

PRINTED: 8/13/2021 STB FILE: WIER-SURVEY.STB LAST SAVED: 8/13/2021 3:10 PM SAVED BY: PHILIP G. FILE: PLAT-BEAR LANE-21018.DWG BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT

**\*NOTES\***

1. ACCORDING TO SURVEYOR'S INTERPRETATION OF INFORMATION SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) "FLOOD INSURANCE RATE MAP" (FIRM), MAP No. 4854640165C, MAP REVISED JULY 18, 1985, ALL OF THE SUBJECT TRACT LIES WITHIN ZONE C, A "AREAS OF MINIMAL FLOODING" ZONE AS DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION, OR THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
2. THE ABOVE REFERENCED "FIRM" MAP IS FOR USE IN ADMINISTERING THE "NFIP"; IT DOES NOT NECESSARILY SHOW ALL AREAS POTENTIALLY SUBJECT TO FLOODING, PARTICULARLY AREAS WHICH COULD BE FLOODED BY SEVERE, CONCENTRATED RAINFALL COUPLED WITH INADEQUATE LOCAL DRAINAGE SYSTEMS. THERE MAY BE OTHER STREAMS, CREEKS, LOW AREAS, DRAINAGE SYSTEMS OR OTHER SURFACE OR SUBSURFACE CONDITIONS EXISTING ON OR NEAR THE SUBJECT PROPERTY WHICH ARE NOT STUDIED OR ADDRESSED AS PART OF THE "NFIP".
3. ALL BEARINGS SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE 4205, NAD OF 1983, AS DERIVED BY FIELD OBSERVATIONS UTILIZING THE RTK NETWORK ADMINSTRATED BY ALLTERRA CENTRAL, INC.
4. BUILDINGS CONSTRUCTED FOR HUMAN HABITATION SHALL BE CONSTRUCTED WITH THE FINISH FLOOR ELEVATION A MINIMUM OF 18 INCHES ABOVE THE HIGHEST ELEVATION OF THE CROWN LINE IN THE ROADWAY IN FRONT OF THE PROPERTY ON WHICH THE BUILDING IS LOCATED.
5. ALL 1/2" IRON RODS SET WITH A CAP STAMPED "WIER & ASSOC INC", UNLESS NOTED OTHERWISE.
6. 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 WATER" AND CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
7. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS ZONING MAY CHANGE.
8. THE TOTAL PLATTED AREA CONTAINS 19.556 ACRES OF LAND INCLUDING STREET DEDICATION.
9. IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.

**\*OWNERS CERTIFICATE\***

BEING A TRACT OF LAND LOCATED IN THE ENRIQUEZ VILLAREAL SURVEY, ABSTRACT No. 1, NUECES COUNTY, TEXAS, BEING A PORTION OF LOT 1, MARGARET KELLY LAND, ACCORDING TO THE PLAT RECORDED IN VOLUME 8, PAGE 40, MAP RECORDS, NUECES COUNTY, TEXAS (M.R.N.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC" IN THE SOUTH RIGHT-OF-WAY LINE OF BEAR LANE (A 60 FOOT RIGHT-OF-WAY), SAID IRON ROD BEING THE NORTHEAST CORNER OF A 20 FOOT RIGHT-OF-WAY DEDICATION SHOWN ON THE PLAT OF LOT 1, BLOCK 1, INDUSTRIAL TECHNOLOGY PARK UNIT 4, AN ADDITION TO THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, RECORDED IN VOLUME 68, PAGE 505, M.R.N.C.T., FROM WHICH A 5/8" IRON ROD FOUND WITH A 2" ALUMINUM CAP BEARS S 88°37'09" W, 653.01 FEET;

THENCE N 88°37'09" E, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID BEAR LANE, A DISTANCE OF 653.59 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC", SAID IRON ROD BEING THE NORTHWEST CORNER OF A 20 FOOT RIGHT-OF-WAY DEDICATION SHOWN ON THE PLAT OF INDUSTRIAL TECHNOLOGY PARK UNIT 1, AN ADDITION TO THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, RECORDED IN VOLUME 46, PAGE 105, M.R.N.C.T.;

