

**PLAT OF  
CABANISS ACRES NO. 2  
LOT 6**

**BEING** a 21.865 acre tract of land in Lot 2, Block 7 of the Bohemian Colony Lands as described and recorded in book "A", page 48, Map Records of Nueces County, Texas, same being all of a 6.485 acre tract of land as described and recorded in document number 2016024722, Official Public Records of Nueces County, Texas, and all of Lot 4 Cabaniss Acres No. 2 as described in volume 67, pages 237-238, Map Records of Nueces County, Texas .

State of Texas  
County of Nueces

AEP Texas Central Company, hereby certify that they are the owners of the lands within the boundaries of the foregoing plat; that they have had said lands surveyed and subdivided as shown; that the streets shown are dedicated to the public use forever; that easements as shown are dedicated to the public use for the installation, operation and the use of public utilities, and that this map was made for the purpose of description and dedication.

This the \_\_\_\_\_ day of \_\_\_\_\_ 2017

By: \_\_\_\_\_  
P. Todd Ireland  
Real Estate Management  
AEP Texas Central Company

This Instrument was acknowledged before me by \_\_\_\_\_.

This the \_\_\_\_\_ day of \_\_\_\_\_ 2017.

Notary Public in the State of Texas

State of Texas  
County of Nueces

This final plot of the described property was approved by the Department of Development Services of the City of Corpus Christi, Texas.

This the \_\_\_\_\_ day of \_\_\_\_\_ 2017

By: \_\_\_\_\_  
Ratna Pottumuthu, P.E., Leed AP  
Development Services Engineer

State of Texas  
County of Nueces

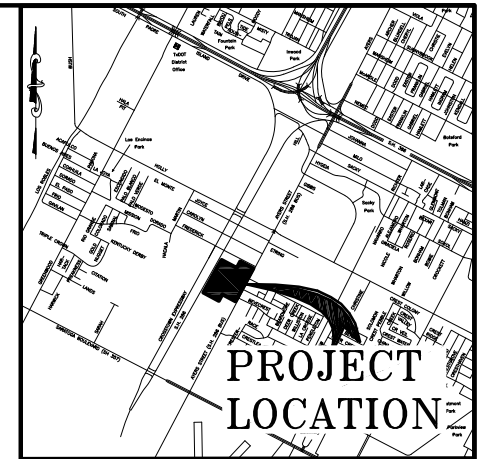
This final plot of the described property was approved by on behalf of the City of Corpus Christi, Texas by the Planning Commission.

This the \_\_\_\_\_ day of \_\_\_\_\_ 2017

By: \_\_\_\_\_ By: \_\_\_\_\_  
Eric Villarreal, P.E., Chairman William J. Green, P.E.-Interim Secretary

**NOTES**

- 1.) Total platted area contains 21.865 acres.
- 2.) The yard requirement as depicted is a requirement of the Unified Development Code District Development Standards 4.6.3 and is subject to change as the zoning may change.
- 3.) Buildings shall not be located within 10 feet from front of property along any public street.
- 4.) Bearings are based on GPS Bearings, Texas State Plane Coordinate System, South Zone NAD83 (2011).
- 5.) All Distances shown are surface and may be converted to Grid by dividing by the conversion factor of 1.00003.
- 6.) The receiving water for the storm water runoff from this property is the Oso Creek. The TCEQ has not classified the aquatic life use for the Oso Creek, but it is recognized as an environmentally sensitive area. The Oso Creek flows directly into the Oso Bay. The TCEQ has classified the aquatic life use for the Oso Bay as "exceptional" and "oyster waters" and categorized the receiving water as "contact recreation" use.
- 8.) Project location can be found on FEMA Panel Numbers 4854640277C & 4854640285C, Effective July 18, 1985 with a Zone "C" designation, which refer to areas of minimal flooding.
- 7.) "Access Driveways and drainage" onto Crosstown Expressway (SH 286) must comply with TxDot's Traffic Access Management Plan Regulations.
- 9.) "Public Open Space", "If any lot is developed with residential uses, compliance with the open space regulations will be required during the building phase."



**LOCATION MAP**  
NOT TO SCALE

State of Texas  
County of Nueces

I, Kara Sands, Clerk of the County Court in and for said County, do hereby certify that the forgoing instrument dated the \_\_\_\_\_ day of \_\_\_\_\_ 2017, with its certificate of authentication was filed in my office the \_\_\_\_\_ day of \_\_\_\_\_ 2017, at \_\_\_\_\_ O'clock \_\_\_\_M, and duly recorded the \_\_\_\_\_ day of \_\_\_\_\_ 2017, 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 written.

No. \_\_\_\_\_  
Filed for Record Kara Sands, County Clerk  
Nueces County, Texas

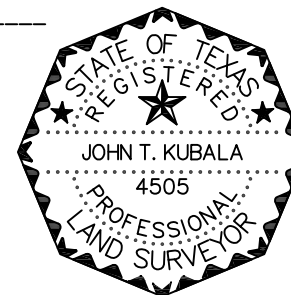
at \_\_\_\_\_ O'clock \_\_\_\_M  
\_\_\_\_\_ 2017 By: \_\_\_\_\_  
Deputy

