

CITY OF CORPUS CHRISTI
NUECES COUNTY

STATE OF TEXAS
COUNTY OF NUECES

THE 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 _____, 2022.

DAN DRIBBLE
CHAIRMAN

AL RAYMOND, III, AIA
SECRETARY

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 _____, 2022.

BRETT FLINT, P.E.
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS
COUNTY OF NUECES

I, RAUL ORTIZ, GENERAL PARTNER OF SOLID ROCK COMMERCIAL PROPERTIES, LTD., HEREBY
CERTIFY THAT SOLID ROCK COMMERCIAL PROPERTIES IS THE OWNER OF THE PROPERTY SHOWN
HEREON, THAT I HAVE HAD SAID LANDS SURVEYED AS SHOWN ON THE FOREGOING PLAT, AND
THAT THIS PLAT WAS MADE FOR THE PURPOSES OF DESCRIPTION AND DEDICATION.

THIS THE ____ DAY OF _____, 2022.

RAUL ORTIZ, GENERAL PARTNER

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED THE PERSON
WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME
THAT HE EXECUTED THE SAME AS THE ACT AND DEED OF SAID LANDS FOR THE PURPOSE
AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS THE ____ DAY OF _____, 2022.

NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF NUECES

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE
FOREGOING INSTRUMENT DATED THE ____ DAY OF _____, 2022 WITH ITS CERTIFICATE OF AUTHENTICATION
WAS FILED FOR RECORD IN MY OFFICE THE ____ DAY OF _____, 2022 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 MY OFFICE IN CORPUS CHRISTI,
TEXAS, THE DAY AND YEAR LAST WRITTEN.

NO. _____
FILED FOR RECORD

BY: _____
DEPUTY

KARA SANDS, CLERK
NUECES COUNTY, TEXAS

AT ____ O'CLOCK __M



Native Survey Co.
14300 S Padre Island Dr. #175
Corpus Christi, TX 78418
Phone: 361-528-4233
Cell: 361-244-2043

MINIMUM FINISHED FLOOR ELEVATIONS

THE MINIMUM FINISHED FLOOR ELEVATION FOR BUILDINGS IN
THIS SUBDIVISION SHALL BE 24" ABOVE THE LOWEST TOP OF
THE PUBLIC STREET CURB FRONTING EACH PARTICULAR LOT.

MICHAEL J. MACINNIS
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 5874
Job No. 100904/131003/180505

329.60 Acres
Margaret Kelly Lands
Vol. 8, Pg. 40
M. R. N. Co., TX.

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Margaret Kelly Lands
Vol. 8, Pg. 40
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30' Road Closure
Clerk's File No. 2005012351
O. P. R., N. Co., TX.

Existing Power Lines
AEP Blanket Easement
Clerk's File No. 2007008680
O. P. R., N. Co., TX.

30' Road Closure
Clerk's File No. 2005012351
O. P. R., N. Co., TX.

NOTES:

1. THE RECEIVING WATER FOR 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 RECREATIONAL" USE.
2. DISTANCES ARE CALCULATED AT SURFACE AND THE BASIS OF BEARINGS IS A GPS SURVEY CONDUCTED IN THE TEXAS COORDINATE SYSTEM, SOUTH ZONE, NAD1983, NGS CONTROL POINT "CORC B", WITH A COMBINED SCALE FACTOR OF 0.99998371.
3. THE SUBJECT SITE IS NOT LOCATED ON A 100-YEAR FLOOD PLAIN, IN A FLOODWAY, IN AN IDENTIFIED "FLOOD PRONE AREA", AS DEFINED BY THE U.S. DEPARTMENT OF URBAN DEVELOPMENT, PURSUANT TO THE FLOOD DISASTER PROTECTION ACT OF 1973, AS AMENDED, OR AN AREA IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AS AN AREA HAVING SPECIAL FLOOD HAZARDS. THIS SITE LIES WITHIN FEMA FLOOD ZONE "C", AN AREA OF MINIMAL FLOODING, AS INDICATED ON FEMA FLOOD PANEL NO. 485464 0165C, CITY OF CORPUS CHRISTI, REVISED JULY 18, 1985.
4. "SET CAP" DENOTES A SET 5/8" IRON ROD WITH PLASTIC CAP MARKED "R.P.L.S. 5874" UNLESS OTHERWISE NOTED.
5. "FND. CAP" DENOTES A FOUND 5/8" IRON ROD WITH PLASTIC CAP MARKED "R.P.L.S. 5874" UNLESS OTHERWISE NOTED.
6. "FND. 5/8" I.R." DENOTES A FOUND 5/8" IRON ROD WITHOUT CAP OR MARKINGS.
7. THE YARD REQUIREMENT SHOWN IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE, AS THE ZONING MAY CHANGE.
8. THERE MAY BE PIPELINES OR OTHER BURIED UTILITIES EXISTING THAT ARE NOT SHOWN ON THIS MAP. NOTIFY THE TEXAS ONE-CALL SYSTEM (811) BEFORE PERFORMING ANY EXCAVATION ON THIS PROPERTY.
9. TOTAL PLATTED AREA = 4.468 ACRES.

STATE OF TEXAS
COUNTY OF NUECES

I, MICHAEL J. MACINNIS, REGISTERED PROFESSIONAL LAND SURVEYOR OF NATIVE SURVEY COMPANY, HEREBY
CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM A SURVEY BY ME OR UNDER MY DIRECTION, IS
TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE' INFORMATION AND BELIEF, AND THAT ALL LOT
CORNERS HAVE BEEN SET AS DESCRIBED.

THIS THE ____ DAY OF _____, 2022.

LOCATION MAP



PLAT OF
INDUSTRIAL TECHNOLOGY PARK, UNIT 2
BLOCK 5, LOTS 3 & 4
BEING AN AMENDING PLAT OF
INDUSTRIAL TECHNOLOGY PARK UNIT 2, BLOCK 5, LOT 2
A MAP OF WHICH IS RECORDED IN VOLUME 67, PAGE 502
OF THE MAP RECORDS OF NUECES COUNTY, TEXAS;
AND A PORTION OF A 66.8839 ACRES TRACT CONVEYED TO
SOLID ROCK COMMERCIAL PROPERTIES, LTD. BY
DEED RECORDED IN CLERK'S FILE NO. 2004040019
OF THE OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS
SCALE 1" = 100 FEET