THENCE S 01°11'03" E, ALONG THE WEST LINE OF BLOCK 2 OF SAID INDUSTRIAL TECHNOLOGY PARK UNIT 1, AT A DISTANCE OF 20.00 FEET PASSING A 1" IRON PIPE FOUND, BEING THE NORTHWEST CORNER OF LOT 1, BLOCK 2, OF SAID INDUSTRIAL TECHNOLOGY PARK UNIT 1, AT A DISTANCE OF 1027.69 FEET PASSING A 5/8" IRON ROD FOUND, BEING THE SOUTHWEST CORNER OF LOT 2 AND THE NORTHWEST CORNER OF LOT 3 OF SAID BLOCK 2, INDUSTRIAL TECHNOLOGY PARK UNIT 1, CONTINUING IN ALL A TOTAL DISTANCE OF 1303.46 FEET TO A 5/8" IRON ROD FOUND WITH A 2" ALUMINUM CAP, FROM WHICH A 5/8" IRON ROD FOUND BEARS S 01°11'03" E, 122.53 FEET, SAID IRON ROD BEING THE SOUTHWEST CORNER OF SAID LOT 3, BLOCK 2, INDUSTRIAL TECHNOLOGY PARK UNIT 1;

THENCE S 88°37'09" W, DEPARTING THE WEST LINE OF SAID BLOCK 2, INDUSTRIAL TECHNOLOGY PARK UNIT 1, A DISTANCE OF 653.52 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "BASS & WELSH", SAID IRON ROD BEING THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 1, INDUSTRIAL TECHNOLOGY PARK UNIT 4;

THENCE N 01°11'14" W, ALONG THE EAST LINE OF SAID LOT 1, BLOCK 1, INDUSTRIAL TECHNOLOGY PARK UNIT 4, AT A DISTANCE OF 1283.46 FEET PASSING A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC", SAID IRON ROD BEING THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 1, INDUSTRIAL TECHNOLOGY PARK UNIT 4, CONTINUING IN ALL A TOTAL DISTANCE OF 1303.46 FEET TO THE PLACE OF BEGINNING AND CONTAINING 19.556 ACRES (851,877 SQUARE FEET) OF LAND, MORE OR LESS.

STATE OF TEXAS §  
COUNTY OF NUECES §

SEFL/CORPUS CHRISTI, LLC HEREBY CERTIFIES THAT IT IS THE OWNER, FREE OF ALL LIENS, OF THE LANDS SHOWN HEREON, WE HAVE HAD SAID LAND SURVEYED AND SUBDIVIDED AS SHOWN ON THE FOREGOING MAP; THAT ALL STREETS AND ALLEYS SHOWN ARE DEDICATED IN FEE SIMPLE TO THE PUBLIC; ALL UTILITY EASEMENTS SHOWN HEREON ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION, AND USE OF THE PUBLIC UTILITIES; THAT THE FOREGOING MAP HAS BEEN PREPARED FOR THE PURPOSE OF DESCRIPTION AND DEDICATION, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

RYAN SMIGIEL  
MANAGER

STATE OF TEXAS §  
COUNTY OF NUECES §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS THE ACT AND DEED OF SAID PARTNERSHIP FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC IN AND FOR STATE OF TEXAS

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.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BRETT FLINT, P.E.  
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS §  
COUNTY OF NUECES §

THE FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF CORPUS CHRISTI, TEXAS.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

