

GENERAL NOTES & LEGEND:

- Total platted area contains 17.20 acres of land.
- Bearings were determined from a GPS Survey, Texas Coordinate System of 1983, South Zone.
- The FEMA Flood Maps show that the property described herein is located in flood Zone C. An area of minimal flooding. Community Panel No. 485464 0165C, Map Revised: July 18, 1985
- There may be existing pipelines not shown on this map. Use the Texas One Call System to locate pipelines before performing any excavation on this property.
- The receiving water for the storm runoff from this property is Oso Creek. the T.C.E.Q. has not classified the aquatic life use for Oso Creek, but it is recognized as an environmentally sensitive area. The Oso Creek flows directly into Oso Bay. the T.C.E.Q. has classified the aquatic life use for Oso Bay as "exceptional" and "oyster waters" and categorize 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.
- If any lot is developed with residential uses, compliance with the Public Open Space regulations will be required during the building permit phase.

M. & P., N. Co., Tx. = Map and Plat Records, Nueces County, Texas.  
 O. R., N. Co., Tx. = Official Records, Nueces County, Texas.  
 ○ = denotes a set 5/8" iron rod with surveyor's cap stamped "RPLS 5988", unless otherwise noted  
 ⊙ = denotes a 5/8" iron rod found unless otherwise noted

STATE OF TEXAS  
 COUNTY OF NUECES

Palacios Manne & Industrial Coatings, Inc., hereby certifies that it is the owner(s) of the lands embraced within the boundaries of a 13.20 acre tract of land, being Lot 2, Block 11 Lantana Industrial Area, as shown on the foregoing plat; that it has had said lands surveyed and subdivided as shown; that streets shown are dedicated to public use forever; that easements as shown are dedicated to 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: Palacios Manne & Industrial Coatings, Inc.

By: \_\_\_\_\_  
 Greg Garcia, Incorporator

STATE OF TEXAS  
 COUNTY OF NUECES

M.R.S. Equipment Group, LLC, hereby certifies that it is the owner(s) of the lands embraced within the boundaries of a 4.00 acre tract of land, being Lot 3, Block 11 Lantana Industrial Area, as shown on the foregoing plat; that it has had said lands surveyed and subdivided as shown; that streets shown are dedicated to public use forever; that easements as shown are dedicated to 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: M.R.S. Equipment Group, LLC

By: \_\_\_\_\_  
 Greg Garcia, Incorporator

STATE OF TEXAS  
 COUNTY OF NUECES

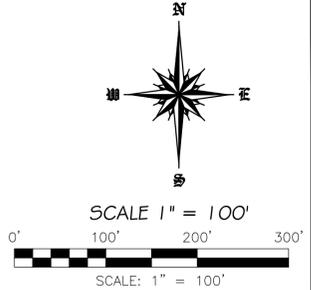
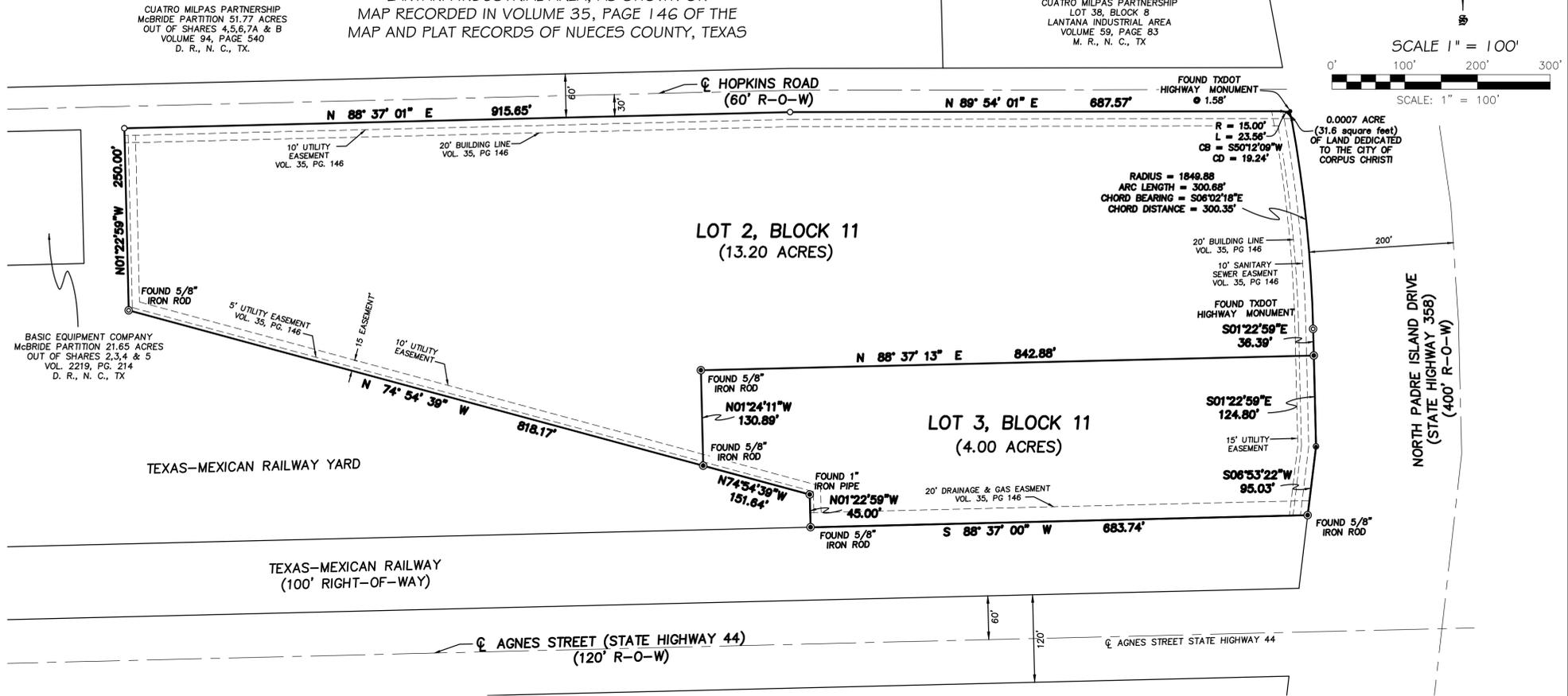
This instrument was acknowledged before me by Greg Garcia, as Incorporator.

