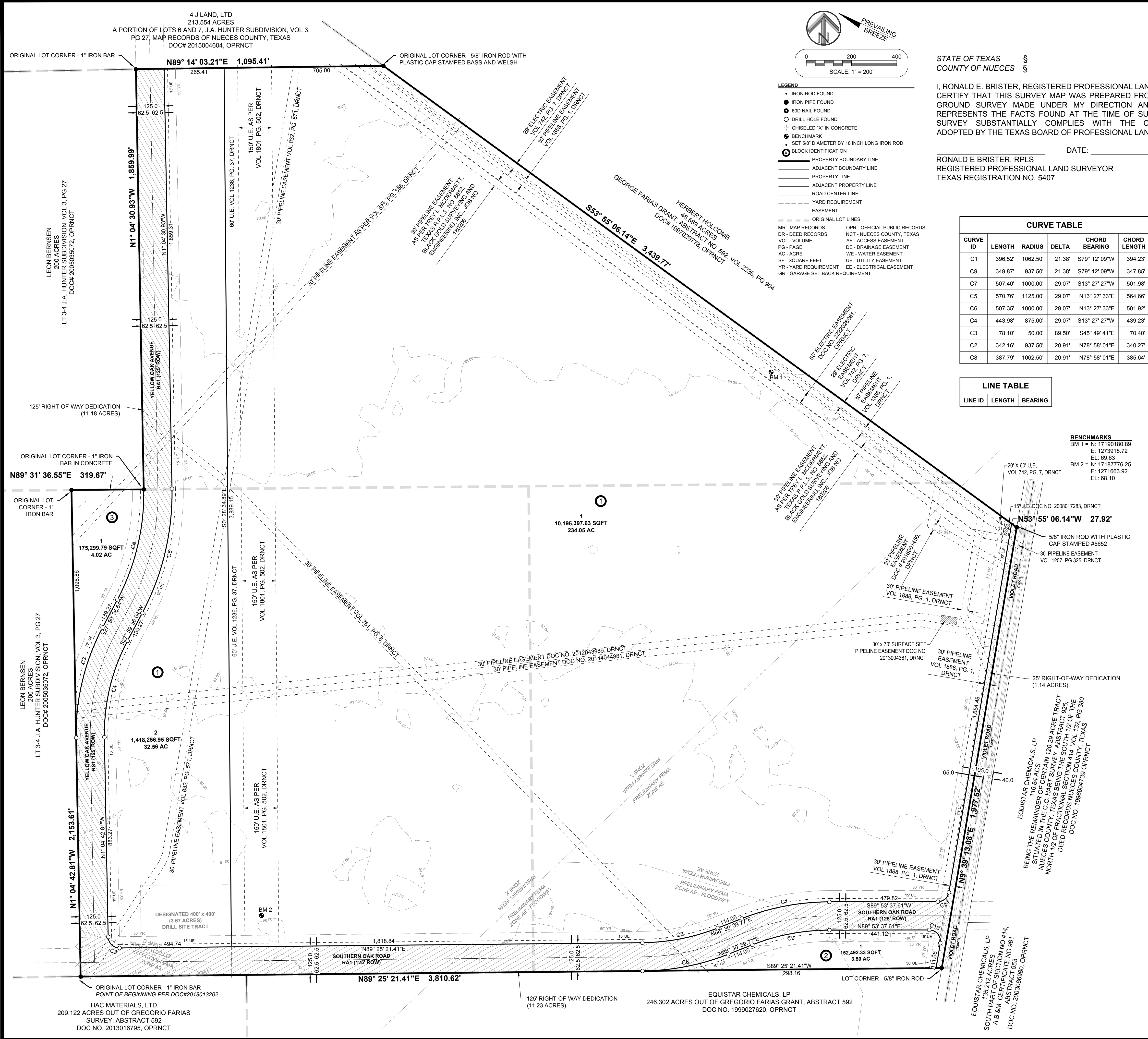
