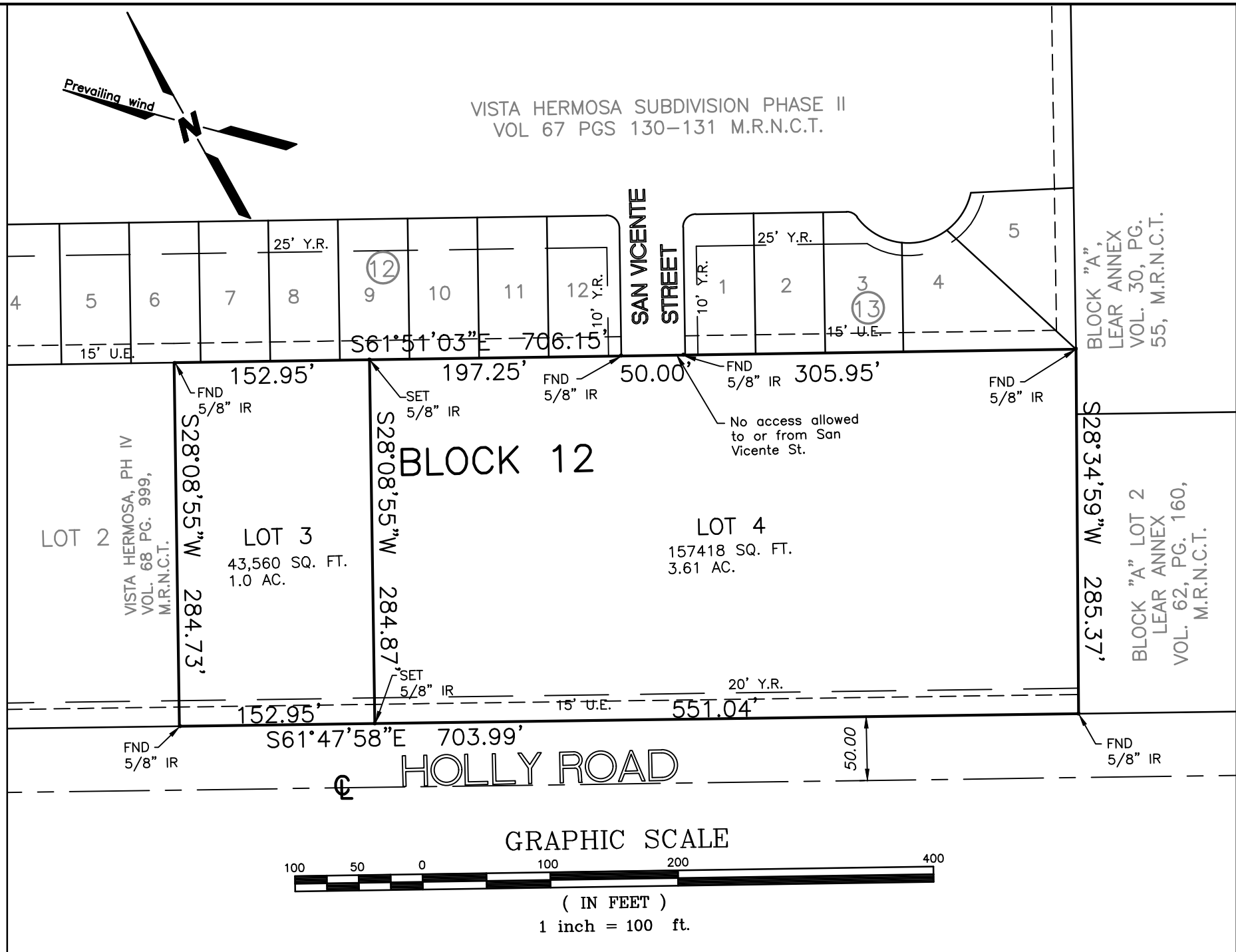


DRAWING NO: 19035\PLAT PLOTS: 1:1 XREF: 18035-0-BASE PLOTDATE: 11-20-19 10:34 AM



STATE OF TEXAS §  
COUNTY OF NUECES §

I, MARIA ESPERANZA LOPEZ, CO-TRUSTEE THE ROGERIO LOPEZ AND MARIA ESPERANZA LOPEZ REVOCABLE LIVING TRUST, ARE THE OWNERS OF THE PROPERTY SHOWN HEREON, SUBJECT TO A LIEN IN FAVOR OF AMERICAN BANK, THAT WE HAVE HAD SAID PROPERTY SURVEYED AS SHOWN FOR THE PURPOSES OF DESCRIPTION AND DEDICATION. ALL UTILITY EASEMENTS AND RIGHTS-OF-WAY ARE DEDICATED TO THE PUBLIC FOR THE OPERATION & MAINTENANCE OF PUBLIC STREETS AND UTILITIES. THIS THE DAY \_\_\_\_ OF \_\_\_\_\_, 201\_\_.

