

**3380 – Oso Bay Park
15' x 15' AEP Electrical Easement**

**STATE OF TEXAS
COUNTY OF NUECES**

BEING a tract of land containing 225.00 square feet (0.005 acres) of land out of Lot 1, Block 1, Oso Bay Park, a map of which is recorded in Volume 68, Page 8, Map Records of Nueces County, Texas. This electrical easement being more fully described by metes and bounds as follows:

Commencing at an iron rod found on the southeasterly boundary of North Oso Parkway for the north corner of Lot 16, Block 1, San Sebastian at Terra Mar, a map of which is recorded in Volume 67, Page 168, Map Records of Nueces County, Texas and for the west corner of said Lot 1, Block 1, Oso Bay Park;

Thence, with said southeasterly boundary of said North Oso Parkway, same being the northwest boundary of said Lot 1, Block 1, Oso Bay Park, N 28°39'33" East, a distance of 165.00 feet to an iron rod found for the point of curvature of a circular curve to the right which has a central angle of 17°17'50", a radius of 560.00 feet, a tangent distance of 85.18 feet and an arc length of 169.06 feet;

Thence, with said circular curve to the right, along said southeasterly boundary of North Oso Parkway, an arc length of 169.06 feet to an iron rod found for the point of tangency;

Thence, continuing with the common boundary of said North Oso Parkway and said Lot 1, Block 1, Oso Bay Park, North 45°57'23" East, at 68.86 feet pass the end of North Oso Parkway and continuing with the northeasterly boundary of said Lot 1, Block 1, Oso Bay Park, in all a total distance of 439.23 feet;

Thence, with the westerly extension of the northeasterly boundary of an existing 15' wide utility easement, as shown on said recorded plat of Lot 1, Block 1, Oso Bay Park, South 61°28'37" East, at 20.96 feet pass a corner of said utility easement and continuing with the northeasterly boundary of said easement, a total distance of 243.51 feet to a 5/8" iron rod with City of Corpus Christi cap set for the **Point of Beginning** and west corner of this electrical easement;

Thence, with the northwest boundary of this electrical easement, North 27°57'26" East, a distance of 15.00 feet to a 5/8" iron rod with City of Corpus Christi cap set for the north corner of this electrical easement;

Thence, with the northeast boundary of this electrical easement, South 61°28'37" East, a distance of 15.00 feet to a 5/8" iron rod with City of Corpus Christi cap set for the east corner of this electrical easement;

Thence, with the southeast boundary of this electrical easement, South 27°57'26" West, a distance of 15.00 feet to a 5/8" iron rod with City of Corpus Christi cap set on the aforementioned northeast boundary of said existing utility easement, for the south corner of this electrical easement;

Thence, with the southwest boundary of this electrical easement, same being the northeast boundary of said existing easement, North 61°28'37" West, a distance of 15.00 feet to the Point of Beginning and containing 225.00 square feet (0.005 acres) of land.

Bearings based on the recorded plat of Lot 1, Block 1, Oso Bay Park, a map of which is recorded in Volume 68, Page 8, Map Records of Nueces County, Texas.

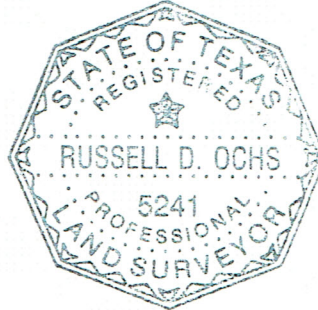
**STATE OF TEXAS
COUNTY OF NUECES**

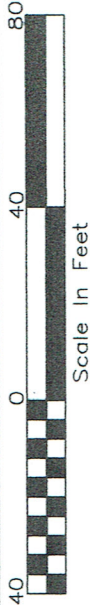
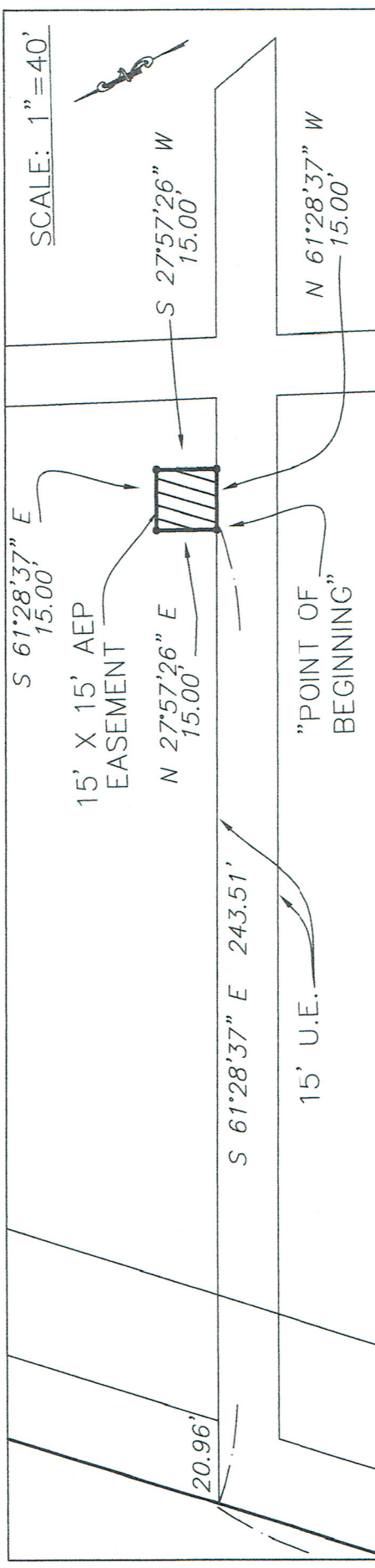
I, Russell D. Ochs, a Registered Professional Land Surveyor, hereby certify that the foregoing field notes were prepared by me from a land survey made on the ground under my supervision.

