

BEING 183.76 ACRE TRACTS OUT OF THE H.B. SHEPPARD FARM LOTS OUT OF THE  
C.C.&S.F.R.R. SURVEY NO. 313, ABSTRACT 817, J.R. WARD SURVEY NO. 316,  
ABSTRACT 1005, CHARLES LAND PATENT NO, 245, SUREY NO 404, ABSTRACT 976  
AS DESCRIBED IN MAP RECORDED IN VOLUME A, PAGE 51  
OF THE MAP RECORDS OF NUECES COUNTY, TEXAS.



VICINITY MAP  
SCALE: NTS



SCALE: NTS



SCALE: NTS



SCALE: NTS

1. Total platted area contains 189,140.8 Acres (8,238,973.25 Square Feet) of land including street dedication.
2. Bearings were determined from a GPS Survey, Texas Coordinate System of 1983, South Zone.
3. As scaled upon FIRM, Community Panel No. 485464 0145 C, Map Revised: July 18, 1985, the property described on this plat is located in Flood Zone "C". Contact your local Floodplain Administrator for flood zone determination and base flood elevations.
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. The yard requirement, as depicted, is a requirement of the Unified Development Code and is subject to change as the zoning may change.
6. Existing zoning for this property is "IL" Light Industrial, proposed zoning will be "IL" Light Industrial with special permit.
7. Water and wastewater fees shall be paid prior to recordation of the final plat.

