

PLAT OF
CABANISS INDUSTRIAL PARK
BLOCK 4, LOT 1R

BEING A REPLAT OF CABANISS INDUSTRIAL PARK BLOCK 4, LOT 1-8 AS SHOWN ON MAP VOLUME 57 PAGE 187,
MAP RECORDS OF NUECES COUNTY (M.R.N.C.T.), TEXAS AND CONTAINING 4.24 ACRES OF LAND

STATE OF TEXAS §
COUNTY OF _____ §

I, _____ DO HEREBY CERTIFY THAT I AM THE OWNER OF
THE LANDS EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING MAP;
EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC FOR
THE INSTALLATION, OPERATION AND MAINTENANCE OF PUBLIC UTILITIES.
THIS THE _____ DAY OF _____, 20____.

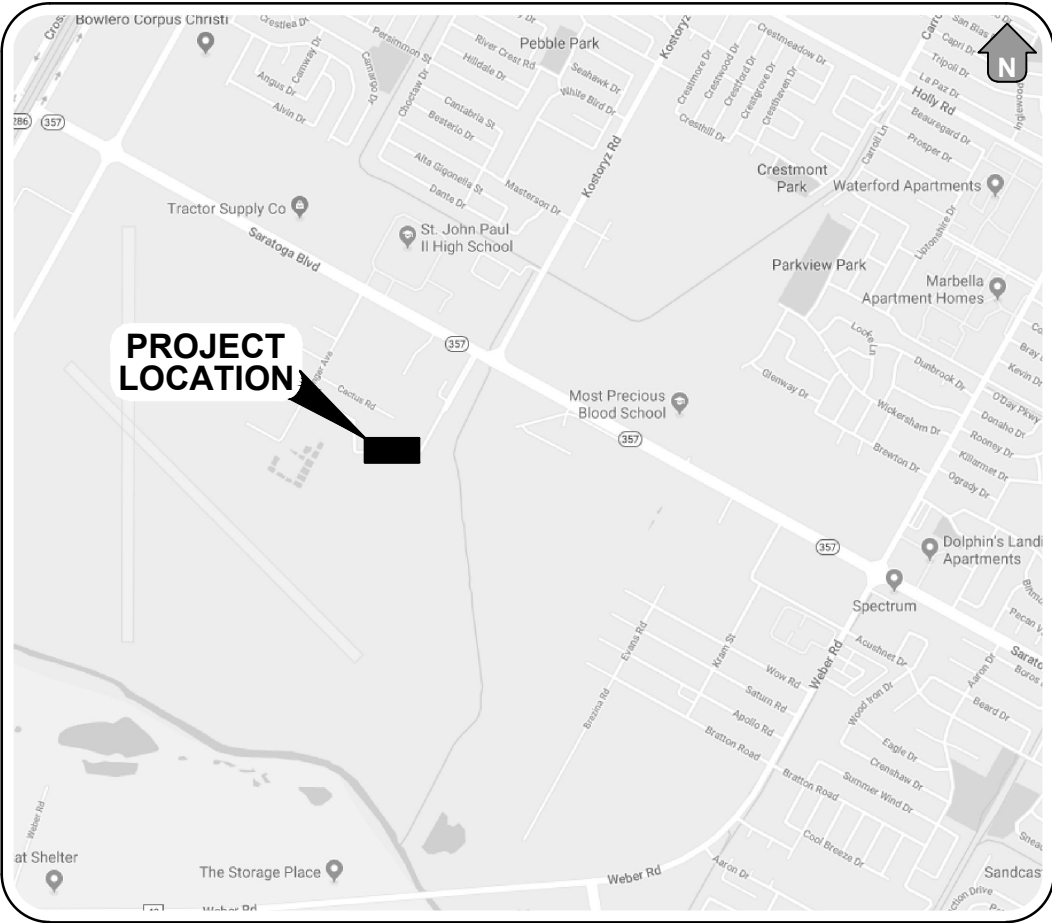
BY: _____
CINDY THERING, GULF COAST HUMANE SOCIETY - PRESIDENT

STATE OF TEXAS §
COUNTY OF _____ §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY

PROVEN TO ME TO BE THE PERSON WHOSE
SIGNATURE IS MADE ON THE FOREGOING INSTRUMENT OF WRITING, AND HE
ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE
AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF
_____, 20____.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____