This the 5th day of August, 2014



Russell D. Ochs, R.P.L.S.
State of Texas License No. 5241

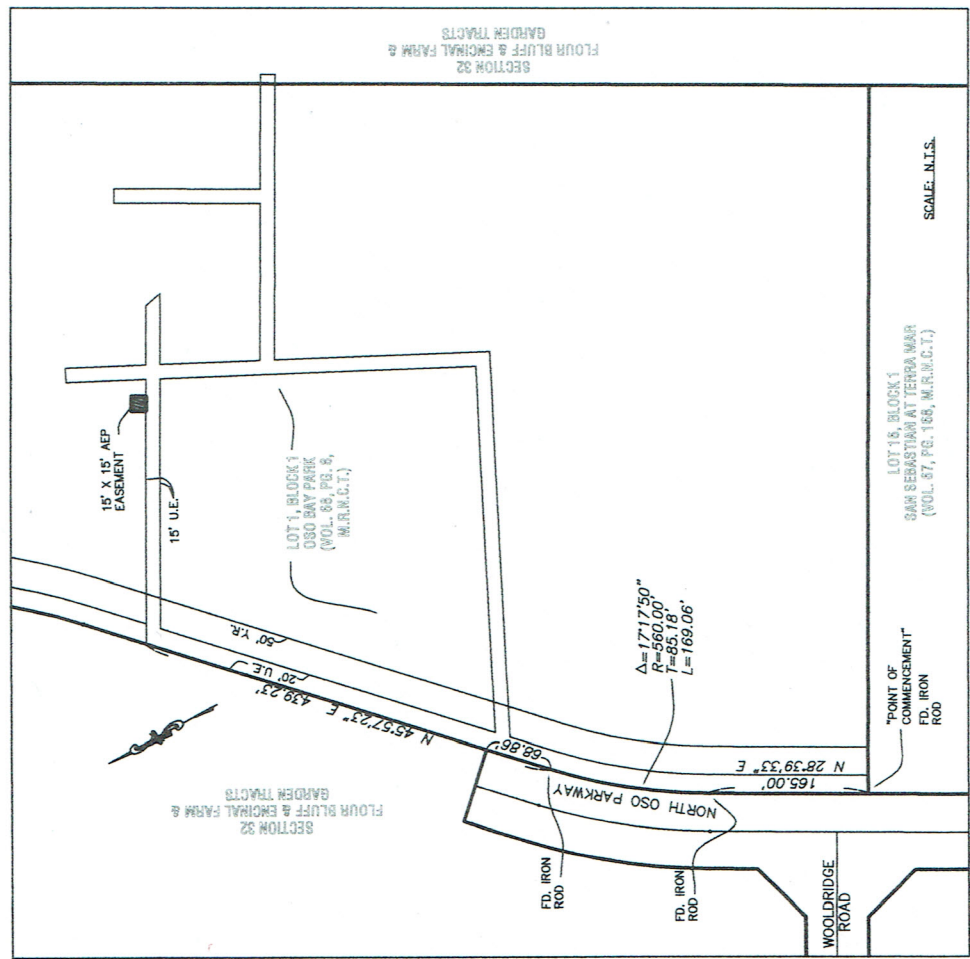




NOTE:
 ● = 5/8" IRON ROD WITH
 CITY OF CORPUS CHRISTI
 CAP SET AT ALL CORNERS
 OF EASEMENT

MAP TO ACCOMPANY FIELDNOTES

FOR AN AEP ELECTRICAL EASEMENT (225.00
 SQUARE FEET) OUT OF LOT 1, BLOCK 1, OSO
 BAY PARK, A MAP OF WHICH IS RECORDED
 IN VOLUME 68, PAGE 8, MAP RECORDS OF
 NUECES COUNTY, TEXAS.



BEARINGS SHOWN ARE BASED
 ON THE RECORDED PLAT OF LOT
 1, BLOCK 1, OSO BAY PARK, A
 MAP OF WHICH IS RECORDED IN
 VOLUME 68, PAGE 8, MAP
 RECORDS OF NUECES COUNTY,
 TEXAS.

CITY of CORPUS CHRISTI, TEXAS
 Capital Programs
 Survey Division
 361-826-3551

Date: 8/5/2014
 Drawn By: JUS
 Checked By: RO\ON
 Project: 3380 (AEP EASEMENT)

SHEET 1 OF 1

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