

LOCATION MAP
SCALE: 1"=800'

STATE OF TEXAS §
COUNTY OF NUECES §

I, BRUCE CALLAWAY HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN HEREON, FREE OF ALL LIENS, AND THAT I HAVE HAD SAID SURVEYED AS SHOWN 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.

BRUCE CALLAWAY

STATE OF TEXAS §
COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY
BRUCE CALLAWAY,

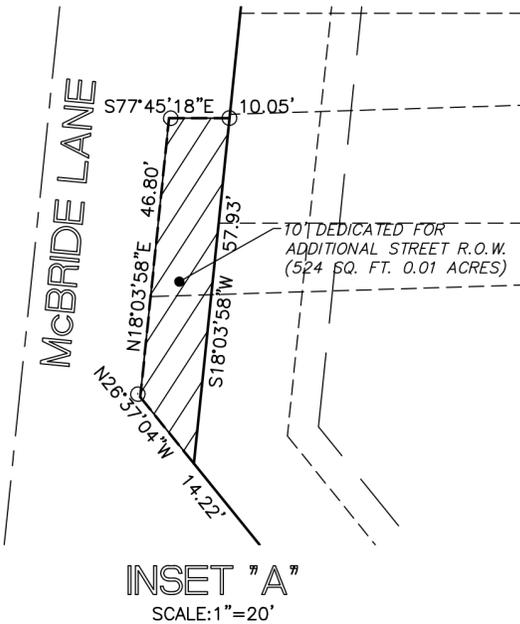
THIS THE _____ DAY OF _____, 2016

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTES

1. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE ORDINANCE 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 SUBJECT PROPERTY LIES IN ZONE C [AREAS OF MINIMAL FLOODING] AS SHOWN BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MAP NO. 485464 0165 C DATED JULY 18, 1985.
4. 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".
5. 5/8" IRON RODS AT ALL LOT CORNERS, UNLESS SHOWN OTHERWISE.
6. THE TOTAL PLATTED AREA CONTAINS 6.47 ACRES OF LAND, NET OF R.O.W. DEDICATION.
7. THE FINISHED FLOOR ELEVATIONS WILL BE REQUIRED TO BE A MINIMUM OF 18 INCHES ABOVE THE CENTERLINES OF ADJACENT ROADWAYS AS OVERFLOW PROTECTION.
8. THERE ARE INDICATIONS THAT ALL PIPELINES MAY NOT BE WITHIN THE DESIGNATED EASEMENTS.
9. PROPERTY MUST COMPLY WITH TXDOT'S TRAFFIC ACCESS MANAGEMENT PLAN
10. "PUBLIC OPEN SPACE", IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.
11. PROPOSED DRIVEWAY ACCESS TO A PUBLIC CITY STREET SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS OUTLINED IN ARTICLE 7 OF THE UDC
12. DRIVEWAY ACCESS INTO IH-37 ACCESS ROAD SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS OF TEXAS DEPARTMENT OF TRANSPORTATION. DRIVEWAYS AND DRAINAGE INTO IH-37 ACCESS ROAD SHALL BE PERMITTED THROUGH TXDOT

PLAT OF
CALLAWAY INDUSTRIAL TRACTS
LOTS 1 & 2,
BEING A REPLAT OF LOT 14, BLOCK 2, BEST ADDITION, RECORDED IN VOL. 32, PG. 34, M.R.N.C.T.; LOT 5-A, EHLERS GARDEN TRACT, RECORDED IN VOL. 29, PG. 17, M.R.N.C.T.; AND 2.405 ACRES DUNN TRACT 5, OUT OF 2.43 ACRES DESCRIBED IN SHERIFF TAX DEED TO BRUCE CALLAWAY, RECORDED IN DOC. NO. 2000036888, OFFICIAL RECORDS, NUECES COUNTY, TEXAS.



