

STATE OF TEXAS §
COUNTY OF NUECES §

WE, TRANSPORT ENTERPRISES, LTD., HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LAND EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING PLAT AND THAT THIS PLAT WAS MADE FOR THE PURPOSES OF DESCRIPTION AND DEDICATION.

THIS THE ____ DAY OF _____, 20____.

TRANSPORT ENTERPRISES, LTD

BY: TRANSPORT INDUSTRIAL PROPERTIES, L.L.C.,
GENERAL PARTNER

BY: _____
MARK D. STOCKSETH, PRESIDENT

STATE OF TEXAS §
COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MARK D. STOCKSETH AS PRESIDENT OF OF TRANSPORT INDUSTRIAL PROPERTIES, L.L.C.

THIS THE ____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

STATE OF TEXAS §
COUNTY OF NUECES §

I, NIXON M. WELSH, REGISTERED PROFESSIONAL LAND SURVEYOR OF BASS & WELSH ENGINEERING, HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION.

THIS THE ____ DAY OF _____, 20____.

NIXON M. WELSH, R.P.L.S.

STATE OF TEXAS §
COUNTY OF NUECES §

THE FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE DEPARTMENT OF DEVELOPMENT SERVICES OF THE CITY OF CORPUS CHRISTI, TEXAS

JALAL SALEH, P.E.
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS §
COUNTY OF NUECES §

DATE

THE 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____.

