

Vol. 67 Pg 308

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PLAT OF THIRTY SEVEN INDUSTRIAL PARK

BEING 54.057 ACRE TRACT OF LAND OUT OF A CERTAIN 432 ACRE TRACT RECORDED IN VOLUME 285, PAGE 66-68, DEED RECORDS OF NUECES COUNTY, TEXAS, AND OUT OF A 93.99 ACRE TRACT RECORDED IN VOLUME 285, PAGE 66-68, DEED RECORDS OF NUECES COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF NUECES

This plat approved by the Department of Development Services, City of Corpus Christi, Texas, this 29th day of July, 2009.

Juan Perales, Jr.
Juan Perales, Jr., P.E.
Development Service Engineer

STATE OF TEXAS
COUNTY OF NUECES

This plat approved by the Planning Commission of the City of Corpus Christi, Texas, this 15th day of October, 2009.

Rudy Garza Faryce Good-Macon
Rudy Garza, Chairman Faryce Good-Macon, Secretary
1008102-NP079 (08-2100023)

STATE OF TEXAS
COUNTY OF NUECES

I, Diana T. Barrera, Clerk of the County Court in and for Nueces County, Texas, hereby certify that the foregoing map of Thirty Seven Industrial Park dated the 15 day of July, 2009, with its certificate of authentication was filed for record in my office this 28 day of July, 2009 at 9:58 o'clock A. m. and duly recorded in Volume 67, Page(s) 308-311 Map Records of Nueces County, Texas. Witness my hand and seal of said court at office in Corpus Christi, Texas, this the 28 day of July, 2009.