MARIA ESPERANZA LOPEZ CO-TRUSTEE

STATE OF TEXAS §  
COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MARIA ESPERANZA LOPEZ CO-TRUSTEE THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

## NOTES

- THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE ORDINANCE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- BASIS OF BEARING IS STATE OF TEXAS, LAMBERT GRID, SOUTH ZONE, NAD 1983. ESTABLISHED BY STATIC OBSERVATION AND OPUS SOLUTION BY NGS.
- THE SUBJECT PROPERTY LIES IN ZONE X AS SHOWN ON FEMA PANEL 48355 C 0510 G, DATED DRAFT REVISED PRELIMINARY.
- 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.
- TOTAL PLATTED AREA CONTAINS 4.61 ACRES OF LAND.
- ALL DRIVEWAYS TO PUBLIC STREETS WITHIN THE SUBDIVISION SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS OUTLINED IN ARTICLE 7 OF THE UDC

## PLAT OF VISTA HERMOSA, PHASE IV BLOCK 12 LOTS 3 & 4,

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN NUECES COUNTY, TEXAS, SAME LYING WITHIN THE CORPORATE CITY LIMITS OF CORPUS CHRISTI, SAME BEING OUT OF LOT 4, SECTION 3, BOHEMIAN COLONY LANDS AS RECORDED IN VOLUME A, PAGE 48 OF THE MAP RECORDS OF NUECES COUNTY, SAME BEING 4.6 ACRES OUT OF A 57.197 ACRE TRACT OF THE ROGERIO AND MARIA ESPERANZA LOPEZ REVOCABLE LIVING TRUST PROPERTY AS RECORDED IN DOCUMENT No. 2000004410 OF THE OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS

STATE OF TEXAS §  
COUNTY OF NUECES §

i, \_\_\_\_\_, (TITLE), OF AMERICAN BANK, HEREBY CERTIFY THAT AMERICAN BANK IS THE HOLDER OF A LIEN ON THE PROPERTY SHOWN HEREON AND THAT AMERICAN BANK APPROVES THIS PLAT FOR THE PURPOSES STATED HEREON. THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2019.

STATE OF TEXAS §  
COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE BY THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_.

STATE OF TEXAS §  
COUNTY OF NUECES §

THE FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE DEPARTMENT OF DEVELOPMENT SERVICES OF THE CITY OF CORPUS CHRISTI, TEXAS

PABLO MARTINEZ, P.E.  
DEVELOPMENT SERVICES ENGINEER

DATE

STATE OF TEXAS §  
COUNTY OF NUECES §

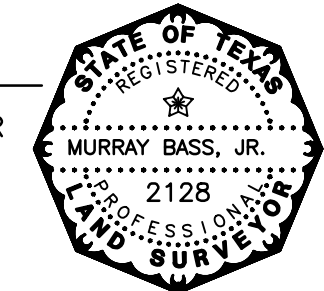
THE FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED ON BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS BY THE PLANNING COMMISSION. THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_.

CARL CRULL  
CHAIRMAN

AL RAYMOND, III, AIA, CBO  
SECRETARY

STATE OF TEXAS §  
COUNTY OF NUECES §  
I, MURRAY BASS, JR., REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IS TRUE AND CORRECT. THIS THE 21st DAY OF OCTOBER, 2019.

MURRAY BASS, JR.  
REGISTERED PROFESSIONAL LAND SURVEYOR



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 \_\_\_\_\_, 201\_\_ WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THE \_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_ AT \_\_\_\_ O'CLOCK \_\_\_\_ M. AND DULY RECORDED THE \_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_ AT \_\_\_\_ O'CLOCK \_\_\_\_ M. IN THE MAP RECORDS OF SAID COUNTY IN VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_, INSTRUMENT NUMBER \_\_\_\_\_.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT IN AND FOR SAID COUNTY AT OFFICE IN CORPUS CHRISTI, NUECES COUNTY, TEXAS, THE DAY AND YEAR LAST WRITTEN.

BY: \_\_\_\_\_  
DEPUTY

KARA SANDS  
COUNTY COURT  
NUECES COUNTY, TEXAS



LOCATION MAP  
SCALE: 1"=800'

PREPARED BY  
**BASS & WELSH ENGINEERING**  
CONSULTING ENGINEERS AND SURVEYORS  
3054 SOUTH ALAMEDA STREET 78404  
P.O. BOX 6397 78466-6397  
TELEPHONE: (361) 882-5521  
FACSIMILE: (361) 882-1265  
FIRM REGISTRATION NO. F-52 (ENGINEERING)  
FIRM REGISTRATION NO. 100027-00 (SURVEYING)  
CORPUS CHRISTI, TEXAS