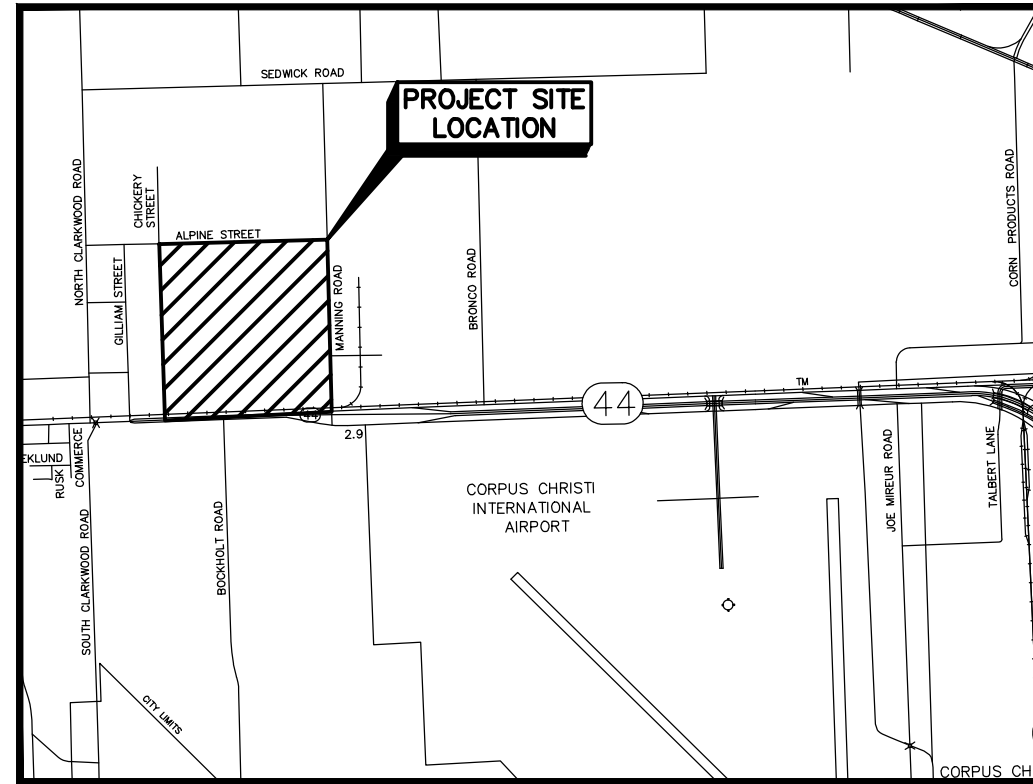


FINAL PLAT OF  
**STEPS TERMINAL**  
**BLOCK 1, LOT 1**

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

STATE OF TEXAS  
 COUNTY OF NUECES

THIS PLAT OF THE STEPS TERMINAL, APPROVED BY THE CORPUS CHRISTI NUECES COUNTY HEALTH UNIT. ANY PRIVATE WATER SUPPLY AND/OR SEWAGE SYSTEM SHALL BE APPROVED BY THE CORPUS CHRISTI- NUECES COUNTY HEALTH DEPARTMENT PRIOR TO INSTALLATION.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
 PUBLIC HEALTH OFFICER

NOTES AND LEGEND

- Total platted area contains 184.151 Acres (8,021,617.56 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.

MRNCT – Map Records, Nueces County, Texas

DRNCT – Deed Records, Nueces County, Texas

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

STATE OF TEXAS  
 COUNTY OF NUECES

Rangeland Products Terminals, LLC, hereby certifies that it is the owner of the lands embraced within the boundaries of a 189.152 Acres (8,239,461.12 Square Feet) tract of land 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\_\_\_\_.