Diana T. Barrera
Diana T. Barrera, Nueces County Clerk

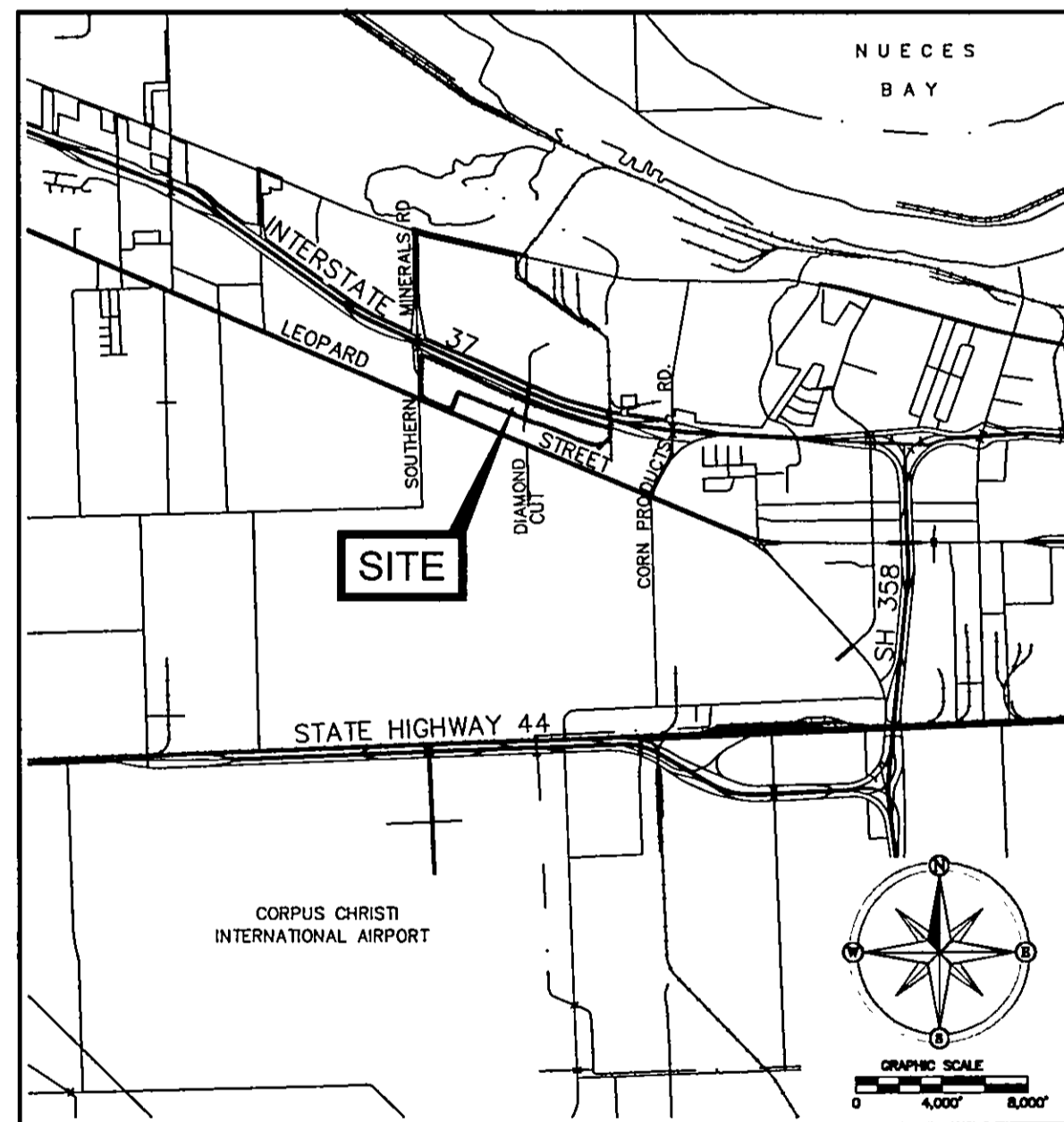
No. 2009030212
Filed for Record

STATE OF TEXAS
COUNTY OF NUECES

I, Albert E. Franco, Jr., Registered Professional Land Surveyor, do hereby certify that the foregoing map was prepared from surveys made on the ground under my supervision, that said survey is, to the best of my knowledge, true and correct, and that corners not existing shall be set by me or under my direction without delay. This the 14th day of July, 2009.

Albert E. Franco, Jr.
Albert E. Franco, Jr., R.P.L.S.
Texas License No. 4471

7/14/09



VICINITY MAP

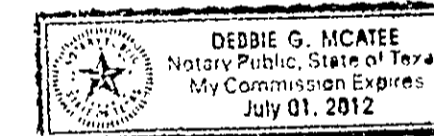
STATE OF TEXAS
COUNTY OF NUECES

I, CNM 37, L.L.C., a Texas limited liability company, do hereby certify that I am the owner of the property referred to as Thirty Seven Industrial Park, that all easements & street right-of-ways as shown are dedicated to the public for the installation operation and maintenance of public streets and utilities and we adopt this plat for the purposes of description and dedication this 15 day of July, 2009.

Burris McRee
CNM 37, L.L.C.
Burris McRee, Member

STATE OF TEXAS
COUNTY OF NUECES

Before me, the undersigned authority, on this day personally appeared Burris McRee, Member, proven to me to be the person whose signature he made on the foregoing instrument of writing, and he acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity stated for and on behalf of CNM 37, L.L.C., a Texas limited liability company, given under my hand and seal of office, this 15th day of July, 2009.



Debbie G. McAttee
Notary Public

NOTES:

1. THE ENTIRE PROPERTY IS LOCATED WITHIN FEMA ZONE 'C'. THE FLOOD BOUNDARY AS SHOWN ON THIS PLAT WAS INTERPOLATED FROM THE FEDERAL EMERGENCY MANAGEMENT MAP COMMUNITY-PANEL NUMBERS 485464 0165 C CITY OF CORPUS CHRISTI, TEXAS DATED JULY 18, 1985, AND 485464 0145 C CITY OF CORPUS CHRISTI, TEXAS DATED JULY 18, 1985, AND IS SUBJECT TO CHANGE.
2. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE CORPUS CHRISTI INNER HARBOR DRAINAGE BASIN. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE CORPUS CHRISTI INNER HARBOR AS "INTERMEDIATE".
3. EASEMENTS SHOWN ARE PROPOSED FOR DEDICATION TO THE PUBLIC FOR THE INSTALLATION, OPERATION, AND USE OF PUBLIC UTILITIES.
4. Y.R. DENOTES YARD REQUIREMENT. THE YARD REQUIREMENT, AS DEPICTED ON THE PLAT, IS A REQUIREMENT OF THE ZONING ORDINANCE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
5. BEARINGS SHOWN REFER TO LAMBERT GRID, TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83, U.S. SURVEY FEET.
6. PRIVATE DRIVEWAY ACCESS FROM LOT 8, BLOCK 1, ONTO SOUTHERN MINERALS ROAD IS PROHIBITED.
7. THIS SITE IS RESTRICTED TO COMMERCIAL/INDUSTRIAL USES AS STATED IN DEED RESTRICTIONS FILED ON AUGUST 14, 2008 IN COMPLIANCE WITH A VOLUNTARY CLEAN UP CERTIFICATE ISSUED BY THE TEXAS RAILROAD COMMISSION.
8. PRIVATE DRAINAGE EASEMENTS SHOWN ON THIS FINAL PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL PROPERTY OWNER(S).
9. DRIVEWAYS FOR LOTS 8 -11 AND 16 - 19 ALONG I-37 ARE RESTRICTED TO THE LOCATIONS SHOWN ON THE FACE OF THIS PLAT.

