

THE STATE OF TEXAS }}
COUNTY OF NUECES }}

Palm Land Investment, Inc., hereby certifies that they are the owner of lands embraced within the boundaries of the foregoing plat; that they have had said lands surveyed and subdivided as shown; that streets shown are dedicated 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: _____
DAN CABALLERO, PRESIDENT

THE STATE OF TEXAS }}
COUNTY OF NUECES }}

Before me, the undersigned authority, on this day personally appeared Dan Caballero, President of Palm Land Investment, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that such person executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office on this the _____ day of _____, 20 ____.

Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF NUECES

I, Jarrel L. Moore, a registered professional land surveyor for Texas Geo Tech Land Surveying, Inc. hereby certify that the foregoing plat was prepared from a survey made on the ground under my direct supervision and is true and correct to the best of my knowledge and belief. That Texas Geo Tech Engineering & Land Surveying Inc. has been engaged under contract to set all Lot and Block corners and complete such operation without delay.

This the _____ day of _____ 2016.

JARREL L. MOORE
Registered Professional Land Surveyor No. 4854

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 _____ 2016.

Philip J. Ramirez, A.I.A., LEED AP
Chairman

Daniel McGinn, A.I.C.P.
Interim Secretary

STATE OF TEXAS
COUNTY OF NUECES

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

This the _____ day of _____ 2016.

Ratna Pottumuthu, P.E., LEED AP
Development Services Engineer

GENERAL NOTES:

- TOTAL AREA BEING PLATTED: 23.41 ACRES
- PROPERTY IS ZONED "RS-4.5".
- WE HAVE CONSULTED THE FEDERAL INSURANCE FLOOD HAZARD MAP AND MADE A GRAPHIC DETERMINATION THAT PORTIONS OF THE PROPERTY DESCRIBED HEREIN IS LOCATED IN ZONE "A13" (EL 10), A FLOOD PRONE AREA, ZONE "B", AN AREA BETWEEN THE 100-YEAR FLOOD AND THE 500-YEAR FLOOD, AND ZONE "C", AN AREA OF MINIMAL FLOODING, ACCORDING TO COMMUNITY PANEL NO. 485494 0540 C ADOPTED MARCH 18, 1985.
- THE RECEIVING WATER FOR THE 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". TCEQ ALSO CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
- BEARINGS BASED ON THE TEXAS PLANE COORDINATE SYSTEM, SOUTH ZONE,
- THE FINISH FLOOR ELEVATIONS MUST BE A MIN. OF 18" ABOVE THE CENTERLINE OF THE ADJACENT ROADWAY AS OVERFLOW PROTECTION.
- PRIVATE DRIVEWAYS FROM BLOCK 1, LOTS 1, 25, & 26, BLOCK 2, LOTS 2, 3, 17 & 18, BLOCK 3, LOT 2, BLOCK 4, LOTS 1 & 7, BLOCK 5, LOT 1, BLOCK 7, LOT 1 ONTO OSO PARKWAY ARE PROHIBITED. BLOCK 2, LOT 7 NO ACCESS TO PIRATES DR.
- YARD REQUIREMENTS AS DEPICTED ARE A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND ARE SUBJECT TO CHANGE AS ZONING MAY CHANGE.
- CONTOURS ARE BASED ON 1988 DATUM.
- NO PARKING IS ALLOWED IN FIRE LANE. FIRE LANE HAS TO BE PAINTED IN RED OR SIGNS MAY BE USED IN-LIEU OF RED PAINT. THE FIRE LANE MARKINGS SHOULD BE IN COMPLIANCE WITH THE SECTION 503.3 OF THE FIRE CODE.
- DRIVEWAY FLARES NOT BE ENCROACHED INTO ADJACENT LOTS.
- LOT 1, BLOCK 12, IS A NON-BUILDABLE LOT. IT IS DEDICATED AS A VEHICULAR AND PEDESTRIAN ACCESS EASEMENT AND UTILITY EASEMENT, FOR USE AS A PRIVATE STREET AND SIDEWALK, AND INSTALLATION OF PUBLIC UTILITIES. STREET, SIDEWALK, AND OTHER IMPROVEMENTS IN THIS AREA SHALL BE MAINTAINED, REPAIRED, AND REPLACED AS REQUIRED, BY THE (HOA) HOME OWNER'S ASSOCIATION.

