

**PLAT OF
RUSSELL INDUSTRIAL AREA, BLOCK 7, LOT 1A,
NUECES COUNTY, TEXAS.**
BEING A REPLAT OF LOTS 1, 2 & 3, BLOCK 7, RUSSELL INDUSTRIAL AREA, AS
RECORDED IN VOLUME 26, PAGE 62, AND LOT 4, BLOCK 7, RUSSELL INDUSTRIAL
AREA, VOLUME 57, PAGE 81, MAP RECORDS, NUECES COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF NUECES

I, James D. Kearns, Executive Vice President of Admiral Linen Service, Inc., do hereby certify that I am the owner of the lands embraced within the boundaries of the forgoing map; easements shown hereon are hereby dedicated to the public for the installation, operation and maintenance of public utilities.

This the ____ day of _____, 2017.

James D. Kearns
Executive Vice President
Admiral Linen Service, Inc.

STATE OF TEXAS
COUNTY OF NUECES

This instrument was acknowledged before me by James D. Kearns, Executive Vice President of Admiral Linen and Uniform Services-S.A., Inc., proven to me to be the person whose signature is made on the foregoing instrument of writing, and he acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity stated.
Given under my hand and seal of office, this the ____ day of _____, 2017.

Notary Public
My commission expires: _____

STATE OF TEXAS
COUNTY OF NUECES

This plat of Russell Industrial Area, BLOCK 7, Lot 1A, approved by the Planning Commission on the behalf of the City of Corpus Christi, Texas, this the ____ day of _____, 2017.

Chairperson

Julio Dimas, CFM
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 _____, 2017, at ____ o'clock __.M., and duly recorded the ____ day of _____, 2017, 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, Clerk
County Court
Nueces County, Texas

STATE OF TEXAS
COUNTY OF NUECES

This plat of Russell Industrial Area, Block 7, Lot 1A, is approved by the Department of Development Services Engineer of the City of Corpus Christi, Texas, this the ____ day of _____, 2017.

Ratna S. Pottumuthu, P.E., LEED AP
Development Services Engineer

STATE OF TEXAS
COUNTY OF NUECES

I, Stacey King Mora, Registered Professional Land Surveyor, hereby certify that this survey map was prepared from an actual on the ground survey made under my direction and supervision, and represents the facts found at the time of survey, and that this survey substantially complies with the current standards adopted by the Texas Board of Professional Land Surveying.

Stacey King Mora
Registered Professional Land Surveyor
Texas Registration No. 6166

Naismith Engineering, Inc.

Date: _____



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NUECES COUNTY, TEXAS.

