

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
October 18, 2017**

Project: 17PL1067

STEPS TERMINAL, BLOCK 1, LOT 1 (FINAL – 189.15 ACRES)

Located west of Manning Road and north of SH 44.

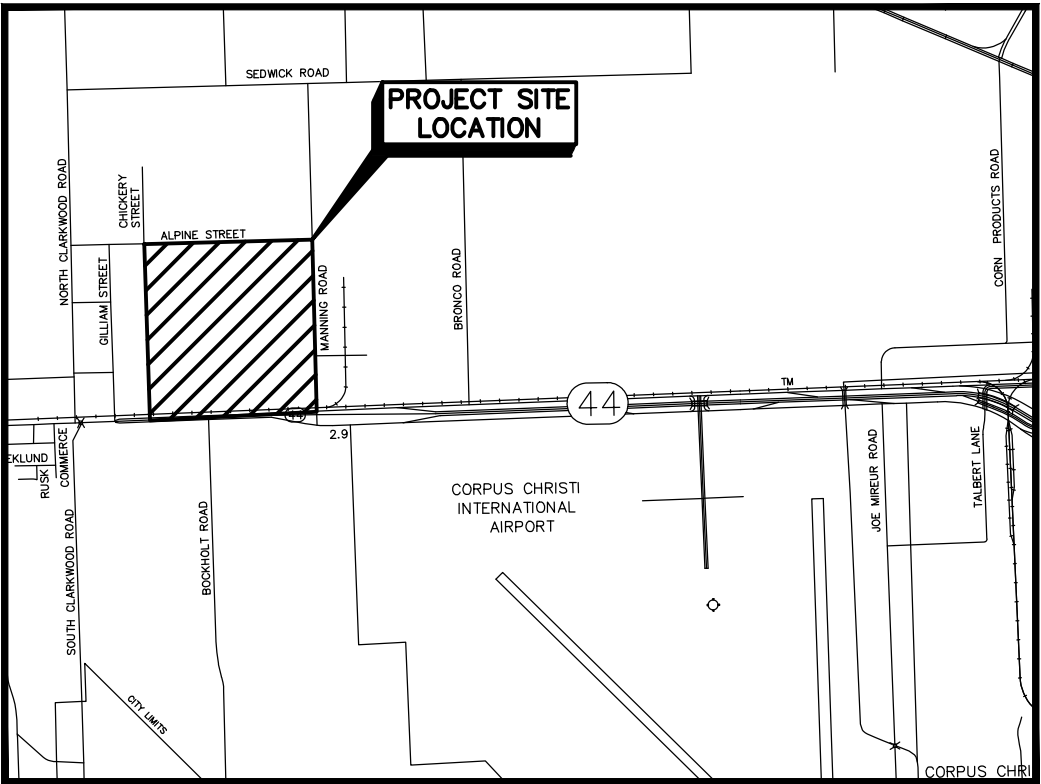
Applicant: Ramiro Munoz III

Engineer: Munoz Engineering

The applicant proposes to plat the property in order to develop and subdivide two industrial lots. The submitted plat satisfies the requirements of the Unified Development Code and State Law and the Technical Review Committee recommends approval.

FINAL PLAT OF
STEPS TERMINAL
BLOCK 1, LOT 1

BEING 183.76 ACRE TRACTS OUT OF THE H.B. SHEPPARD FARM LOTS OUT OF THE C.C.&S.F.R.R. SURVEY NO. 313, ABSTRACT 817, J.R. WARD SURVEY NO. 316, ABSTRACT 1005, CHARLES LAND PATENT NO. 245, SUREY NO 404, ABSTRACT 976 AS DESCRIBED IN MAP RECORDED IN VOLUME A, PAGE 51 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS.



VICINITY MAP
SCALE: NTS

STATE OF TEXAS
COUNTY OF NUECES

THIS PLAT OF THE STEPS TERMINAL, APPROVED BY THE CORPUS CHRISTI NUECES COUNTY HEALTH UNIT. ANY PRIVATE WATER SUPPLY AND/OR SEWAGE SYSTEM SHALL BE APPROVED BY THE CORPUS CHRISTI- NUECES COUNTY HEALTH DEPARTMENT PRIOR TO INSTALLATION.

THIS THE _____ DAY OF _____, 20____.

