

GENERAL NOTES

- OWNER/DEVELOPER: DAN CABALLERO, PRESIDENT PALM LAND INVESTMENT, INC. SOUTHSIDE VENTURES III L.P., 5949 LA COSTA DRIVE CORPUS CHRISTI, TEXAS 78414 (361) 994-2860
- ENGINEER: URBAN ENGINEERING (VICTORIA) 2004 N. COMMERCE ST. VICTORIA, TEXAS 77901 (361) 578-9836
- SURVEYOR: URBAN SURVEYING, INC. 2004 N. COMMERCE ST. VICTORIA, TEXAS 77901 (361) 578-9837
- STATISTICAL DATA: GROSS AREA - 37.59 ACRES
TOTAL LOTS - 107 LOTS
SINGLE FAMILY RESIDENTIAL LOTS (RS-4.5) - 105 LOTS
MULTIFAMILY LOTS (RS-TH) - 1 LOT
NON-BUILDABLE LOTS (PRIVATE ROAD) - 1 LOT
- THE PROPERTY IS CURRENTLY VACANT AND IS ZONED "RS-4.5 SINGLE-FAMILY 4.5 DISTRICT" & "RS-TH TOWNHOUSE DISTRICT".
- BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM (SOUTH ZONE) USING CITY OF CORPUS CHRISTI CONTROL MONUMENTS SP 071 AND SP 080 (BEARING FROM SP 071 TO SP 080 IS NORTH 52 DEG. 28' 26.49" WEST)
- THE RECEIVING WATER FOR THE STORM RUNOFF FROM THIS PROPERTY IS THE OSO BAY. THE TCED HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" & "OYSTER WATERS" TCED ALSO CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
- THE FINISHED FLOOR ELEVATIONS OF THE RESIDENCES MUST BE A MINIMUM OF 24 INCHES ABOVE THE CENTERLINE OF THE ADJACENT ROADWAY.
- THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE (UDC) AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- THE LOT OR ACREAGE FEE, WHICHEVER IS GREATER, SHALL BE PAID PRIOR TO ANY UNIT OF A SUBDIVISION, SINGLE LOT OR TRACT IS COMPLETED AND THE FINAL PLAT RECORDED.
- IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE PUBLIC OPEN SPACE REGULATIONS WILL BE REQUIRED DURING THE FINAL PLAT STAGE.
- ACCORDING TO THE APPROXIMATE SCALE OF THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 485494 0540 C, MAP REVISED MARCH 18, 1985, THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN ZONES B, C & A13 (ZEL 10).
- ZONE B HAS BEEN DEFINED AS AREAS BETWEEN THE 100 YEAR FLOOD & 500 YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100 YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN ONE FOOT OR WHERE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.
- ZONE C HAS BEEN DEFINED AS AREAS OF MINIMAL FLOODING.
- ZONE A13 HAS BEEN DEFINED AS AREA OF 100 YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS DETERMINED.
- PRIVATE DRIVEWAY ACCESS FROM OSO PARKWAY IS PROHIBITED FOR BLOCK 1, LOT 26R, BLOCK 3, LOTS 12, 13, 17 & 18, BLOCK 7, LOTS 1R & 2R & BLOCK 8, LOT 16.
- PRIVATE DRIVEWAY ACCESS FROM TERRAPIN DRIVE IS PROHIBITED FOR BLOCK 7, LOT 16 & BLOCK 6, LOTS 8 & 9.
- PRIVATE DRIVEWAY ACCESS FROM SEAWOLF DRIVE IS PROHIBITED FOR BLOCK 8, LOT 1.
- LOT 2, BLOCK 10, 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 HOME OWNERS ASSOCIATION.

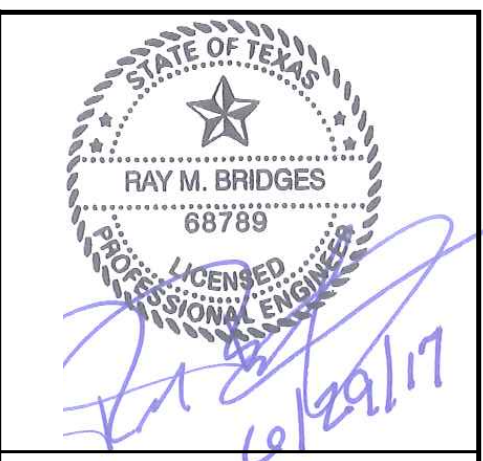
PRELIMINARY PLAT
Cayo Del Oso Subdivision Sections 2, 3, 4 & 5, Cayo Del Oso Townhomes & Cayo Del Oso Subdivision, Section 1, Resubdivision No. 1, Block 7, Lot 1R & Block 1, Lot 26R