JEREMY BAUGH  
CHAIRMAN

AL RAYMOND, III, AIA  
SECRETARY

STATE OF TEXAS §  
COUNTY OF NUECES §

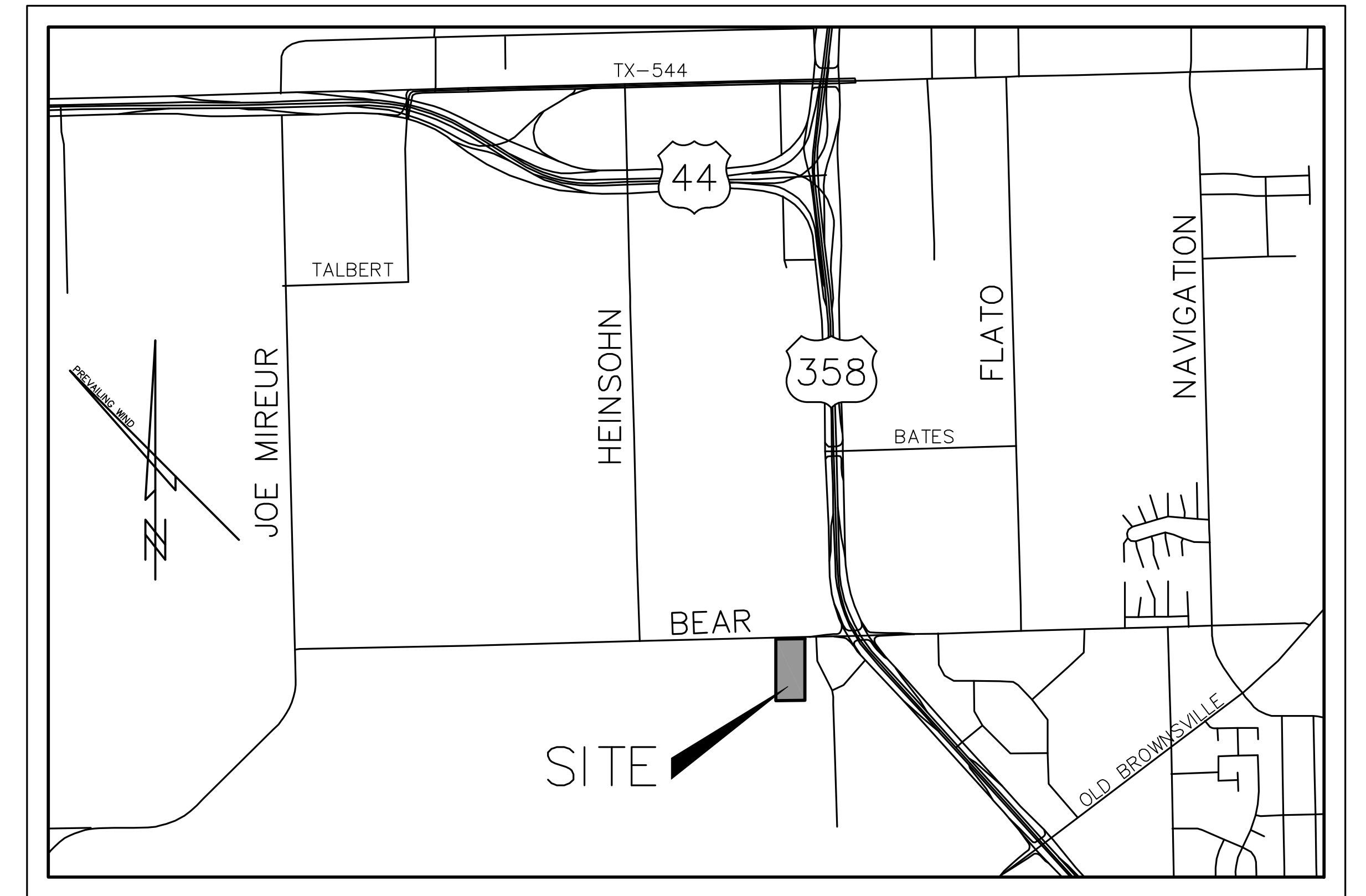
I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021 WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021

AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021 AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M. IN THE MAP RECORDS OF NUECES COUNTY IN VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_, INSTRUMENT NUMBER \_\_\_\_\_.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT, IN AND FOR NUECES COUNTY, AT OFFICE IN CORPUS CHRISTI, NUECES COUNTY, TEXAS, THE DAY AND YEAR LAST WRITTEN.