INSET "A"
SCALE: 1"=20'

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 _____

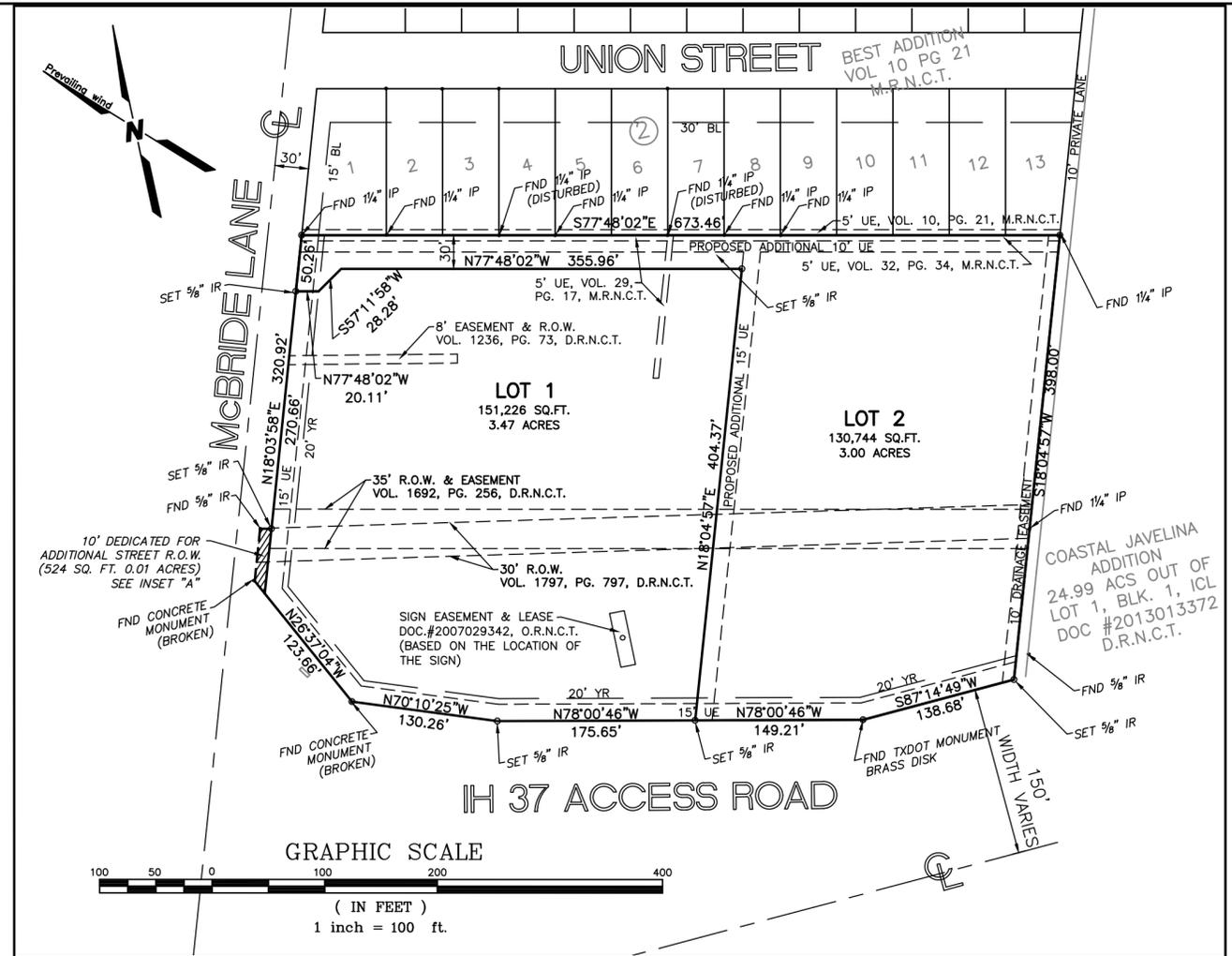
STATE OF TEXAS §
COUNTY OF NUECES §

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. THIS THE 6th DAY OF SEPTEMBER, 2016.

Murray Bass, Jr.
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



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

DRAWING NO: 16042-0-PLAT PLOTS/SCALE: 1:1
XREF: 16042-0-BASE
PLOT/DATE: 10-10-16 15:12 PM