RVE NAME: RA\CLIENTS\BRI_SARATOGA LP (CNU 37 LLP) - 728190208 37 Industrial Park\CDU\Plat\Final\Plat\Thirty Seven Industrial Park Final Plat.dwg DW DATE: 15 JUL 2009 TIME: 12:54

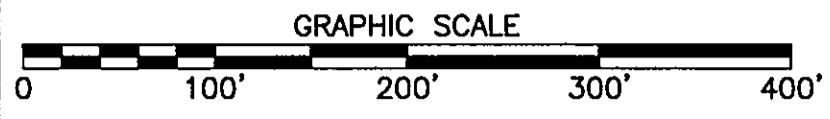
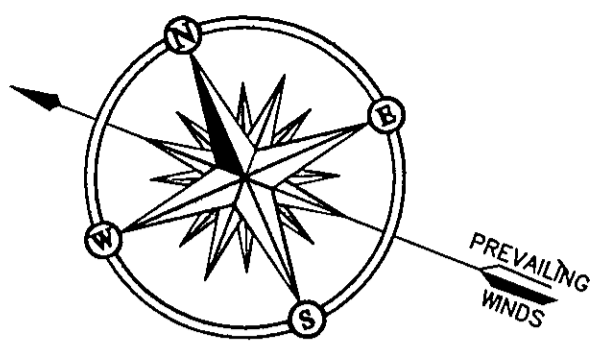
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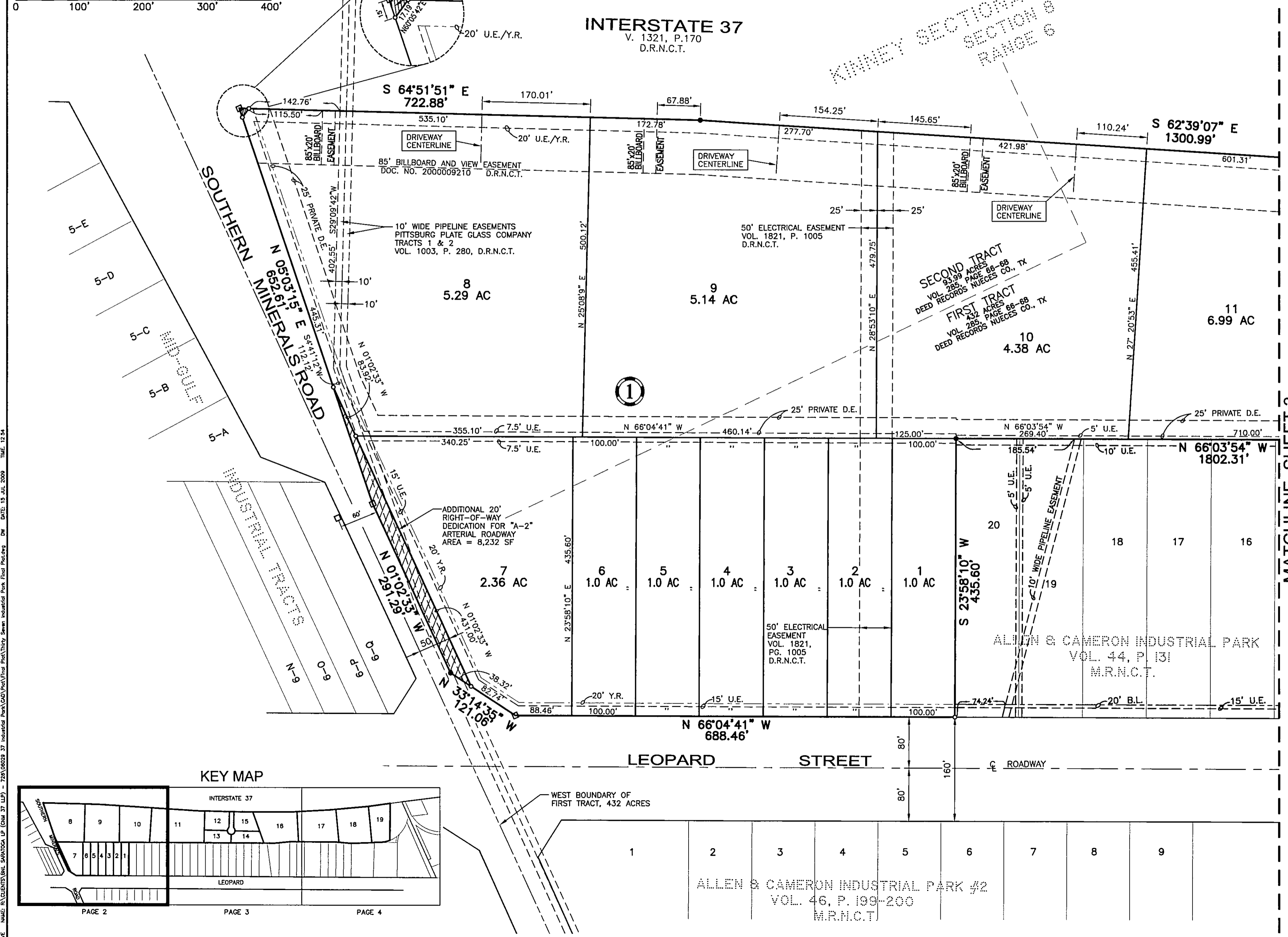
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PLAT OF THIRTY SEVEN INDUSTRIAL PARK



