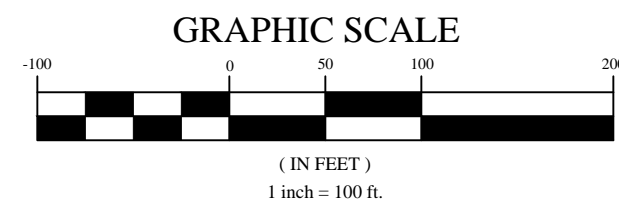
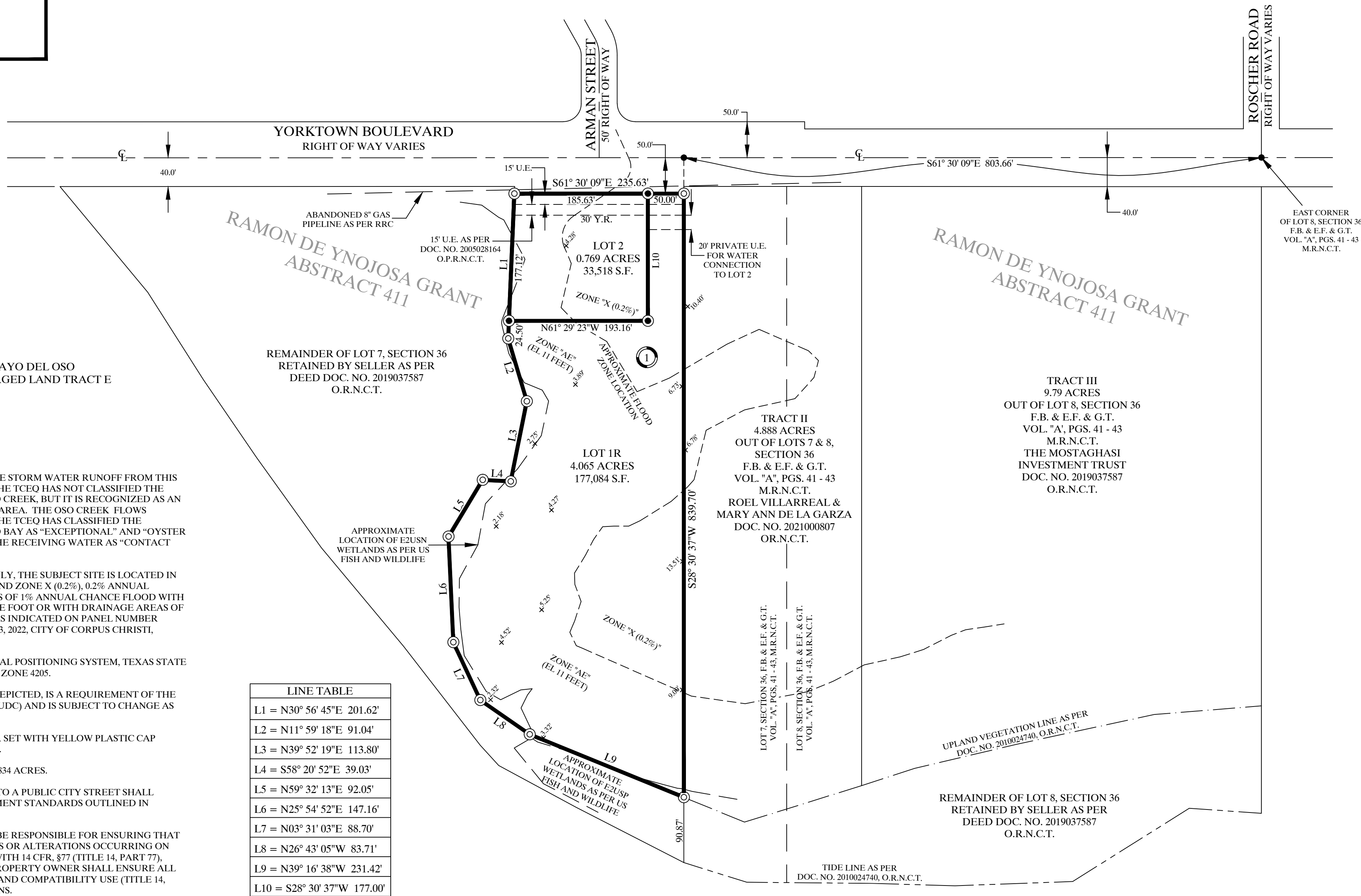


PLAT OF
EL OSO DORMIDO
LOTS 1R & 2, BLOCK 1

BEING A REPLAT OF LOT 1, BLOCK 1, "EL OSO DORMIDO", AS SHOWN ON A MAP
RECORDED IN VOLUME 70, PAGES 555 - 556, MAP RECORDS OF NUECES COUNTY,
TEXAS, AND ALSO BEING OUT OF THE SAME TRACT DESCRIBED IN A DEED RECORDED
IN DOCUMENT NO. 2024021262, OFFICIAL RECORDS OF NUECES COUNTY, TEXAS.



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NOTES:

1. 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.
2. BY GRAPHICALLY PLOTTING ONLY, THE SUBJECT SITE IS LOCATED IN FLOOD ZONE "AE" (EL 11 FEET) AND ZONE X (0.2%), 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE, AS INDICATED ON PANEL NUMBER 48355C 0540 G, DATED OCTOBER 13, 2022, CITY OF CORPUS CHRISTI, TEXAS.
3. BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM, TEXAS STATE PLAIN NAD 83 (93), TEXAS SOUTH ZONE 4205.
4. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE (UDC) AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
5. SET 5/8" RE-BAR = STEEL RE-BAR SET WITH YELLOW PLASTIC CAP LABELED "BRISTER SURVEYING".
6. THE TOTAL PLATTED AREA IS 4.834 ACRES.
7. PROPOSED DRIVEWAY ACCESS TO A PUBLIC CITY STREET SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS OUTLINED IN ARTICLE 7 OF THE UDC.
8. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ENSURING THAT ANY PROPOSED CONSTRUCTIONS OR ALTERATIONS OCCURRING ON SAID PROPERTY WILL COMPLY WITH 14 CFR, §77 (TITLE 14, PART 77), FEDERAL REGULATIONS. THE PROPERTY OWNER SHALL ENSURE ALL DEVELOPMENT IS WITHIN ALL LAND COMPATIBILITY USE (TITLE 14, PART 150) FEDERAL REGULATIONS.

LINE TABLE	
L1 =	N30° 56' 45"E 201.62'
L2 =	N11° 59' 18"E 91.04'
L3 =	N39° 52' 19"E 113.80'
L4 =	S58° 20' 52"E 39.03'
L5 =	N59° 32' 13"E 92.05'
L6 =	N25° 54' 52"E 147.16'
L7 =	N03° 31' 03"E 88.70'
L8 =	N26° 43' 05"W 83.71'
L9 =	N39° 16' 38"W 231.42'
L10 =	S28° 30' 37"W 177.00'

- = SET 5/8" RE-BAR
○ = FOUND 5/8" RE-BAR

CAYO DEL OSO
SUBMERGED LAND TRACT E