

Notes:

- 1.) Total platted area contains 9.04 acres of land. (Includes Street Dedication)
- 2.) 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.
- 3.) Bearings based on GPS, NAD83, State Plane Coordinate System, Texas South Zone 4205.
- 4.) By graphic plotting only, this property is in Zone "C" on Flood Insurance Rate Map, Community Panel No. 485464 0165 C, City of Corpus Christi, Texas, which bears an effective date of July 18, 1985 and is not in a Special Flood Hazard Area.
- 5.) The yard requirement, as depicted, is a requirement of the Unified Development Code and is subject to change as the zoning may change.
- 6.) The owners of the property in this subdivision shall be responsible for private improvements, including but not limited to, streets, facilities and easements and shall agree to indemnify, agency from all claims, damages and losses arising out of the construction, reconstruction, maintenance and operation of the private improvements.

Plat of
Reytec Industrial Park
Unit 1

9.04 acres of land out of Lot 1, Block 10, J.C. Russell Farm Blocks, a map of which is recorded in Volume 28, Pages 58–59, Map Records of Nueces County, Texas, and being a portion of that 19.632 acre tract of land described in Warranty Deed with Vendor's Lien dated February 11, 2014, from Winifred Anne Flato Simon, a single individual, to GMG Partners, LP, recorded in Document No. 2014004928, Official Public Records of Nueces County, Texas and a portion of that 19.497 acre tract of land described in Warranty Deed with Vendor's Lien dated February 11, 2014, from Jim King Investments, Inc. and James S. King, Jr., to GMG Partners, LP, recorded in Document No. 2014004931, Official Public Records of Nueces County, Texas.

State of Texas
County of Nueces

GMG Partners, LP, hereby certifies that it is the owner of the lands embraced within the boundaries of the foregoing plat; that it has had said lands surveyed and subdivided as shown; that streets shown are dedicated to the public use forever; that easements as shown are dedicated to the public use for the installation, operation and use of public utilities; and that this map was made for the purpose of description and dedication.

This the ____ day of _____, 20_____.

By: GMG Management, LLC, a Texas Limited Liability Company, its general partner

By: _____
Gregg T. Reyes, member

By: _____
Rebecca A. Reyes, member

State of Texas
County of Nueces

This instrument was acknowledged before me by Gregg T. Reyes and Rebecca A. Reyes, as members of GMG Management, LLC, a Texas Limited Liability Company, general partner of GMG Partners, LP, on behalf of said partnership.

This the ____ day of _____, 20_____.

Notary Public in and for the State of Texas

State of Texas
County of Harris

Allegiance Bank Texas, hereby certifies that it holds a lien on the property owned by GMG Partners, LP, as shown on the foregoing map and it approves of the subdivision and dedication for the purposes and considerations therein expressed.

This the ____ day of _____, 20_____.

By: Allegiance Bank Texas

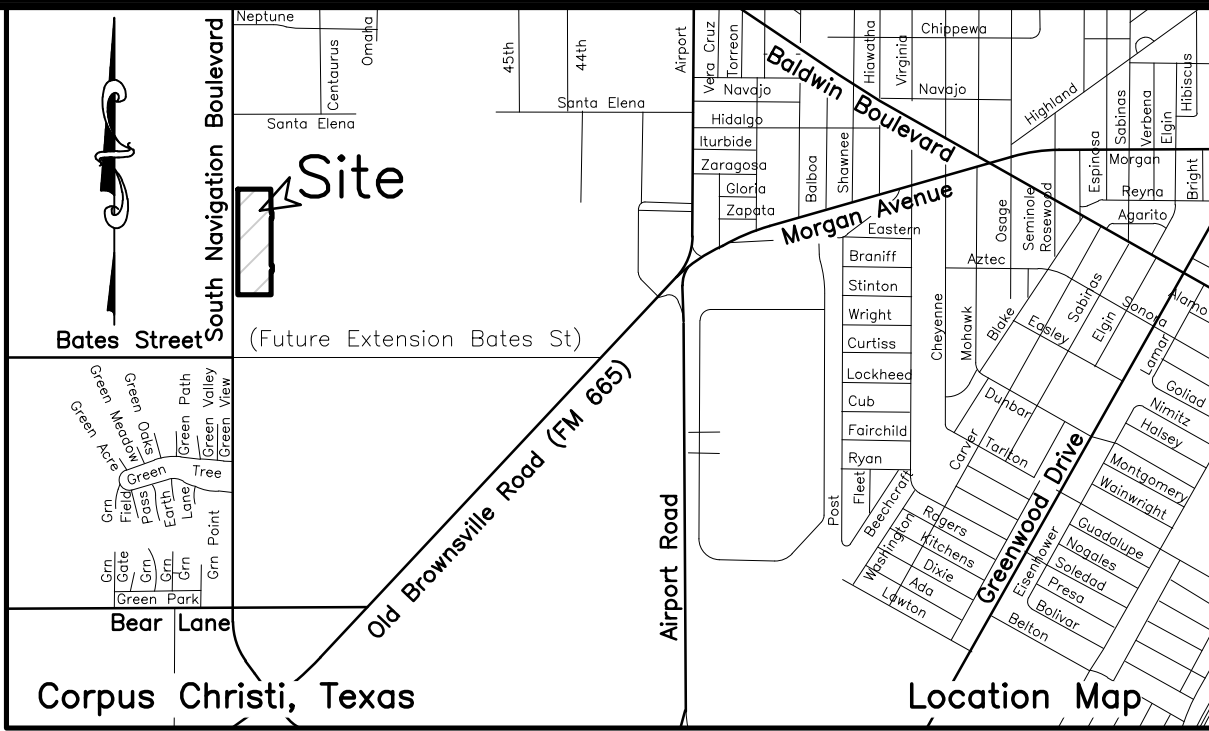
By: _____
Ignacio A. Pujol, Jr., Bank Office President

State of Texas
County of Harris

This instrument was acknowledged before me by Ignacio A. Pujol, Jr., as Bank Office President..

