



- 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)
 - P - PROPERTY LINES
 - R.O.W. - RIGHT-OF-WAY
 - O.P.R.N.C. - OFFICIAL PUBLIC RECORDS OF NUECES COUNTY
 - D.R.N.C.T. - DEED RECORDS OF NUECES COUNTY, TEXAS
 - M.R.N.C.T. - MAP RECORDS OF NUECES COUNTY, TEXAS
 - LIMITS OF LOTS & SECTIONS IN FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS

- NOTES**
- 1.) Total platted area contains 20.822 Acres of Land (907,126 Square Feet), of which 0.125 of an acre is dedicated right-of-way.
 - 2.) The yard requirement as depicted is a requirement of the Unified Development Code and is subject to change as the Zoning may change.
 - 3.) Bearings are based on GPS Bearings, Texas State Plane Coordinate System, NAD 1983 (2011), South Zone.
 - 4.) All Distances shown are surface and may be converted to Grid by dividing by the conversion factor of 1.00003.
 - 5.) The Receiving water for storm water runoff from this property is the Oso Creek Basin. The TCEQ has classified the aquatic life use for the Oso Bay as "exceptional" and "oyster waters". The TCEQ also categorized the receiving water as "contact recreation" use.
 - 6.) FEMA Flood Insurance Rate Map identified as Community Panel Number 4854940540C, Effective Date March 18, 1985, shows subject property to be within Flood Zone "C", area of minimal flooding.
 - 7.) Water and Wastewater fees shall be paid prior to recordation of the final plat.
 - 8.) Volume 1394, Page 356: Easement and right-of-way for Electric Transmission Lines over, across and upon Lot 23 and easterly 1/2 of lot 22, Section 20, of the Flour Bluff and Encinal Farm and Garden Tracts of record in Volume A, Page 43, Map Records of Nueces County, Texas.

LINE	BEARING	DISTANCE
L1	S61°20'13"E	171.67'
L2	S28°39'20"W	135.00'
L3	S61°20'13"E	485.62'
L4	S28°38'16"W	10.00'
L5	S61°20'13"E	567.62'
L6	S02°06'51"W	72.75'
L7	S28°38'24"W	355.79'
L8	N28°38'16"E	54.54'

OWNER/DEVELOPER
AEP TEXAS CENTRAL COMPANY
1 RIVERSIDE PLAZA, 16TH FLOOR
COLUMBUS, OHIO 43215

ENGINEER/SURVEYOR
CDSmuery
ENGINEERS SURVEYORS
3411 MAGIC DRIVE
SAN ANTONIO TEXAS, 78229
(210) 851-1111
TBPE NO. F-1733 TBPLS NO. 100495-00

**PRELIMINARY PLAT
VALADEZ SUBSTATION
LOT 1 & LOT 2**

BEING a 20.822 acre (907,126 Square Feet) tract of land, consisting of Lot 1 (10.80 acres) and Lot 2 (10.02 acres), conveyed to AEP Texas Central Company recorded in Document Number 2016023342, Official Public Records of Nueces County, Texas, same being a portion of Lots 23 and 24, Section 20, of the Flour Bluff and Encinal Farm and Garden Tracts, as described and recorded in Volume A, Pages 41-43, Map Records of Nueces County, Texas, also lying in the Enriquez Villareal Survey, Abstract 1, Nueces County, Texas, County, Texas.



SCALE: 1"=100'	DATE: 21 Mar., 2018
DRAWN BY: CDS	REV.
F:\116026\AEP Valadez.DWG	SHEET 1 OF 1