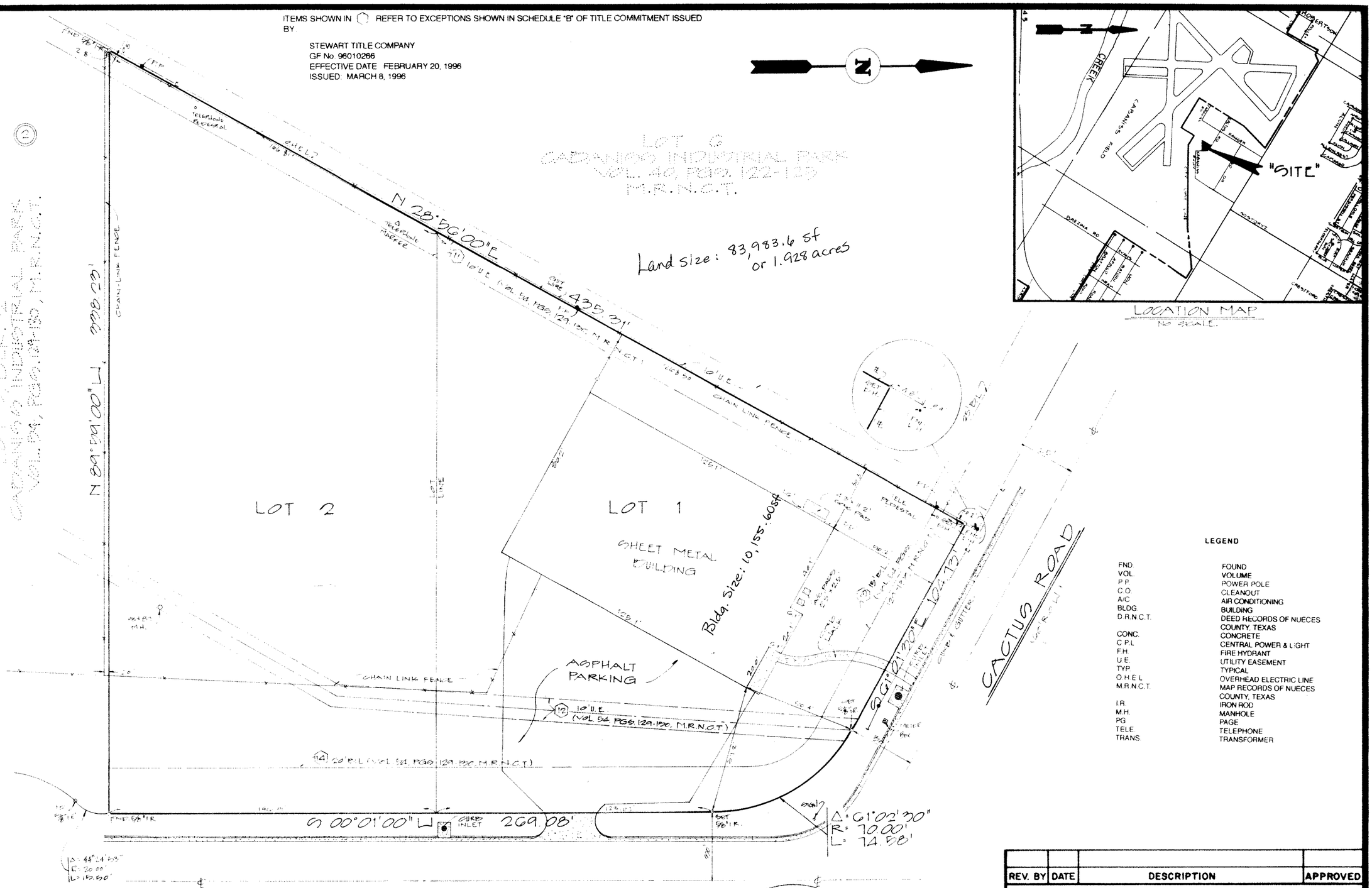
ITEMS SHOWN IN ⬡ REFER TO EXCEPTIONS SHOWN IN SCHEDULE "B" OF TITLE COMMITMENT ISSUED BY

