

LOCATION MAP

SCALE:1"=800

STATE OF TEXAS §
COUNTY OF NUECES §

ERNESTO FLORES

VIENNA JADE FLORES

STATE OF TEXAS SOUNTY OF NUECES

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTES

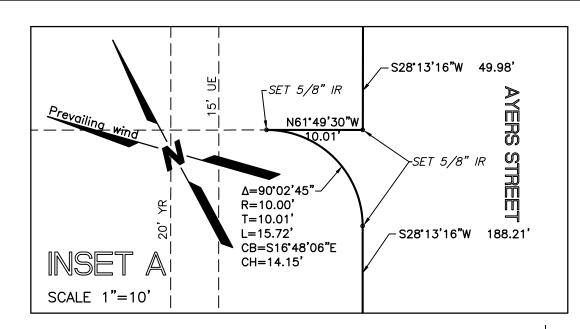
- 1. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE ZONING ORDINANCE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- 2. THE BASIS OF BEARING IS THE SOUTH BOUNDARY LINE OF LOT 7, BLOCK 12, AS SHOWN IN THE MAP OF RECORD.
- THE SUBJECT PROPERTY LIES IN ZONE C AS SHOWN BY THE FEDERAL EMERGENCY 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

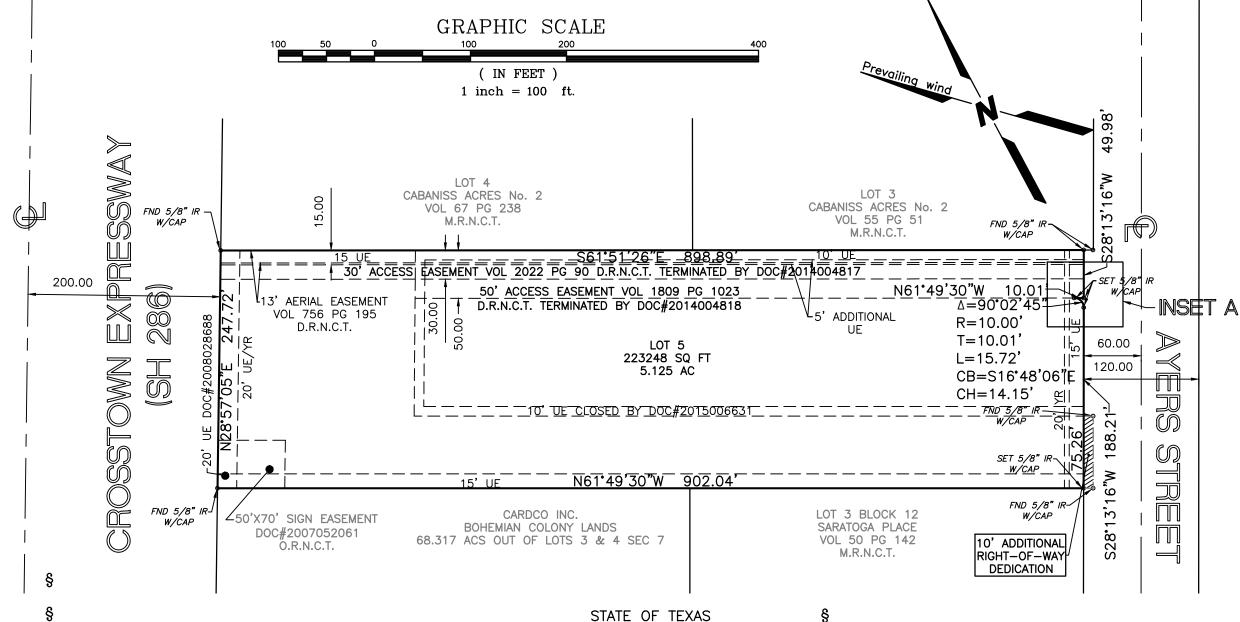
PLAT OF

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

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





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

P.E. F-52

THIS DRAWING IS

RELEASED FOR THE

PURPOSE OF

INTERIM REVIEW UNDER THE

AUTHORIZATION OF MURRAY BASS, JR

P.E. #26677

DATE

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 _____, 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: ______ KARA SANDS COUNTY COURT NUECES COUNTY, TEXAS

COUNTY OF NUECES §

STATE OF TEXAS

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

PREPARED BY

BASS & WELSH ENGINEERING

CONSULTING ENGINEERS AND SURVEYORS
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FIRM REGISTRATION NO. F-52 (ENGINEERING)
FIRM REGISTRATION NO. 100027-00 (SURVEYING)

CORPUS CHRISTI, TEXAS

LOT 5 CABANISS ACRES No. 2

SHEET 1 OF 1