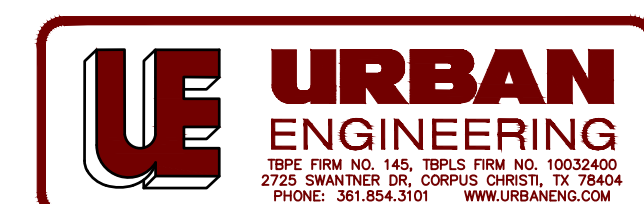


*Plat of*  
**Westpoint Crossing Unit 2**  
**Block 2, Lot 1**

6.91 Acres of Land, being a portion of Lot 16, Section 5, Range VIII, of the Gugenheim & Cohn's Farm Lots, a map of which is recorded in Volume A, Page 53, Map Records of Nueces County, Texas, also being portions of Tracts 3-B and 4, M.M. Gabriel Land, a map of which is recorded in Volume 2, Page 22, Miscellaneous Map Records of Nueces County, Texas; said portions of Tracts 3-B and 4, described in Document Nos. 837116, 837117, 837118, 837119 and 837120, Official Public Records of Nueces County, Texas, as Tracts I and II.



Submitted: 12/18/19  
SCALE: 1"=100'  
JOB NO.: 40706.B9.02  
SHEET: 2 of 2  
DRAWN BY: XG  
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urbansurvey1@urbaneng.com

Notes:

1. Total platted area contains 6.91 Acres of Land. (Includes Street Dedication)
2. 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.
3. Grid Bearings and Distances shown hereon are referenced to the Texas Coordinate System of 1983, Texas South Zone 4205, and are based on the North American Datum of 1983(2011) Epoch 2010.00.
4. By graphic plotting only, this property is in Zone "C" on Flood Insurance Rate Map, Community Panel No. 485464 0165 C, City of Corpus Christi, Texas, which bears a revised date of July 18, 1985 and is not in a Special Flood Hazard Area.
5. The yard requirement, as depicted is a requirement of the Unified Development Code (UDC) and is subject to change as the zoning may change.
6. All driveways on West Point Road shall conform to access management standards outlined in Article 7 of the UDC.

State of Texas  
County of Nueces

Peterson Properties, Ltd., a Texas Limited Partnership, hereby certifies that it is the owner of the lands embraced within the boundaries of the foregoing plat; that it has had said lands surveyed and subdivided as shown; that streets shown are dedicated, in fee simple, to the public use forever; that easements as shown are dedicated to the public use for the installation, operation and use of public utilities; and that this map was made for the purpose of description and dedication.

This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

By: Peterson Properties, Ltd., a Texas Limited Partnership

By: \_\_\_\_\_  
Patricia Peterson Nuss, General Partner

By: \_\_\_\_\_  
Chris Ann Peterson Brown, General Partner

By: \_\_\_\_\_  
James D. Peterson, General Partner

State of Texas  
County of Nueces

This instrument was acknowledged before me by Patricia Peterson Nuss, as a General Partner of Peterson Properties, Ltd., a Texas Limited Partnership, on behalf of said partnership.

This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Notary Public in and for the State of Texas

State of Texas  
County of Nueces

This instrument was acknowledged before me by Chris Ann Peterson Brown, as a General Partner of Peterson Properties, Ltd., a Texas Limited Partnership, on behalf of said partnership.

This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Notary Public in and for the State of Texas