PHASE SUMMARY					
SECTION	AREA	RS-4.5	RS-TH	NON BUILDABLE	TOTAL
2	11.95 ACRES	25	1	0	26
3	8.463 ACRES	37	0	0	37
4	10.56 ACRES	20	0	1	21
5	6.622 ACRES	23	0	0	23
TOTAL	37.59 ACRES	105	1	1	107

LINE DATA		
LINE	BEARING	DISTANCE
L1	S 04°34'10" W	22.65'
L2	S 04°34'10" W	50.00'
L3	S 04°34'10" W	37.50'
L4	S 25°58'03" W	65.68'
L5	S 83°30'59" W	43.66'
L6	N 23°23'28" W	69.77'
L7	N 61°23'45" W	80.19'
L8	S 04°34'10" W	56.30'
L9	N 80°42'50" E	36.46'
L10	N 80°42'50" E	60.47'

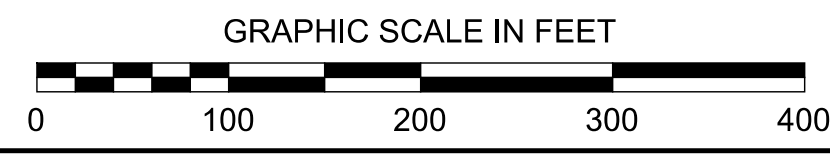
CURVE DATA				
CURVE	RADIUS	TANGENT	DELTA	CHORD BEARING AND LENGTH
C1	566.00'	173.47'	34°04'43"	S 12°25'39" E 331.71'
C2	15.00'	15.00'	90°00'00"	S 49°34'10" W 21.21'
C3	15.00'	15.00'	90°00'00"	S 40°25'50" E 21.21'
C4	958.07'	10.26'	01°13'38"	S 02°51'55" W 20.52'
C5	182.32'	56.23'	34°16'57"	N 78°24'58" W 107.47'