KINNEY SECTIONALIZED LANDS
SECTION 8
RANGE 6

INTERSTATE 37
V. 1321, P.170
D.R.N.C.T.

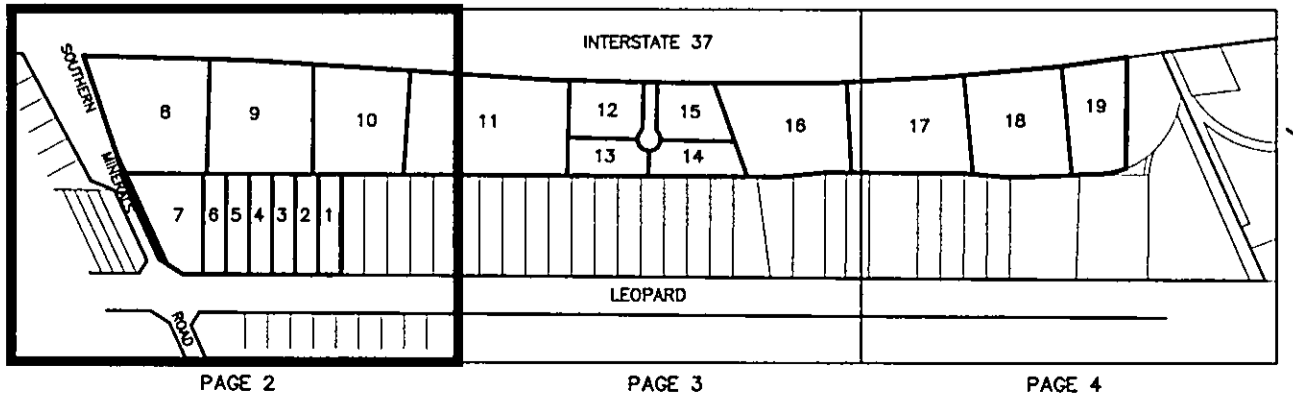


LEGEND

	PROPERTY LINE
	15' U.E. UTILITY EASEMENT
	PRIVATE D.E. DRAINAGE EASEMENT
	20' Y.R. YARD REQUIREMENT
	ADJACENT R.O.W. ADJACENT RIGHT-OF-WAY
	SECTION LINE
	TRACT LINE
	ADJACENT PROPERTY LINE
	IRON ROD FOUND
	HWY MONUMENT FOUND
	5/8" IRON ROD WITH CAP SET

NOTE:
1. 5/8" IRON RODS SET AT ALL LOT CORNERS.

