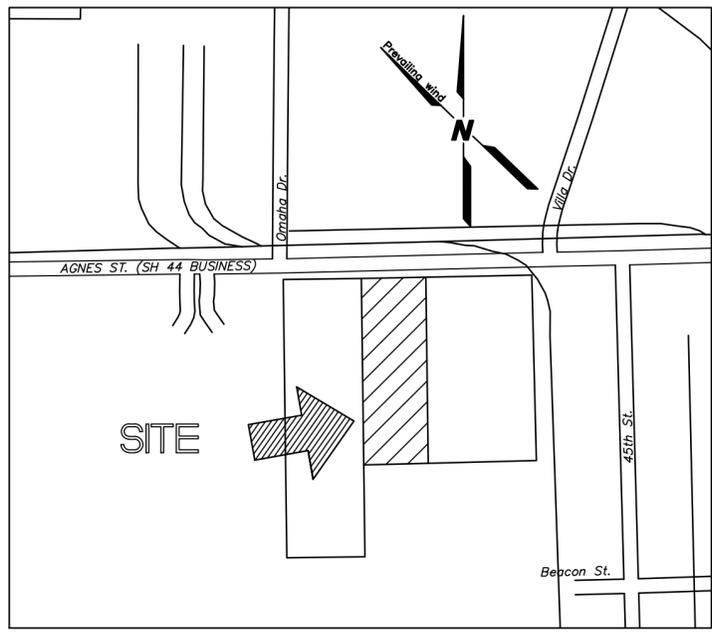
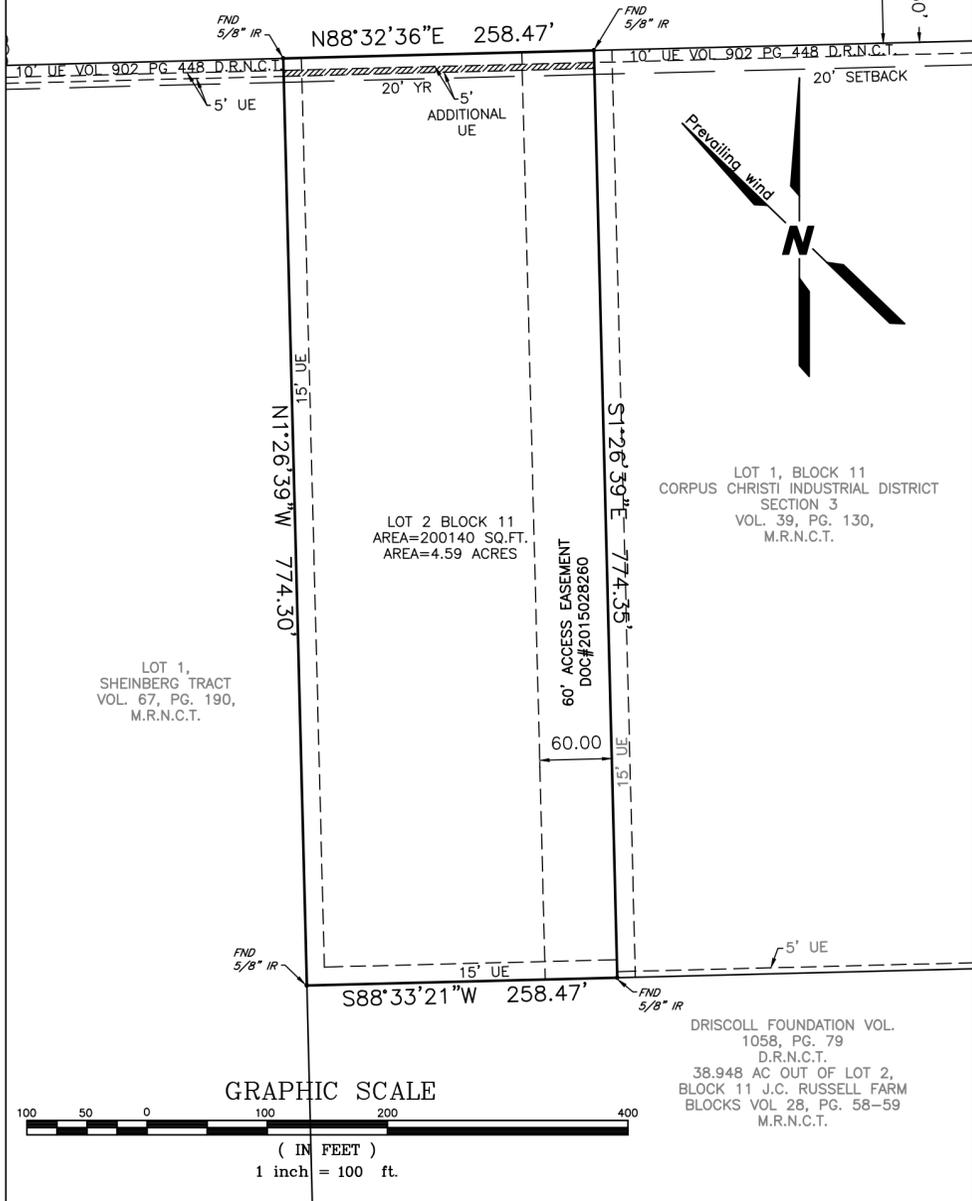


TEXAS-MEXICAN RAILWAY (100' R.O.W.)