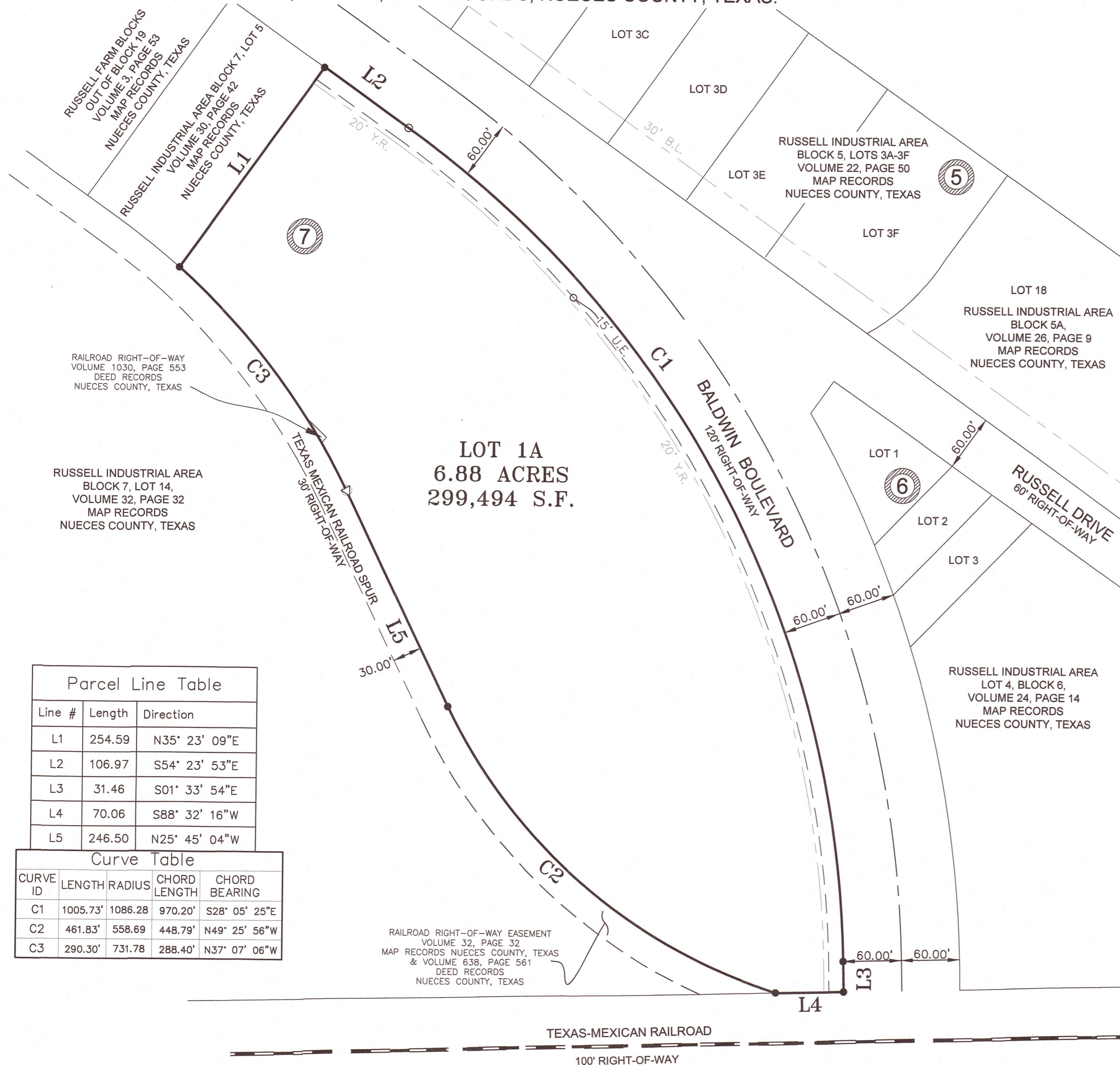
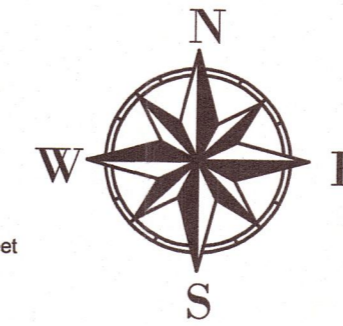
NaismithEngineering, Inc.
ARCHITECTURE ■ ENGINEERING ■ ENVIRONMENTAL ■ SURVEYING
4501 GOLLICHER ROAD ■ 600 W 8TH SUITE 300 ■ 789 E WASHINGTON ■ 405 W POWER AVE
CORPUS CHRISTI, TX 78411 ■ AUSTIN, TX 78701 ■ BROWNSVILLE, TX 77801 ■ VICTORIA, TX 77901
PH: (361) 814-9900 ■ PH: (512) 708-9322 ■ PH: (956) 541-1155 ■ PH: (800) 677-2831
TBAE F-13553 ■ TBPE F-355 ■ TBPG F-50017 ■ TBPIS F-100395-00 ■ NAISMITH-ENGINEERING.COM

ENGINEER / SURVEYOR
STACEY KING MORA
PROJECT NO. 361-814-9900
PROJ. 361-814-4401
DRAWN BY: CDO
CHECKED BY: SM
APPROVED BY: SM
SURVEY DATE: 8/31/2016
DRAWING DATE: 9/17/2016
PROJECT ID: 9801-01-RUSSELL INDUSTRIAL

PLAT OF RUSSELL INDUSTRIAL AREA, BLOCK 7, LOT 1A, NUECES COUNTY, TEXAS.