STEWART TITLE COMPANY
GF No. 96010266
EFFECTIVE DATE FEBRUARY 20, 1996
ISSUED: MARCH 8, 1996

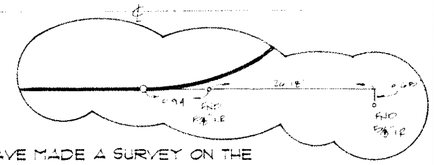


LEGEND

FND.	FOUND
VOL.	VOLUME
P.P.	POWER POLE
C.O.	CLEANOUT
A/C	AIR CONDITIONING
BLDG.	BUILDING
D.R.N.C.T.	DEED RECORDS OF NUECES COUNTY, TEXAS
CONC.	CONCRETE
C.P.L.	CENTRAL POWER & LIGHT
F.H.	FIRE HYDRANT
U.E.	UTILITY EASEMENT
TYP.	TYPICAL
O.H.E.L.	OVERHEAD ELECTRIC LINE
M.R.N.C.T.	MAP RECORDS OF NUECES COUNTY, TEXAS
I.R.	IRON ROD
M.H.	MANHOLE
PG.	PAGE
TELE.	TELEPHONE
TRANS.	TRANSFORMER

ARTICLE 24. HEIGHT, AREA AND BULK REQUIREMENTS
Section 24.1 Height, area and bulk requirements for the various districts shall be as indicated in the chart below together with other height, area and bulk requirements contained in Article 27, appropriate zoning districts and other such articles contained in this ordinance.

Article	District	Maximum Height Feet	Maximum Height Stories	Minimum Depth of Front Yard in Feet	Minimum Side* and Rear Yards in Feet	Maximum Sq. Feet Floor Area Per Acre of Lot Area	Floor Area Factor	Maximum Number of Units Per Acre of Lot Area	Yard Open Space (in % of Total Lot Area)	Minimum Space Between Buildings (See Sec. 27-3.01.03)	Minimum Lot Area Sq. Feet (Acres)	Minimum Lot Width in Feet
20	"1-2" Light Industrial			20	None except as required in Section 20-5							



NOTE

BEARINGS BASED ON RECORDED PLAT OF LOTS 1-8 BLOCK 1 AND LOTS 1-12 BLOCK 2, CABANISS INDUSTRIAL PARK, RECORDED IN VOL. 51, PGS. 15-16, M.R.N.C.T.

THIS IS TO CERTIFY THAT WE HAVE CONSULTED THE FLOOD INSURANCE HAZARD MAPS AND FOUND THAT THE PROPERTY DESCRIBED HEREIN IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
ZONE "C" PER COMMUNITY PANEL NO. 485494 0508D DATED 6-4-87.

WE, URBAN ENGINEERING, HAVE MADE A SURVEY ON THE GROUND OF THE FOREGOING PROPERTY AND WE HEREBY CERTIFY THAT THIS MAP IS TRUE AND CORRECT ACCORDING TO OUR FINDINGS AND THAT THERE ARE NO VISIBLE ENCROACHMENTS, EXCEPT AS SHOWN.

BY: Thomas L. Willis Jr.
3-8-96

REV. BY	DATE	DESCRIPTION	APPROVED

URBAN ENGINEERING
CORPUS CHRISTI, TEXAS

LAND TITLE SURVEY OF

LOTS 1 AND 2 BLOCK 2, CABANISS INDUSTRIAL PARK, A MAP OR PLAT OF WHICH IS RECORDED IN VOLUME 54, PAGES 129-130, MAP RECORDS OF NUECES COUNTY, TEXAS

DRAWN BY: D.S.G. SCALE: 1"=30' JOB NO: 22555.00.00
CHK'D. BY: _____ DATE: 3/8/96 SHEET: 1 OF: 1

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