

FINAL PLAT

INDUSTRIAL TECHNOLOGY PARK UNIT 3, LOT 2

BEING A 2.997 ACRES OUT OF LOT 6, SECTION 5 RANGE III, GUGENHEIM AND COHN'S FARM LOTS VOLUME A, PAGE 53, M.R.N.C.T., NUECES COUNTY, TEXAS

GENERAL PLAT NOTES & RESTRICTIONS

- FLOOD ZONE STATEMENT: THIS PROPERTY LIES WITHIN ZONE "C". ZONE "C" IS DESCRIBED AS: AREAS OF MINIMAL FLOODING. FEMA FIRM COMMUNITY-PANEL NUMBER 485464 0165 C; MAP REVISED: JULY 18, 1985.
- TOTAL PLATTED AREA NOTE: THE TOTAL PLATTED AREA CONTAINS 2.997 ACRES OF LAND.
- THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- BENCHMARK NOTE: A SQUARE CUT ON TOP OF INLET APPROXIMATELY FIFTEEN FEET NORTH OF THIS SUBDIVISION AND ON THE SOUTH PADRE ISLAND DRIVE (S.H. 358) RIGHT-OF-WAY. ELEVATION: 36.90, NORTHING: 17166043.3760; EASTING: 1319530.1920.
- EASEMENTS NOTE: NO STRUCTURES SHALL BE PERMITTED OVER ANY EASEMENTS. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE EASEMENT.
- RECEIVING WATER NOTE: THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS 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.
- PUBLIC OPEN SPACE NOTE: IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.
- THE DETENTION BASIN WILL BE MAINTAINED BY THE PROPERTY OWNER/S.
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN REQUIREMENTS.
- SITE PLAN MUST BE REVIEWED/APPROVED BY THE CITY OF CORPUS CHRISTI PRIOR TO ISSUANCE OF BUILDING PERMIT FOR COMMERCIAL DEVELOPMENTS.
- BEARING BASIS AS PER TEXAS COORDINATE SYSTEM OF 1983, TEXAS SOUTH.
- BUILDING HEIGHT TO BE APPROVED AT BUILDING PERMIT STAGE.
- NO ADDITIONAL ACCESS ONTO SH 358. ACCESS LOCATION TO SH 358 WILL BE AS GRAPHICALLY SHOWN ON THIS PLAT.
- ANY STORM DRAINAGE DISCHARGE TO STATE OF TEXAS RIGHT-OF-WAY SHALL BE REVIEWED AND APPROVED BY TXDOT.

STATE OF TEXAS §
COUNTY OF WEBB §

WE, THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS INDUSTRIAL TECHNOLOGY PARK UNIT 3, LOT 2, TO THE CITY OF CORPUS CHRISTI, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, SEWER LINES, WATER COURSES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I WILL CAUSE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF CORPUS CHRISTI, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT OR THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF CORPUS CHRISTI.

MANOK GP, LLC.

ALICIA RODRIGUEZ
PRESIDENT

DATE

STATE OF TEXAS §
COUNTY OF WEBB §

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME, FIRST DULY SWORN AND DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREBY EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

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 THE _____ DAY OF _____, 20____.

JEREMY BAUGH
CHAIRMAN

AL RAYMOND, III, AIA, CBO
SECRETARY

STATE OF TEXAS §
COUNTY OF NUECES §

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY APPROVED BY THE DEPARTMENT OF THE DEVELOPMENT SERVICES OF THE CITY OF CORPUS CHRISTI, TEXAS.

DATED THIS THE _____ DAY OF _____, 20____.

BRETT FLINT, P.E.
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS §
COUNTY OF NUECES §

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, HEREBY CERTIFY THAT THE FORE GOING INSTRUMENT DATED THIS THE _____ DAY OF _____, 2021, WITH THIS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____, 2021, AT _____ O'CLOCK AND DULY RECORDED ON _____ DAY OF _____, 2021 AT _____ O'CLOCK _____ M. IN VOLUME _____ PAGE _____ (M.R.N.C.T.)

WITNESS MY HAND AND SEAL OF OFFICE IN CORPUS CHRISTI, TEXAS.
THIS THE _____ DAY OF _____, 2021.

KARA SANDS, COUNTY CLERK

FIRST ASSEMBLY OF GOD
DOING BUSINESS AS
CATHEDRAL OF THE PALMS
W.D.W.V.L. DOCUMENT No.
1996010229 N.C.O.R.

12.120 AC. OUT OF FIRST
ASSEMBLY OF GOD D.B.A.
CATHEDRAL OF THE PALMS
W.D.W.V.L. DOC. No. 1996010229,
D.R.N.C.T.

20.0' UTILITY EASEMENT TO
THE CITY OF CORPUS CHRISTI
DOC. No. 2008054890, O.R.N.C.T.

BENCHMARK:
SQUARE CUT
OF INLET EL. 36.90

SOUTH PADRE ISLAND DRIVE (S.H. 358)
300.0' R.O.W.

P.O.C.
NORTHERLY CORNER
LOT 6, BLOCK 1,
BROWN-LEX TRACT
VOL. 45, PG. 17, M.R.N.C.T.

LEGEND

- FOUND "X" MARK ON CONCRETE
- FOUND No.4 REBAR
- FOUND No.5 REBAR
- SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
- SET SQUARE CUT
- AC. - ACRES
- D.B.A. - DOING BUSINESS AS
- D.R.N.C.T. - DEED RECORDS NUECES COUNTY TEXAS
- DOC. - DOCUMENT
- EL. - ELEVATION
- ESMT. - EASEMENT
- G.O.E. - GRANT OF EASEMENT
- M.R.N.C.T. - MAP RECORDS NUECES COUNTY TEXAS
- No. - NUMBER
- PG. - PAGE
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCING
- R.O.W. - RIGHT OF WAY
- Sq. Ft. - SQUARE FEET
- U.E. - UTILITY EASEMENT
- VOL. - VOLUME
- W.D. - WARRANTY DEED
- Y.R. - YARD REQUIREMENT
- C - CENTER LINE

SCALE: 1" = 100'

GRAPHIC SCALE



(IN FEET)
1 INCH = 100 FT.

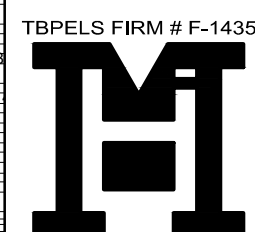
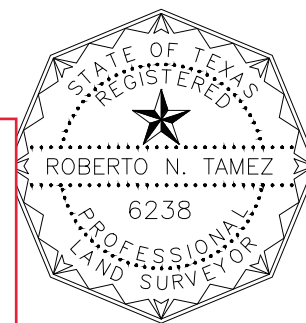
STATE OF TEXAS §
COUNTY OF HIDALGO §

I, THE UNDERSIGNED, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF INDUSTRIAL TECHNOLOGY PARK UNIT 3, LOT 2, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 11/21/2018, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

ROBERTO N. TAMEZ, R.P.L.S. # 6238
DATE SURVEYED: 11-21-18
T-1066, PAGE 22
SURVEYING JOB NO. 18314.08

DATE

APPROVED PLAT
SEPT 01 2021
PLANNING COMMISSION



MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS

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DRAWN BY: G.F. DATE 8-04-2021
SURVEYED, CHECKED _____ DATE _____
FINAL CHECK _____ DATE _____