CARL CRULL, P.E.
CHAIRMAN

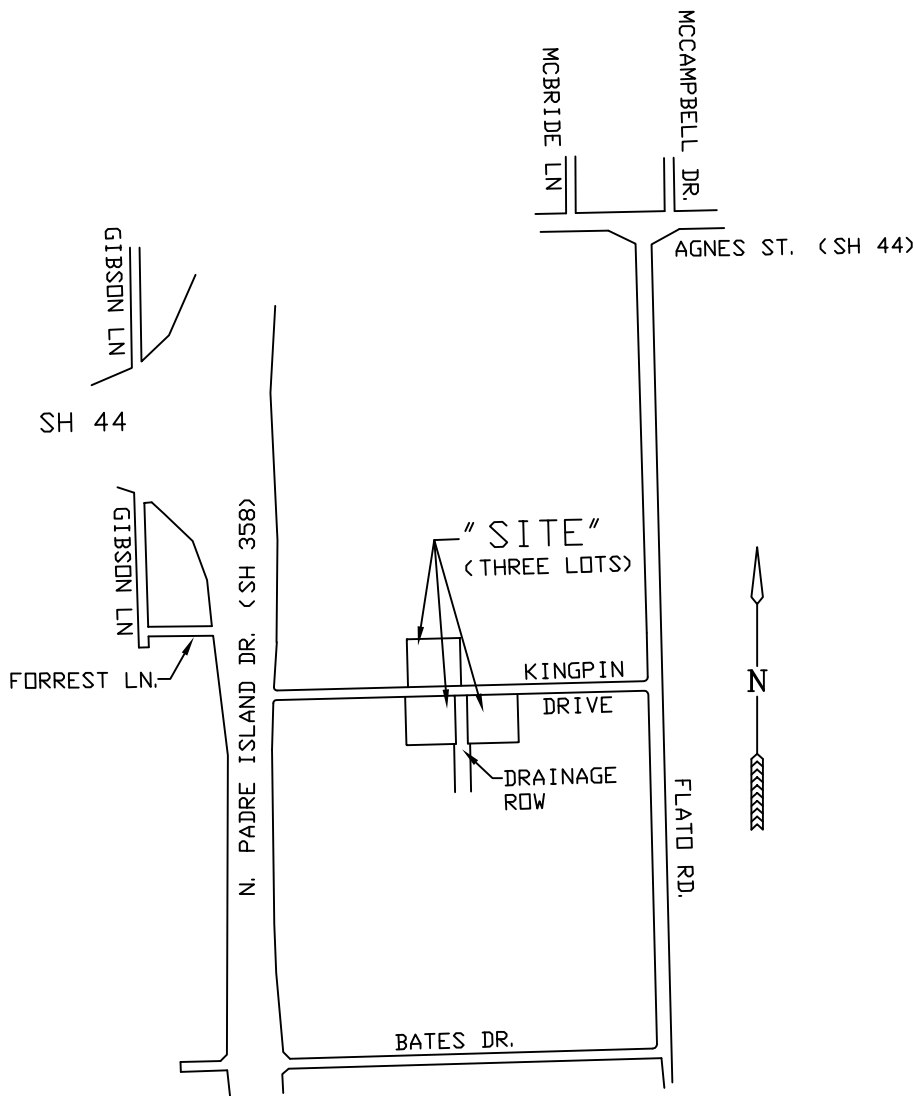
AL RAYMOND, III
SECRETARY

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 THE MAP RECORDS OF SAID COUNTY IN VOLUME _____, PAGE _____, INSTRUMENT NUMBER _____, WITNESS MY HAND AND SEAL OF THE COUNTY COURT IN AND FOR SAID COUNTY AT OFFICE IN CORPUS CHRISTI, NUECES COUNTY, TEXAS, THE DAY AND YEAR LAST WRITTEN.

BY: _____
DEPUTY

KARA SANDS, COUNTY CLERK
NUECES COUNTY, TEXAS



LOCATION MAP
1"=1200'

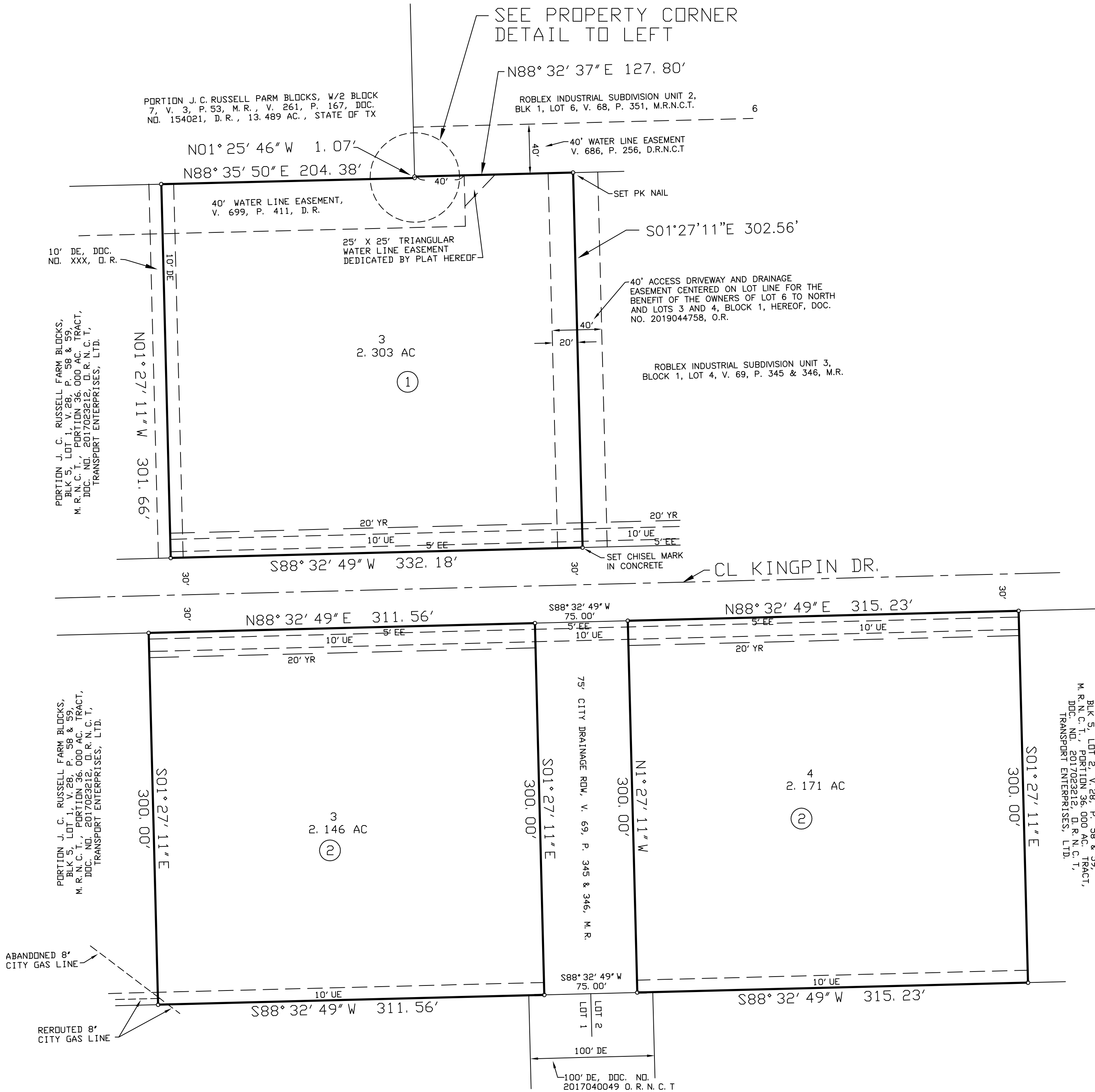
PLAT OF
ROBLEX INDUSTRIAL SUBDIVISION UNIT 3,
BLOCK 1, LOT 3 AND BLOCK 2, LOTS 3 & 4

