STATE OF TEXAS §
COUNTY OF _____ §

CORPUS ALUSHIELD, LLC, DO HEREBY CERTIFY THAT WE ARE THE OWNER OF THE PROPERTY DESCRIBED HEREIN; THAT ALL PUBLIC EASEMENTS AND RIGHT-OF-WAYS SHOWN ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF PUBLIC STREETS AND UTILITIES, AND WE ADOPT THIS PLAT FOR THE PURPOSES OF DESCRIPTION AND DEDICATION.

THIS _____ DAY OF _____, 20____.

_____
ARNOLD B. WALTERS
MANAGER

STATE OF TEXAS §
COUNTY OF _____ §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY ARNOLD B. WALTERS 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 _____ DAY OF _____, 20____.

_____
NOTARY PUBLIC

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 IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

THIS _____ DAY OF _____, 20____.

_____
XAVIER D. SANDOVAL, RPLS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5886

STATE OF TEXAS §
COUNTY OF NUECES §

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

THIS _____ DAY OF _____, 20____

_____
BRIA A. WHITMIRE, P.E., CFM, CPM
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS §
COUNTY OF NUECES §

THE PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE PLANNING COMMISSION ON BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS.

THIS _____ DAY OF _____, 20____

_____ _____
CYNITHIA SALAZAR-GARZA — CHAIR
MICHAEL DICE — DIRECTOR

STATE OF TEXAS §
COUNTY OF NUECES §

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, HEREBY CERTIFY THAT THE FOREGOING MAP DATED THE _____ DAY OF _____, 20____, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THIS THE _____ DAY OF _____, 20____, AT _____ O'CLOCK __.M. AND DULY RECORDED IN VOLUME _____, PAGE _____, MAP RECORDS OF NUECES COUNTY, TEXAS. WITNESS MY HAND AND SEAL OF SAID COURT AT OFFICE IN CORPUS CHRISTI, TEXAS.