State of Texas  
County of Nueces

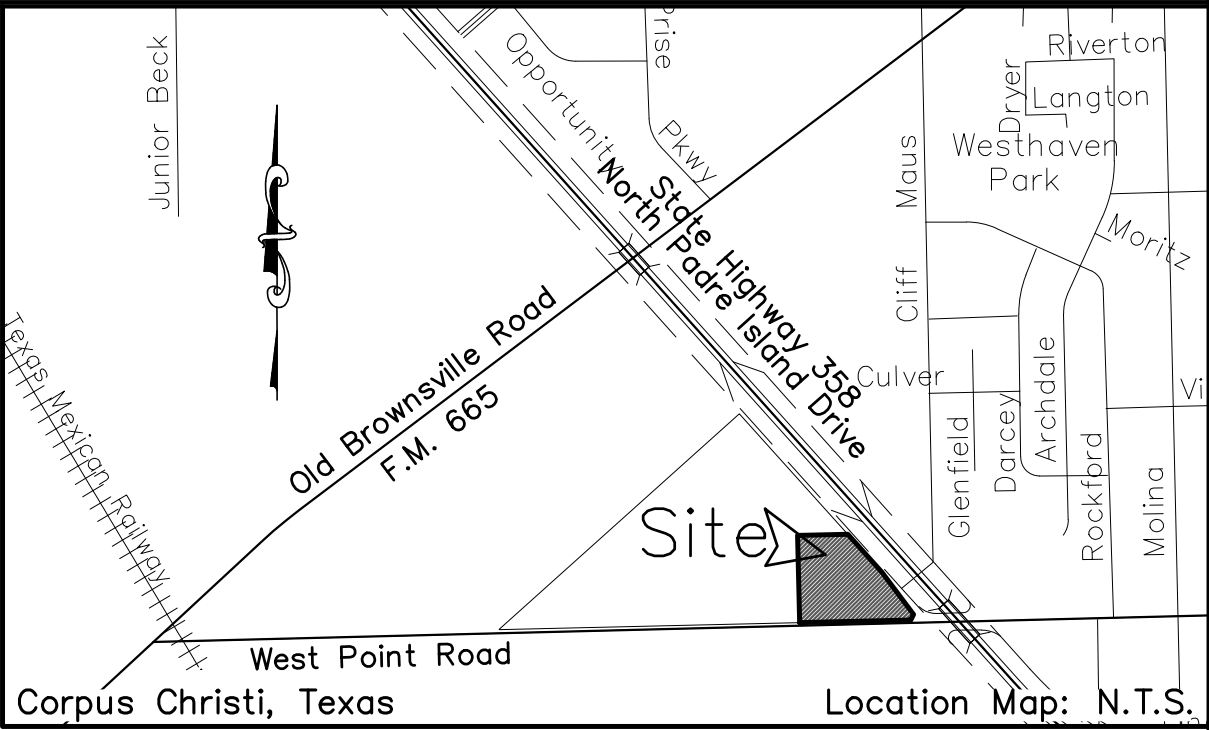
This instrument was acknowledged before me by James D. Peterson, as a General Partner of Peterson Properties, Ltd., a Texas Limited Partnership, on behalf of said partnership.

This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Notary Public in and for the State of Texas

*Plat of*  
**Westpoint Crossing Unit 2**  
**Block 2, Lot 1**

6.91 Acres of Land, being a portion of Lot 16, Section 5, Range VIII, of the Gugenheim & Cohn's Farm Lots, a map of which is recorded in Volume A, Page 53, Map Records of Nueces County, Texas, also being portions of Tracts 3-B and 4, M.M. Gabriel Land, a map of which is recorded in Volume 2, Page 22, Miscellaneous Map Records of Nueces County, Texas; said portions of Tracts 3-B and 4, described in Document Nos. 837116, 837117, 837118, 837119 and 837120, Official Public Records of Nueces County, Texas, as Tracts I and II.



State of Texas  
County of Nueces

This final plat of the herein described property was approved by the Department of Development Services of the City of Corpus Christi, Texas.

This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Jalal Saleh, P.E.  
Development Services 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\_\_\_\_\_.

\_\_\_\_\_  
Al Raymond, III, AIA  
Secretary

\_\_\_\_\_  
Carl Crull, 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 foregoing instrument dated the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, with its certificate of authentication was filed for record in my office the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_. At \_\_\_\_ O'clock \_\_\_\_M., and duly recorded the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, at \_\_\_\_ O'clock \_\_\_\_M., in said County in Volume \_\_\_\_\_, Page \_\_\_\_\_, Map Records.

Witness my hand and seal of the County Court, in and for said County, at office in Corpus Christi, Texas, the day and year last written.

No. \_\_\_\_\_  
Filed for Record

\_\_\_\_\_  
Kara Sands, County Clerk  
Nueces County, Texas

at \_\_\_\_\_ O'clock \_\_\_\_M.  
\_\_\_\_\_, 20\_\_\_\_\_

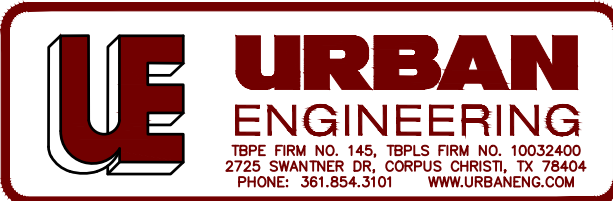
By: \_\_\_\_\_  
Deputy

State of Texas  
County of Nueces

I, James D. Carr, a Registered Professional Land Surveyor for Urban Engineering, have prepared the foregoing map from a survey made on the ground under my direction and is true and correct to the best of my knowledge, information and belief; I have been engaged under contract to set all Lot and Block corners as shown herein and to complete such operations with due and reasonable diligence consistent with sound professional practice.

This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
James D. Carr, R.P.L.S.  
Texas License No. 6458



Submitted: 12/18/19  
SCALE: 1"=100'  
JOB NO.: 40706.B9.02  
SHEET: 1 of 2  
DRAWN BY: XG

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