\_\_\_\_\_  
 Robert Singleton, Senior Vice President

STATE OF TEXAS  
 COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY \_\_\_\_\_, AS \_\_\_\_\_.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS  
 COUNTY OF NUECES

THIS REPLAT 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 REPLAT OF THE HEREIN DESCRIBED PROPERTY APPROVED BY PLANNING COMMISSION OF THE CITY OF CORPUS CHRISTI, TEXAS.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
 WILLIAM J. GREEN, PE., INTERIM SECRETARY

\_\_\_\_\_  
 ERIC VILLARREAL, PE., 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

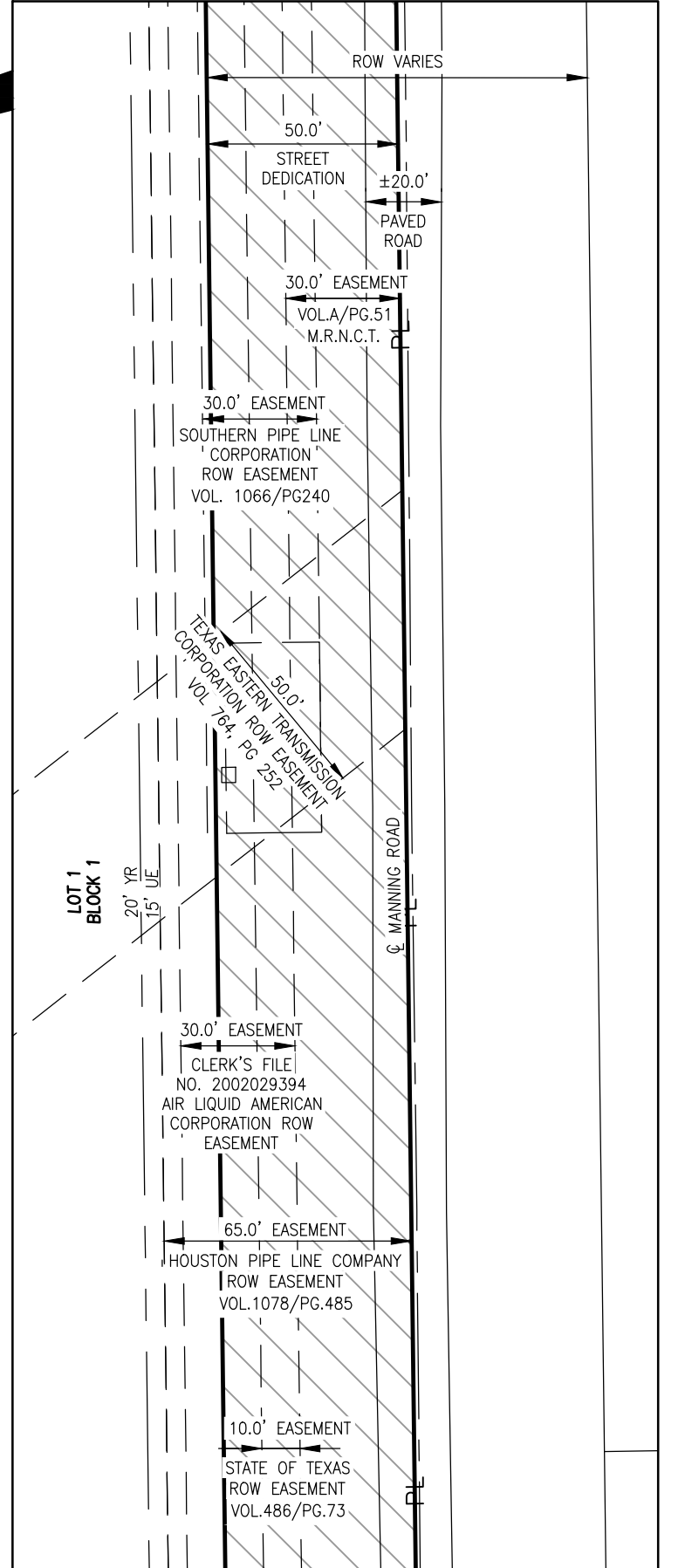
