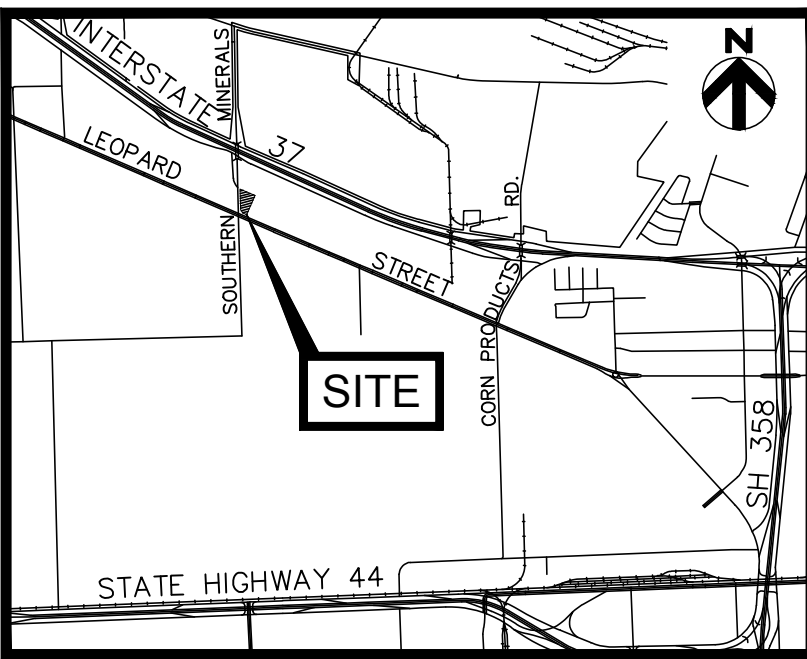


LJACC NAME: R:\CLIENTS\LA SURVEY\CNM 37, LLC - 1 LAS200\17017 - Replat of Lot 7, Block 1, Thirty Seven Industrial Park\SURVEY (CO)\05-CAD\Lots 7A & 7B, Block 1, Thirty Seven Industrial Park.dwg CM DATE: 07 MAR 2018 TIME: 10:45



VICINITY MAP
SCALE: 1" = 4000'

STATE OF TEXAS
COUNTY OF NUECES
We, CNM 37, LLC, a Texas Limited Liability Company, do hereby certify that I am the owner of the property referred to as Lots 7A & 7B, Block 1, Thirty Seven Industrial Park, that all easements and right-of-ways as 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 ___, 2018.

CNM 37, LLC
Burris McRee, Member

STATE OF TEXAS
COUNTY OF NUECES
Before me, the undersigned authority, on this day personally appeared _____, proven to me to be the persons whose signature he made on the foregoing instrument of writing, and acknowledged to me that he executed the same for the purposes and considerations therein expressed. Given under my hand and seal of office, this ___ day of ___, 2018.

Notary Public

STATE OF TEXAS
COUNTY OF NUECES
This final plat of the herein described property was approved by the Department of Development Services of the City of Corpus Christi, Texas. This the ___ day of ___, 2018.

William J. Green, P.E.
Development Services Engineer

STATE OF TEXAS
COUNTY OF NUECES
This final plat of the herein described property was approved on behalf of the City of Corpus Christi, Texas by the Planning Commission, this ___ day of ___, 2018.