**SURVEYOR'S CERTIFICATION**

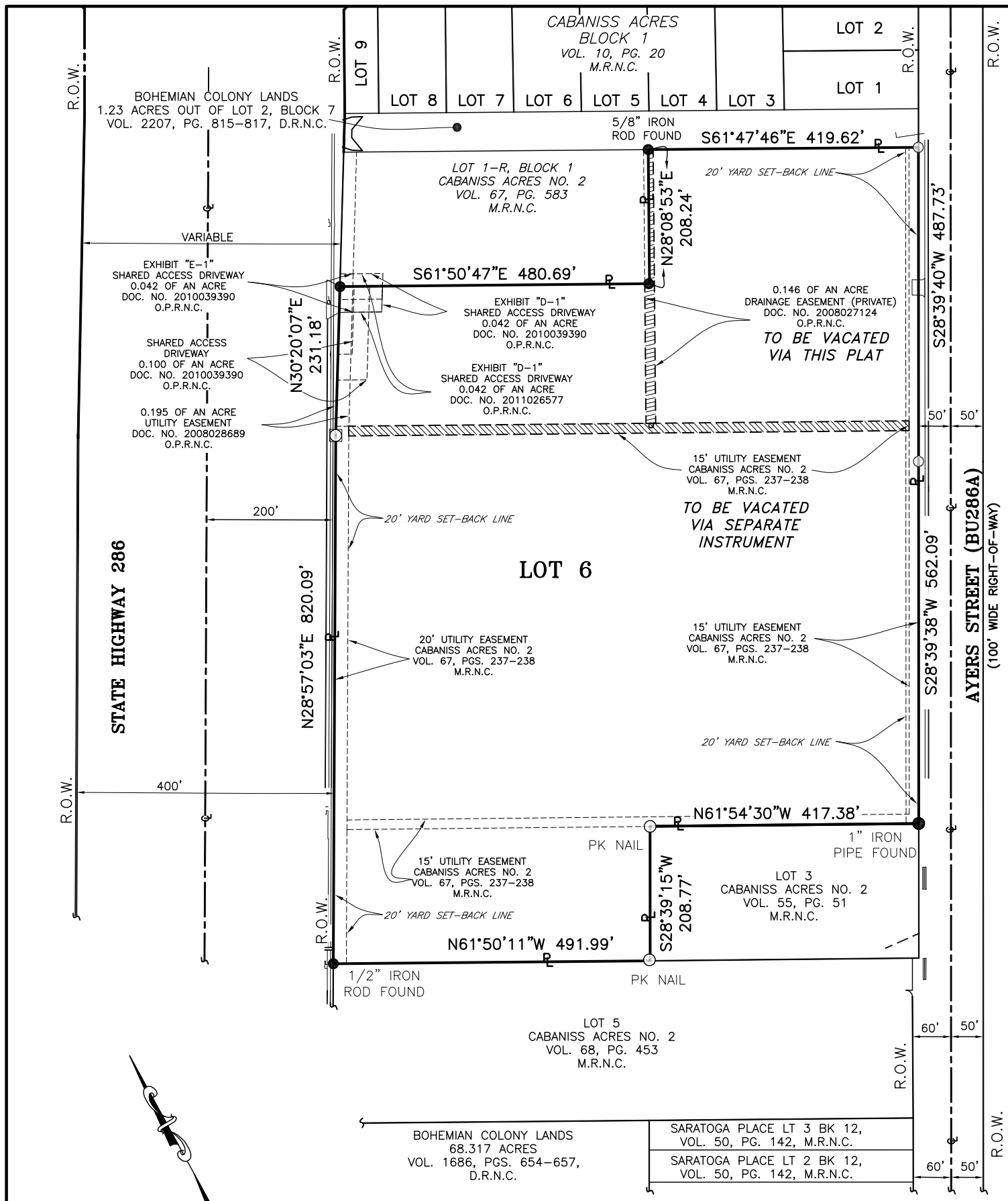
I, John T. Kubala, a Registered Professional Land Surveyor, for CDS Muery, have prepared the foregoing map from a survey made on the ground survey made under my direction and supervision and is true and correct to best of my knowledge, information and belief; I have been engaged under contract to set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

Date \_\_\_\_\_ day of \_\_\_\_\_ 2016 A.D.

John T. Kubala  
Registered Professional Land Surveyor  
No. 4505 - State of Texas



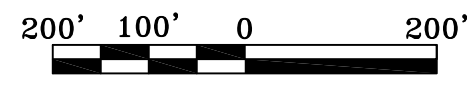
	SCALE:	DATE: 26 JUNE, 2017
	DRAWN BY: CDS	REV.
F:\116062\service center.DWG		SHEET 1 OF 2



- LEGEND**
- - 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "CDS/MUERY S.A. TX." (UNLESS OTHERWISE NOTED)
  - - 5/8" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
  - - DENOTES FOUND TXDOT TYPE II MONUMENT
  - ⊕ - DENOTES CENTERLINES
  - - PROPERTY LINES
  - R.O.W. - RIGHT-OF-WAY
  - O.P.R.N.C. - OFFICIAL PUBLIC RECORDS OF NUECES COUNTY
  - D.R.N.C. - DEED RECORDS OF NUECES COUNTY
  - M.R.N.C. - MAP RECORDS OF NUECES COUNTY

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 <b>CDS muery</b> ENGINEERS • SURVEYORS <small>3411 MAGIC DRIVE SAN ANTONIO TEXAS 78229 • O. (210) 581-1111 F. (210) 581-5555          TWP. INC. 51723 • TWP. INC. 10095-50</small>	SCALE: 1"=200'	DATE: 26 JUNE, 2017
	DRAWN BY: CDS	REV.
F:\116062\service center.DWG		SHEET 2 OF 2