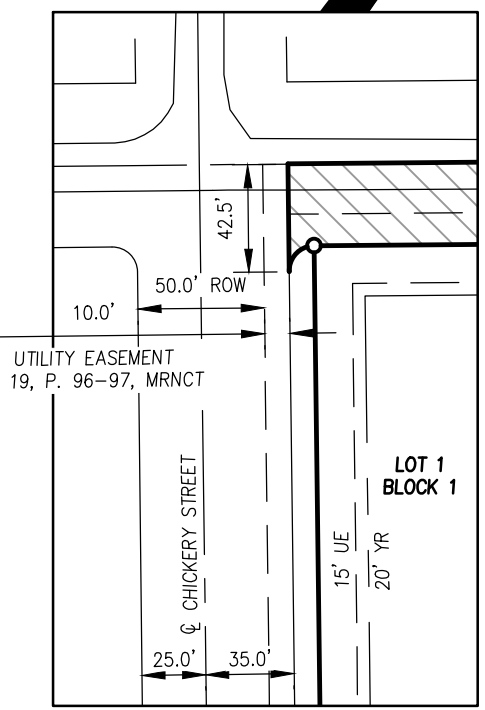
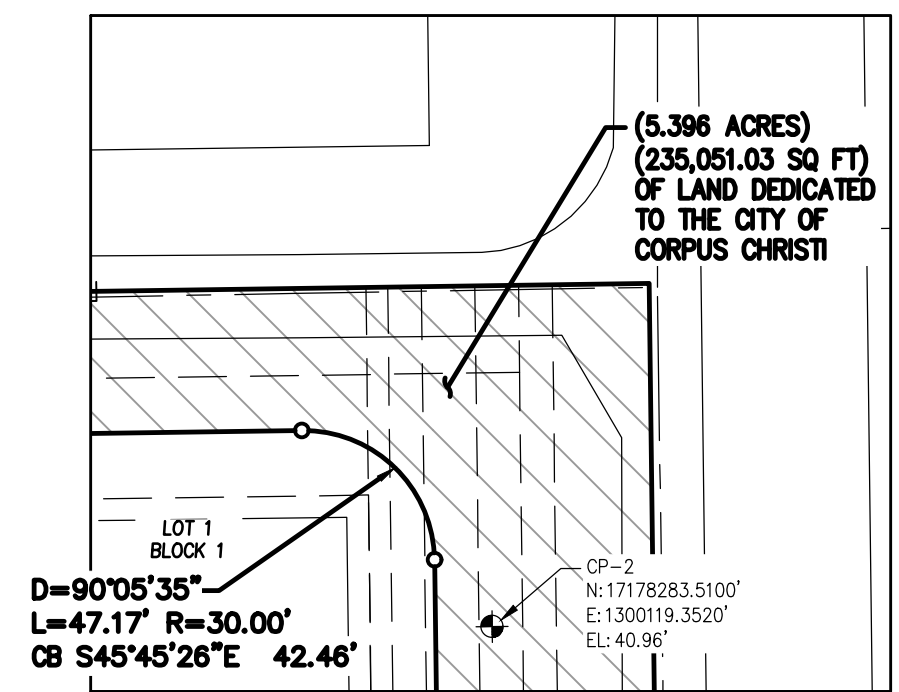
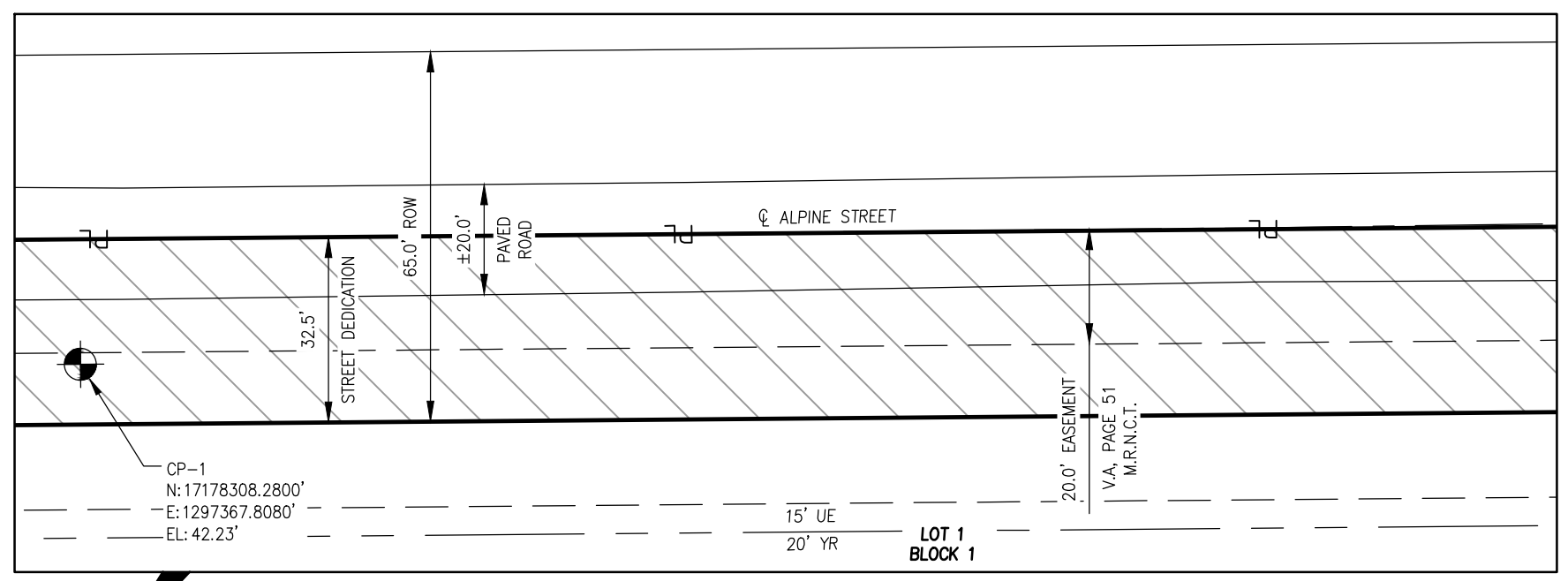
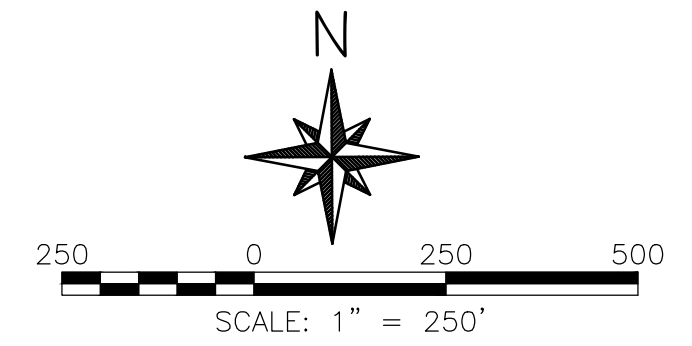
I, XAVIER D. SANDOVAL, A REGISTERED PROFESSIONAL LAND SURVEYOR, HAVE PREPARED THE FOREGOING MAP FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF; I HAVE BEEN ENGAGED UNDER CONTRACT TO SET ALL LOT AND BLOCK CORNERS AS SHOWN HEREIN AND TO COMPLETE SUCH OPERATIONS WITH DUE AND REASONABLE DILIGENCE CONSISTENT WITH SOUND PROFESSIONAL PRACTICE.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
 XAVIER D. SANDOVAL, R.P.L.S.  
 TEXAS LICENSE NO. 5886