THREE TRACTS OF LAND, IN TOTAL 6.620 ACRES, MORE OR LESS, PORTIONS OF J. C. RUSSELL FARM BLOCKS, BLOCK 5, LOTS 1 & 2, A MAP OF WHICH IS RECORDED IN VOLUME 28, PAGES 58 & 59, MAP RECORDS, NUECES COUNTY, TX

CORPUS CHRISTI, NUECES CO., TX

BASS & WELSH ENGINEERING
TX SURVEY REG. NO. 100027-00, TX ENGINEERING REG.
NO. F-52, 3054 S. ALAMEDA STREET
CORPUS CHRISTI, TEXAS 78404

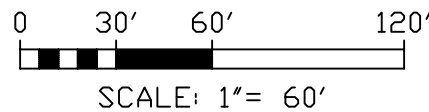
DATE PLOTTED: 5/18/20
COMP. NO. PLAT SHT1
JOB NO. 20004
SCALE: AS SHOWN
PLOT SCALE: 1" = 60'
SHEET 1 OF 2



ABANDONED 8"
CITY GAS LINE

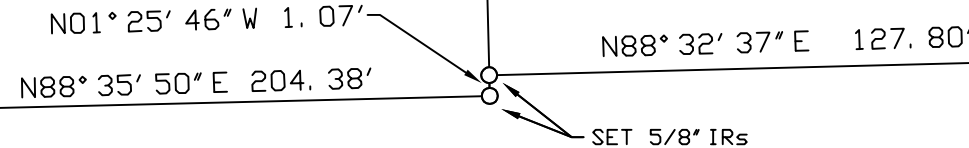
REROUTED 8"
CITY GAS LINE

PORTION J. C. RUSSELL FARM BLOCKS, BLK 5, LOTS 1 & 2, V. 28, P. 58 & 59, M.R.N.C.T., PORTION 117.56 AC. TRACT, DOC. NO. 2002027348, D.R.N.C.T., CORPUS 115 PARTNERSHIP



PORTION J. C. RUSSELL FARM BLOCKS, W/2 BLOCK 7, V. 3, P. 53, M.R. V. 261, P. 167, DDC. NO. 154021, D.R., 13.489 AC., STATE OF TX

ROBLEX INDUSTRIAL SUBDIVISION UNIT 2, BLK 1, V. 68, P. 351, M.R.



