

**GENERAL NOTES**

- STATISTICAL DATA:  
GROSS AREA - 5.541 ACRES  
RESIDENTIAL LOTS (RS-4.5) - 24 LOTS
- THE TOTAL PLATTED AREA CONTAINS 5.541 ACRES OF LAND INCLUDING STREET DEDICATION.
- ALL CORNERS ARE MARKED WITH A SET 5/8" DIAMETER STEEL ROD WITH YELLOW PLASTIC CAP MARKED "URBAN SURVEYING, INC" UNLESS OTHERWISE NOTED.  
  
FSR - FOUND 5/8" DIAMETER STEEL ROD  
SSR - SET 5/8" DIAMETER STEEL ROD WITH YELLOW PLASTIC CAP MARKED "URBAN SURVEYING, INC"
- THE PROPERTY IS ZONED "RS-4.5" SINGLE FAMILY 4.5 DISTRICT AND MEETS THE DEVELOPMENT STANDARDS IN SQUARE FOOT AREAS AND YARD REQUIREMENTS.
- DIRECT DRIVEWAY ACCESS PROHIBITED ONTO OSO PARKWAY FROM BLOCK 7, LOT 1R
- 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 TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" & "OYSTER WATERS". TCEQ ALSO CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
- THE FINISHED FLOOR ELEVATIONS OF THE RESIDENCES MUST BE A MINIMUM OF 22 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.
- ACCORDING TO THE APPROXIMATE SCALE OF THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 485464 0315 D, MAP REVISED AUGUST 3, 1989, THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN ZONES B & C.  
  
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.
- ALL ELECTRICAL EASEMENTS (EE AS INDICATED ON PLAT) ARE AEP ELECTRICAL EASEMENTS AND ONLY FOR ELECTRICAL UTILITIES.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

THE STATE OF TEXAS  
COUNTY OF NUECES

THIS IS TO CERTIFY THAT I(WE), PALM LAND INVESTMENT, INC. & SOUTHSIDE VENTURES III, L.P., AM(ARE) THE LEGAL OWNER(S) OF THE LAND SHOWN ON THIS PLAT, BEING THE TRACT OF LAND DESIGNATED HEREIN AS CAYO DEL OSO SUBDIVISION, SECTION 2 & CAYO DEL OSO SUBDIVISION, SECTION 1, RESUBDIVISION NO. 1 IN THE CITY OF CORPUS CHRISTI, TEXAS.

FURTHER, I(WE), THE UNDERSIGNED, DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN ON THIS PLAT FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

\_\_\_\_\_  
DAN CABALLERO, PRESIDENT

STATE OF TEXAS  
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DAN CABALLERO, 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 PURPOSE AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_ DAY OF \_\_\_\_\_,

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

**PLANNING COMMISSION CERTIFICATE OF APPROVAL**

THE 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 \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
ERIC VILLARREAL, P.E.  
CHAIRMAN

\_\_\_\_\_  
WILLIAM J. GREEN, P.E.  
INTERIM SECRETARY

**SURVEYOR'S CERTIFICATE**

KNOW ALL MEN BY THESE PRESENTS:

THAT, I, TERRY T. RUDDICK, DO HEREBY CERTIFY THAT I MADE AN ACTUAL AND ACCURATE SURVEY OF THE PLATTED LAND, AND THAT THE CORNER MONUMENTS SHOWN ON THE FOREGOING PLAT WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION AND DEVELOPMENT ORDINANCE OF THE CITY OF CORPUS CHRISTI, TEXAS.

**REVIEW COPY**

\_\_\_\_\_  
TERRY T. RUDDICK, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 4943

URBAN SURVEYING, INC.  
FIRM NO. 10021100  
2004 N. COMMERCE ST.  
VICTORIA, TX 77901  
(361) 578-9836

**COUNTY CLERK CERTIFICATE**

THE 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 \_\_\_\_\_, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE \_\_\_\_ DAY OF \_\_\_\_\_, AT \_\_\_\_ O'CLOCK \_\_\_\_ M., IN SAID COUNTY IN VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_, MAP RECORDS. WITNESS MY HAND AND SEAL OF THE COUNTY COURT, IN AND FOR SAID COUNTY, AT OFFICE IN CORPUS CHRISTI, TEXAS, THE DAY AND YEAR LAST WRITTEN.

NO. \_\_\_\_\_

FILED FOR RECORD AT \_\_\_\_ O'CLOCK \_\_\_\_ M., \_\_\_\_\_, \_\_\_\_.

\_\_\_\_\_  
KARA SANDS, COUNTY CLERK  
NUECES COUNTY, TEXAS

BY:  
DEPUTY

**DEPARTMENT OF DEVELOPMENT SERVICES CERTIFICATE OF APPROVAL**

THE STATE OF TEXAS  
COUNTY OF NUECES

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

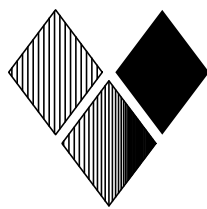
THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
RATNA POTTUMUTHU, P.E., LEED AP  
DEVELOPMENT SERVICES ENGINEER

**LEGAL DESCRIPTION**

BEING 5.541 ACRE TRACT OF LAND SITUATED IN LOTS 9, 10, & 11, SECTION 26 OF THE FLOUR BLUFF & ENCINAL FARM AND GARDEN TRACTS AS RECORDED IN VOLUME A, PAGE 41 OF THE MAP RECORDS, NUECES COUNTY, TEXAS AND BEING A PORTION OF A CALLED 60.54 ACRE TRACT OF LAND DESCRIBED BY CORRECTION SPECIAL WARRANTY DEED DATED FEBRUARY 20, 2012, CONVEYED FROM L AND L FAMILY PARTNERSHIP, LTD. TO PALM LAND INVESTMENT, INC. AS RECORDED IN INSTRUMENT NO. 2012011143 OF THE OFFICIAL PUBLIC RECORDS, NUECES COUNTY, TEXAS AND BEING A REPLAT OF BLOCK 7, LOT 1, CAYO DEL OSO SUBDIVISION, SECTION 1 AS RECORDED IN VOLUME 68, PAGES 727 - 728 OF THE MAP RECORDS, NUECES COUNTY, TEXAS.

**URBAN**  
e n g i n e e r i n g



2004 N. Commerce  
 Victoria, Texas 77901  
 TREF# F-160

Tel (361) 578-9836  
 Fax (361) 576-9836  
 www.urbanvictoria.com

FINAL PLAT

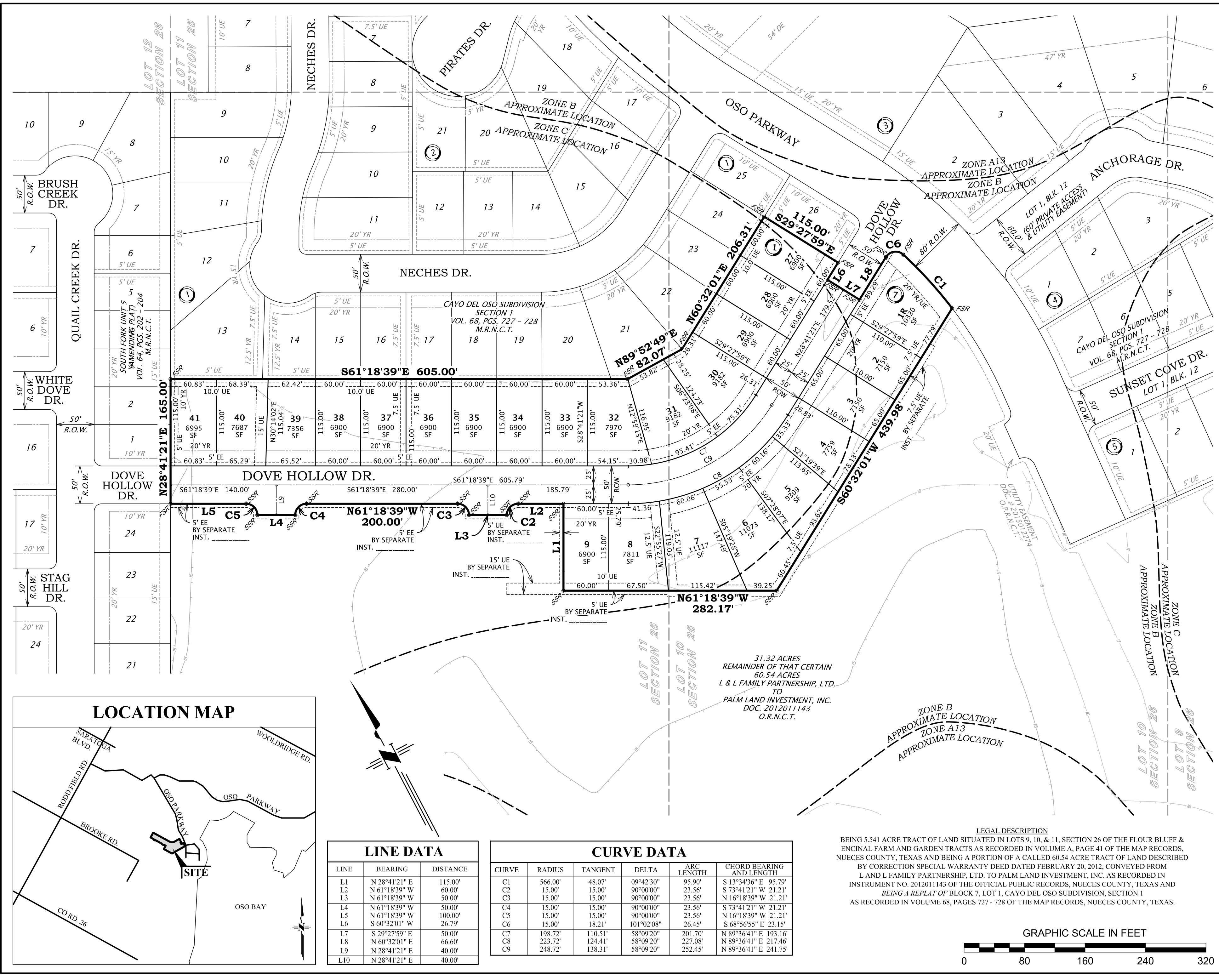
**Cayo Del Oso Subdivision, Section 2**  
*Block 1, Lots 27-41, Block 7, Lots 2-9*