LOCATION MAP
NOT TO SCALE

STATE OF TEXAS §
COUNTY OF NUECES §

I, XAVIER D. SANDOVAL, REGISTERED PROFESSIONAL LAND SURVEYOR,
HEREBY CERTIFY THAT THIS SURVEY MAP WAS PREPARED FROM AN ACTUAL
ON THE GROUND SURVEY MADE UNDER MY DIRECTION AND SUPERVISION,
AND REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY, AND THAT
THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT STANDARDS
ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

XAVIER D. SANDOVAL, RPLS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5886

DATE: _____

STATE OF TEXAS §
COUNTY OF NUECES §

THIS PLAT OF CABABISS INDUSTRIAL PARK, BLOCK 4, LOT 1R, APPROVED BY
THE DEPARTMENT OF DEVELOPMENT SERVICES OF THE CITY OF CORPUS
CHRISTI, TEXAS, THIS THE _____ DAY OF _____, 20____.

WILLIAM J. GREEN, P.E.
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS §
COUNTY OF NUECES §

THIS PLAT OF CABABISS INDUSTRIAL PARK, BLOCK 4, LOT 1R, APPROVED BY
APPROVED BY PLANNING COMMISSION ON THE BEHALF OF THE CITY OF
CORPUS CHRISTI, TEXAS, THIS THE _____ DAY OF _____, 20____.

ERIC VILLARREAL, P.E.
CHAIRMAN

NINA NIXON-MENDEZ, FAICP
SECRETARY

STATE OF TEXAS §
COUNTY OF NUECES §

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR SAID NUECES
COUNTY, TEXAS, HEREBY CERTIFY THAT THE FOREGOING MAP OF THE PLAT
OF CABABISS INDUSTRIAL PARK, BLOCK 4, LOT 1R, DATED THE _____ DAY OF
_____, 20____, WITH ITS CERTIFICATE OF AUTHENTICATION WAS
FILED FOR RECORD IN MY OFFICE THIS THE _____ DAY OF _____,
20____, AT _____ O'CLOCK ____M. AND DULY RECORDED IN VOLUME _____,
PAGE _____, MAP RECORDS OF NUECES COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF SAID COURT AT OFFICE IN CORPUS CHRISTI,
TEXAS, THIS THE _____ DAY OF _____, 20____.

NO. _____

FILED FOR RECORD
AT _____ O'CLOCK ____M.
_____, 20____.

KARA SANDS
COUNTY CLERK
NUECES COUNTY, TEXAS

BY: _____
DEPUTY

ENGINEER	MUNOZ ENGINEERING
SURVEYOR	XDS
OWNER	GULF COAST HUMANE SOCIETY
ENGINEER PID	NO. 10194170
DRAWN BY	XX
CHECKED BY	XX
DATE	02/26/2019

308 SAN RAFAEL DRIVE
PORTLAND, TEXAS 78374
OFFICE: (210) 718-7189
FIRM REGISTRATION
NO. 10194170
xandersandoval@gmail.com

XDS
SURVEYING & MAPPING

CIVIL • STRUCTURAL • MARINE
TOPOGRAPHIC SURVEYING
OFFICE: 381-946-4848
1808 S BROWNLEE BOULEVARD
CORPUS CHRISTI, TX 78404
TBPE FIRM No. F-12240

ME
MUNOZ ENGINEERING

PLAT OF
CABANISS INDUSTRIAL PARK
BLOCK 4, LOT 1R
NUECES COUNTY, TEXAS

PLAT NOTES:

- TOTAL PLATTED AREA CONTAINS 4.24 ACRES OF LAND, INCLUDING RIGHT-OF-WAYS AND EASEMENTS.
- FEMA INFORMATION EFFECTIVE:
PLOTING THE PROPERTY BY SCALE ON FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NO. 4854640283 C, MAP REVISED JULY 18, 1985, INDICATES THE PROPERTY IS LOCATED IN FLOOD ZONE C.
THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE ENGINEER OR SURVEYOR.
- RECEIVING WATERS
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.
- ALL BEARINGS ARE GRID BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM FOR THE LAMBERT SOUTH ZONE (NAD83); TEXAS SOUTH ZONE (4205).
- ALL ELEVATIONS ARE BASED ON NAVD88, GEOID09.
- THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE A MINIMUM OF 18 INCHES ABOVE THE CENTERLINE OF THE HIGHEST ADJACENT ROADWAY OR AS NOTED ON CONSTRUCTION DRAWINGS FOR THE SUBDIVISION.
- THE SURVEYOR CAN NOT CERTIFY AS TO UN-RECORDED EASEMENTS AND/OR RIGHT-OF-WAY THAT MAY IMPACT THE SUBJECT PROPERTY AND ARE NOT VISIBLE AND APPARENT.
- CAUTION MUST BE TAKEN WITH PIPELINE MARKERS INDICATING BURIED LINES NOT ON RECORD.
- THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- THIS SUBDIVISION IS LOCATED NEAR AIRFIELDS USED BY AIRPLANES AND MAY BE SUBJECT TO AIRCRAFT NOISE, OVER FLIGHT, AND VIBRATION.
- REFER TO CURB TABLE FOR PLATTING PURPOSES.
- IRON PIPE FOUND INDICATED ON THE PLAT.
- IF ANY LOT IS DEVELOPED WITH RESIDENCE USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE

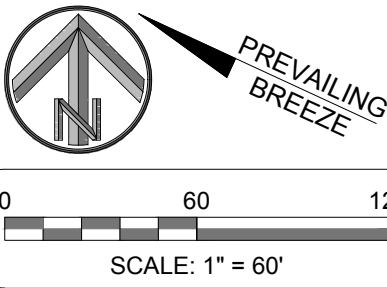
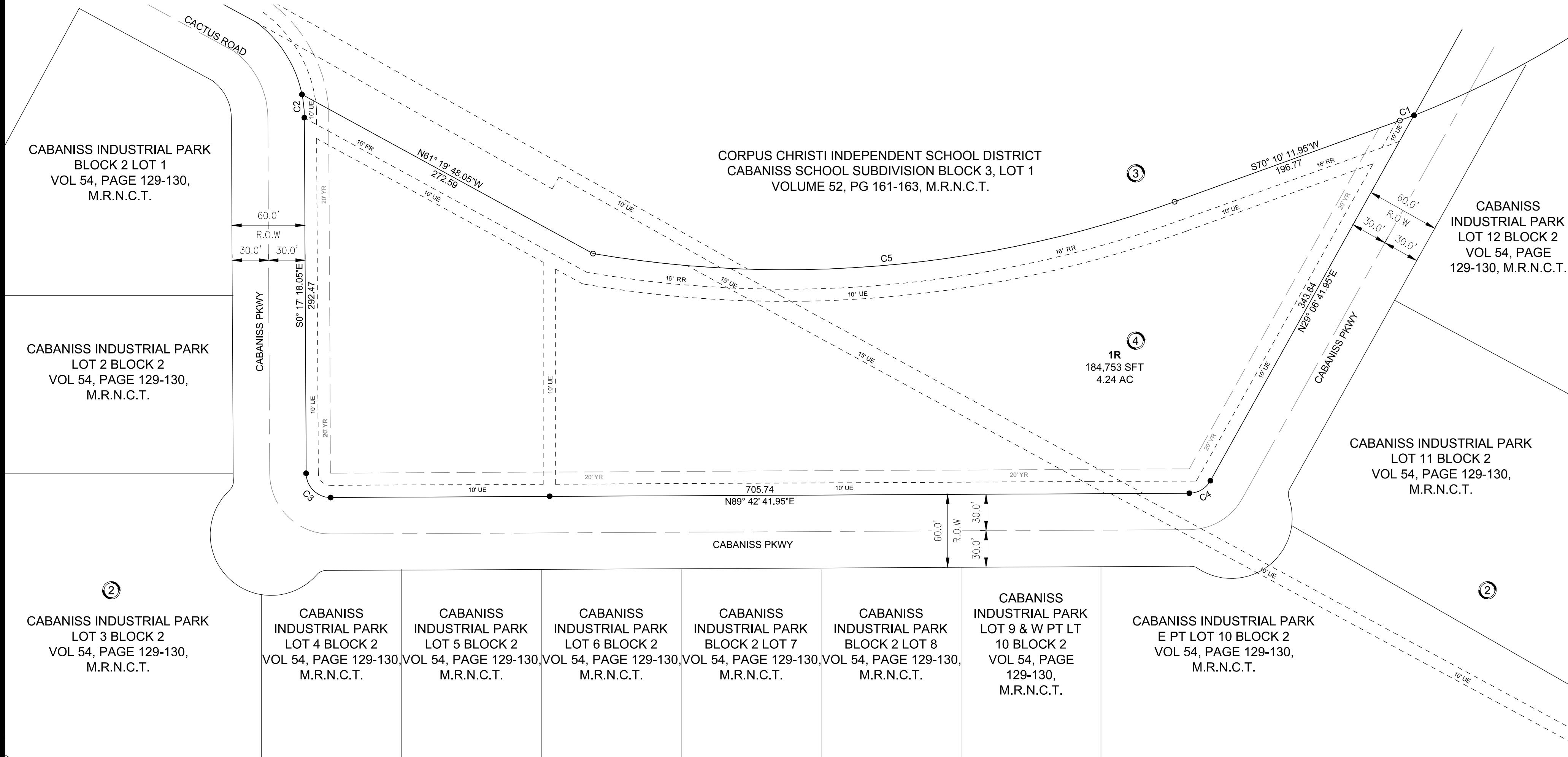
PLAT OF
**CABANISS INDUSTRIAL PARK
BLOCK 4, LOT 1R**