William J. Green, P.E. Secretary
Eric Villarreal, P.E. Chairman

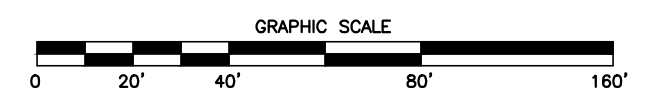
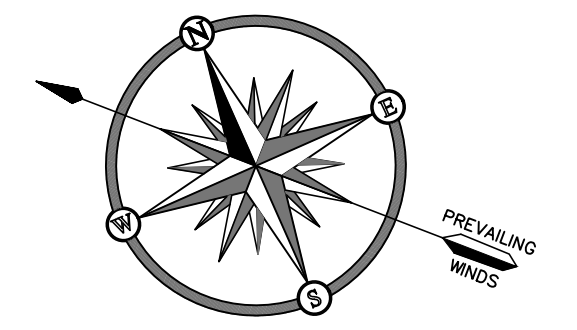
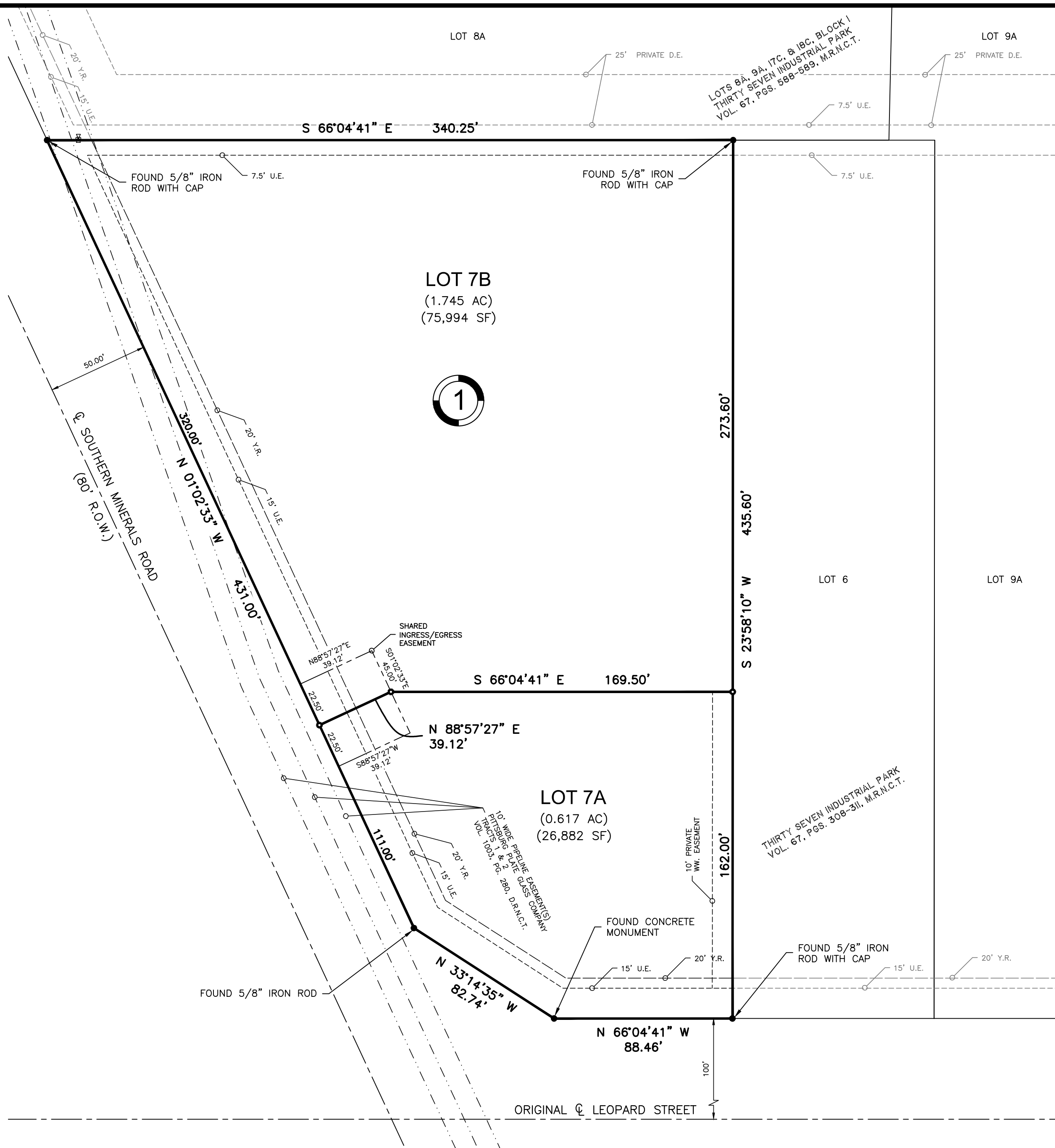
STATE OF TEXAS
COUNTY OF NUECES
I, _____, Clerk of the County Court in and for Nueces County, Texas, hereby certify that the foregoing map of Lots 7A and 7B, Block 1, Thirty Seven Industrial Park, dated the ___ day of ___, 2018, with its certificate of authentication was filed for record in my office this ___ day of ___, 2018 at ___ o'clock ___ m and duly recorded in Volume _____, Page(s) _____, Map Records of Nueces County, Texas. Witness my hand and seal of said court at office in Corpus Christi, Texas, this the ___ day of ___, 2018.

