## LANTANA INDUSTRIAL AREA GENERAL NOTES & LEGEND: LOTS 2 \$ 3, BLOCK 11 1. Total platted area contains 17.20 acres of land. 2. Bearings were determined from a GPS Survey, Texas Coordinate System of BEING A RE-PLAT LOT 1. BLOCK 11 1983. South Zone. LANTANA INDUSTRIAL AREA, AS SHOWN ON CUATRO MILPAS PARTNERSHIP LOT 38, BLOCK 8 CUATRO MILPAS PARTNERSHIP MAP RECORDED IN VOLUME 35, PAGE 146 OF THE 3. The FEMA Flood Maps show that the property described herein is located McBRIDE PARTITION 51.77 ACRES LANTANA INDUSTRIAL AREA OUT OF SHARES 4,5,6,7A & B in flood Zone C. An area of minimal flooding. Community Panel No. MAP AND PLAT RECORDS OF NUECES COUNTY, TEXAS VOLUME 59, PAGE 83 M. R., N. C., TX VOLUME 94, PAGE 540 485464 0165C, Map Revised: July 18, 1985 SCALE I'' = 100'4. There may be existing pipelines not shown on this map. Use the Texas One FOUND TXDOT • C HOPKINS ROAD HIGHWAY MONUMENT= Call System to locate pipelines before performing any excavation on this (60' R-0-W)SCALE: 1" = 100'687.57 **0** 1.58' N 89° 54' 01" E 915.65 N 88° 37° 01" E R = 15.00'(31.6 square feet) OF LAND DEDICATED TO THE CITY OF L = 23.56'5. The receiving water for the storm runoff from this property is Oso Creek. 20' BUILDING LINE— VOL. 35, PG 146 10' UTILITY -CB = S5072'09"Wthe T.C.E.Q. has not classified the aquatic life use for Oso Creek, but it is EASEMENT CD = 19.24'recognized as an environmentally sensitive area. The Oso Creek flows **RADIUS = 1849.88** directly into Oso Bay. the T.C.E.Q. has classified the aquatic life use for ARC LENGTH $= 300.68^{\circ}$ CHORD BEARING = S06°02'18"E Oso Bay as "exceptional" and "oyster waters" and categorize the receiving CHORD DISTANCE = 300.35' water as "contact recreation" use. LOT 2, BLOCK 11 20' BUILDING LINE -VOL. 35, PG 146 200' (13.20 ACRES) 6. The yard requirement, as depicted, is a requirement of the unified 10' SANITARY development code and is subject to change as the zoning may change. SEWER EASMENT VOL. 35, PG 146 98 7. If any lot is developed with residential uses, compliance with the Public FOUND TXDOT 5 HIGHWAY MONUMENT Open Space regulations will be required during the building permit phase. S01°22'59"E BASIC EQUIPMENT COMPANY McBRIDE PARTITION 21.65 ACRES $\mathcal{O}$ **36.39'** N 88° 37° 13" E 842.88 OUT OF SHARES 2,3,4 & 5 M. & P., N. Co., Tx. = Map and Plat Records, Nueces County, Texas. Ĺ VOL. 2219, PG. 214 D. R., N. C., TX FOUND 5/8" IRON ROD O. R., N. Co., Tx. = Official Records, Nueces County, Texas. S01°22'59"E N01"24"11"W 124.80' -<sup>2</sup> 130.89' LOT 3, BLOCK 11 O= denotes a set 5/8" iron rod with surveyor's cap stamped "RPLS 5988", unless otherwise noted 15' UTILITY—— EASEMENT (4.00 ACRES) FOUND 5/8" IRON ROD TEXAS-MEXICAN RAILWAY YARD FUENTI ⊚= denotes a 5/8" iron rod found unless otherwise noted S06'53'22"W FOUND 1" IRON PIPE 20' DRAINAGE & GAS EASMENT **95.03'** N01°22'59"W <del>2 45.00°</del> S 88° 37′ 00° W STATE OF TEXAS IESSE COUNTY OF NUECES TEXAS-MEXICAN RAILWAY Palacios Marine \$ Industrial Coatings, Inc., hereby certifies that it is the (100' RIGHT-OF-WAY) owner(s) of the lands embraced within the boundaries of a 13.20 acre tract of land, being Lot 2, Block I I Lantana Industrial Area, as shown on the foregoing plat; that it has had said lands surveyed and subdivided as shown; - & AGNES STREET (STATE HIGHWAY 44) @ AGNES STREET STATE HIGHWAY 44 that streets shown are dedicated to public use forever; that easements as (120' R-O-W) shown are dedicated to 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 \_\_\_\_\_, 20\_\_\_\_\_. $\preceq$ IDUSTRIAL AREA - LANTANA INDUSTRIAL AREA 46, MAP AND PLAT RECORD COUNTY, TEXAS STATE OF TEXAS STATE OF TEXAS COUNTY OF NUECES COUNTY OF NUECES By: Palacios Marine & Industrial Coatings, Inc. This final plat of the herein described property approved by the Department of I, Kara Sands, Clerk of the County Court in and for said County, do hereby Development Services of the City of Corpus Christi, Texas. certify that the foregoing instrument dated the \_\_\_\_ day of \_\_\_ 20\_\_\_\_, with its certificate of authentication was filed for record in my office the Grea Garcia, Incorporator \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_, at \_\_\_\_ O'clock \_\_\_M., and duly recorded the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_, at \_\_\_\_ O'clock \_\_\_M.' in said County in This the \_\_\_\_\_, 20\_\_\_\_. Volume \_\_\_\_\_, Page \_\_\_\_\_, Map Records. STATE OF TEXAS COUNTY OF NUECES Ratna Pottumuthu, P.E., LEED, AP Witness my hand and seal of the County Court, in and for said County, at office M.R.S. Equipment Group, LLC, hereby certifies that it is the owner(s) of the Development Services Engineer lands embraced within the boundaries of a 4.00 acre tract of land, being in Corpus Christi, Texas, the day and year last written. Lot 3, Block 11 Lantana Industrial Area, as shown on the foregoing plat; that it has had said lands surveyed and subdivided as shown; that streets STATE OF TEXAS shown are dedicated to public use forever; that easements as shown are COUNTY OF NUECES Filed for Record dedicated to public use for the installation, operation and use of public utilities; and that this map was made for the purpose of description and LANTANA II RE-SUBDIVISION C VOLUME 35, PAGE NUECES VICINITY MAP This final plat of the herein described property approved by Planning Commission dedication at \_\_\_\_\_ O'clock \_\_\_M. , 20\_\_\_ of the City of Corpus Christi, Texas. NOT TO SCALE This the \_\_\_\_\_ day of \_\_\_\_\_\_, 20\_\_\_\_. Kara Sands, County Clerk This the \_\_\_\_\_, 20\_\_\_\_\_, Nueces County, Texas STATE OF TEXAS By: M.R.S. Equipment Group, LLC COUNTY OF NUECES I, Jesse Fuentes, a Registered Professional Land Surveyor, have Daniel M. Grimsbo, P.E., A.I.C.P., Secretary y.\_\_\_\_\_ Greg Garcia, Incorporator 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, HOPKINS information and belief; I have been engaged under contract to set all Lot Philip J. Ramirez, A.I.A, LEED AP, Chairman and Block corners as shown herein and to complete such operations with STATE OF TEXAS 544 due and reasonable diligence consistent with sound professional COUNTY OF NUECES practice. DATE: 10-29-2014 This instrument was acknowledged before me by Greg Garcia, as Incorporator. SCALE This the \_\_\_\_\_, 20\_\_\_\_. **Vertical** N/A This the \_\_\_\_\_ day of \_\_\_\_\_\_, 20\_\_. Horizontal 1" = 100' =44 SHEET

Jesse Fuentes, R.P.L.S. Texas License No. 5988

Notary Public in and for the State of Texas