This the ____ day of _____, 20_____.

Notary Public in and for the State of Texas



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 _____, 20_____.

Ratna Pottumuthu, P.E., LEED AP
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 the ____ day of _____, 20_____.

Daniel M. Grimsbo, P.E., A.I.C.P.
Secretary

Philip J. Ramirez, A.I.A., LEED AP, Chairman

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 _____, 20_____, with its certificate of authentication was filed for record in my office the ____ day of _____, 20_____. At ____ O'clock ____M., and duly recorded the ____ day of _____, 20_____, 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 office in Corpus Christi, Texas, the day and year last written.

No. _____
Filed for Record

Kara Sands, County Clerk
Nueces County, Texas

at _____ O'clock ____M.
_____, 20_____

By: _____
Deputy

State of Texas
County of Nueces

I, Keith W. Wooley, a Registered Professional Land Surveyor for Urban Engineering, have prepared the foregoing map from a survey made on the ground under my direction and 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 herein and to complete such operations with due and reasonable diligence consistent with sound professional practice.

This the ____ day of _____, 20_____.

Keith W. Wooley, R.P.L.S.
Texas License No. 5463



DATE: Jan. 26, 2015
SCALE: 1"=100'
JOB NO.: 42883.B4.01
SHEET: 1 of 2
DRAWN BY: XG

9.748 acres out of the South Half of
Tract 9A, Block 10 and a portion of Lot
1, Block 10, J.C. Russell Farm Blocks
Vol. 28, Pgs. 58-59, Map
Records of Nueces County, Texas
(Owner: Lenter Investments, LLC)
(Doc. No. 2014004443, O.P.R.N.C.T.)

14.99 acres out of Lot 1, Block 10
J.C. Russell Farm Blocks
Vol. 28, Pgs. 58-59, Map
Records of Nueces County, Texas
(Owner: GMG Partners, LP)

15.10 acres out of Lot 1, Block 10
J.C. Russell Farm Blocks
Vol. 28, Pgs. 58-59, Map
Records of Nueces County, Texas
(Owner: GMG Partners, LP)

12.24 Acres out of
Lot 3, Block 9
J.C. Russell Farm Blocks
Vol. 28, Pgs. 58-59, Map
Records of Nueces County, Texas
(Owner: Robert Driscoll and Julia Driscoll and Robert
Driscoll, Jr. Foundation)
(Doc. No. 1998033882, O.P.R.N.C.T.)

Centerline of Pipeline Easement
Vol. 1117, Pg. 307, Deed
Records, Nueces County, Texas
(No Defined Width)

20' D.E. (Vol. 28, Pgs. 58-59, Map Records,
Nueces County, Texas (Vol. 209, Pg. 570, Deed
Records, Nueces County, Texas)

61.268 acres out of Lot 2, Block 10, J.C.
Russell Farm Blocks
Vol. 28, Pgs. 58-59, Map
Records of Nueces County, Texas
(Vol. 1058, Pgs. 79-84)
(Owner: Robert Driscoll and Julia Driscoll and Robert
Driscoll, Jr. Foundation)

3.356 Acres out of Lot 2, Block 10, J.C.
Russell Farm Blocks
Vol. 28, Pgs. 58-59, Map
Records of Nueces County, Texas
(Owner: City of Corpus Christi)
(Vol. 2195, Pgs. 713-718, D.R.N.C.T.)

20' D.E. (Vol. 28, Pgs. 58-59, Map Records,
Nueces County, Texas (Vol. 209, Pg. 570, Deed
Records, Nueces County, Texas)

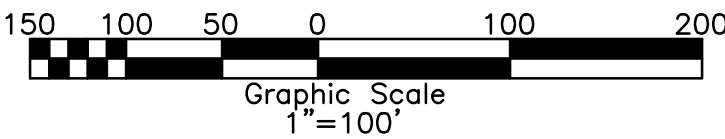
Plat of
Reytec Industrial Park
Unit 1

9.04 acres of land out of Lot 1, Block 10, J.C.
Russell Farm Blocks, a map of which is recorded
in Volume 28, Pages 58-59, Map Records of
Nueces County, Texas, and being a portion of that
19.632 acre tract of land described in Warranty
Deed with Vendor's Lien dated February 11, 2014,
from Winifred Anne Flato Simon, a single individual,
to GMG Partners, LP, recorded in Document No.
2014004928, Official Public Records of Nueces
County, Texas and a portion of that 19.497 acre
tract of land described in Warranty Deed with
Vendor's Lien dated February 11, 2014, from Jim
King Investments, Inc. and James S. King, Jr., to
GMG Partners, LP, recorded in Document No.
2014004931, Official Public Records of Nueces
County, Texas.

Legend:

- Fd. 5/8" I.R. with
cap stamped
"Brister Surveying"
- Set 5/8" I.R. with
red plastic cap stamped
"Urban Engr C.C. Tx"

CURVE	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH
C1	90°00'00"	15.00'	15.00'	23.56'



DATE: Jan. 26, 2015
SCALE: 1"=100'
JOB NO.: 42883.B4.01
SHEET: 2 of 2
DRAWN BY: XG