

NAVAL CENTER
BLOCK 1, LOT 15R

BEING A REPLAT OF LOT 13 (SAVE & EXCEPT THE S.E. 36.2'X48') & ALL
OF LOTS 14-16, BLOCK 1, NAVAL CENTER,
AS RECORDED IN VOLUME 8, PAGE 18 (M.R.N.C.T.)
CORPUS CHRISTI, NUECES COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF NUECES

I, AARON CABAZA, HEREBY CERTIFY THAT WE ARE THE OWNERS OF LOTS 15R, BLOCK 1, EMBRACED WITHIN THE BOUNDS OF THE FOREGOING MAP; THAT WE HAD SAID LAND SURVEYED AS SHOWN; THAT STREETS AS SHOWN ARE DEDICATED TO THE PUBLIC FOREVER; THAT ALL EASEMENTS ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION AND USE OF THE PUBLIC UTILITIES; THAT THIS MAP WAS MADE FOR THE PURPOSES OF DESCRIPTION AND DEDICATION,

THIS THE ____ OF ____, 2026.

AARON CABAZA, OWNER
CUTTYSARK HOLDINGS, LLC.

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, AARON CABAZA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION HEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF ____, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF NUECES

I, RONALD A VOSS, A REGISTERED PROFESSIONAL LAND SURVEYOR OF VOSS ENGINEERING, INC., HAVE PREPARED THE FOREGOING MAP FROM 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 ____ OF ____, 2026. SEAL

RONALD A. VOSS
REGISTERED PROFESSIONAL LAND SURVEYOR No. 2293

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 ____, 2026.

CYNTHIA SALAZAR - GARZA, CHAIRPERSON

MICHAEL DICE, INTERIM ASST. CITY MANAGER

STATE OF TEXAS
COUNTY OF NUECES

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY APPROVED BY THE DEVELOPMENT SERVICES ENGINEER OF THE CITY OF CORPUS CHRISTI, TEXAS.

THIS THE ____ OF ____, 2026.