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

Notary Public in and for the State of Texas

# LANTANA INDUSTRIAL AREA LOTS 2 & 3, BLOCK 11

BEING A RE-PLAT LOT 1, BLOCK 11  
 LANTANA INDUSTRIAL AREA, AS SHOWN ON  
 MAP RECORDED IN VOLUME 35, PAGE 146 OF THE  
 MAP AND PLAT RECORDS OF NUECES COUNTY, TEXAS



STATE OF TEXAS  
 COUNTY OF NUECES

This final plat of the herein described property approved by the Department of Development Services of the City of Corpus Christi, Texas.

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

\_\_\_\_\_  
 Ratna Pottumuthu, P.E., LEED AP  
 Development Services Engineer

STATE OF TEXAS  
 COUNTY OF NUECES

This final plat of the herein described property approved by Planning Commission of the City of Corpus Christi, Texas.

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

\_\_\_\_\_  
 Daniel M. Grimsbo, P.E., A.I.C.P., Secretary

\_\_\_\_\_  
 Philip J. Ramirez, A.I.A., LEED AP, 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

at \_\_\_\_ O'clock \_\_\_\_ M., 20\_\_\_\_

By: \_\_\_\_\_  
 Kara Sands, County Clerk  
 Nueces County, Texas

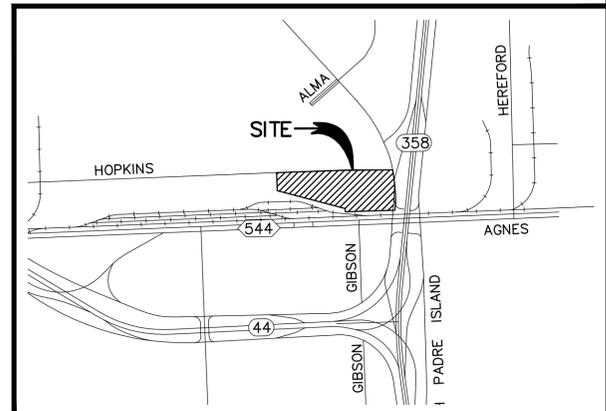
STATE OF TEXAS  
 COUNTY OF NUECES

I, Jesse Fuentes, a Registered Professional Land Surveyor, 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\_\_\_\_.

\_\_\_\_\_  
 Jesse Fuentes, R.P.L.S.  
 Texas License No. 5988

VICINITY MAP  
 NOT TO SCALE



JESSE FUENTES, R.P.L.S. 5988  
 300 HACKBERRY STREET  
 SYDNEY, TEXAS 78387  
 PHONE: 361-364-2921  
 CELL: 361-215-9126

LANTANA INDUSTRIAL AREA  
 A RE-SUBDIVISION OF LANTANA INDUSTRIAL AREA  
 VOLUME 35, PAGE 146, MAP AND PLAT RECORD  
 NUECES COUNTY, TEXAS

DATE: 10-29-2014	SCALE
Vertical N/A	Horizontal 1" = 100'
SHEET 1	OF 1
PROJ. NO. =	

DRAWN BY: JF	CHECKED	FILE NO. 20141004ME
PREPARED BY: JF	DATE	LOCATION: