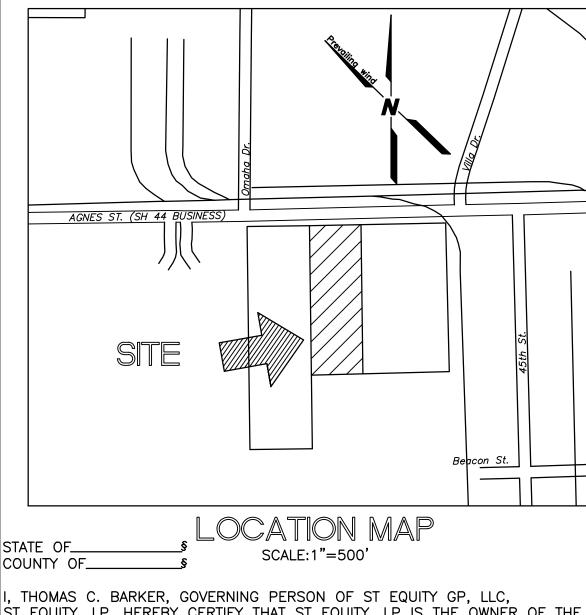


1. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.

- THE BASIS OF BEARING IS STATE OF TEXAS LAMBERT GRID, TEXAS SOUTH ZONE NAD 1983
- THE ABOVE PROPERTY APPEARS TO FALL WITHIN ZONE C (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD AS SHOWN ON FEMA COMMUNITY PANEL 485464 0165C DATED JULY 18, 1985
- 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.
- THE TOTAL PLATTED AREA CONTAINS 4.59 ACRES OF LAND INCLUDING STREET DEDICATION
- THE FINISHED FLOOR ELEVATIONS WILL BE REQUIRED TO BE A MINIMUM OF 18 INCHES ABOVE THE CENTERLINES OF ADJACENT ROADWAYS AS OVERFLOW PROTECTION
- PROPERTY MUST COMPLY WITH THE CITY OF CORPUS CHRISTI STANDARDS



I, THOMAS C. BARKER, GOVERNING PERSON OF ST EQUITY GP, LLC, ST EQUITY, LP, HEREBY CERTIFY THAT ST EQUITY, LP IS THE OWNER OF THE PROPERTY SHOWN HEREON, FREE OF ALL LIENS, THAT WE HAVE HAD SAID LAND SURVEYED AS SHOWN HEREON FOR THE PURPOSES OF DESCRIPTION AND DEDICATION. ALL UTILITY EASEMENTS AND RIGHTS-OF-WAY ARE DEDICATED TO THE PUBLIC USE FOR

THE OPERATION & MAINTENANCE OF PUBLIC STREETS AND UTILITIES. THIS THE___DAY OF ______, 2016.

THOMAS C. BARKER, GOVERNING PERSON, ST EQUITY GP. LLC.

STATE OF _____

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY THIS THE ______, 2016.

PREPARED BY

BASS & WELSH ENGINEERING

CONSULTING ENGINEERS AND SURVEYORS 3054 SOUTH ALAMEDA STREET 78404 P.O. BOX 6397 78466-6397 TELEPHONE: (361) 882-5521 FACSIMILE: (361) 882-1265 FIRM REGISTRATION NO. F-52 (ENGINEERING) FIRM REGISTRATION NO. 100027-00 (SURVEYING) CORPUS CHRISTI, TEXAS

PLAT OF

CORPUS CHRISTI INDUSTRIAL DISTRICT SECTION 3 LOT 2 BLOCK 11

BEING A TRACT SITUATED IN CORPUS CHRISTI, NUECES COUNTY, TEXAS, A PORTION OF LOT 2, BLOCK 11. J.C. RUSSELL FARM BLOCKS, AS SHOWN ON THE MAP THEREOF RECORDED IN VOLUME 28 AT PAGES 58 AND 59 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS, AND BEING A PORTION OF THOSE LANDS CONVEYED TO THE ROBERT DRISCOLL AND JULIA DRISCOLL AND ROBERT DRISCOLL, JR. FOUNDATION BY DEED RECORDED IN VOLUME 1058 AT PAGE 79 OF THE DEED RECORDS OF NUECES COUNTY, TEXAS

STATE	OF	TEXAS	

COUNTY OF NUECES

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

RATNA POTTUN	/UTHU, P.I	E., LEED AP.
DEVELOPMENT	SERVICES	ENGINEER

STATE OF	TEXAS	§
COUNTY O	F NUECES	8

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	2016.

PHILIP J. RAMIREZ, A.I.A., LEED AP CHAIRMAN

DANIEL McGINN, A.I.C.P. INTERIM SECRETARY

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_____, 2016 WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THE DAY OF_____, 2016 AT O'CLOCK _.M. AND DULY RECORDED THE___DAY OF______, 2016 AT___O'CLOCK_.M. IN THE MAP RECORDS OF SAID COUNTY IN VOLUME , PAGE INSTRUMENT NUMBER

WITNESS MY HAND AND SEAL OF THE COUNTY COURT IN AND FOR SAID COUNTY AT OFFICE IN CORPUS CHRISTI, NUECES COUNTY, TEXAS, THE DAY AND YEAR LAST WRITTEN.

BY:			
	DEPUTY		

KARA SANDS COUNTY COURT NUECES COUNTY, TEXAS

STATE OF TEXAS SCOUNTY OF NUECES S

I, MURRAY BASS, JR., REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. THIS THE 20th DAY OF JANUARY, 2016.



MURRAY BASS. REGISTERED PROFESSIONAL LAND SURVEYOR

LOT 2 BLOCK 11 CORPUS CHRISTI INDUSTRIAL DISTRICT SECTION 3 SHEET 1 OF 1