BY: \_\_\_\_\_  
DEPUTY

KARA SANDS  
COUNTY CLERK  
NUECES COUNTY, TEXAS



VICINITY MAP  
NOT TO SCALE

**\*SURVEYOR'S STATEMENT\***

THIS IS TO CERTIFY THAT I, AARON L. STRINGFELLOW, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND; AND THAT ALL LOT CORNERS, ANGLE POINTS, AND POINT OF CURVE HAVE BEEN PROPERLY MARKED ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.

"THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF AARON L. STRINGFELLOW, R.P.L.S. No. 6373 ON August 13, 2021. IT IS NOT TO BE USED FOR RECORDING, CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. THIS DOCUMENT IS NOT TO BE RELIED UPON AS A COMPLETE SURVEY AND SHALL NOT BE RECORDED."

AARON L. STRINGFELLOW, R.P.L.S.  
STATE OF TEXAS No. 6373  
E-MAIL: AaronL5@WierAssociates.com

**PRELIMINARY**  
**FOR REVIEW PURPOSES ONLY**  
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

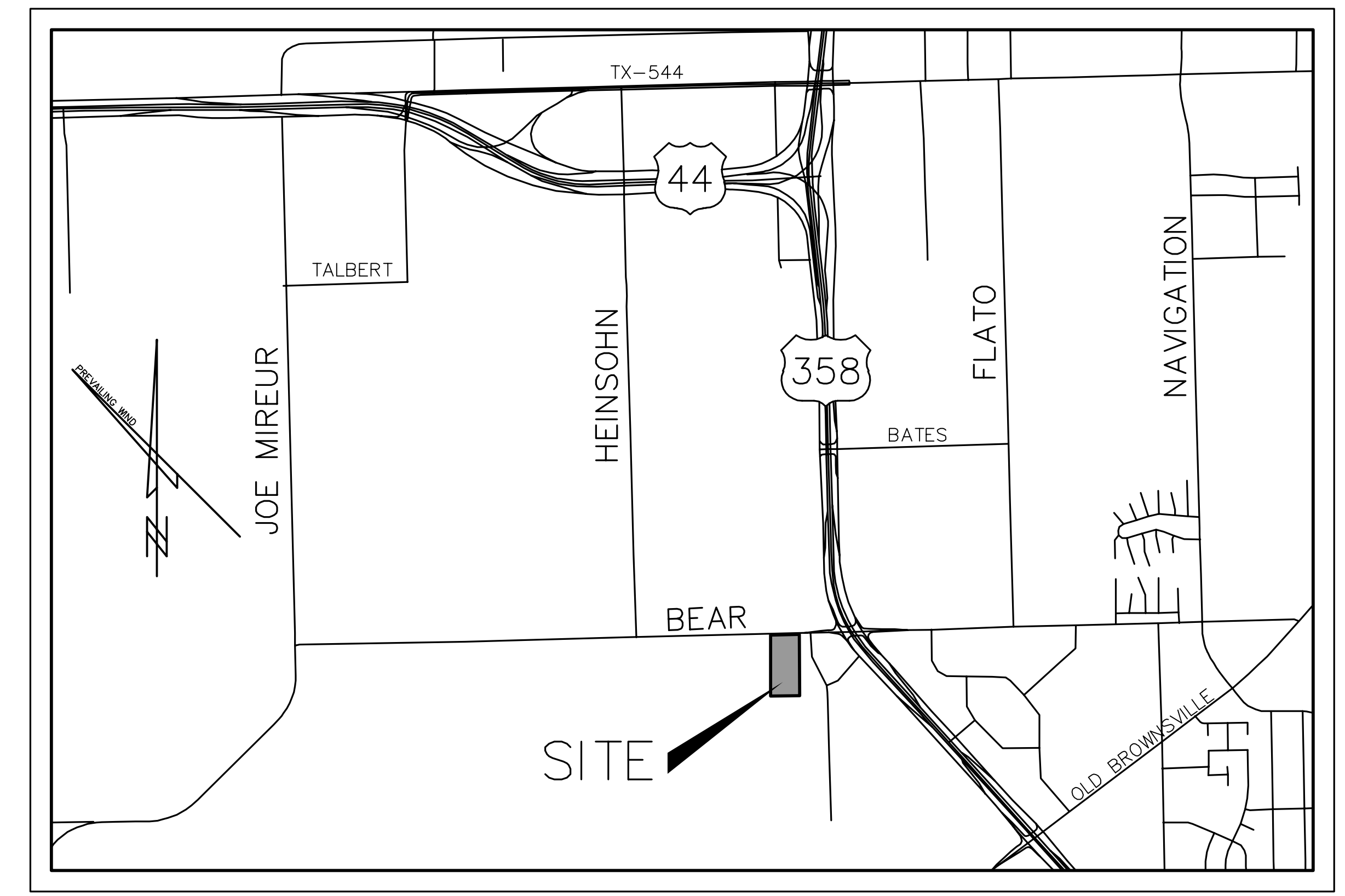
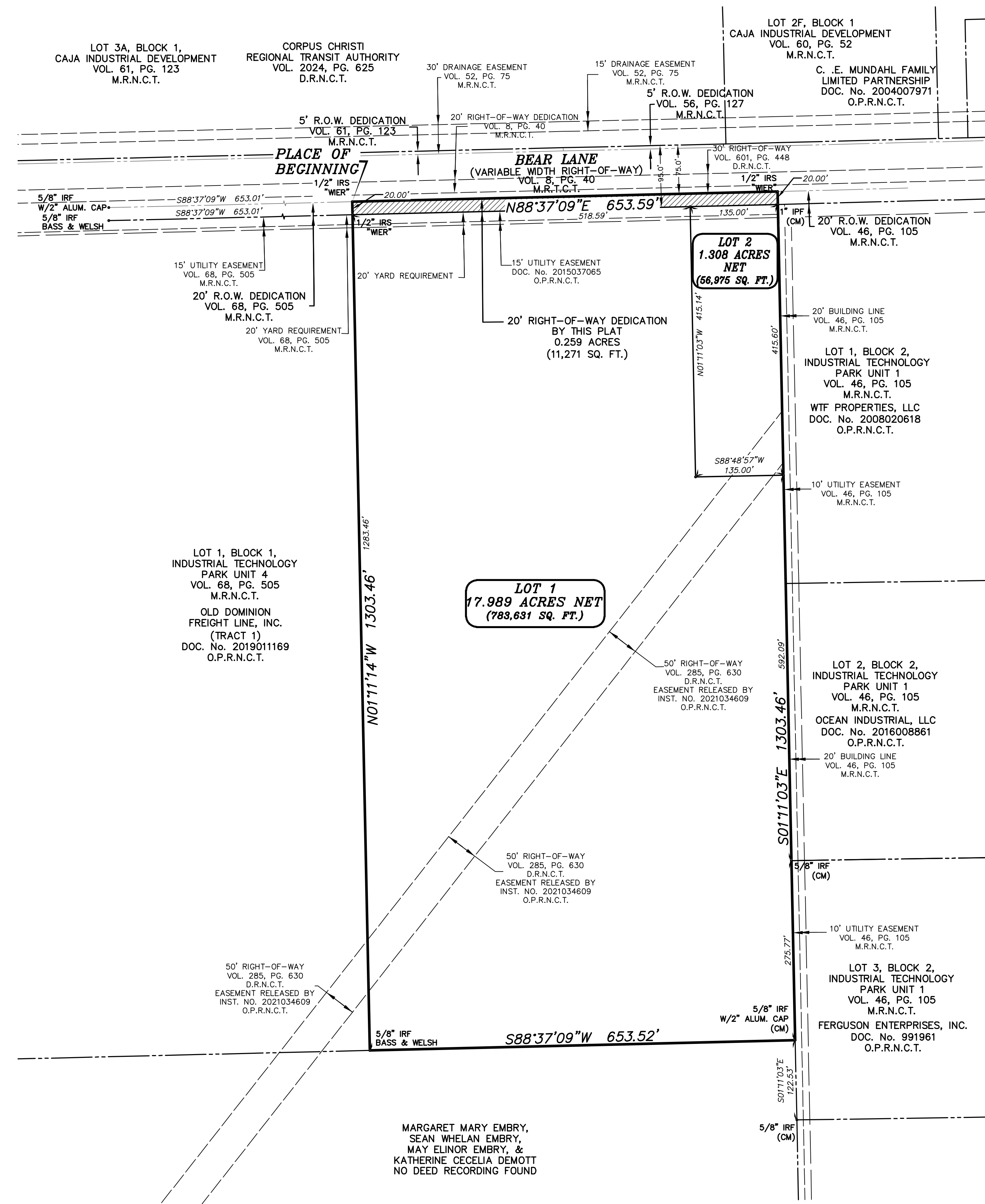
**FINAL PLAT**  
**INDUSTRIAL TECHNOLOGY PARK**  
**UNIT 4, BLOCK 2, LOTS 1 & 2**