BRIA WHITMIRE, P.E., C.F.M., C.P.M.
DEVELOPMENT SERVICES ENGINEER

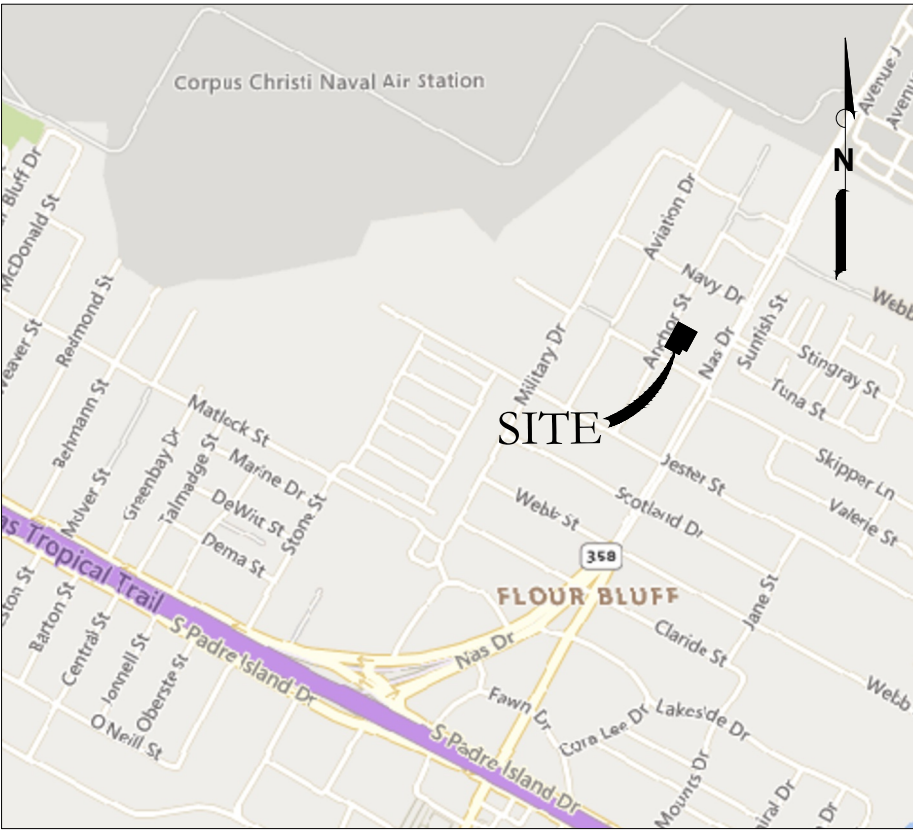
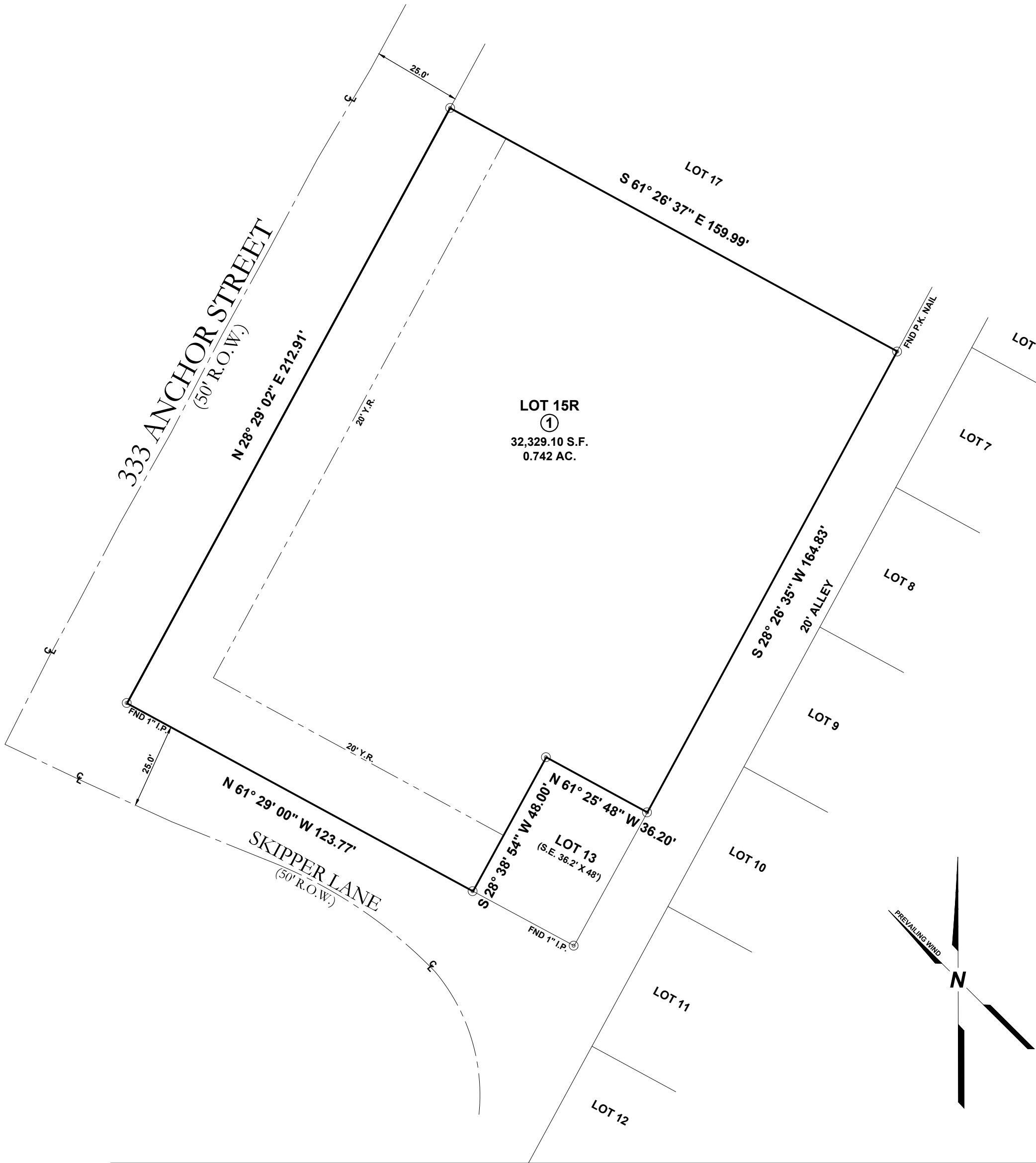
STATE OF TEXAS
COUNTY OF NUECES

I, KARA SANDS, CLERK OF THE COUNTY COURT, IN AND FOR NUECES COUNTY TEXAS, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE ____ DAY OF ____, 2026, WITH IT'S CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THIS ____ DAY OF ____, 2026 AT ____ O'CLOCK __M AND DULY RECORDED IN VOLUME __, PAGE __ (M.R.N.C.T.)