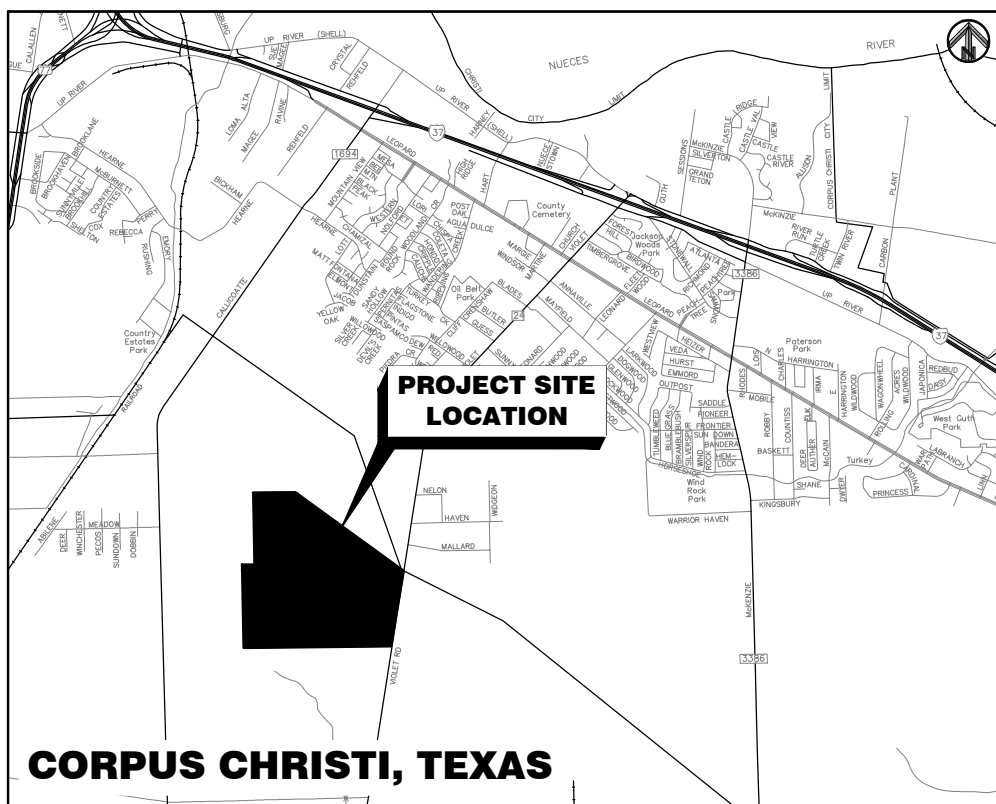




