

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25°39'40"	260.00'	116.45'	N11°10'13"E	115.49'
C2	82°40'34"	200.00'	288.59'	N39°40'41"E	284.20'
C3	97°19'26"	200.00'	339.72'	N50°19'19"W	300.33'
C4	17°54'19"	260.00'	81.25'	S15°02'53"W	80.92'
C5	7°45'21"	260.00'	35.19'	S02°13'03"W	35.17'

LINE	BEARING	DISTANCE
L1	N08°26'57"E	47.82'
L2	N66°01'52"W	10.45'
L3	S21°00'44"E	21.21'
L4	S88°43'23"W	27.42'

Remainder of 150.372 Acre Tract
 out of Section 8, Range V,
 H.L. Kinney Sectionized Lands
 (Owner: Humpal Real Estate, Ltd.)
 (Doc. No. 2013045298, O.P.R.N.C.T.)

Notes:

- Total platted area contains 20.88 Acres of Land.
- The receiving water for the storm water runoff from this property is the Corpus Christi Inner Harbor. The TCEQ has classified the aquatic life use for the Corpus Christi Inner Harbor as "intermediate".
- 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.
- By graphic plotting only, this property is in Zone "C" on Flood Insurance Rate Map, Community Panel No. 485464 0145 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.
- If any lot is developed with residential uses, compliance with the open space regulation will be required during the building permit phase.
- Drainage has been previously developed per the SWQMP (Amended) dated 8-2-13 prepared by James Schwarz, P.E. Per this document each lot will incorporate individual detention systems to be designed and constructed with development of each lot.

PRELIMINARY PLAT
 for
Wildcat Industrial Park
 Block 2, Lots 4, 5, 6, 7A and 7B
 Corpus Christi, Texas

LEGAL DESCRIPTION:

20.88 Acres of Land, out of Section 8, Range V, H.L. Kinney Sectionized Lands, said 20.88 Acres being out of a 150.372 Acre Tract of Land, described in a General Warranty Deed from Scott Humpal to Humpal Real Estate, Ltd., recorded in Document No. 2013045298, Official Public Records of Nueces County, Texas.



Job No. 09546.B9.04
 Sept. 25, 2019 MFH/xg
 150 100 50 0 100 200
 Graphic Scale
 1"=100'

OWNER/DEVELOPER:
 Humpal Real Estate Ltd.
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 Corpus Christi, TX 78411
 (361)334-2317

ENGINEER:
 Urban Engineering Firm # 145
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 (361)854-3101