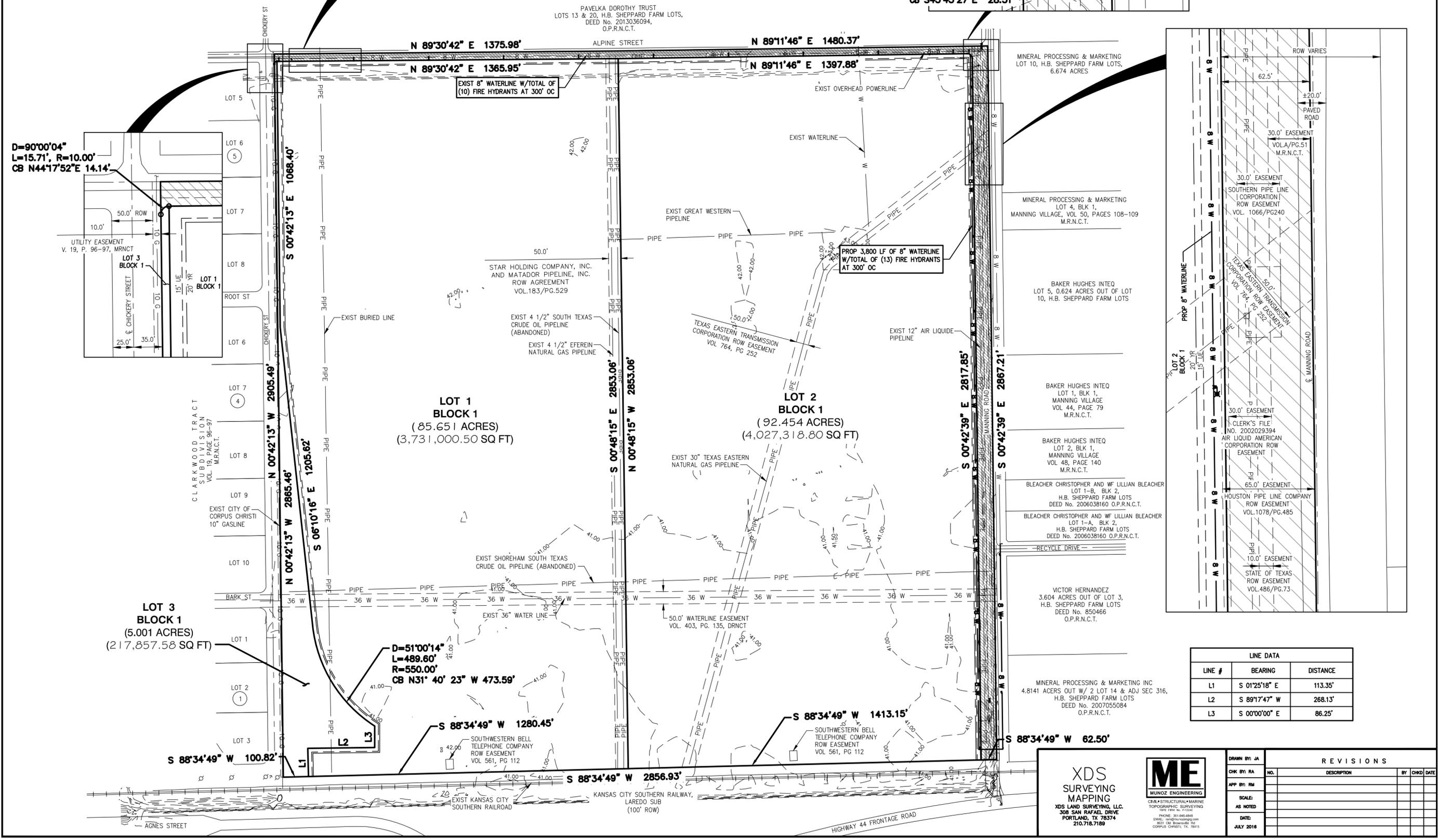
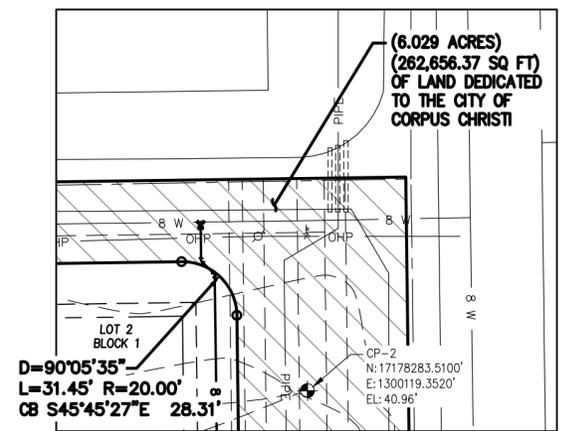
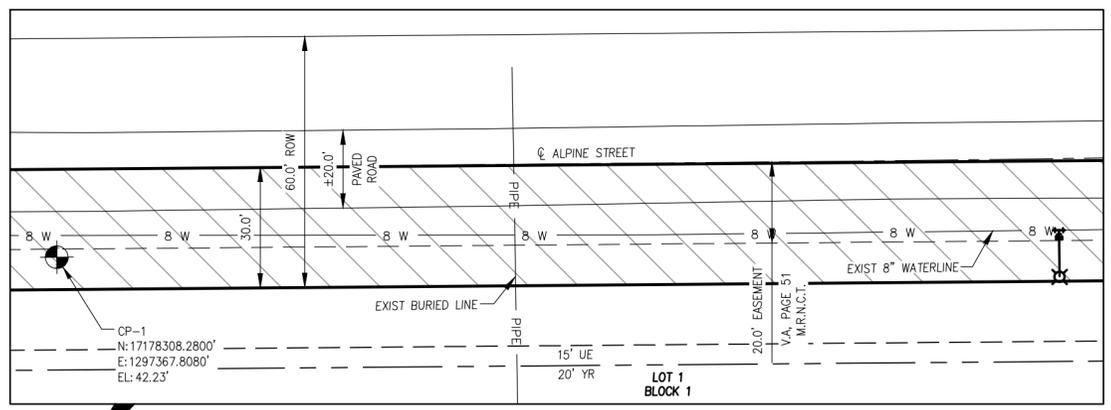
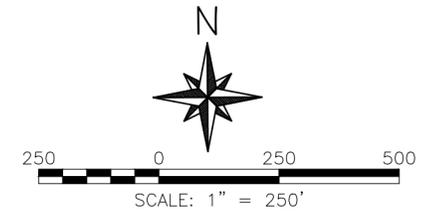
OWNER:  
 Norma Lee Stockseth  
 4500 Ocean Drive, APT 8A  
 Corpus Christi, TX 78412  
 (361) 851-2018