BEING A REPLAT OF LOTS 1, 2 & 3, BLOCK 7, RUSSELL INDUSTRIAL AREA, AS
RECORDED IN VOLUME 26, PAGE 62, AND LOT 4, BLOCK 7, RUSSELL INDUSTRIAL
AREA, VOLUME 57, PAGE 81, MAP RECORDS, NUECES COUNTY, TEXAS.

0 80 160 Feet
GRAPHIC SCALE IN FEET 1" = 80'



RAILROAD RIGHT-OF-WAY
VOLUME 1030, PAGE 553
DEED RECORDS
NUECES COUNTY, TEXAS

RUSSELL INDUSTRIAL AREA
BLOCK 7, LOT 14,
VOLUME 32, PAGE 32
MAP RECORDS
NUECES COUNTY, TEXAS

LOT 1A
6.88 ACRES
299,494 S.F.

BALDWIN BOULEVARD
120' RIGHT-OF-WAY

RUSSELL INDUSTRIAL AREA
LOT 4, BLOCK 6,
VOLUME 24, PAGE 14
MAP RECORDS
NUECES COUNTY, TEXAS

LOT 18
RUSSELL INDUSTRIAL AREA
BLOCK 5A,
VOLUME 26, PAGE 9
MAP RECORDS
NUECES COUNTY, TEXAS

RUSSELL INDUSTRIAL AREA
BLOCK 5, LOTS 3A-3F
VOLUME 22, PAGE 50
MAP RECORDS
NUECES COUNTY, TEXAS

Parcel Line Table

Line #	Length	Direction
L1	254.59	N35° 23' 09"E
L2	106.97	S54° 23' 53"E
L3	31.46	S01° 33' 54"E
L4	70.06	S88° 32' 16"W
L5	246.50	N25° 45' 04"W

Curve Table

CURVE ID	LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C1	1005.73'	1086.28	970.20'	S28° 05' 25"E
C2	461.83'	558.69	448.79'	N49° 25' 56"W
C3	290.30'	731.78	288.40'	N37° 07' 06"W

RAILROAD RIGHT-OF-WAY EASEMENT
VOLUME 32, PAGE 32
MAP RECORDS NUECES COUNTY, TEXAS
& VOLUME 638, PAGE 561
DEED RECORDS
NUECES COUNTY, TEXAS

TEXAS-MEXICAN RAILROAD
100' RIGHT-OF-WAY

LEGEND

△ = CALCULATED POINT

● = IRON ROD FOUND

○ = MAG NAIL FOUND

U.E. = UTILITY EASEMENT

Y.R. = YARD REQUIREMENT

M.R.N.C.T. = MAP RECORDS NUECES COUNTY, TEXAS

GENERAL NOTES:

- TOTAL PLATTED AREA CONTAINS 6.88 ACRES OF LAND
- THE YARD REQUIREMENT AS DEPICTED, IS A REQUIREMENT OF THE ZONING ORDINANCE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- A 5/8" DIAMETER BY 18" LONG IRON ROD WITH RED PLASTIC CAP STAMPED "NAISMITH ENG. C.C. TX." SET AT ALL PLAT CORNERS, BLOCK CORNERS, LOT CORNER, REFERENCE POINTS, POINTS OF CURVATURE, AND POINTS OF TANGENCY, UNLESS OTHERWISE NOTED.
- PLOTTING THE PROPERTY BY SCALE ON A FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 485464 0165 C, MAP REVISED JULY 18, 1985 INDICATES THE PROPERTY IS LOCATED IN FLOOD ZONE C DEFINED AS "AREAS OF MINIMAL FLOODING". THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOODING DAMAGE.
- 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 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".
- IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.



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TBAE F-13553 ■ TBPG F-50017 ■ TBPLS F-100395-00 ■ NAISMITH-ENGINEERING.COM

PROJECT NO. 161-814-4401
ENGINEER / SURVEYOR: STACEY MORA
PROJECTED DATE: 9/1/2016
DRAWING DATE: 9/1/2016
DRAWING NAME: RUSSELL INDUSTRIAL
PROJECT ID: 9801
CHECKED BY: APPROVED BY: SM
DRAWN BY: CDO
PROJECTED DATE: 9/1/2016
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