WITNESS MY HAND AND SEAL OF OFFICE IN CORPUS CHRISTI, TEXAS, THIS THE ____ DAY OF ____, 2026.

KARA SANDS, COUNTY CLERK

DEPUTY TO THE COUNTY CLERK



VICINITY MAP (NTS)

LEGEND:

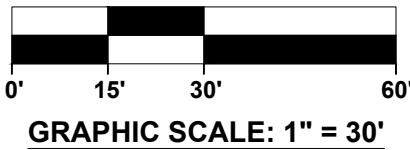
—	PLAT BOUNDARY	Y.R.	YARD REQUIREMENT
—C—	ROAD CENTERLINE	B.L.	BUILDING LINE
—	ADJACENT LOT LINE	U.E.	UTILITY EASEMENT
- - -	YARD REQUIREMENT / BUILDING LINE	E.E.	ELECTRICAL EASEMENT
- - - - -	EASEMENT	D.E.	DRAINAGE EASEMENT
⊙ / P.C.	FOUND PROPERTY CORNER	B.C.	BLOCK CORNER
'S'	SET PROPERTY CORNER	D.H.	DRILL HOLE
'I.R.'	GRADE ELEVATION	I.R.	IRON ROD
		D.R.N.C.T.	DEED RECORDS OF NUECES COUNTY, TX
		M.R.N.C.T.	MAP RECORDS OF NUECES COUNTY, TX
		O.P.R.N.C.T.	OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TX

NOTES:

- THE YARD REQUIREMENTS, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND SUBJECT TO CHANGE, AS THE ZONING MAY CHANGE.
- FOUND 5/8-INCH IRON ROD AT ALL LOT CORNERS, P.T.'S, BLOCK CORNERS ETC., UNLESS OTHERWISE SPECIFIED. "S" DENOTES SET 5/8-INCH IRON ROD.
- THIS PROPERTY LIES WITHIN FLOOD ZONE X, COMMUNITY #48355C, PANEL 0545G (CITY OF CORPUS CHRISTI), AND IS NOT WITHIN THE 100 YEAR FLOOD PLAIN. REFER TO MAPS INDEX DATED 10/13/2022.
- THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE CORPUS CHRISTI BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE CORPUS CHRISTI BAY AS "EXCEPTIONAL" AND "OYSTER WATERS". TCEQ ALSO CATEGORIZED THE CORPUS CHRISTI BAY AS "CONTACT RECREATION" USE.
- TOTAL PLATTED AREA IS 0.742 ACRE.
- BASIS OF BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE 4205, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (2011) EPOCH (2010.00).
- DURING THE DEVELOPMENT OF THE SITE, ANY INCREASE IN STORMWATER RUNOFF FLOW RATES MUST BE MITIGATED IN ACCORDANCE WITH UDC 8.2.8.A, 8.2.8.B, AND IDM 3.05 RESULTING IN NO ADVERSE IMPACTS BETWEEN EXISTING CONDITIONS AND PROPOSED CONDITIONS.
- FINAL PLATS FOR PROPERTIES LOCATED WITHIN ACCIDENT POTENTIAL ZONE 1 AND 2 THAT THE PROPERTY, EITHER PARTIALLY OR WHOLLY, LIES WITHIN ACCIDENT POTENTIAL ZONE AND IS SUBJECT TO NOISE AND/OR AIRCRAFT ACCIDENT POTENTIAL WHICH MAY BE OBJECTIONABLE.



FIRM NO. F-166
6838 GREENWOOD DRIVE,
CORPUS CHRISTI, TEXAS 78415-9760
Phone: (361) 854-6202
FAX: (361) 853-4696



DATE:	REVISED:	OFFICE:	JOB #:
06/30/2026		RV & PP	26-6146