Exhibit A

XDS SURVEYING MAPPING XDS LAND SURVEYING, LLC. 308 SAN RAFAEL DRIVE PORTLAND, TX 78374 210.718.7188	MUNOZ ENGINEERING CIVIL • STRUCTURAL • MARINE TOPOGRAPHIC SURVEYING 1994-1995 PHONE: 361-945-6848 EMAIL: emunoz@munozeng.com 8021 Old Brownsville Rd Corpus Christi, TX 78415	DRAWN BY: JA	REVISIONS			
		CHK BY: RA APP BY: RM SCALE: AS NOTED DATE: JULY 2018	NO.	DESCRIPTION	BY	CHKD



5.001 ACRES REMAINING; OF 97.60 ACRES, BEING AT THE WEST OF LOT 1, BLOCK 1, 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.

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, LLC.  
308 SAN RAFAEL DRIVE  
PORTLAND, TX 78374  
210.718.7189

**ME**  
MUNOZ ENGINEERING  
CIVIL • STRUCTURAL • MARINE  
TOPOGRAPHIC SURVEYING  
PHONE: 361.965.4848  
EMAIL: mmunoz@munozeng.com  
8001 OBI Boulevard, Suite 100  
CORPUS CHRISTI, TX, 78415

DRAWN BY: JA		REVISIONS		
CHK BY: RA	NO.	DESCRIPTION	BY	CHRD DATE
APP BY: RM				
AS NOTED				
DATE:				
JULY 2016				