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 _____, 2016, at _____ o'clock _____ M. and duly recorded the _____ day of _____ 2016, at _____ o'clock _____ M. in said County in Volume _____, Page _____, Map Records.

No. _____
Filed for Record

At _____ o'clock _____ M.
_____ 2016

By: _____
Deputy
Kara Sands,
Clerk County Court
Nueces County, Texas

LOT AREAS

BLOCK 1		BLOCK 2		BLOCK 3		BLOCK 5	
LOT 1 - 7,375 S.F.	LOT 1 - 8,892 S.F.	LOT 1 - 90,902 S.F.	LOT 1 - 9,757 S.F.				
LOT 2 - 6,584 S.F.	LOT 2 - 9,615 S.F.	LOT 2 - 19,069 S.F.	LOT 2 - 9,152 S.F.				
LOT 3 - 6,579 S.F.	LOT 3 - 7,408 S.F.	LOT 3 - 14,662 S.F.	LOT 3 - 9,152 S.F.				
LOT 4 - 7,032 S.F.	LOT 4 - 7,849 S.F.	LOT 4 - 18,645 S.F.	LOT 4 - 11,868 S.F.				
LOT 5 - 6,164 S.F.	LOT 5 - 7,251 S.F.	LOT 5 - 17,748 S.F.	LOT 5 - 10,202 S.F.				
LOT 6 - 6,605 S.F.	LOT 6 - 6,600 S.F.	LOT 6 - 17,634 S.F.					
LOT 7 - 6,593 S.F.	LOT 7 - 6,600 S.F.	LOT 7 - 18,133 S.F.	BLOCK 7				
LOT 8 - 6,616 S.F.	LOT 8 - 6,613 S.F.	LOT 8 - 18,563 S.F.	LOT 1 - 7,823 S.F.				
LOT 9 - 9,339 S.F.	LOT 9 - 7,021 S.F.	LOT 9 - 15,900 S.F.					
LOT 10 - 8,261 S.F.	LOT 10 - 8,184 S.F.	LOT 10 - 14,364 S.F.	BLOCK 12				
LOT 11 - 7,366 S.F.	LOT 11 - 11,243 S.F.	LOT 11 - 30,699 S.F.	LOT 1 - 58,236 S.F.				
LOT 12 - 9,750 S.F.	LOT 12 - 7,425 S.F.						
LOT 13 - 13,834 S.F.	LOT 13 - 7,150 S.F.						
LOT 14 - 7,154 S.F.	LOT 14 - 7,482 S.F.						
LOT 15 - 6,895 S.F.	LOT 15 - 7,645 S.F.	BLOCK 4					
LOT 16 - 6,900 S.F.	LOT 16 - 7,463 S.F.	LOT 1 - 7,852 S.F.					
LOT 17 - 6,900 S.F.	LOT 17 - 7,155 S.F.	LOT 2 - 7,434 S.F.					
LOT 18 - 6,900 S.F.	LOT 18 - 9,135 S.F.	LOT 3 - 12,242 S.F.					
LOT 19 - 6,868 S.F.	LOT 19 - 10,949 S.F.	LOT 4 - 13,381 S.F.					
LOT 20 - 8,430 S.F.	LOT 20 - 9,525 S.F.	LOT 5 - 8,311 S.F.					
LOT 21 - 10,308 S.F.	LOT 21 - 7,773 S.F.	LOT 6 - 7,693 S.F.					
LOT 22 - 8,470 S.F.		LOT 7 - 7,558 S.F.					
LOT 23 - 6,683 S.F.							
LOT 24 - 6,900 S.F.							
LOT 25 - 7,427 S.F.							
LOT 26 - 7,413 S.F.							

CAYO DEL OSO SUBDIVISION, SECTION I
BEING 23.41 ACRES OF LAND SITUATED IN LOTS 9, 10, 11, 5A, 6A AND 7A, SECTION 26 OF THE FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS AS RECORDED IN VOLUME A, PAGE 41 THROUGH PAGE 43 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS.

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