OWNER:  
 Rafael Leal Cavazos  
 PO BOX 270815  
 Corpus Christi, TX 78427  
 (281) 566-3000

XDS  
 SURVEYING  
 MAPPING  
 XDS LAND SURVEYING, LLC.  
 308 SAN RAFAEL DRIVE  
 PORTLAND, TX 78374  
 210.718.7189



DRAWN BY: JA		REVISIONS			
CHK BY: RA	NO.	DESCRIPTION	BY	CHKD	DATE
APP BY: RM					
SCALE:					
AS NOTED					
DATE:					
JULY 2018					



D=90°00'04"  
L=15.71', R=10.00'  
CB N44°17'52"E 14.14'

**LOT 3  
BLOCK 1**  
(5.001 ACRES)  
(217,857.58 SQ FT)

**LOT 1  
BLOCK 1**  
(85.651 ACRES)  
(3,731,000.50 SQ FT)

**LOT 2  
BLOCK 1**  
(92.454 ACRES)  
(4,027,318.80 SQ FT)

D=51°00'14"  
L=489.60'  
R=550.00'  
CB N31° 40' 23" W 473.59'

LINE DATA		
LINE #	BEARING	DISTANCE
L1	S 01°25'18" E	113.35'
L2	S 89°17'47" W	268.13'
L3	S 00°00'00" E	86.25'

**XDS  
SURVEYING  
MAPPING**  
XDS LAND SURVEYING, L.L.C.  
308 SAN RAFAEL DRIVE  
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210.718.7189

**ME**  
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TOPOGRAPHIC SURVEYING  
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8001 Old Bonanza Rd  
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DRAWN BY: JA  
CHK BY: RA  
APP BY: RM  
SCALE:  
AS NOTED  
DATE:  
JULY 2016

**REVISIONS**

NO.	DESCRIPTION	BY	CHKD	DATE