

General Notes:

1. Total platted area contains 4.26 Acres of Land.
2. 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".
3. The yard requirement as depicted, is a requirement of the Unified Development Code and is subject to change as the zoning may change.
4. The onsite drainage system will be maintained by the property owner.
5. 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.
6. This property has been identified as being located within the navigable airspace of the Corpus Christi International Airport (CRP). The property owner shall be responsible for ensuring that any proposed constructions or alterations occurring on said property will comply with 14 CFR, §77 (Title 14, Part 77), Federal Regulations. The property owner shall ensure all development is within all Land Compatibility Use (Title 14, Part 150) Federal Regulations.

Surveyor's Notes:

1. 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.
2. Existing Flood Map, by graphic plotting only, this property is currently in Zone "X" of the Flood Insurance Rate Map (FIRM), Community Panel Number 485464 0145 C, City of Corpus Christi, Texas, which bears an revised date of July 18, 1985 and is not in a Special Flood Hazard Area. The existing FIRM Panel 485464 0145 C is based on the National Geodetic Vertical Datum of 1929 (NGVD).
3. Proposed Flood Map, this property is proposed to lie within Zone "X" of the Flood Insurance Rate Map (FIRM), Community Panel Number 48355C0300G, Nueces County, Texas, which bears a preliminary date of May 30, 2018. The Proposed FIRM Panel 48355C0300G is based on the North American Vertical Datum of 1988 (NAVD88).

State of Texas
County of Nueces

Humpal Real Estate, Ltd., hereby certifies that it is the owner of the lands embraced within the boundaries of the foregoing plat; that it has had said lands surveyed and subdivided as shown; that streets shown are dedicated to the public use forever; that easements as shown are dedicated to the public use for the installation, operation and use of public utilities; and that this map was made for the purpose of description and dedication.

This the _____ day of _____, 20_____.

By: Humpal Real Estate, Ltd.

By: Humpal Management, LLC, its General Partner

By: _____
Scott A. Humpal, Sole Member

State of Texas
County of Nueces

This instrument was acknowledged before me by Scott A. Humpal, as Sole Member of Humpal Management, LLC, General Partner of Humpal Real Estate, Ltd., on behalf of said entity, in said capacity.

This the _____ day of _____, 20_____.

Notary Public in and for the State of Texas

State of Texas
County of Nueces

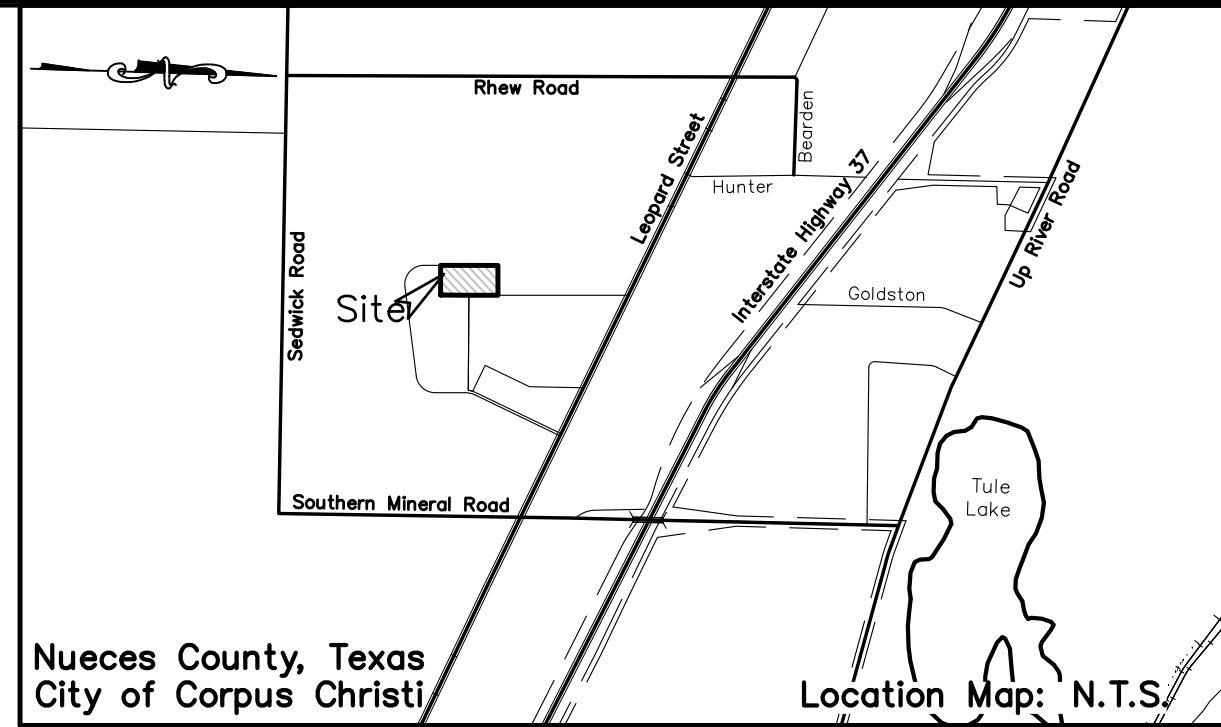
This final plat approved by the Corpus Christi Nueces County Health Unit, any private water supply and/or sewage system shall be approved by the Corpus Christi-Nueces County Health Department prior to installation.