THE SUM OF THE COMMON EAST BOUNDARY LENGTH OF ROB-LEX INDUSTRIAL AREA, BLOCK 2, LOTS 1 - 3, V. 30, P. 87, M.R. (1648.4') PLUS THE EAST BOUNDARY LENGTH OF THE ABOVE DESCRIBED 13.489 ACRE TRACT (893') = 2541.4' AND THE COMMON WEST BOUNDARY LENGTH OF A 47.37 ACRE TRACT DESCRIBED BY DEED, DDC. NO. 1999012348, D.R., IS 2538.6', THUS A DISCREPANCY IN LENGTHS ALONG SAID COMMON LINE AND THE 1.07' OFFSET IN THE NORTH BOUNDARY LINE OF BLOCK 1, LOT 3, HEREOF

PROPERTY CORNER DETAIL NTS

NOTES

1. 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.
2. THE BASIS OF BEARINGS IS THE STATE OF TEXAS LAMBERT GRID, SOUTH ZONE, NAD 1983.
3. THE SUBJECT SITE IS IN ZONE "X" ACCORDING TO FEMA MAP 48355C0315G (10/23/15).
4. LEGAL DESCRIPTION: THREE TRACTS OF LAND, A 2.303 ACRE TRACT, A 2.146 ACRE TRACT AND A 2.171 ACRE TRACT, IN TOTAL, 6.620 ACRES, MORE OR LESS, A PORTION OF J. C. RUSSELL FARM BLOCKS, BLOCK 5, LOTS 1 & 2, A MAP OF WHICH IS RECORDED IN VOLUME 28, PAGES 58 & 59, MAP RECORDS, NUECES COUNTY, TX, CORPUS CHRISTI, NUECES CO., TX.
5. THERE ARE NO KNOWN NATURAL WATER BODIES, JURISDICTIONAL WETLANDS, ENDANGERED SPECIES HABITAT, STATE SUBMERGED LANDS OR CRITICAL DUNES ON THE SITE.
6. THE TOTAL PLATTED AREA CONTAINS 6.620 ACRES OF LAND (NO STREET DEDICATIONS).
7. THE YARD REQUIREMENT IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
8. SET 5/8" IRON RODS AT ALL LOT CORNERS UNLESS SHOWN OTHERWISE. ALL SET IRON RODS CONTAIN PLASTIC CAPS LABELED BASS AND WELSH ENGINEERING.
9. IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.
10. ALL DRIVEWAYS SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS OUTLINED IN ARTICLE 7 OF THE UDC.
11. THE DEVELOPER HAS GRANTED AND CONVEYED, AND BY THESE PRESENTS DOES HEREBY GRANT AND CONVEY UNTO THE CITY OF CORPUS CHRISTI, A MUNICIPAL CORPORATION DULY INCORPORATED UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF TEXAS, ITS SUCCESSORS AND LEGAL REPRESENTATIVES, THE FREE AND UNINTERRUPTED USE, LIBERTY, PRIVILEGE AND EASEMENT, OF GOING IN, OVER, UNDER AND ALONG THE CERTAIN TRACT OF LAND CALLED A 75' CITY DRAINAGE RIGHT-OF-WAY, LABELED AS SUCH, TOGETHER WITH THE FREE INGRESS, EGRESS AND REGRESS TO AND FOR THE CITY FOR THE PURPOSE OF MAINTAINING A PUBLIC DRAINAGE FACILITY, AND FOR THE PURPOSE OF MAINTAINING, SERVICING, REPAIRING AND INSPECTING SAID PUBLIC DRAINAGE FACILITY UNDER, ON AND ALONG SAID TRACT.

PLAT OF ROBLEX INDUSTRIAL SUBDIVISION UNIT 3, BLOCK 1, LOT 3 AND BLOCK 2, LOTS 3 & 4 CORPUS CHRISTI, NUECES CO., TX

BASS & WELSH ENGINEERING
TX SURVEY REG. NO. 100027-00, TX ENGINEERING REG. NO. F-52, 3054 S. ALAMEDA STREET
CORPUS CHRISTI, TEXAS 78404

DATE PLOTTED: 5/26/20
COMP. NO. PLAT-SHT2
JOB NO. 20004
SCALE: AS SHOWN
PLOT SCALE: 1" = 60'
SHEET 2 OF 2