KEY MAP



MATCHLINE SHEET 3

ALLEN & CAMERON INDUSTRIAL PARK #2
VOL. 46, P. 199-200
M.R.N.C.T.

RVE NAME: R:\CLIENTS\BIL SERRANO LP (CMI 37 LLP) - 72A\08023 37 Industrial Park\Final Plat\Thirty Seven Industrial Park Final Plat.dwg DW DATE: 15 JUL 2009 TIME: 12:34

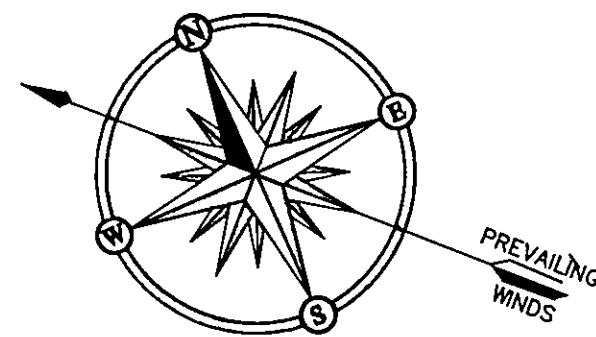
Vd. 67 Pg 309

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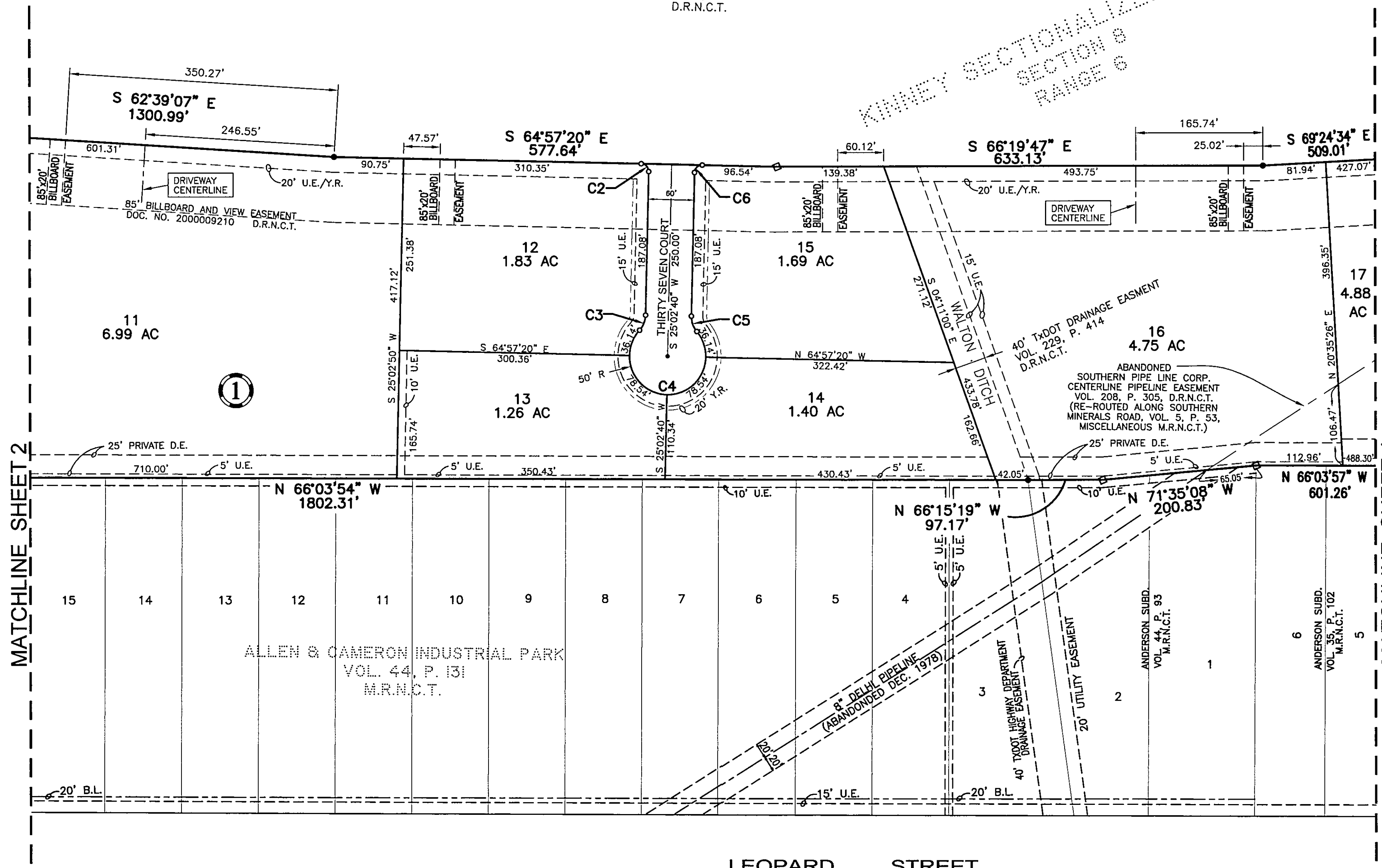