PUBLIC HEALTH OFFICER

NOTES AND LEGEND

1. Total platted area contains 184.151 Acres (8,021,617.56 Square Feet) of land including street dedication.
2. Bearings were determined from a GPS Survey, Texas Coordinate System of 1983, South Zone.
3. As scaled upon FIRM, Community Panel No. 485464 0145 C, Map Revised: July 18, 1985; the property described on this plat is located in Flood Zone "C". Contact your local Floodplain Administrator for flood zone determination and base flood elevations.
4. 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
5. The yard requirement, as depicted, is a requirement of the Unified Development Code and is subject to change as the zoning may change.

MRNCT — Map Records, Nueces County, Texas

DRNCT — Deed Records, Nueces County, Texas

● Denotes found a 5/8" iron rod, unless otherwise noted.

STATE OF TEXAS
COUNTY OF NUECES

Rangeland Products Terminals, LLC, hereby certifies that it is the owner of the lands embraced within the boundaries of a 189.152 Acres (8,239,461.12 Square Feet) tract of land as shown on the foregoing plat; that it has had said lands surveyed and subdivided as shown; that streets shown are dedicated to public use forever; that easements as 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 _____ day of _____, 20____.

Robert Singleton, Senior Vice President

STATE OF TEXAS
COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____, AS _____.

THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF NUECES

THIS REPLAT OF THE HEREIN DESCRIBED PROPERTY 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 REPLAT OF THE HEREIN DESCRIBED PROPERTY APPROVED BY PLANNING COMMISSION OF THE CITY OF CORPUS CHRISTI, TEXAS.

THIS THE _____ DAY OF _____, 20____.