This the _____ day of _____, 20_____.

Public Health Administrator

Plat of
Wildcat Industrial Park
Block 2, Lot 4

4.26 Acres of Land, out of Section 8, Range V, H.L. Kinney Sectionized Lands, said 4.26 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.



State of Texas
County of Nueces

This 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

This 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_____.

Al Raymond, III, AIA
Secretary

Jeremy Bough
Chairman

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 said County in Volume _____, Page _____, Map Records.

Witness my hand and seal of the County Court, in and for said County, at office in Corpus Christi, Texas, the day and year last written.

No. _____
Filed for Record

Kara Sands, County Clerk
Nueces County, Texas

at _____ O'clock ____M.
_____, 20_____

By: _____
Deputy

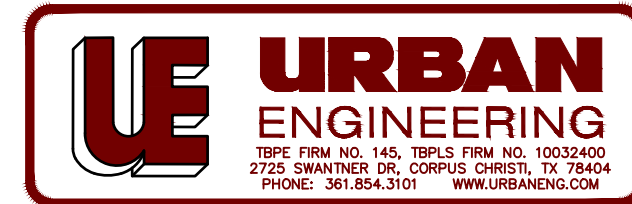
State of Texas
County of Nueces

I, James D. Carr, a Registered Professional Land Surveyor for Urban Engineering, have prepared the foregoing map from a survey made on the ground under my direction and is true and correct to the best of my knowledge, information and belief; I have been engaged under contract to set all Lot and Block corners as shown herein and to complete such operations with due and reasonable diligence consistent with sound professional practice.

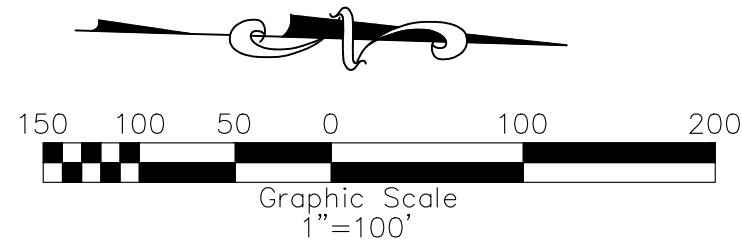
This the _____ day of _____, 20_____.

James D. Carr, R.P.L.S.
Texas License No. 6458

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.



Revised: 9/3/21
Submitted: 05/05/21
SCALE: 1"=100'
JOB NO.: 09546.C1.00
SHEET: 1 of 2
DRAWN BY: JAB
©2021 by Urban Engineering
urbansurvey1@urbaneng.com



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.)

AEP Easement and R.O.W.
(Doc. No. 2014046497,
O.P.R.N.C.T.)

Lot 3, Block 1
Wildcat Industrial Park
Vol. 68, Pgs. 126-127,
Map Records of Nueces County, Texas

Lot 2, Block 1
Wildcat Industrial Park
Vol. 68, Pgs. 126-127,
Map Records of Nueces County, Texas

AEP Easement and R.O.W.
(Doc. No. 2016021702,
O.P.R.N.C.T.)

Cathead Road

Lot 4 ②
4.26 Acres
185,434sf

Lot 3, Block 2
Wildcat Industrial Park
Vol. 68, Pgs. 126-127,
Map Records of Nueces County, Texas

Lot 2, Block 2
Wildcat Industrial Park
Vol. 68, Pgs. 126-127,
Map Records of Nueces County, Texas

NW Corner of
Lot 1AR, Block 1
Council Addition

Private Retention Pond

Lot 1AR, Block 1
Council Addition
Vol. 69, Pgs. 177-178,
Map Records of Nueces County, Texas

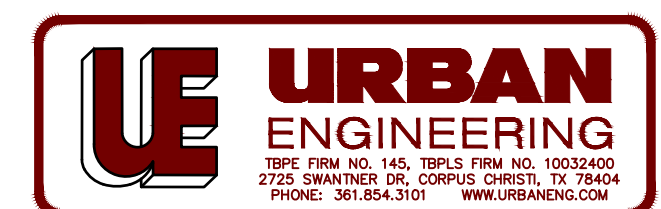
Remainder of 150.372 Acre Tract
out of Section 8, Range V
H.L. Kinney Sectionized Lands
(Owner: Humpal Real Estate, Ltd.)
(Doc. No. 2013045298, O.P.R.N.C.T.)

LEGEND:

- 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set
- ✕ Drill Hole Found
- 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Found
- 5/8 Inch Iron Rod with yellow plastic cap stamped "LNV INC" Found
- △ 5/8 Inch Iron Rod with yellow plastic cap stamped "BRISTER SURVEYING" Found
- 5/8 Inch Iron Rod with orange plastic cap stamped "BASS AND WELSH ENGINEERING" Found
- 5/8 Inch Iron Rod Found
- ◎ 1 Inch Iron Pipe Found

Plat of Wildcat Industrial Park Block 2, Lot 4

4.26 Acres of Land, out of Section 8, Range V, H.L. Kinney Sectionized Lands, said 4.26 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.



Revised: 9/3/21
Submitted: 05/05/21
SCALE: 1"=100'
JOB NO.: 09546.C1.00
SHEET: 2 of 2
DRAWN BY: JAB
©2021 by Urban Engineering
urbansurvey1@urbaneng.com