GRAPHIC SCALE



INTERSTATE 37
V. 1321, P.170
D.R.N.C.T.

KINNEY SECTIONALIZED LANDS
SECTION 9
RANGE 6



LEGEND

- PROPERTY LINE
- UTILITY EASEMENT
- DRAINAGE EASEMENT
- PRIVATE D.E.
- YARD REQUIREMENT
- ADJACENT R.O.W.
- SECTION LINE
- TRACT LINE
- ADJACENT PROPERTY LINE
- IRON ROD FOUND
- HWY MONUMENT FOUND
- 5/8" IRON ROD WITH CAP SET

NOTE:
1. 5/8" IRON RODS SET AT ALL LOT CORNERS.

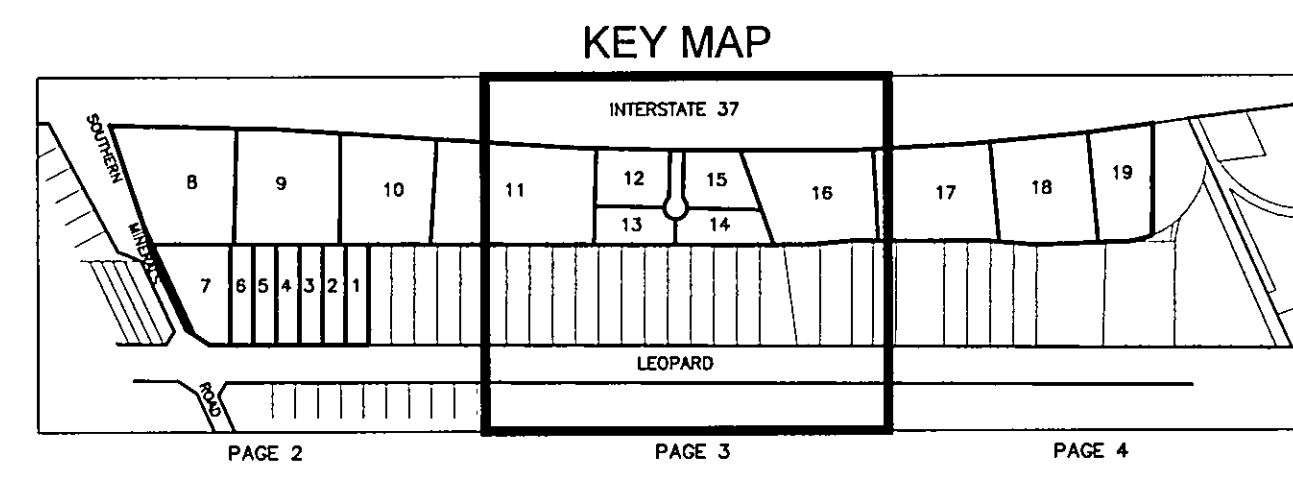
MATCHLINE SHEET 2

MATCHLINE SHEET 4

ALLEN & CAMERON INDUSTRIAL PARK
VOL. 44, P. 131
M.R.N.C.T.