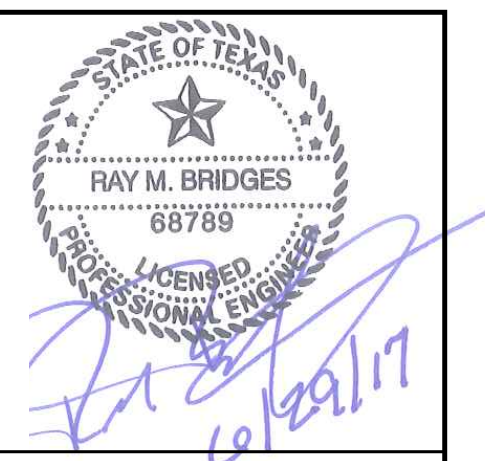
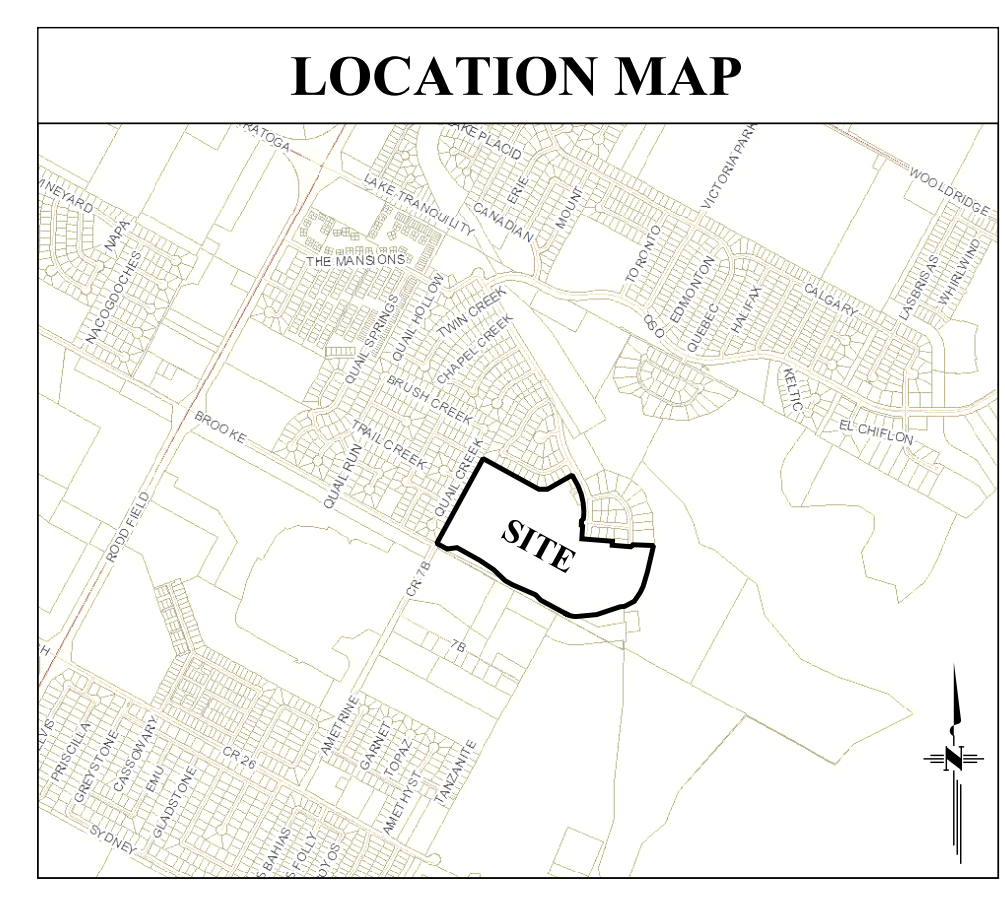
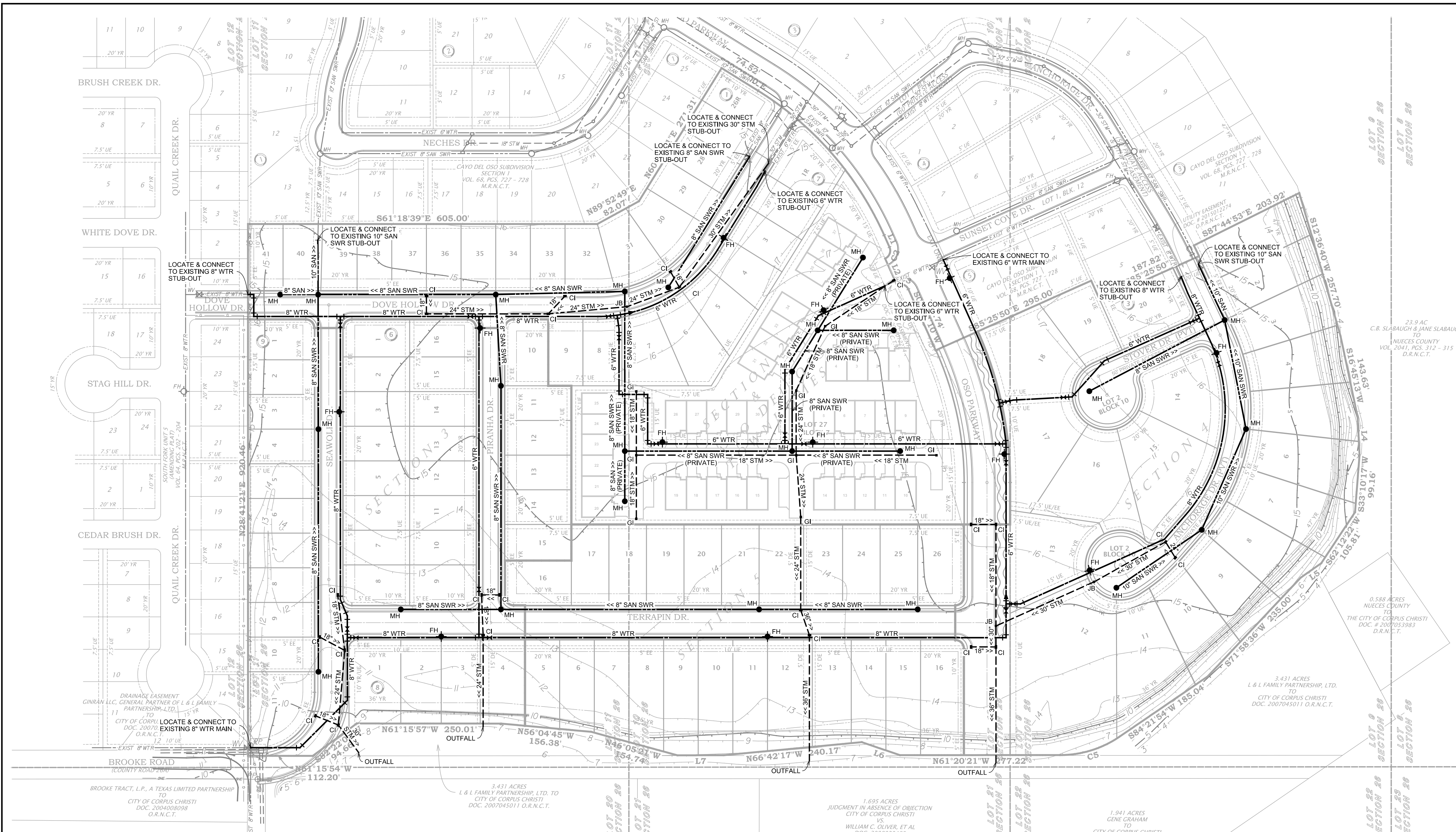
THIS PLAT IS CONTAINED WITHIN THE CITY OF CORPUS CHRISTI CORPORATE LIMITS.
DATE: 06/29/17
JOB NUMBER: E21463.00
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URBAN engineering
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2004 N. Commerce
Victoria, Texas 77901
TREF# F-160