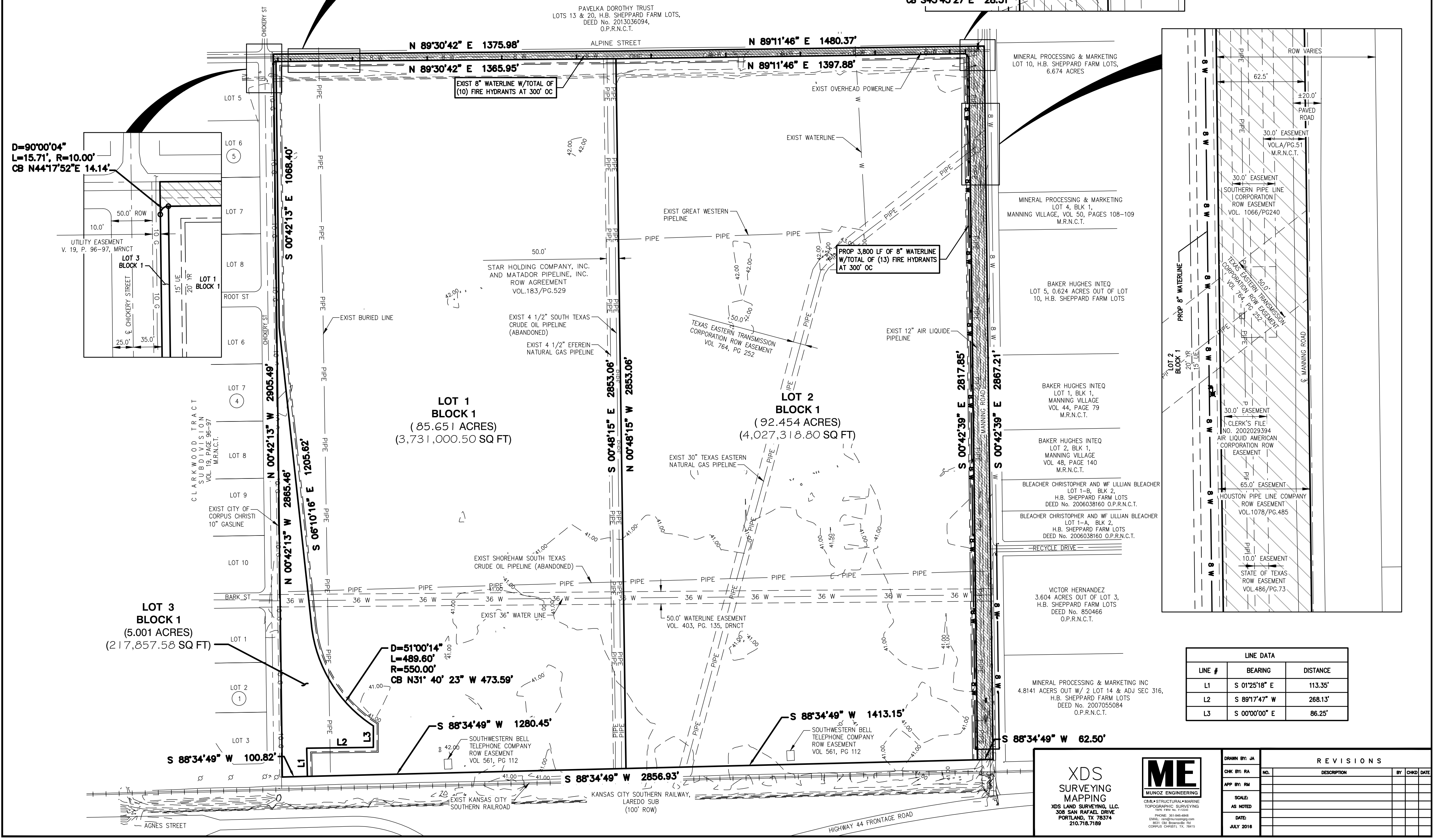
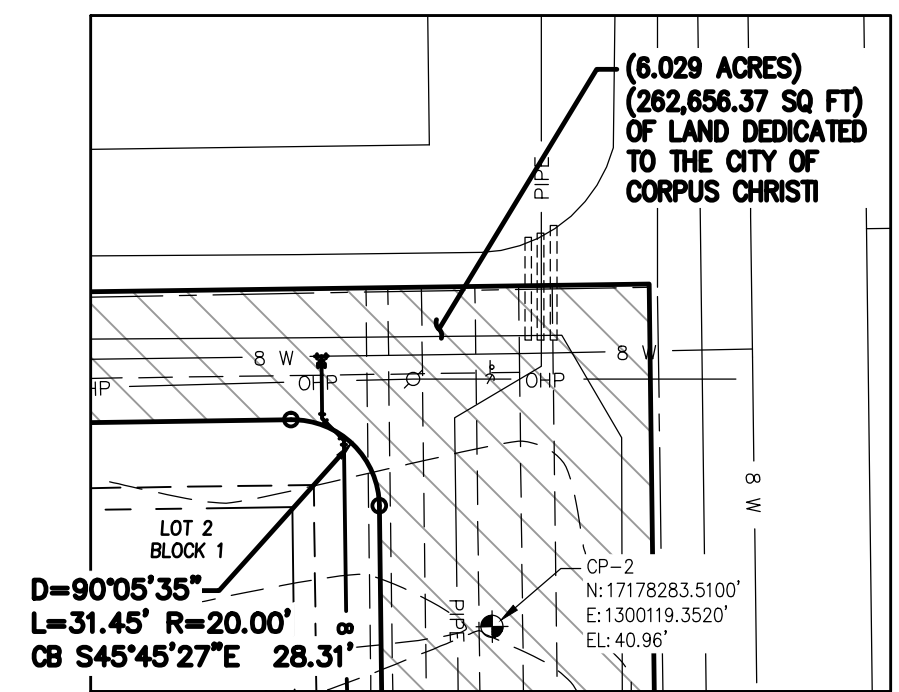
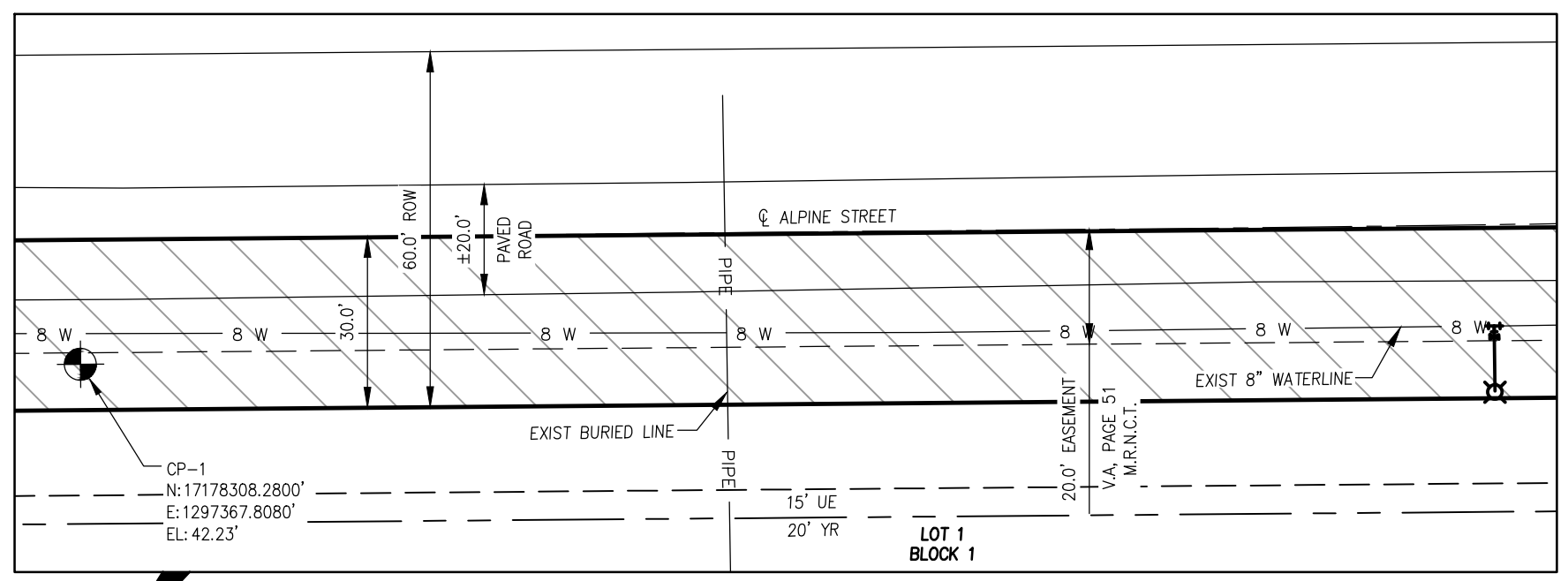
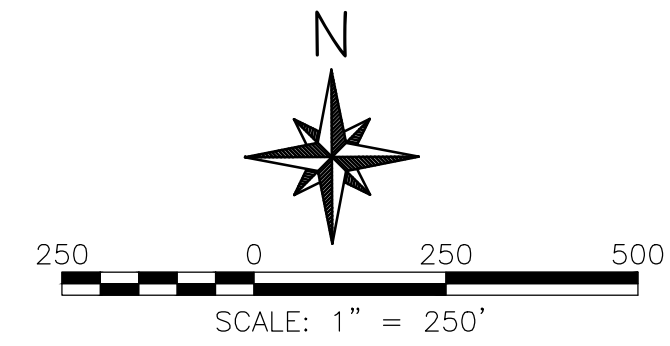
© Denotes found a 5/8" iron rod, unless otherwise noted.