WILLIAM J. GREEN, PE., INTERIM SECRETARY

ERIC VILLARREAL, PE., 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

AT _____ O'CLOCK _____M.
_____, 20____

BY: _____
KARA SANDS, COUNTY CLERK
NUECES COUNTY, TEXAS

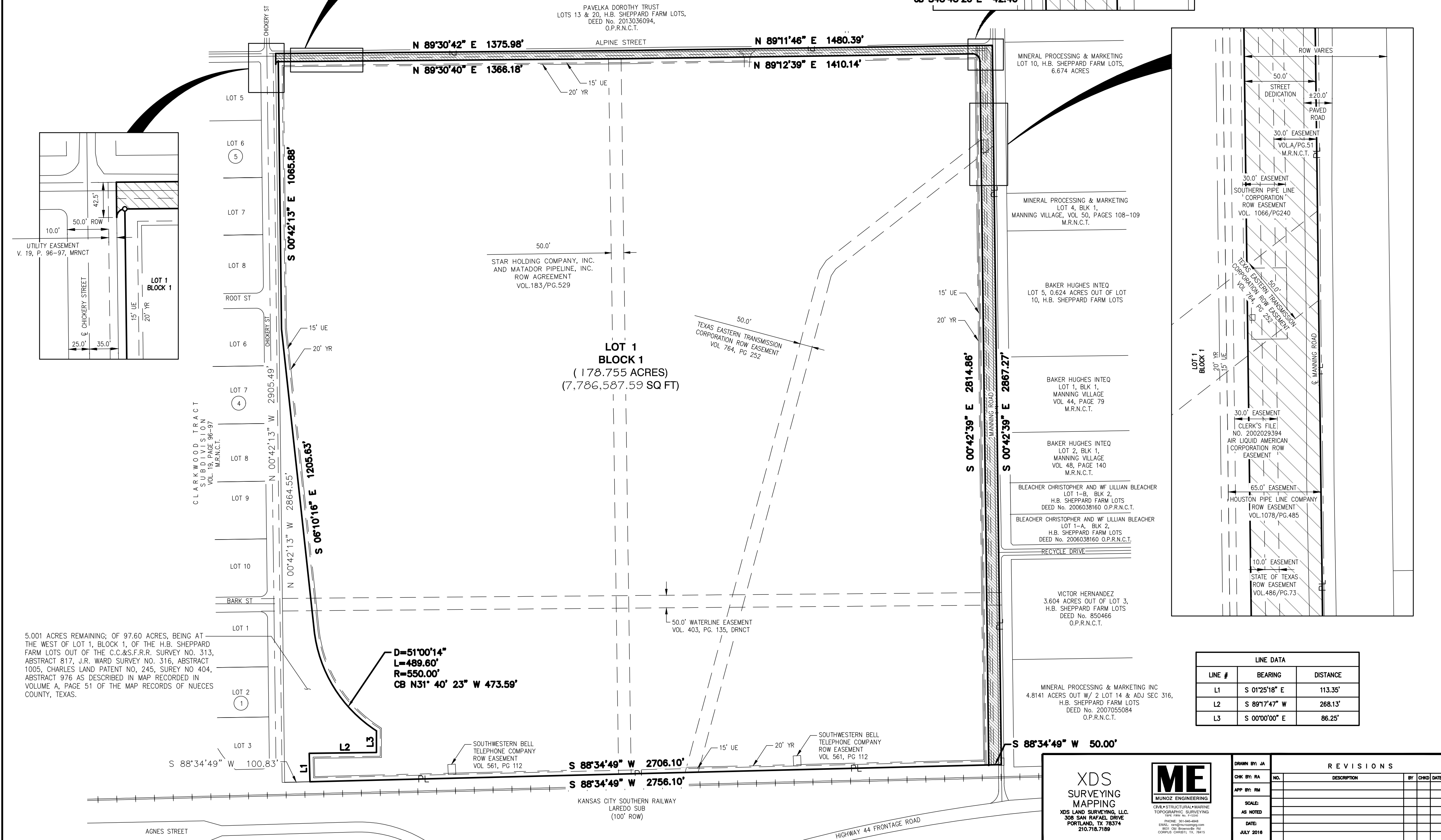
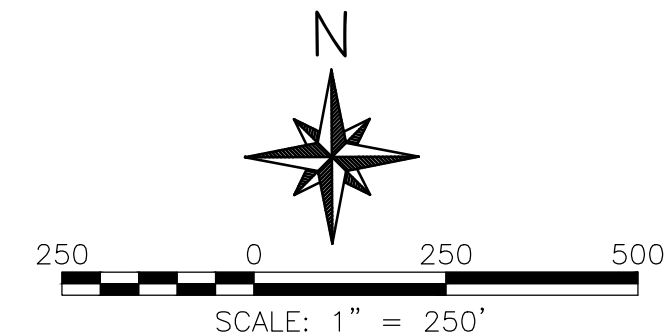
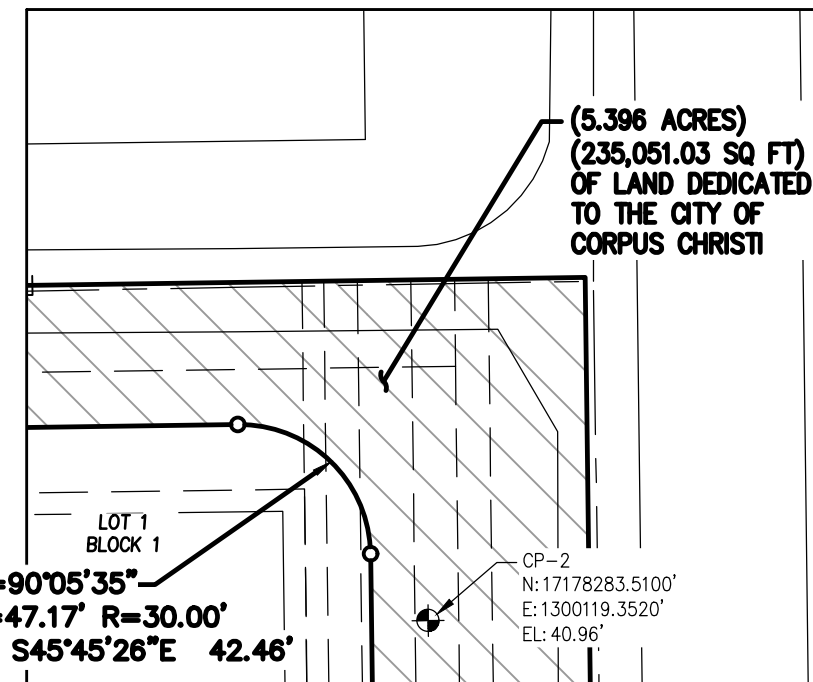
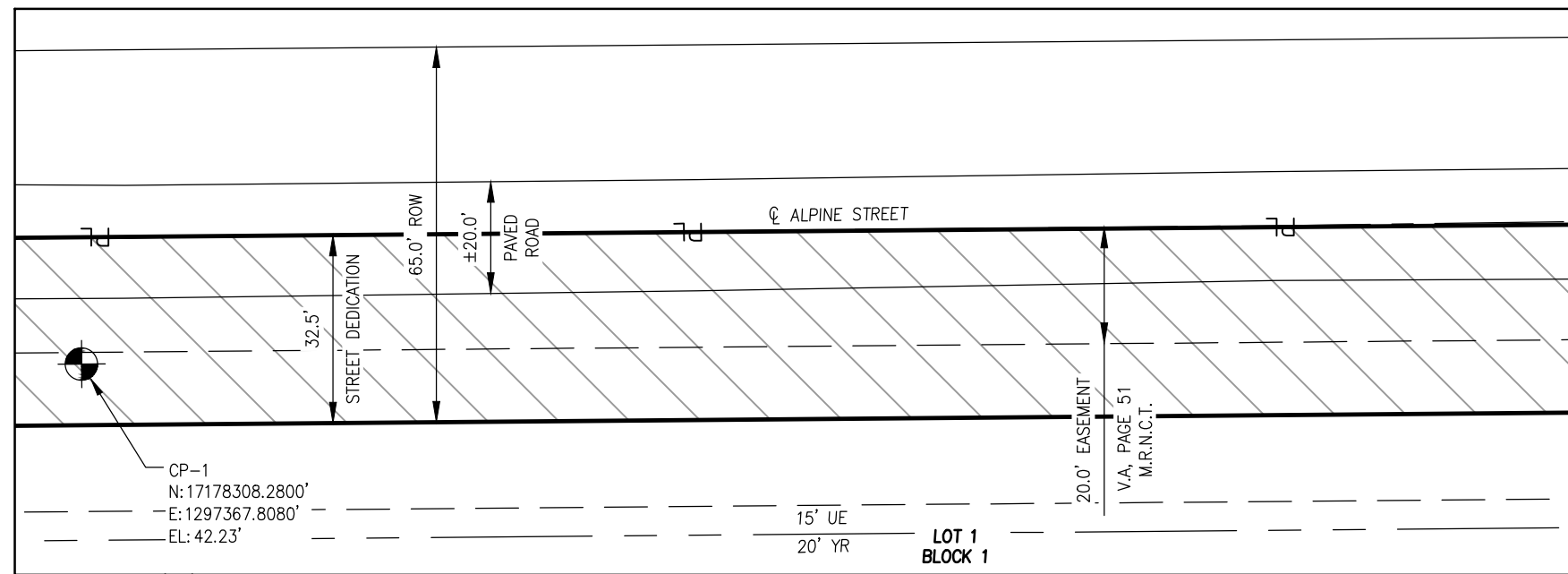
STATE OF TEXAS
COUNTY OF NUECES