BEING 37.59 ACRE TRACT OF LAND SITUATED IN LOTS 9, 10, & 11, SECTION 26 OF THE FLORES BLUFF & ENCINAL FARM AND GARDEN TRACTS AS RECORDED IN VOLUME A, WARRANTY DEED DATED FEBRUARY 20, 2012, CONTAINING FIRM AND L & L FAMILY PARTNERSHIP, LTD. TO PALM LAND INVESTMENT, INC. AS RECORDED IN INSTRUMENT NO. 201201143 OF THE OFFICIAL PUBLIC RECORDS, NUECES COUNTY, TEXAS AND LOT 1, BLOCK 7, LOT 1R & BLOCK 1, LOT 26R, CAYO DEL OSO SUBDIVISION SECTION 1 AS RECORDED IN VOLUME 68, PAGES 727 - 728 OF THE MAP RECORDS, NUECES COUNTY, TEXAS.





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Engineering

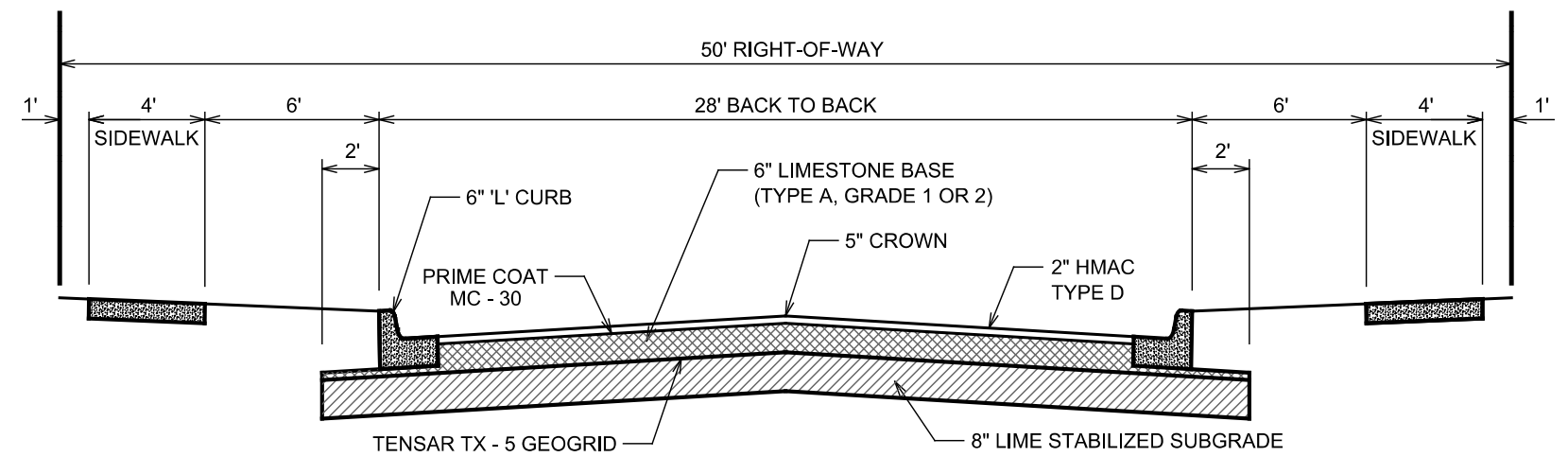
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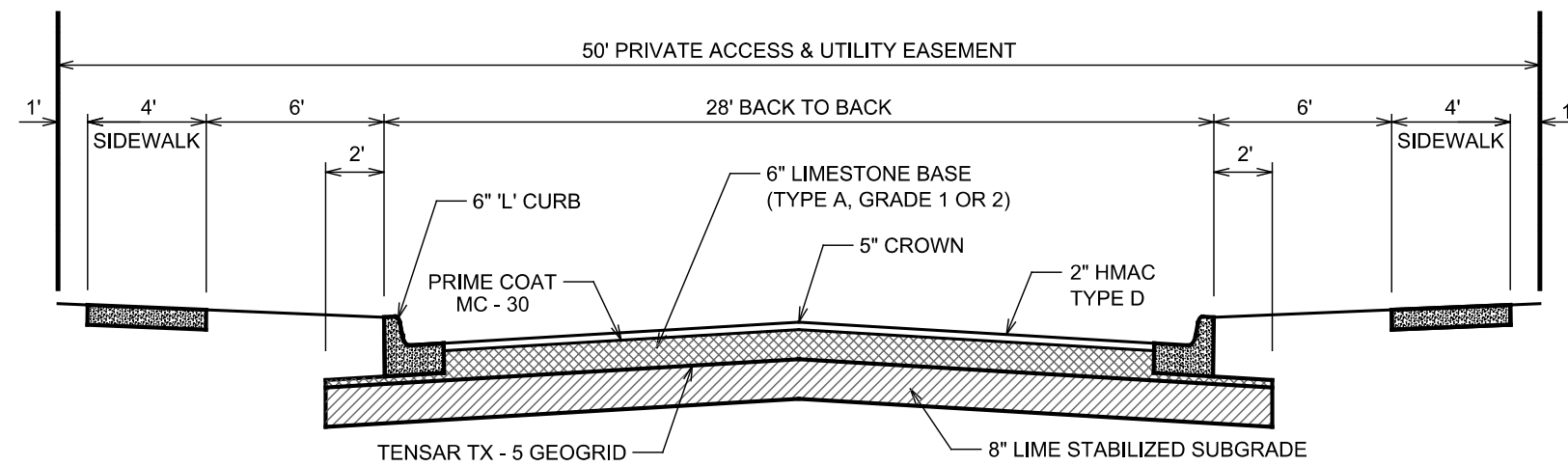
OVERALL UTILITY PLAN

Cayo Del Oso Subdivision Sections 2, 3, 4 & 5, Cayo Del Oso Townhomes & Cayo Del Oso Subdivision, Section 1, Resubdivision No. 1, Block 7, Lot 1R & Block 1, Lot 26R