PRELIMINARY PLAT OF
EPIC Y-GRADE SUBDIVISION

A 297.690 ACRE TRACT BEING ALL OF LOT 2, LOT 5, AND A PORTION OF LOT 1, J.A. HUNTER SUBDIVISION, AS SHOWN ON A MAP RECORDED IN VOLUME 3, PAGE 27, MAP RECORDS OF NUECES COUNTY, TEXAS.



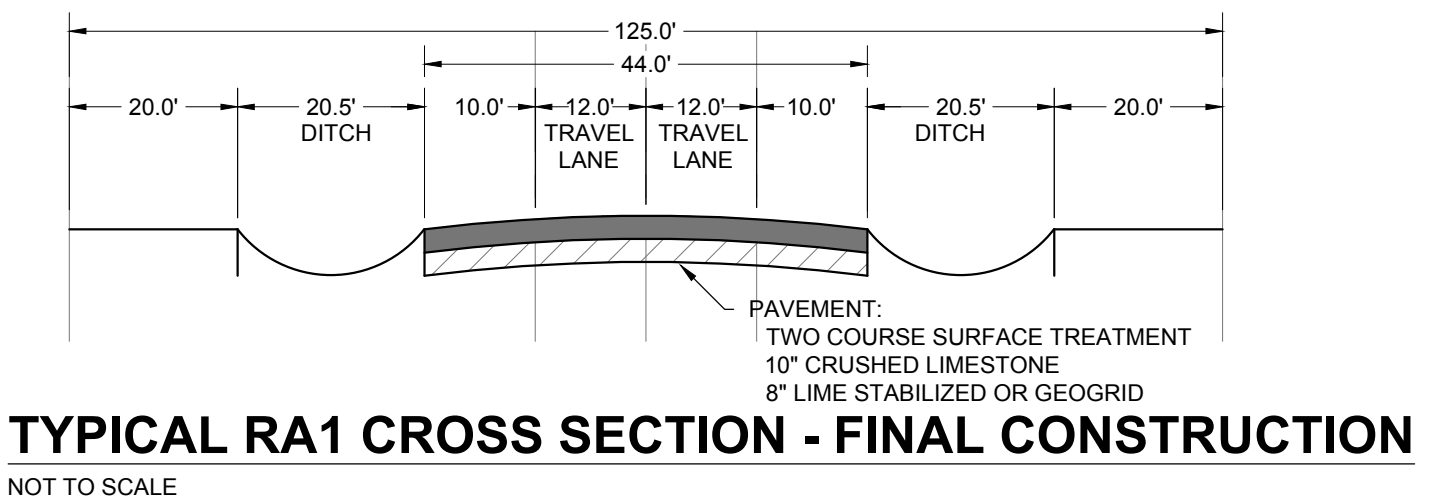
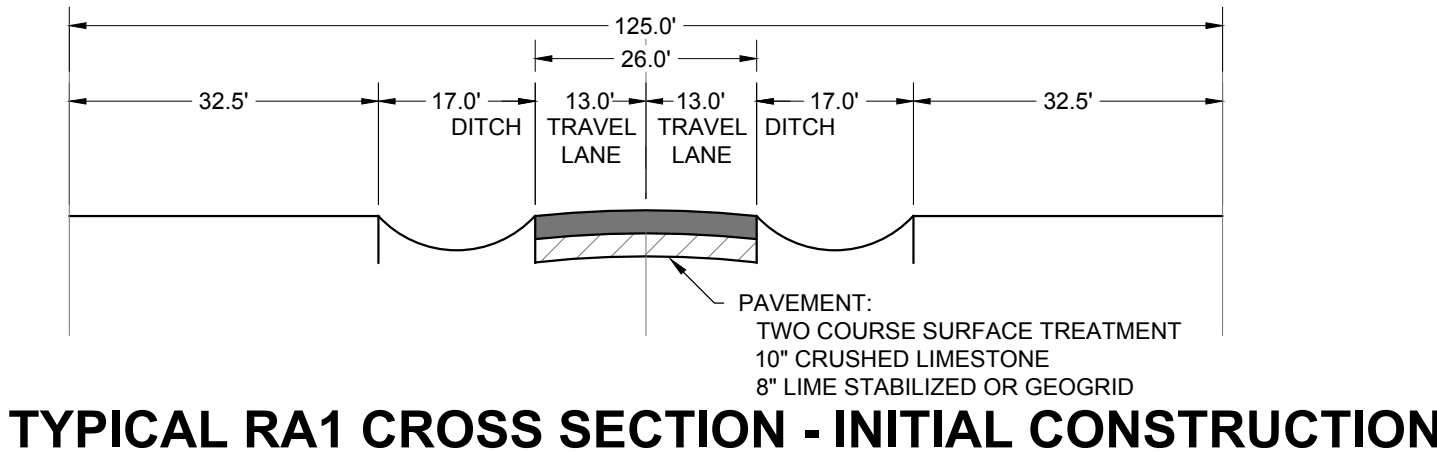
LOCATION PLAN

SCALE: NTS

OWNER INFORMATION
EPIC Y-GRADE LOGISTICS
18615 TUSCANY STONE
SAN ANTONIO, TEXAS 78258

PLAT NOTES:

- TOTAL PLATTED AREA CONTAINS 297.69 ACRES OF LAND, INCLUDING DEDICATED RIGHT-OF-WAYS AND EASEMENTS.
- FEMA INFORMATION EFFECTIVE:
PLOTING THE PROPERTY BY SCALE ON FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NO. 485494 0280 C, MAP REVISED MARCH 18, 1985, INDICATES THE PROPERTY IS LOCATED IN FLOOD ZONE C AND A3. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE ENGINEER OR SURVEYOR.
PRELIMINARY:
PLOTING THE PROPERTY BY SCALE ON FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NO. 483550280G, OCTOBER 23, 2015, INDICATES THE PROPERTY IS LOCATED IN FLOOD ZONE X, AE, AND AE-FLOODWAY. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE ENGINEER OR SURVEYOR.
- RECEIVING WATERS
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.
- ZONING
THE YARD REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE NUECES COUNTY SUBDIVISION REGULATIONS AND PLATTING REQUIREMENTS. UNTIL AREA IS ANNEXED BY THE CITY OF CORPUS CHRISTI, AT WHICH TIME THE ZONING REQUIREMENT OF THE UNITED DEVELOPMENT CODE WILL GOVERN AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE. PROPOSED ZONING SHALL BE HEAVY INDUSTRIAL (IH).
- ALL BEARINGS ARE GRID BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM FOR THE LAMBERT SOUTH ZONE (NAD83).
- ALL ELEVATIONS ARE BASED ON NAVD88, GEOID09.
- THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE A MINIMUM OF 18 INCHES ABOVE THE CENTERLINE OF THE HIGHEST ADJACENT ROADWAY OR AS NOTED ON CONSTRUCTION DRAWINGS FOR THE SUBDIVISION.
- THE SURVEYOR CAN NOT CERTIFY AS TO UN-RECORDED EASEMENTS AND/OR RIGHT-OF-WAY THAT MAY IMPACT THE SUBJECT PROPERTY AND ARE NOT VISIBLE AND APPARENT.
- CAUTION MUST BE TAKEN WITH PIPELINE MARKERS INDICATING BURIED LINES NOT ON RECORD.
- THIS SUBDIVISION IS LOCATED NEAR AIRFIELDS USED BY AIRPLANES AND MAY BE SUBJECT TO AIRCRAFT NOISE, OVER FLIGHT, AND VIBRATION.
- PRIOR TO CONNECTING TO PUBLIC WATER SYSTEM, EACH LOT MUST HAVE AN APPROVED AND RECORDED OCL WATER AGREEMENT.
- URBAN TRANSPORTATION PLAN AMENDMENT ORDINANCE NO. 031499
- PRELIMINARY PHASING:
13.1. PHASE 1 - BLOCK 1, LOT 1
13.1.1. BEGIN - OCTOBER 2018
13.1.2. END - OCTOBER 2020
13.2. PHASE 2 - BLOCK 2, LOT 1
13.2.1. BEGIN - OCTOBER 2022
13.2.2. END - OCTOBER 2024
13.3. PHASE 3 - BLOCK 1, LOT 2, AND BLOCK 3, LOT 1
13.3.1. BEGIN - OCTOBER 2026
13.3.2. END - OCTOBER 2028



STATE OF TEXAS §
COUNTY OF NUECES §

I, RONALD E. BRISTER, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY MAP WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY MADE UNDER MY DIRECTION AND SUPERVISION, AND REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY, AND THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT STANDARDS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

DATE:

RONALD E BRISTER, RPLS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5407

CURVE TABLE					
CURVE ID	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	396.52'	1062.50'	21.38°	S79° 12' 09"W	394.23'
C9	349.87'	937.50'	21.38°	S79° 12' 09"W	347.85'
C7	507.40'	1000.00'	29.07°	S13° 27' 27"W	501.98'
C5	570.76'	1125.00'	29.07°	N13° 27' 33"E	564.66'
C6	507.35'	1000.00'	29.07°	N13° 27' 33"E	501.92'
C4	443.98'	875.00'	29.07°	S13° 27' 27"W	439.23'
C3	78.10'	50.00'	89.50°	S45° 49' 41"E	70.40'
C2	342.16'	937.50'	20.91°	N78° 58' 01"E	340.27'
C8	387.79'	1062.50'	20.91°	N78° 58' 01"E	385.64'

