

LOCATION MAP
NOT-TO-SCALE

LEGEND

- — 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "CDS/MUERY S.A. TX." (UNLESS OTHERWISE NOTED)
- — 2" IRON PIPE FOUND (UNLESS OTHERWISE NOTED)
- R.O.W. — RIGHT-OF-WAY
- D.R.N.C.T. — DEED RECORDS OF NUECES COUNTY
- M.R.N.C.T. — MAP RECORDS OF NUECES COUNTY
- RIGHT OF WAY DEDICATION (FROM CENTERLINE OF ROAD)

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

LICENSED PROFESSIONAL ENGINEER

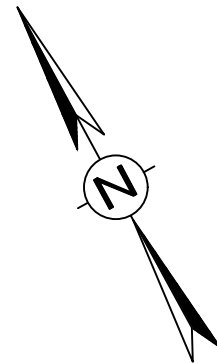
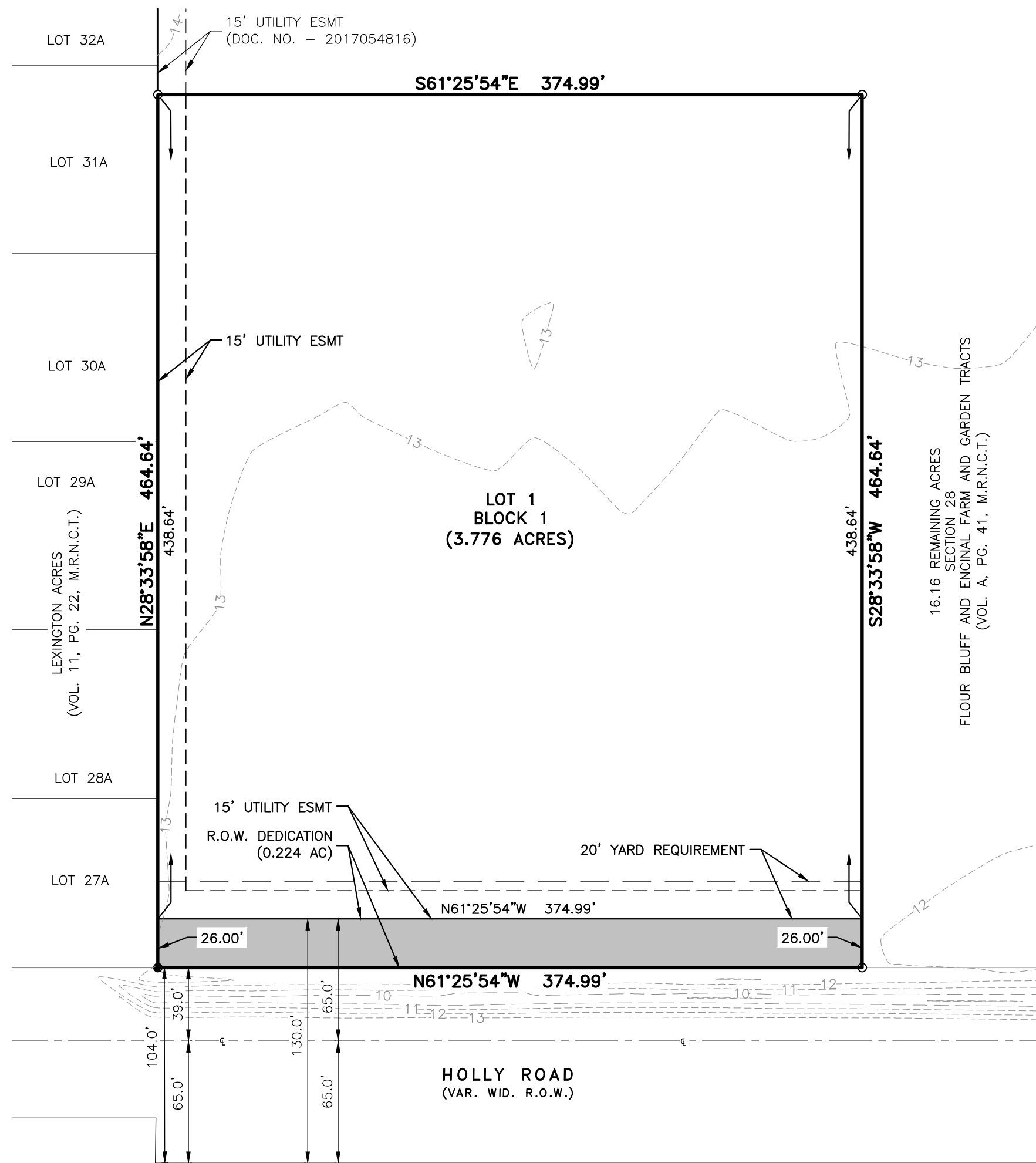
I, JOHN T. KUBALA, A REGISTERED PROFESSIONAL LAND SURVEYOR, FOR CDS MUERY, HEREBY CERTIFY THAT THE ABOVE PLAN CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND.

JOHN T. KUBALA
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4505 — STATE OF TEXAS

NOTES

- 1.) THE TOTAL PLATTED AREA CONTAINS 4.000 ACRES OF LAND (174,240 SQUARE FEET) INCLUDING STREET DEDICATION.
- 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 BAY. 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 4854640315D, EFFECTIVE DATE MARCH 18, 1985, SHOWS SUBJECT PROPERTY TO BE WITHIN FLOOD ZONE "B", AREA OF MINIMAL FLOODING.
- 7.) SEPTIC SYSTEM SHALL BE APPROVED BY THE COUNTY HEALTH DEPARTMENT.

PUBLIC OPEN SPACE NOTE: IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.



60' 30' 0' 60'

DATE: 10/4/2018

PLAT ESTABLISHING
HEINES SUBSTATION

BEING A 4.00 ACRES (174,240 SQUARE FEET) OF LAND OUT OF A 174.425 ACRE TRACT OF LAND CONVEYED TO AEP TEXAS CENTRAL COMPANY RECORDED IN DOCUMENT NUMBER 2017054815, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS, SAME BEING A PORTION OF LOT 27, SECTION 28, OF THE FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, AS DESCRIBED AND RECORDED IN VOLUME A, PAGES 41, MAP RECORDS OF NUECES COUNTY, TEXAS, ALSO LYING IN THE ENRIQUEZ VILLAREAL SURVEY, ABSTRACT 1, NUECES COUNTY, TEXAS, 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.

OWNER/DEVELOPER: P. TODD IRELAND
REAL ESTATE MANAGEMENT
AEP TEXAS CENTRAL COMPANY
1 RIVERSIDE PLAZA, 16H FLOOR
COLUMBUS, OHIO 43215

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED P. TODD IRELAND KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC, NUECES COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF NUECES

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY APPROVED BY THE DEPARTMENT OF ENGINEERING SERVICES OF THE CITY OF CORPUS CHRISTI, TEXAS. THIS THE _____ DAY OF _____, 20____.

DIRECTOR OF ENGINEERING SERVICES/CITY ENGINEER

STATE OF TEXAS
COUNTY OF NUECES

THIS 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____.

NINA NIXON-MENDEZ, F.A.I.C.P.
SECRETARY

ERIC VILLARREAL, P.E.
CHAIRMAN

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 _____, 2018, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED IN MY OFFICE THE _____ DAY OF _____, 2018, AT _____ O'CLOCK _____M, AND DULY RECORDED THE _____ DAY OF _____, 2018, O'CLOCK _____M, IN SAID COUNTY IN VOLUME _____, PAGE _____, MAP RECORDS.

BY: _____
DEPUTY