BEING A REPLAT OF CABANISS INDUSTRIAL PARK BLOCK 4, LOT 1-8, AS SHOWN ON MAP VOLUME 57 PAGE 187,
MAP RECORDS OF NUECES COUNTY, TEXAS (M.R.N.C.T.) AND CONTAINING 4.24 ACRES OF LAND

CURVE TABLE					
CURVE ID	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	12.44'	892.67'	0.80°	N69° 46' 15"E	12.44'
C2	19.09'	98.41'	11.11°	N5° 50' 43"W	19.06'
C3	31.42'	20.00'	90.01°	S45° 16' 57"E	28.29'
C4	21.15'	20.00'	60.59°	N59° 24' 59"E	20.18'
C5	485.18'	943.33'	29.47°	N84° 54' 16"E	479.85'

LEGEND

- IRON ROD FOUND
 - IRON PIPE FOUND
 - 60D NAIL FOUND
 - DRILL HOLE FOUND
 - CHISELED "X" IN CONCRETE
 - PROPERTY CORNER (NO ACCESS)
 - SET 5/8" DIAMETER BY 18 INCH LONG IRON ROD
 - BLOCK IDENTIFICATION
 - PROPERTY BOUNDARY LINE
 - ADJACENT BOUNDARY LINE
 - PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - ROAD CENTER LINE
 - YARD REQUIREMENT
 - EASEMENT
- M.R.N.C.T. - MAP RECORDS
D.R.N.C.T. - DEED RECORDS
VOL - VOLUME
PG - PAGE
AC - ACRE
SF - SQUARE FEET
YR - YARD REQUIREMENT
GR - GARAGE SET BACK REQUIREMENT
- UE - UTILITY EASEMENT
EE - ELECTRICAL EASEMENT
AE - ACCESS EASEMENT
DE - DRAINAGE EASEMENT
WE - WATER EASEMENT
RR - RAILROAD EASEMENT



ENGINEER	MUNOZ ENGINEERING
SURVEYOR	XDS
OWNER	GULF COAST HUMANE SOCIETY
ENGINEER PID	1007167189
SURVEYOR PID	1007167189
DRAWN BY	RR
CHECKED BY	TT
APPROVED BY	RR
DRAWING DATE	02/26/2019

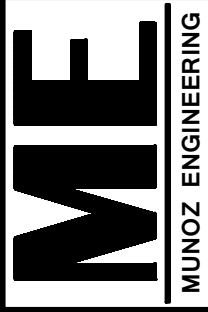
3108 SAN RAFAEL DRIVE
PORTLAND, TEXAS 78374
OFFICE: (210) 716-7189
FAX: (210) 716-7190
NO. 1018470
xaversandova@gmail.com

XDS
SURVEYING & MAPPING

CIVIL • STRUCTURAL • MARINE
TOPOGRAPHIC SURVEYING

OFFICE: 351 S. 94th St.
1608 S. BROWNLEE BOULEVARD
CORPUS CHRISTI, TX 78404

TBPE FIRM No. F-12240



PLAT OF
**CABANISS INDUSTRIAL PARK
BLOCK 4, LOT 1R**
NUECES COUNTY, TEXAS