I, XAVIER D. SANDOVAL, A REGISTERED PROFESSIONAL LAND SURVEYOR, 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____.

XAVIER D. SANDOVAL, R.P.L.S.
TEXAS LICENSE NO. 5886

XDS SURVEYING MAPPING XDS LAND SURVEYING, LLC. 308 SAN RAFAEL DRIVE PORTLAND, TX 76374 210.718.7186		ME MUNOZ ENGINEERING CIVIL • STRUCTURAL • MARINE TOPOGRAPHIC SURVEYING 1996 FIRM NO. 210-080 PHONE: 361-945-6848 EMAIL: info@munozengr.com 8021 Old Brenham Rd. Corpus Christi, TX, 78415		DRAWN BY: JA			
				REVISIONS			
CHK BY: RA		NO.		DESCRIPTION	BY	CHKD	DATE
APP BY: RM							
SCALE:							
AS NOTED							
DATE:							
JULY 2016							



LINE DATA		
LINE #	BEARING	DISTANCE
L1	S 01°25'18" E	113.35'
L2	S 89°17'47" W	268.13'
L3	S 00°00'00" E	86.25'

XDS SURVEYING MAPPING
XDS LAND SURVEYING, L.L.C.
308 SAN RAFAEL DRIVE
PORTLAND, TX 78374
210.718.7189

ME
MUNOZ ENGINEERING
CIVIL • STRUCTURAL • MARINE
TOPOGRAPHIC • SURVEYING
PHONE: 361.945.4848
EMAIL: mmunoz@munozeng.com
801 Old Riverway Rd
Corpus Christi, TX 78415

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