

Notes:

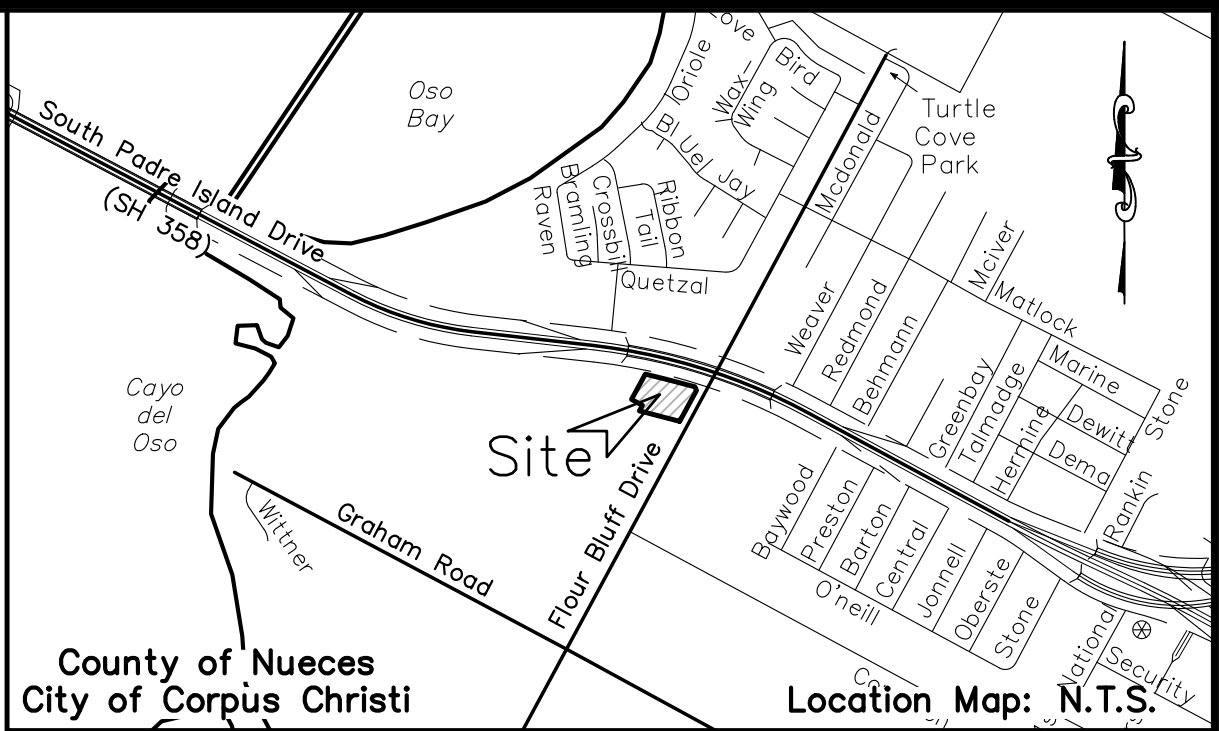
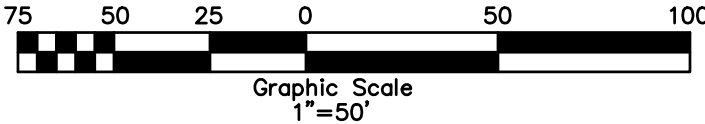
- 1.) Total platted area contains 2.70 Acres of Land.
- 2.) The receiving water for the storm water runoff from this property is the Oso Bay. The TCEQ has classified the aquatic life use for the Oso Bay as "exceptional" and "oyster waters". The TCEQ also categorized the receiving water as "contact recreation" use.
- 3.) Grid Bearings and Distances shown hereon are referenced to the Texas Coordinate System of 1983, Texas South Zone 4205, and are based on the North American Datum of 1983(2011) Epoch 2010.00.
- 4.) By graphic plotting only, this property is in Zone "C" on Flood Insurance Rate Map, Community Panel No. 485464 0316 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.) Driveway access to Interstate Highway 358 shall conform to access management standards of Texas Department of Transportation.
- 7.) If any lot is developed with residential uses, compliance with the open space regulation will be required during the building permit phase.
- 8.) Shared driveway access between Lots 34A and 34B shall not be obstructed.

Legend:

- 5/8" Iron Rod with plastic cap stamped "URBAN ENGR CCTX" Found
- ⊗ 5/8" Iron Rod with plastic cap stamped "URBAN ENGR CCTX" Set
- PK Nail stamped "URBAN ENGR CCTX" Found
- 5/8 Inch Iron Rod Found
- 5/8 Inch Iron Rod with plastic cap stamped "Johnson Pace Inc." Found

Plat of
Lexington Industrial Center
Lots 34A and 34B

being a re-plat of Lot 34, Lexington Industrial Center, a map of which is recorded in Volume 67, Pages 548-550, Map Records of Nueces County, 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____

Julio Dimas, CFM
Interim 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, James D. Carr, 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____

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

James D. Carr, R.P.L.S.
Texas License No. 6458

State of Texas
County of Bexar

CST Stations Texas, LLC, a Delaware limited liability company, 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: CST Stations Texas, LLC, a Delaware limited liability company

By: _____
John E. Reinhart, Vice-President

State of Texas
County of Bexar

This instrument was acknowledged before me by John E. Reinhart, as Vice-President of CST Stations Texas, LLC, a Delaware limited liability company.

This the _____ day of _____, 20____

Notary Public in and for the State of Texas



Submittal: Feb. 8, 2017
SCALE: 1"=50'
JOB NO.: 42350.B6.06
SHEET: 1 of 1
DRAWN BY: XG
urbansurvey1@urbaneng.com