Document No. _____

Kara Sands
Nueces County Clerk

STATE OF TEXAS
COUNTY OF NUECES
I, Clinton E. McAdams., a Registered Professional Land Surveyor, have prepared the foregoing map from survey made on the ground under my direction and it 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 hereon and to complete such operations with due and reasonable diligence consistent with sound professional practice.

Clinton E. McAdams, R.P.L.S. #6695



NOTES:

1. THE ENTIRE PROPERTY IS LOCATED WITHIN FEMA ZONE 'C'. THE FLOOD BOUNDARY AS SHOWN ON THIS PLAT WAS INTERPOLATED FROM THE FEDERAL EMERGENCY MANAGEMENT MAP COMMUNITY-PANEL NUMBERS 485464 0145 C CITY OF CORPUS CHRISTI, TEXAS DATED JULY 18, 1985 AND 485464 0165 C CITY OF CORPUS CHRISTI, TEXAS DATED JULY 18, 1985; AND IS SUBJECT TO CHANGE.
2. 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'.
3. EASEMENTS SHOWN ARE PROPOSED FOR DEDICATION TO THE PUBLIC FOR THE INSTALLATION, OPERATION, AND USE OF PUBLIC UTILITIES.
4. THE ENTIRE PROPERTY LIES WITH THE CITY LIMITS OF THE CITY OF CORPUS CHRISTI AND IS ZONED "IL".
5. Y.R. DENOTES YARD REQUIREMENT. THE YARD REQUIREMENT, AS DEPICTED ON THE PLAT, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
6. IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.
7. THE BASIS OF BEARINGS IS THE SOUTH PROPERTY LINE OF LOT 7, BLOCK 1, THIRTY SEVEN INDUSTRIAL PARK; AS RECORDED IN VOLUME 67, PAGE 308-311, MAP RECORDS OF NUECES COUNTY, TEXAS.
8. THIS SITE IS RESTRICTED TO COMMERCIAL/INDUSTRIAL USES AS STATED IN DEED RESTRICTIONS FILED ON AUGUST 14, 2008 IN COMPLIANCE WITH A VOLUNTARY CLEAN UP CERTIFICATE ISSUED BY THE TEXAS RAILROAD COMMISSION.
9. DRIVEWAY ACCESS ALONG SOUTHERN MINERALS ROAD TO LOTS 7A AND 7B WILL REMAIN IN THE SHARED INGRESS/EGRESS EASEMENT SHOWN HEREIN. DRIVEWAYS SHALL CONFORM TO CITY OF CORPUS CHRISTI STANDARDS.
10. 10' PRIVATE WASTEWATER EASEMENT IS DEDICATED WITH THIS PLAT AND SHALL BE USED TO PROVIDE WASTEWATER SERVICE TO LOT 7B.

LEGEND:

	PROPERTY LINE
	FOUND PROPERTY CORNER
	SET 5/8" IRON ROD WITH CAP
	YARD RESTRICTION
	EASEMENT
	SHARED INGRES/EGRESS EASEMENT
	PIPELINE EASEMENT
	ADJACENT LOT LINE
	CENTERLINE ROADWAY
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
WW. EASEMENT	WASTEWATER EASEMENT
Y.R.	YARD RESTRICTION
D.R.N.C.T.	DEED RECORDS OF NUECES COUNTY, TEXAS
M.R.N.C.T.	MAP RECORDS OF NUECES COUNTY, TEXAS

PLAT OF THIRTY SEVEN INDUSTRIAL PARK BLOCK 1, LOTS 7A & 7B

BEING A REPLAT OF 2.36 ACRES OUT OF LOT 7 OF THE PLAT OF THIRTY SEVEN INDUSTRIAL PARK,
RECORDED IN VOLUME 67, PAGES 308-311, MAP RECORDS, NUECES COUNTY, TEXAS.

LJA Surveying, Inc.
820 Buffalo Street
Corpus Christi, Texas 78401
TBPLS Firm Reg. #10016600
Phone 361.887.8851
Fax 361.887.8855