

LOCATION MAP

STATE OF TEXAS § SCALE: 1"=800'
 COUNTY OF NUECES §

I, ERNESTO FLORES AND VIENNA JADE FLORES HEREBY CERTIFY THAT WE ARE THE OWNER OF THE PROPERTY SHOWN HEREON, FREE OF ALL LIENS, THAT WE HAVE HAD SAID SURVEYED AS SHOWN FOR THE PURPOSES OF DESCRIPTION AND DEDICATION. ALL UTILITY EASEMENTS AND RIGHT-OF-WAY IS DEDICATED TO THE PUBLIC USE FOR THE OPERATION & MAINTENANCE OF PUBLIC STREETS AND UTILITIES. RIGHT-OF-WAY FOR STREETS IS DEDICATED IN FEE SIMPLE THIS THE ____ DAY OF _____, 2015.

ERNESTO FLORES

VIENNA JADE FLORES

STATE OF TEXAS §
 COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____
 THIS THE ____ DAY OF _____, 2015.

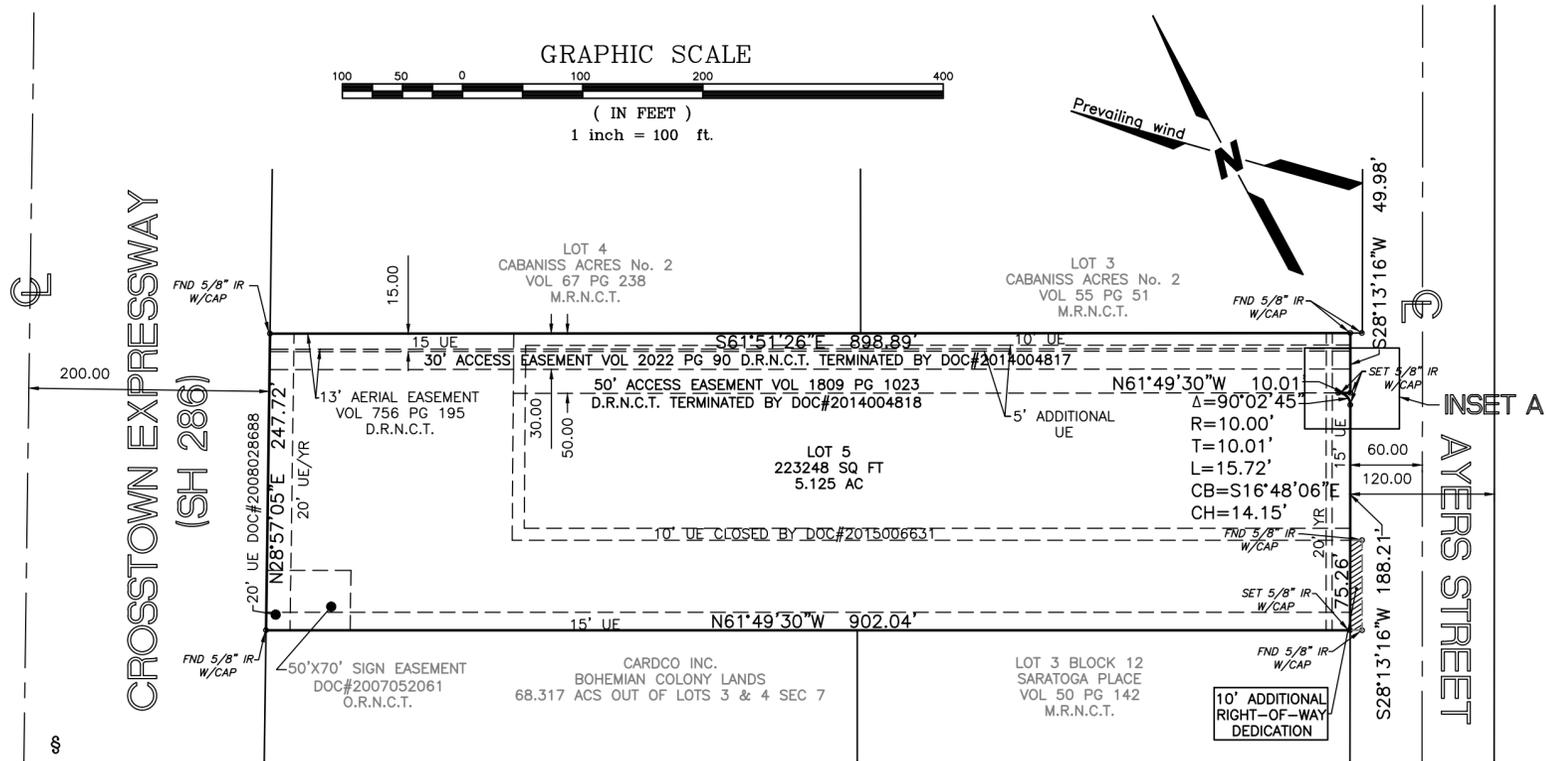
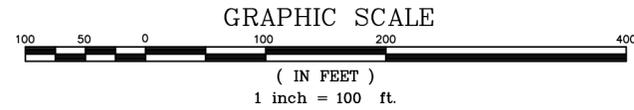
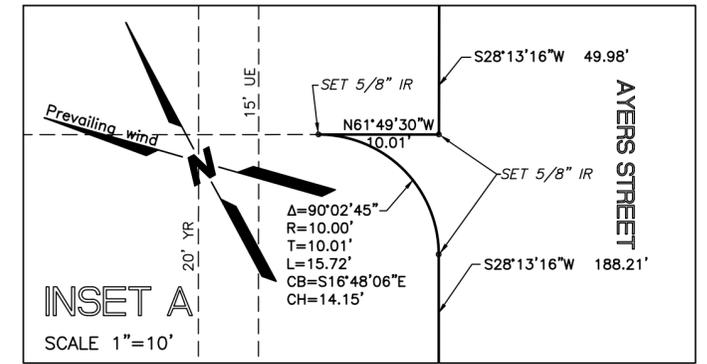
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTES

1. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE ZONING ORDINANCE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
2. THE BASIS OF BEARING IS THE SOUTH BOUNDARY LINE OF LOT 7, BLOCK 12, AS SHOWN IN THE MAP OF RECORD.
3. THE SUBJECT PROPERTY LIES IN ZONE C AS SHOWN BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MAP NO. 485464 0277 C AND 485464 0285 C (NOT PRINTED) DATED JULY 18, 1985.
4. 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.
5. 5/8" IRON RODS WITH YELLOW CAPS AT ALL SET LOT CORNERS.
6. THE TOTAL PLATTED AREA CONTAINS 5.142 ACRES OF LAND INCLUDING ADDITIONAL ROW DEDICATION

PLAT OF
LOT 5
CABANISS ACRES No. 2

BEING A REPLAT OF LOTS 1 & 2 CABANISS ACRES No. 2 AS SHOWN IN VOL 41 PG 164 & VOL 43 PG 64 RESPECTIVELY AND 2.655 ACRES DESCRIBED IN DOC# 2014004738 & 2014004814 DEED RECORDS NUECES COUNTY, TEXAS TO ERNESTO FLORES AND VIENNA JADE FLORES OUT OF LOT 3, SECTION 7 BOHEMIAN COLONY LANDS CONTAINING 5.142 ACRES MORE OR LESS



STATE OF TEXAS §
 COUNTY OF NUECES §

THE FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE DEPARTMENT OF DEVELOPMENT SERVICES OF THE CITY OF CORPUS CHRISTI, TEXAS

RATNA POTTUMUTHU, P.E., LEED AP.
 DEVELOPMENT SERVICES ENGINEER

DATE

COUNTY OF NUECES §

I, MURRAY BASS, JR., REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IS TRUE AND CORRECT. THIS THE ____ DAY OF _____, 2015.

MURRAY BASS, JR.
 REGISTERED PROFESSIONAL LAND SURVEYOR

MURRAY BASS, JR.,
 P.E.
 F-52
 THIS DRAWING IS
 RELEASED FOR THE
 PURPOSE OF
 INTERIM REVIEW
 UNDER THE
 AUTHORIZATION OF
 MURRAY BASS, JR
 P.E. #26677

PREPARED BY

BASS & WELSH ENGINEERING
 CONSULTING ENGINEERS AND SURVEYORS
 3054 SOUTH ALAMEDA STREET 78404
 P.O. BOX 6397 78466-6397
 TELEPHONE: (361) 882-5521
 FACSIMILE: (361) 882-1265
 FIRM REGISTRATION NO. F-52 (ENGINEERING)
 FIRM REGISTRATION NO. 100027-00 (SURVEYING)
 CORPUS CHRISTI, TEXAS

STATE OF TEXAS §
 COUNTY OF NUECES §

THE 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 _____, 20____.

CHAIRMAN
 PHILIP J. RAMIREZ, A.I.A., LEED AP

SECRETARY
 DANIEL M. GRIMSBO, P.E., A.I.C.P.

STATE OF TEXAS §
 COUNTY OF NUECES §

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE ____ DAY OF _____, 2015 WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THE DAY OF _____, 2015 AT O'CLOCK ____M. AND DULY RECORDED THE ____ DAY OF _____, 2015 AT O'CLOCK ____M. IN THE MAP RECORDS OF SAID COUNTY IN VOLUME _____, PAGE _____, INSTRUMENT NUMBER _____.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT IN AND FOR SAID COUNTY AT OFFICE IN CORPUS CHRISTI, NUECES COUNTY, TEXAS, THE DAY AND YEAR LAST WRITTEN.

BY: _____
 DEPUTY

KARA SANDS
 COUNTY COURT
 NUECES COUNTY, TEXAS

XREF: 14040-0-BASE
 PLOTS: 1:1
 DRAWING NO: 14040
 PLOTDATE: 02-26-15 15:14 PM