LINE TABLE		
LINE ID	LENGTH	BEARING

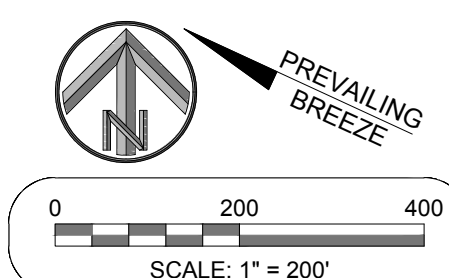
BENCHMARKS

BM 1 = N: 17190180.89
E: 1273918.72
EL: 69.63
BM 2 = N: 17187776.25
E: 1271663.92
EL: 68.10

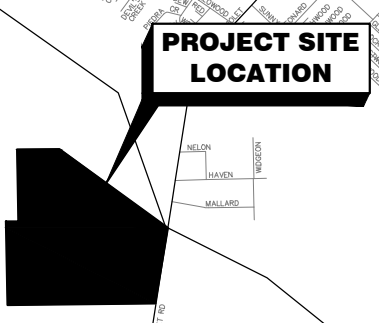
ENGINEER
THOMAS TEFIN, PE
RONALD BRISTER, RPLS
EPIC Y-GRADE
CORPUS CHRISTI, TEXAS 78411
OFFICE 361-850-1800
FAX 361-850-1802
DRAWING DATE 08/13/2018

BRISTER SURVEYING
4455 South Padre Island Drive Suite 51
Corpus Christi, Texas 78411
OFFICE 361-850-1800
FAX 361-850-1802
DRAWING DATE 08/13/2018

PRELIMINARY PLAT OF
EPIC Y-GRADE SUBDIVISION
A 297.690 ACRE TRACT BEING ALL OF LOT 2, LOT 5, AND A PORTION OF LOT 1, J.A. HUNTER SUBDIVISION, AS SHOWN ON A MAP RECORDED IN VOLUME 3, PAGE 27, MAP RECORDS OF NUECES COUNTY, TEXAS.



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LOCATION PLAN

SCALE: NTS

OWNER INFORMATION
EPIC Y-GRADE LOGISTICS
18615 TUSCANY STONE
SAN ANTONIO, TEXAS 78258

1. PRELIMINARY PHASING:

- 1.1. PHASE 1 - BLOCK 1, LOT 1
 - 1.1.1. BEGIN - OCTOBER 2018
 - 1.1.2. END - OCTOBER 2020
- 1.2. PHASE 2 - BLOCK 2, LOT 1
 - 1.2.1. BEGIN - OCTOBER 2022
 - 1.2.2. END - OCTOBER 2024
- 1.3. PHASE 3 - BLOCK 1, LOT 2, AND BLOCK 3, LOT 1
 - 1.3.1. BEGIN - OCTOBER 2026
 - 1.3.2. END - OCTOBER 2028

PRELIMINARY PLAT OF
EPIC Y-GRADE SUBDIVISION
 CRE TRACT BEING ALL OF LOT 2 LOT 5 AND A PORTION OF

**CIVIL • STRUCTURAL • MARINE
TOPOGRAPHIC SURVEYING**

OFFICE: 361-946-4848
1608 S. BROWNLEE BOULEVARD
CORPUS CHRISTI, TX 78404

TBPE FIRM No. F-12240

Brister Surveying
4455 South Padre Island Drive Suite 51
Corpus Christi, Texas 78411
Office 361-850-1800
Fax 361-850-1802
bristersurveying@corpus.twbc.com
Firm Registration No. 10072800

ENGINEER:	THOMAS TIFFIN, PE
SURVEYOR:	RONALD BRISTER, RPLS
OWNER:	EPIC Y-GRADE
ENGINEER PID:	SURVEYOR PID:
180064	N/A
DRAWN BY	CHKD BY
TT	TT
APPD BY	
TT	
DRAWING DATE:	
09/13/2018	