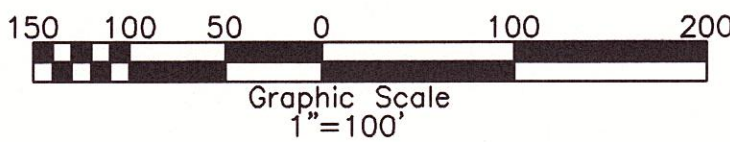




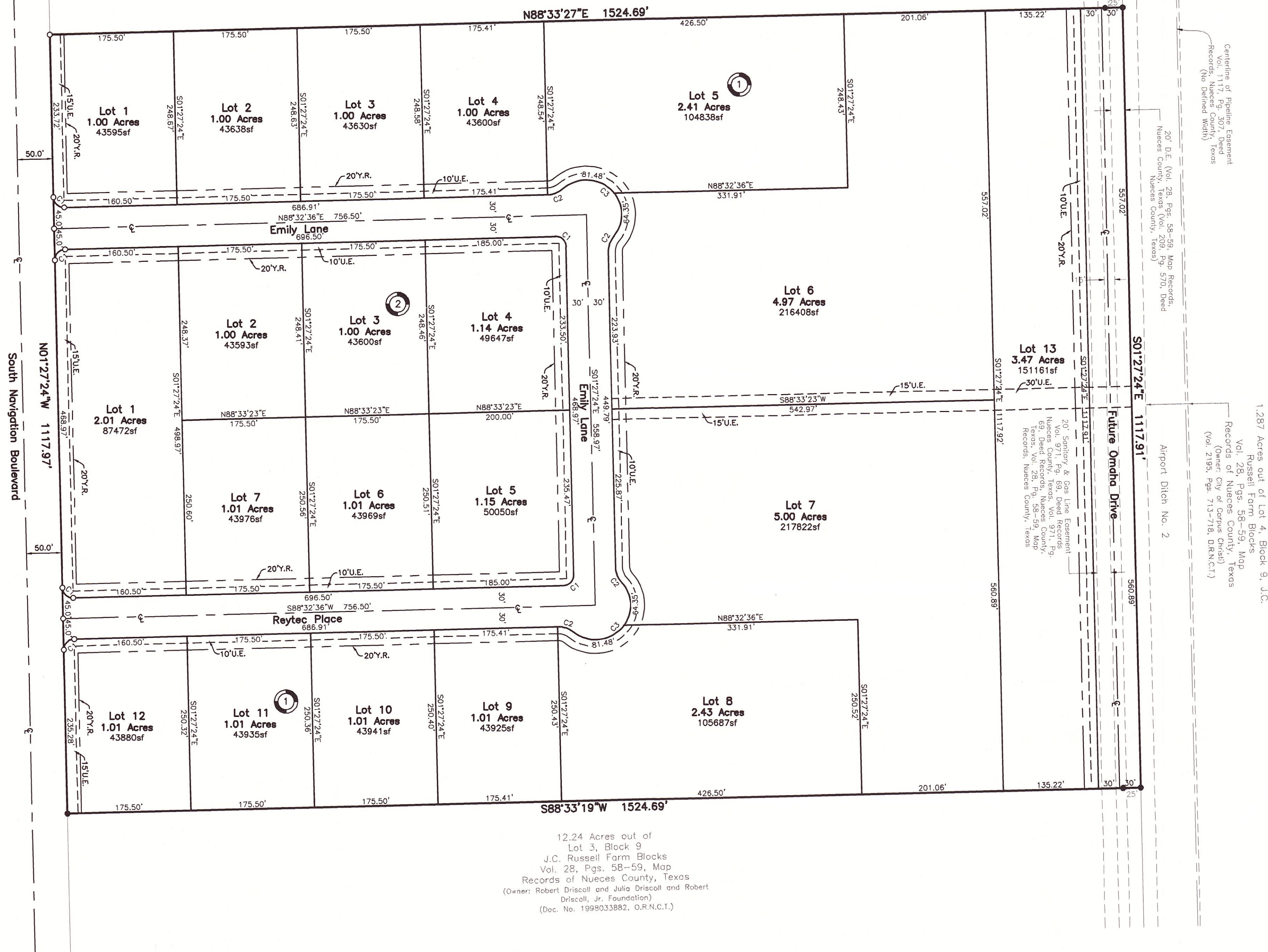
Legend:

- Fd. 5/8" I.R. with cap stamped "Briser 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'
C2	40°14'34"	34.50'	12.64'	24.23'
C3	170°28'08"	50.00'	600.82'	148.78'



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.)



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.R.N.C.T.)

Centerline of Pipeline Easement Records of Nueces County, Texas (No Defined Width)

20' E.C. (Vol. 28, Pgs. 58-59, Map Records of Nueces County, Texas) (Vol. 208, Pg. 570, Deed Nueces County, Texas)

1.287 Acres out of Lot 4, Block 9, 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.)

61.266 acres out of Lot 2, 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.)

Notes:

- This property is Zoned IL
- Total platted area contains 39.13 (includes street dedication) acres of land.
- 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.
- Bearings based on GPS, NAD83, State Plane Coordinate System, Texas South Zone 4205.
- By graphic plotting only, this property is in Zone "C" of the Flood Insurance Rate Map, Community Panel Number 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.
- The yard requirement, as depicted, is a requirement of the Unified Development Code and is subject to change as the zoning may change.



Preliminary Plat of
Reytex Industrial Park

39.13 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 all 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 all 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.



ENGINEER:
Urban Engineering (Firm No. 145)
2725 Swann Drive
Corpus Christi, Texas 78404
(361)854-3101

OWNER/DEVELOPER:
GMG Partners, LP
1901 Hollister Street
Houston, Texas 77080
(281)850-3098



DATE: May 23, 2014
SCALE: 1"=100'
JOB NO.: 42883.B4.01
SHEET: 1 of 1
DRAWN BY: XG