AN ADDITION TO THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS  
BEING 19.556 ACRES OF LAND LOCATED IN THE  
ENRIQUEZ VILLAREAL SURVEY, ABSTRACT No. 1, NUECES COUNTY, TEXAS

ENGINEER/SURVEYOR  
WIER & ASSOCIATES, INC.  
2201 E. LAMAR BLVD., SUITE 200E  
ARLINGTON, TEXAS 76006  
CONTACT: PHILIP GRAHAM, P.E.  
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FAX: (817) 467-7713

PREPARED BY:  
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ENGINEERS SURVEYORS LAND PLANNERS  
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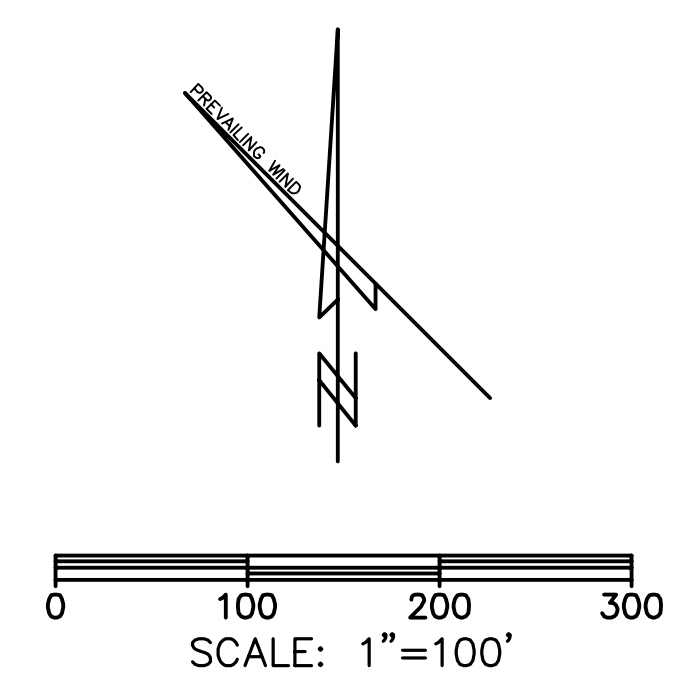
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VICINITY MAP  
NOT TO SCALE

\* L E G E N D \*

CM	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
IRS	IRON ROD SET
D.R.N.C.T.	DEED RECORDS, NUECES COUNTY, TEXAS
M.R.N.C.T.	MAP RECORDS, NUECES COUNTY, TEXAS
O.P.R.N.C.T.	OFFICIAL PUBLIC RECORDS, NUECES COUNTY, TEXAS
"WIER"	"WIER & ASSOC INC"



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PURPOSE AND SHALL NOT BE USED OR VIEWED OR  
RELIED UPON AS A FINAL SURVEY DOCUMENT.

MARGARET MARY EMBRY,  
SEAN WHELAN EMBRY,  
MAY ELINOR EMBRY, &  
KATHERINE CECELIA DEMOTT  
NO DEED RECORDING FOUND

**FINAL PLAT**  
**INDUSTRIAL TECHNOLOGY PARK**  
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