LEOPARD STREET

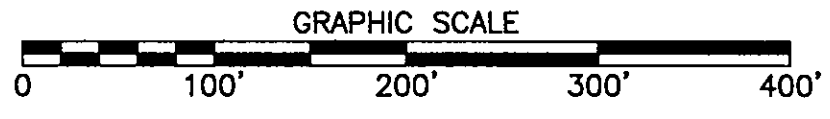
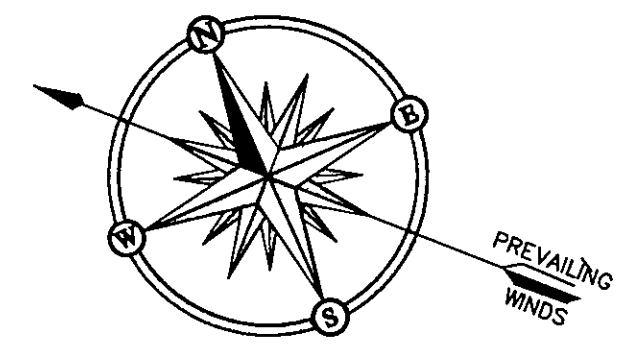
CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD LENGTH
C2	90°00'00"	10.00'	10.00'	15.71'	S 19°57'20" E	14.14'
C3	41°24'35"	30.00'	11.34'	21.68'	S 45°44'57" W	21.21'
C4	262°49'09"	50.00'	-56.69'	229.35'	S 64°57'20" E	75.00'
C5	41°24'35"	30.00'	11.34'	21.68'	N 04°20'23" E	21.21'
C6	90°00'00"	10.00'	10.00'	15.71'	N 70°02'40" E	14.14'



RVE NAME: R:\CLIENTS\BNA_SARVTOCA_IP (Chd 37 LLP) - 728\16029 37 Industrial Park\CD\Plat\Thirty Seven Industrial Park Final Plat.dwg DW DATE: 15 JUL 2009 TIME: 12:54