**Cayo Del Oso Subdivision, Section 1, Resubdivision No. 1**  
*Block 7, Lot 1R*

|  |           |
|--|-----------|
| THIS PLAT IS CONTAINED WITHIN THE CITY OF CORPUS CHRISTI CORPORATE LIMITS. |           |
| DATE   | 11/30/17  |
| JOB NUMBER   | E21463.02 |
| PAGE 1 OF 2  |           |

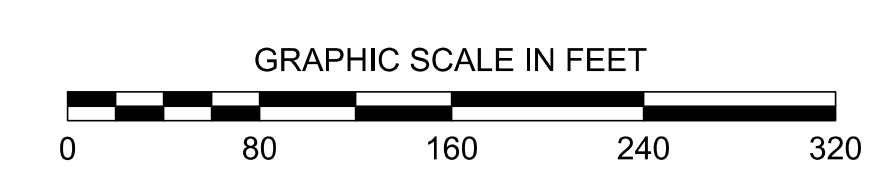
**FINAL PLAT**  
**Cayo Del Oso Subdivision, Section 2**  
**Block 1, Lots 27-41, Block 7, Lots 2-9**  
**Cayo Del Oso Subdivision, Section 1, Resubdivision No. 1**  
**Block 7, Lot 1R**

THIS PLAT IS CONTAINED  
 WITHIN THE CITY OF CORPUS  
 CHRISTI CORPORATE LIMITS.  
 DATE 11/30/17  
 JOB NUMBER E21463.02  
 PAGE 2 OF 2



31.32 ACRES  
 REMAINDER OF THAT CERTAIN  
 60.54 ACRES  
 L & L FAMILY PARTNERSHIP, LTD.  
 TO  
 PALM LAND INVESTMENT, INC.  
 DOC. 2012011143  
 O.R.N.C.T.

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**LINE DATA**

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | N 28°41'21" E | 115.00'  |
| L2   | N 61°18'39" W | 60.00'   |
| L3   | N 61°18'39" W | 50.00'   |
| L4   | N 61°18'39" W | 50.00'   |
| L5   | N 61°18'39" W | 100.00'  |
| L6   | S 60°32'01" W | 26.79'   |
| L7   | S 29°27'59" E | 50.00'   |
| L8   | N 60°32'01" E | 66.60'   |
| L9   | N 28°41'21" E | 40.00'   |
| L10  | N 28°41'21" E | 40.00'   |

**CURVE DATA**

| CURVE | RADIUS  | TANGENT | DELTA      | ARC LENGTH | CHORD BEARING AND LENGTH |
|-------|---------|---------|------------|------------|--------------------------|
| C1    | 566.00' | 48.07'  | 09°42'30"  | 95.90'     | S 13°34'36" E 95.79'     |
| C2    | 15.00'  | 15.00'  | 90°00'00"  | 23.56'     | S 73°41'21" W 21.21'     |
| C3    | 15.00'  | 15.00'  | 90°00'00"  | 23.56'     | N 16°18'39" W 21.21'     |
| C4    | 15.00'  | 15.00'  | 90°00'00"  | 23.56'     | S 73°41'21" W 21.21'     |
| C5    | 15.00'  | 15.00'  | 90°00'00"  | 23.56'     | N 16°18'39" W 21.21'     |
| C6    | 15.00'  | 18.21'  | 101°02'08" | 26.45'     | S 68°56'55" E 23.15'     |
| C7    | 198.72' | 110.51' | 58°09'20"  | 201.70'    | N 89°36'41" E 193.16'    |
| C8    | 223.72' | 124.41' | 58°09'20"  | 227.08'    | N 89°36'41" E 217.46'    |
| C9    | 248.72' | 138.31' | 58°09'20"  | 252.45'    | N 89°36'41" E 241.75'    |

**LOCATION MAP**

