

STATE OF TEXAS
COUNTY OF NUECES

I, ALEXANDER J. CRAFT, HEREBY CERTIFY THAT I AM THE OWNER OF LOTS 32R, BLOCK 38, EMBRACED WITHIN THE BOUNDS OF THE FOREGOING MAP; THAT I 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.

ALEXANDER J. CRAFT
OWNER

STATE OF TEXAS
COUNTY OF NUECES

WE, AMERICAN BANK, HEREBY CERTIFY THAT WE ARE THE HOLDERS OF A LIEN AGAINST THE LANDS EMBRACED WITHIN THE BOUNDS OF CORPUS CHRISTI, NUECES COUNTY, TEXAS AND THAT WE APPROVE THE SUBDIVISION AND DEDICATIONS OF SAME FOR THE PURPOSE THEREIN EXPRESSED.

THIS ____ DAY OF _____, 2026.

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, ALEXANDER J. CRAFT, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES 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, SECRETARY

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

STATE OF TEXAS
COUNTY OF NUECES

WE, LONZO B. TOMERLIN & ERENSTINA TOMERLIN, HEREBY CERTIFY THAT WE ARE THE OWNERS OF LOTS 30R, BLOCK 38, 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.

LONZO B. TOMERLIN
OWNER

ERENSTINA TOMERLIN
OWNER

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, LONZO B. TOMERLIN & ERENSTINA TOMERLIN, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES 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

CANE HARBOR BAY BLOCK 38, LOTS 30R & 32R

BEING A REPLAT OF LOTS 30, 31 & 32, BLOCK 38, CANE HARBOR BAY,
AS RECORDED IN VOLUME 49, PAGES 5-6 (M.R.N.C.T.)
CORPUS CHRISTI, NUECES COUNTY, TEXAS



VICINITY MAP (NTS)

LEGEND:

PLAT BOUNDARY	Y.R.	YARD REQUIREMENT
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
FOUND PROPERTY CORNER	B.C.	BLOCK CORNER
SET PROPERTY CORNER	D.H.	DRILL HOLE
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 RECORDS OF NUECES COUNTY, TX

NOTES:

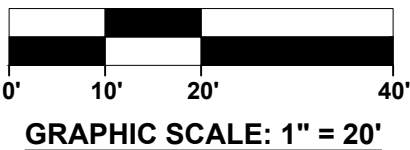
- THE YARD REQUIREMENTS, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND SUBJECT TO CHANGE, AS THE ZONING MAY CHANGE.
- FOUND 5/8-INCH IRON ROD AT ALL LOT CORNERS, P.T.'S, BLOCK CORNERS ETC., UNLESS OTHERWISE SPECIFIED. "S" DENOTES SET 5/8-INCH IRON ROD.
- THIS PROPERTY LIES WITHIN FLOOD ZONE AE (9' & 10'), COMMUNITY #48355C, PANEL 0755G (CITY OF CORPUS CHRISTI), AND IS 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 0.609 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).
- IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.

CANE HARBOR BOULEVARD
(65' R.O.W.)

CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA	TANGENT	CHORD BEARING & LENGTH
C1	2,722.23'	88.75'	01° 52' 05"	44.38'	N 11° 52' 25" W 88.75'
C2	2,867.23'	93.48'	01° 52' 05"	46.74'	S 11° 52' 44" E 93.47'
C3	2,722.23'	88.73'	01° 52' 03"	44.37'	N 10° 05' 56" W 88.72'
C4	2,867.23'	93.50'	01° 52' 06"	46.75'	S 10° 13' 07" E 93.49'



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



DATE:

01/16/2026

REVISED:

OFFICE:

RV & PP

JOB #:

25-5406