OWNER:  
Rafael Leal Cavazos  
PO BOX 270815  
Corpus Christi, TX 78427  
(281) 566-3000

XDS  
SURVEYING  
MAPPING  
XDS LAND SURVEYING, LLC.  
308 SAN RAFAEL DRIVE  
PORTLAND, TX 78374  
210.718.7189



DRAWN BY: JA		REVISIONS				
CHK BY: RA						
APP BY: RM		NO.	DESCRIPTION	BY	CHKD	DATE
SCALE:						
AS NOTED						
DATE:						
JULY 2016						



LINE DATA		
LINE #	BEARING	DISTANCE
L1	S 01°25'18" E	113.35'
L2	S 89°17'47" W	268.13'
L3	S 00°00'00" E	86.25'

**XDS**  
SURVEYING  
MAPPING  
XDS LAND SURVEYING, LLC.  
308 SAN RAFAEL DRIVE  
PORTLAND, TX 78374  
210.718.7189

**ME**  
MUNOZ ENGINEERING  
CIVIL • STRUCTURAL • MARINE  
TOPOGRAPHIC SURVEYING  
PHONE: 361.045.4848  
EMAIL: info@munozeng.com  
801 Old Riverway Rd.  
Corpus Christi, TX 78415

DRAWN BY: JA  
CHK BY: RA  
APP BY: RM  
AS NOTED  
DATE:  
JULY 2016

REVISIONS  
NO. DESCRIPTION BY CHD DATE