THIS THE _____ DAY OF _____, 20____

BY: _____ _____
DEPUTY — KARA SANDS - COUNTY CLERK, NUECES COUNTY, TEXAS

DOCUMENT NO. _____

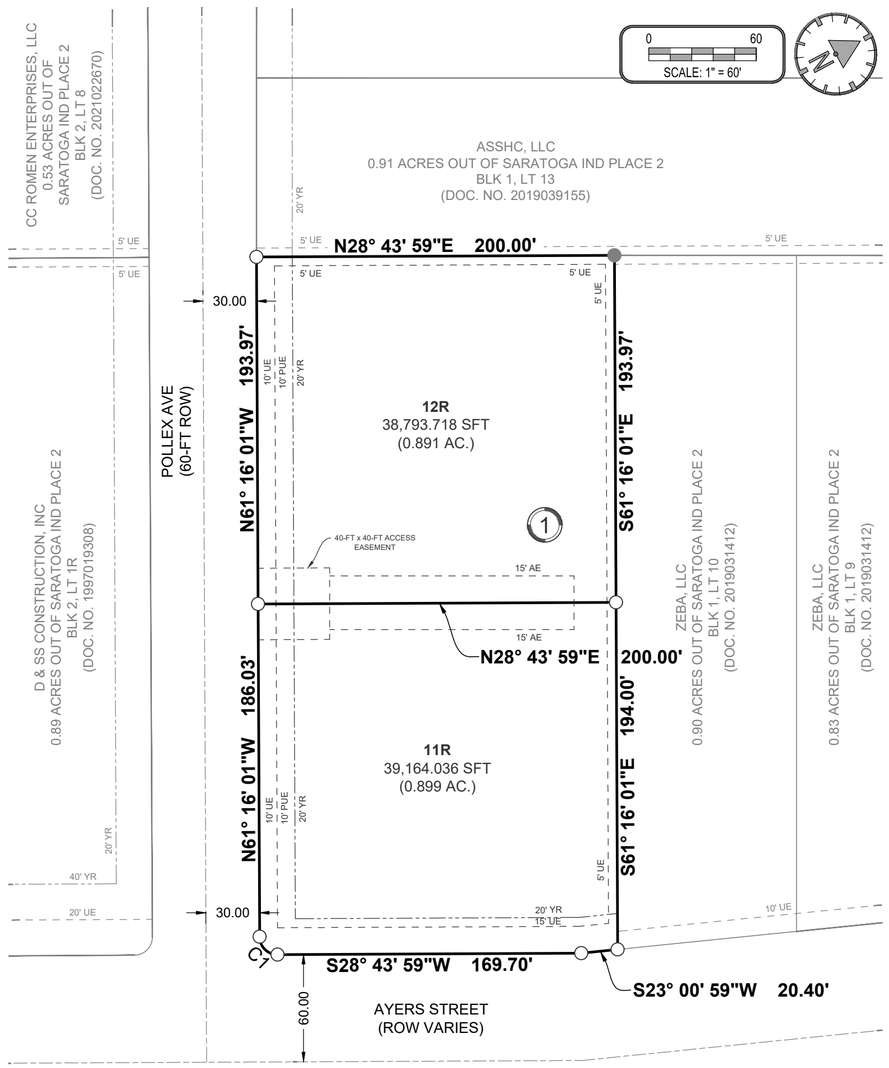
FILED FOR RECORD AT

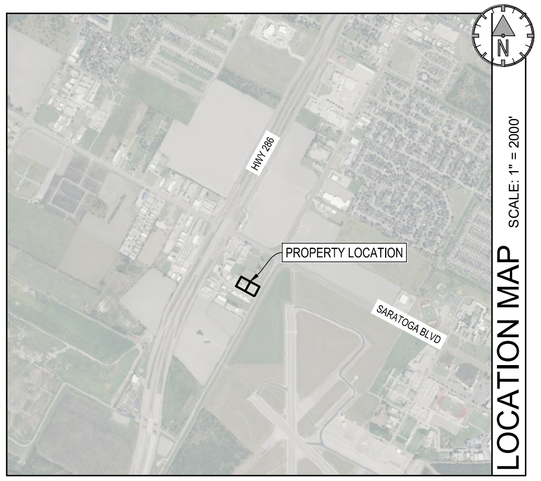
____ : ____ O'CLOCK ____ ON _____, 20____

REPLAT OF

SARATOGA INDUSTRIAL PLACE UNIT 2 BLOCK 1, LOTS 11R & 12R

BEING A REPLAT OF A 1.79 ACRE TRACT OF LAND OUT OF LOTS 11R & 12R , BLOCK 1, "SARATOGA INDUSTRIAL PLACE UNIT 2" AS SHOWN ON THE PLAT RECORDED IN VOLUME 45, PAGE 19, MAP RECORDS NUECES COUNTY, TEXAS.





LOCATION MAP SCALE: 1" = 2000'

DEVELOPMENT INFORMATION

1. PROPERTY OWNER/DEVELOPER
   CORPUS ALUSHIELD, LLC
   PO BOX 1669
   BURNET, TEXAS, 78611
   PHONE: 512 - 632 - 6484
   EMAIL: RBURNETT@MATADORPS.COM
2. ENGINEER
   MUNOZ ENGINEERING, LLC
   1608 S. BROWNLEE BLVD
   CORPUS CHRISTI, TEXAS, 78404
3. SURVEYOR
   XDS LAND SURVEYING, LLC
   320 S. WALNUT AVE.
   NEW BRAUNFELS, TEXAS, 78130

LOT INFORMATION
LIGHT INDUSTRIAL = 2 LOTS 1.79 ACRES

PLAT NOTES:

1. TOTAL PLATTED AREA CONTAINS 1.79 ACRES OF LAND, INCLUDING RIGHT-OF-WAY DEDICATIONS AND EASEMENTS.
2. FEMA INFORMATION
   EFFECTIVE:
   BY GRAPHIC PLOTTING THIS PROPERTY IS IN ZONE X ON FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NO. 48355C0505G, MAP WITH A EFFECTIVE DATE OF OCTOBER 13, 2022.
   THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE ENGINEER OR SURVEYOR.
3. RECEIVING WATERS
   OSO CREEK DRAINAGE BASIN
   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.
4. ALL FOUND MONUMENTS ARE INDICATED ON THE PLAT.
5. ALL BEARINGS ARE GRID BEARINGS BASED ON THE GLOBAL POSITIONING SYSTEM, TEXAS STATE PLAIN NAD83 (93), TEXAS SOUTH ZONE 4205 AND ALL ELEVATIONS ARE BASED ON NAVD88.
6. THE SURVEYOR CAN NOT CERTIFY AS TO UN-RECORDED EASEMENTS AND/OR RIGHT-OF-WAY THAT MAY IMPACT THE SUBJECT PROPERTY AND ARE NOT VISIBLE AND APPARENT.
7. CAUTION MUST BE TAKEN WITH PIPELINE MARKERS INDICATING BURIED LINES NOT ON RECORD.
8. THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE A MINIMUM OF 18-INCHES ABOVE THE CENTERLINE OF THE HIGHEST ADJACENT ROADWAY OR AS NOTED ON CONSTRUCTION DRAWINGS FOR THE SUBDIVISION.
9. THE YARD REQUIREMENTS, AS DEPICTED, IS A REQUIREMENT OF THE CITY OF CORPUS CHRISTI UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
10. THE PROPERTIES INDICATED WITHIN THIS PLAT IS LOCATED NEAR AIRFIELDS USED BY AIRPLANES AND MAY BE SUBJECT TO AIRCRAFT NOISE, OVER FLIGHT, AND VIBRATION.
11. THIS SUBDIVISION INCLUDES PRIVATE IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, STREETS, FACILITIES AND EASEMENTS THAT HAVE NOT BEEN DEDICATED TO THE PUBLIC OR ACCEPTED BY THE CITY OF CORPUS CHRISTI OR ANY OTHER LOCAL GOVERNMENT AGENCY AS PUBLIC RIGHTS-OF-WAY. THE CITY OF CORPUS CHRISTI HAS NO OBLIGATION, NOR ANY OTHER LOCAL GOVERNMENT AGENCY HAVE ANY OBLIGATION, TO MAINTAIN, REPAIR, INSTALL OR CONSTRUCT PRIVATE IMPROVEMENTS WITHIN THE SUBDIVISION UNLESS DAMAGE IS NEGLIGENT BY SUCH ENTITY. THE OBLIGATION SHALL BE THE SOLE RESPONSIBILITY OF THE OWNERS OF THE PROPERTY OF THIS SUBDIVISION.

Curve Table

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	15.71	10.00	90.00	N73° 43' 59"E	33.24

PLAT ABBREVIATION LEGEND

M.R. - MAP RECORDS	D.R. - DEED RECORDS
VOL - VOLUME	PG - PAGE
SEC - SECTION	LT - LOT
AC - ACRE	SFT - SQUARE FEET
NB - NON-BUILDABLE	ROW - RIGHT-OF-WAY
YR - YARD REQUIREMENT	AE - ACCESS EASEMENT
UE - UTILITY EASEMENT	PUE - PRIVATE UTILITY EASEMENT

PLAT SYMBOL AND LINE LEGEND

- 5/8" IRON ROD FOUND
- 5/8" IRON ROD SET
- BLOCK IDENTIFICATION
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- ROAD CENTER LINE
- YARD REQUIREMENT
- EASEMENT

ENGINEER: RAMIRO MUNOZ III, PE
SURVEYOR: XAVIER SANDOVAL, RPLS
OWNER: CORPUS ALUSHIELD, LLC

ENGR PID	SURVEY PID	OWNER PID
230028		N/A

DRWN BY	CHKD BY	APPD BY	REV #
MH	RMIII	XDS	-

SURVEY DATE | DRAWING DATE: 05/23/2025

SURVEYING & MAPPING SERVICES
Xavier D Sandoval SURVEYOR, LLC
210-673-1189
xavier@sandovalsurveyor.com
320 S. WALNUT AVE, NEW BRAUNFELS, TX 78130

MUNOZ ENGINEERING
1608 S. BROWNLEE BOULEVARD
CORPUS CHRISTI, TX 78404
OFFICE: 361.946.4848
TBPELS FIRM F-12240
MUNOZ ENGINEERING
CIVIL | STRUCTURAL | MARINE | LAND DEVELOPMENT

REPLAT OF
SARATOGA INDUSTRIAL PLACE UNIT 2
BLOCK 1, LOTS 11R & 12R
2334 POLLEX AVE, CORPUS CHRISTI, NUECES COUNTY, TEXAS

PAGE
PLAT 1

PLAT - FULL SIZE = 18 x 24
MUNOZ ENGINEERING, LLC © 2023 (M:\Projects\CC Alushield, LLC\250028 - Senox PEMB Warehouses\Drawings\Plat\250028 - Plat.dwg)