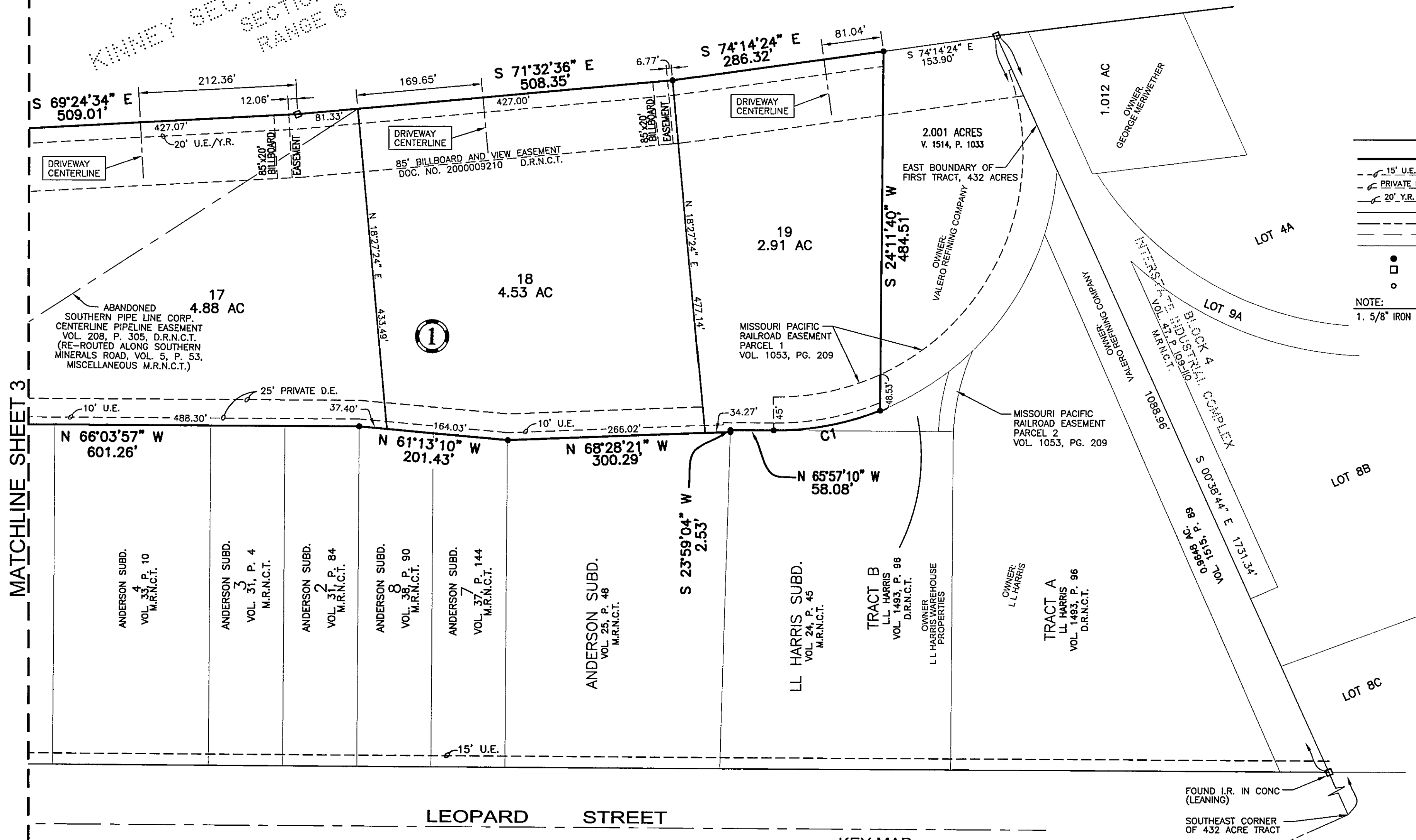
Vol. 67 Pg 310

PLAT OF THIRTY SEVEN INDUSTRIAL PARK



KINNEY SECTIONALIZED LANDS
 SECTION 8
 RANGE 6

INTERSTATE 37
 V. 1321, P.170
 D.R.N.C.T.



LEGEND

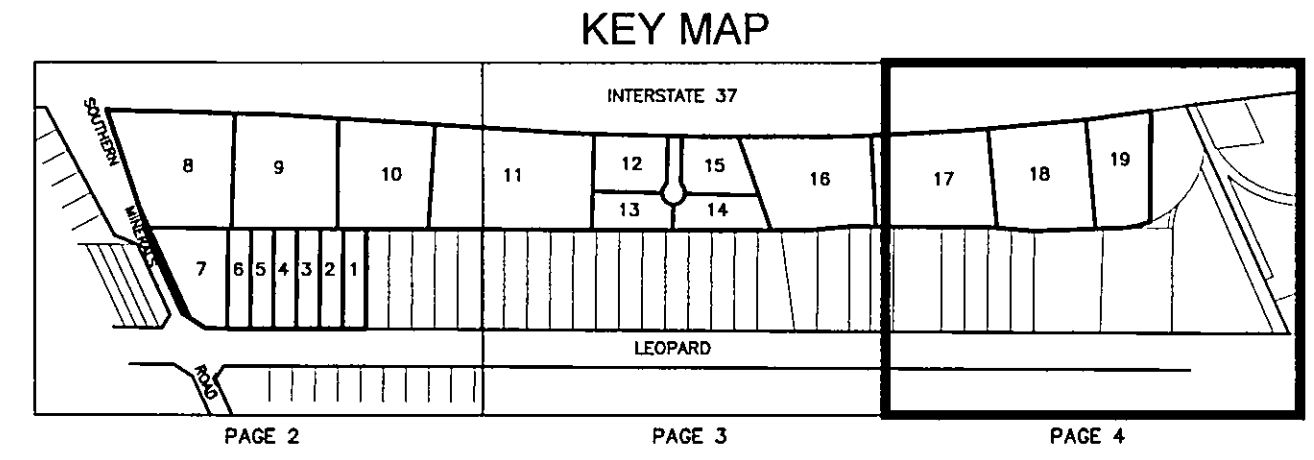
	PROPERTY LINE
	UTILITY EASEMENT
	DRAINAGE EASEMENT
	YARD REQUIREMENT
	ADJACENT R.O.W.
	SECTION LINE
	TRACT LINE
	ADJACENT PROPERTY LINE
	IRON ROD FOUND
	HWY MONUMENT FOUND
	5/8" IRON ROD WITH CAP SET

NOTE:
 1. 5/8" IRON RODS SET AT ALL LOT CORNERS.

MATCHLINE SHEET 3

CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD LENGTH
C1	22°11'43"	379.06'	74.35'	146.84'	N 76°51'04" W	145.93'



FOUND I.R. IN CONC (LEANING)
 SOUTHEAST CORNER OF 432 ACRE TRACT

RVE NAME: A. OLIVERIA\BHL SKATOGGA LP (CHM 37 LJP) - 728.06229 37 Industrial Park\Thiry Seven Industrial Park Final Plat.dwg DATE: 15 JUL 2009 TIME: 12:54 DW