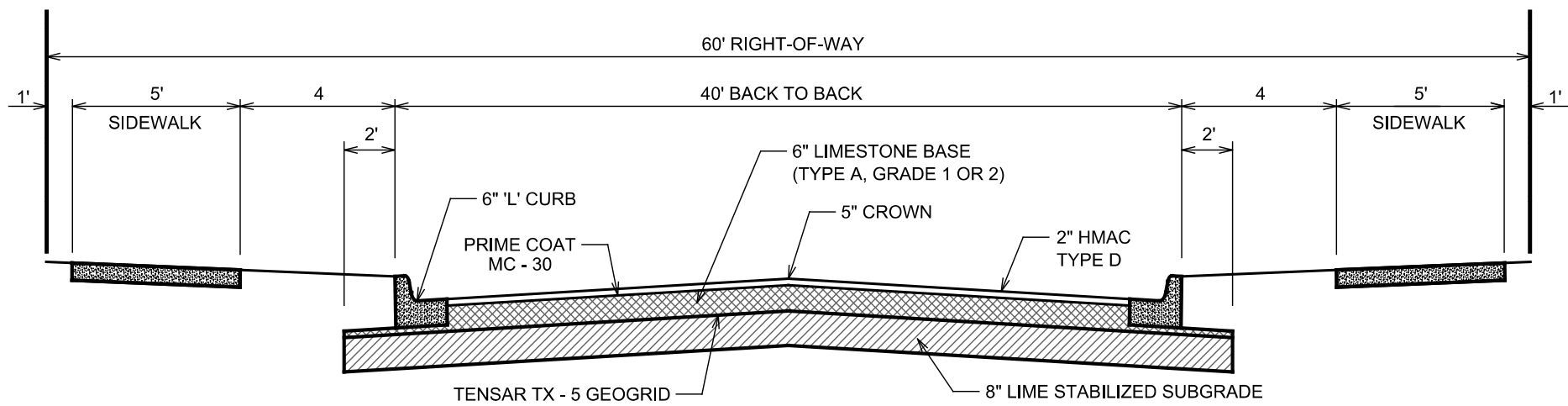
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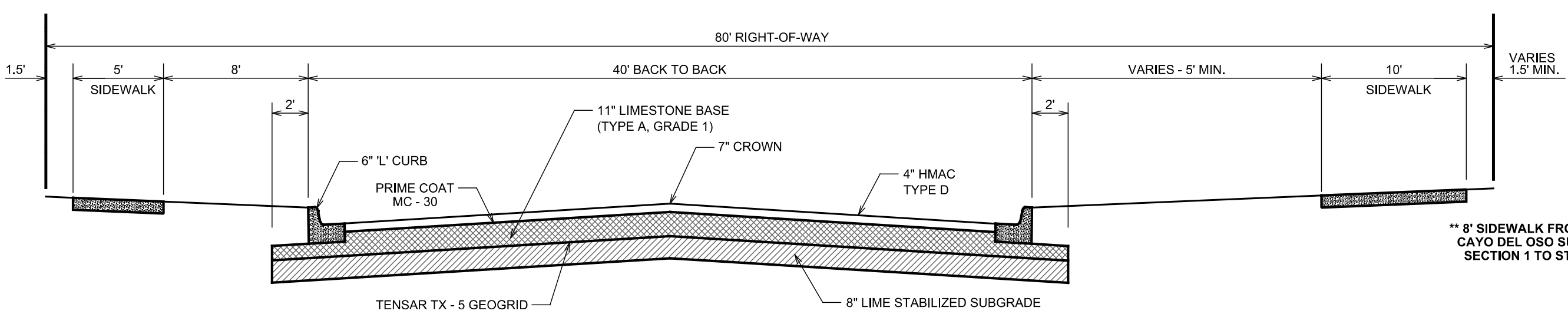
A TYPICAL SECTION
PUBLIC - LOCAL STREET (L-A1)



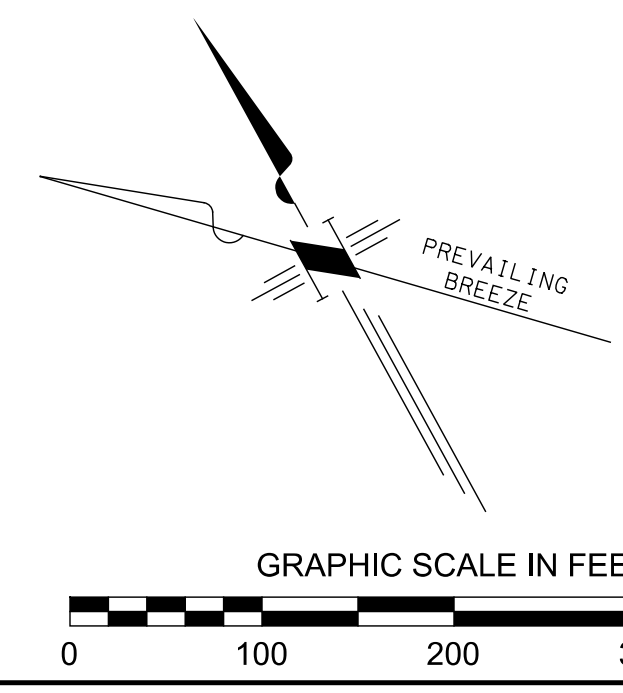
B TYPICAL SECTION
PRIVATE - LOCAL STREET (L-A1)



C TYPICAL SECTION
PUBLIC - MINOR RESIDENTIAL COLLECTOR (C1)



D TYPICAL SECTION
PUBLIC - PARKWAY COLLECTOR (P1)



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