AGNES ST. (SPUR 544 BUSINESS)



LOCATION MAP

STATE OF _____ §
COUNTY OF _____ §
SCALE: 1"=500'

I, THOMAS C. BARKER, GOVERNING PERSON OF ST EQUITY GP, LLC, ST EQUITY, LP, HEREBY CERTIFY THAT ST EQUITY, LP IS THE OWNER OF THE PROPERTY SHOWN HEREON, FREE OF ALL LIENS, THAT WE HAVE HAD SAID LAND SURVEYED AS SHOWN HEREON FOR THE PURPOSES OF DESCRIPTION AND DEDICATION. ALL UTILITY EASEMENTS AND RIGHTS-OF-WAY ARE DEDICATED TO THE PUBLIC USE FOR THE OPERATION & MAINTENANCE OF PUBLIC STREETS AND UTILITIES. THIS THE _____ DAY OF _____, 2016.

THOMAS C. BARKER, GOVERNING PERSON,
ST EQUITY GP, LLC.

STATE OF _____ §
COUNTY OF _____ §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____
THIS THE _____ DAY OF _____, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF _____

PLAT OF
CORPUS CHRISTI INDUSTRIAL DISTRICT
SECTION 3
LOT 2 BLOCK 11

BEING A TRACT SITUATED IN CORPUS CHRISTI, NUECES COUNTY, TEXAS, A PORTION OF LOT 2, BLOCK 11, J.C. RUSSELL FARM BLOCKS, AS SHOWN ON THE MAP THEREOF RECORDED IN VOLUME 28 AT PAGES 58 AND 59 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS, AND BEING A PORTION OF THOSE LANDS CONVEYED TO THE ROBERT DRISCOLL AND JULIA DRISCOLL AND ROBERT DRISCOLL, JR. FOUNDATION BY DEED RECORDED IN VOLUME 1058 AT PAGE 79 OF THE DEED RECORDS OF NUECES COUNTY, TEXAS

STATE OF TEXAS §
COUNTY OF NUECES §

THE FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE DEPARTMENT OF DEVELOPMENT SERVICES OF THE CITY OF CORPUS CHRISTI, TEXAS

RATNA POTTUMUTHU, P.E., LEED AP.
DEVELOPMENT SERVICES ENGINEER

DATE

STATE OF TEXAS §
COUNTY OF NUECES §

THE 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 _____, 2016.

PHILIP J. RAMIREZ, A.I.A., LEED AP
CHAIRMAN

DANIEL MCGINN, A.I.C.P.
INTERIM SECRETARY

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 _____, 2016 WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THE DAY OF _____, 2016 AT _____ O'CLOCK _____ M. AND DULY RECORDED THE _____ DAY OF _____, 2016 AT _____ O'CLOCK _____ M. IN THE MAP RECORDS OF SAID COUNTY IN VOLUME _____, PAGE _____, INSTRUMENT NUMBER _____.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT IN AND FOR SAID COUNTY AT OFFICE IN CORPUS CHRISTI, NUECES COUNTY, TEXAS, THE DAY AND YEAR LAST WRITTEN.

BY: _____
DEPUTY
KARA SANDS
COUNTY COURT
NUECES COUNTY, TEXAS

STATE OF TEXAS §
COUNTY OF NUECES §

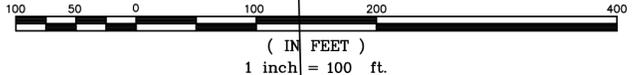
I, MURRAY BASS, JR., REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. THIS THE 20th DAY OF JANUARY, 2016.



MURRAY BASS, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR

PREPARED BY
BASS & WELSH ENGINEERING
CONSULTING ENGINEERS AND SURVEYORS
3054 SOUTH ALAMEDA STREET 78404
P.O. BOX 6397 78466-6397
TELEPHONE: (361) 882-5521
FACSIMILE: (361) 882-1265
FIRM REGISTRATION NO. F-52 (ENGINEERING)
FIRM REGISTRATION NO. 100027-00 (SURVEYING)
CORPUS CHRISTI, TEXAS

GRAPHIC SCALE



NOTES

1. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
2. THE BASIS OF BEARING IS STATE OF TEXAS LAMBERT GRID, TEXAS SOUTH ZONE NAD 1983
3. THE ABOVE PROPERTY APPEARS TO FALL WITHIN ZONE C (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD AS SHOWN ON FEMA COMMUNITY PANEL 485464 0165C DATED JULY 18, 1985
4. 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.
5. THE TOTAL PLATTED AREA CONTAINS 4.59 ACRES OF LAND INCLUDING STREET DEDICATION
6. THE FINISHED FLOOR ELEVATIONS WILL BE REQUIRED TO BE A MINIMUM OF 18 INCHES ABOVE THE CENTERLINES OF ADJACENT ROADWAYS AS OVERFLOW PROTECTION
7. PROPERTY MUST COMPLY WITH THE CITY OF CORPUS CHRISTI STANDARDS

XREF: 15036BAS
PLOTSCALE: 1:1
DRAWING NO: PLAT
PLOTDATE: 06-09-16 8:51 AM