

**Resolution authorizing outside city limits water contract with Ruben Perez and Belinda Perez to provide public water to their property located outside the city limits described as Lots 1 and 2, Block 1, El Caballo Subdivision, also commonly known by its street addresses as 7241 Old Brownsville Rd (FM 665) and 7273 Old Brownsville Rd (FM 665), located nearest City Council District 3, under Corpus Christi Code Section 55-113.**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CORPUS CHRISTI, TEXAS:**

**Section 1.** The City Council authorizes the City Manager or designee to enter into outside city limits water contract with the property owner(s) of Lots 1 and 2, Block 1, El Caballo Subdivision, also commonly known by its street addresses as 7241 Old Brownsville Rd (FM 665) and 7273 Old Brownsville Rd (FM 665), to provide city water to their respective property located outside the city limits pursuant to Chapter 55, Article VIII of the City Code of Ordinances.

PASSED AND APPROVED on the \_\_\_\_\_ day of \_\_\_\_\_, 2021:

Paulette M. Guajardo \_\_\_\_\_  
Roland Barrera \_\_\_\_\_  
Gil Hernandez \_\_\_\_\_  
Michael Hunter \_\_\_\_\_  
Billy Lerma \_\_\_\_\_  
John Martinez \_\_\_\_\_  
Ben Molina \_\_\_\_\_  
Mike Pusley \_\_\_\_\_

ATTEST:

CITY OF CORPUS CHRISTI

\_\_\_\_\_  
Rebecca Huerta  
City Secretary

\_\_\_\_\_  
Paulette M. Guajardo  
Mayor

**STANDARD FORM CONTRACT FOR PROVIDING WATER WHERE PROPERTY IS  
SITUATED PARTLY OR WHOLLY BEYOND CITY LIMITS**

STATE OF TEXAS           §

COUNTY OF NUECES       §

**Whereas**, contracts for water service outside the city limits which include a new water connection must receive approval by the city council before the contract for such service can become effective pursuant to Corpus Christi Code 55-113; and

**Whereas**, the city manager or designated representative is authorized to execute water service contracts meeting all of the requirements contained in Chapter 55, Article VIII of the Corpus Christi Code when no additional service connection is involved or the contract is for temporary water service for a period of not more than one (1) year or for consumption of less than ten-acre feet of water during the entire contract term .

**THIS CONTRACT AND AGREEMENT** made and entered into an original by and between, Ruben Perez and Belinda Perez (Owners), whose address 1018 23<sup>rd</sup> Street, Corpus Christi, Texas 78405, and the City of Corpus Christi, Texas ("City"), a home rule city of more than 250,000 population, a municipal corporation and body politic under the laws of the State of Texas, of 1201 Leopard Street, Corpus Christi, Texas 78401, County of Nueces, State of Texas, for good and valuable consideration in hand received by the parties respectively and upon the covenants and conditions hereafter stated:

**WITNESSETH:**

I.       Owner is owner in fee simple and of all existing rights, titles and interests therein of all the following described property located in Nueces County, Texas, which is situated partly or wholly beyond the corporate limits of the City of Corpus Christi, and further, the property is not principally used for port-related industry, as defined by Section 55-111, as amended, Code of Ordinances, City of Corpus Christi, and is generally delineated on the map attached to this contract and marked "Exhibit A" and being more particularly described as follows, to-wit:

Lot 1 and 2, Block 1, El Caballo Subdivision, also commonly known by their street addresses as 7241 Old Brownsville Rd (FM 665) and 7273 Old Brownsville Rd (FM 665), Corpus Christi, TX 78415

II.       City agrees to deliver City water to such property or to waterlines on the property, under rules and regulations promulgated and authorized by Sections 55-111 as amended, of the Code of Ordinances, City of Corpus Christi.

III.       Owner and Lien Holder agree to construct all improvements on such property under all City codes and regulations and to obtain all City technical construction permits as though the property were inside the City. Owner and Lien Holder consent to inspections of all of such construction of duly authorized inspectors or representatives of City departments charged with enforcement of the codes and regulations. Owner and Lien Holder agree that, as to any improvements, the applicable codes and regulations are those codes and regulations that are in effect at the time of commencement of the improvements.

IV. All connections to the City water system are subject to the same rules and regulations regarding standards of delivery of water service, including installation and disconnections for failure to pay charges, as consumers within the City limits.

V. IT IS AGREED by and between the parties hereto that all of the above conditions shall be binding upon the successors and assigns of the said Owner and each of them, if multiples, and constitutes a covenant running with the land.

WITNESS OUR HAND this 25 day of March, 2021.

OWNER: Ruben Perez and Belinda Perez

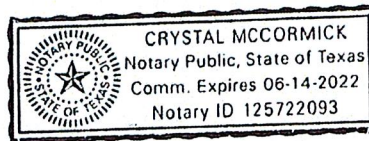
[Signature]  
Ruben Perez, Owner

[Signature]  
Belinda Perez, Owner

STATE OF TEXAS       §  
                                  §  
COUNTY OF NUECES   §

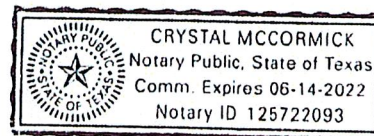
This instrument was acknowledged before me on this the 25<sup>th</sup> day of March, 2021, by Ruben Perez, Owner

[Signature]  
Notary Public, State of Texas



This instrument was acknowledged before me on this the 25<sup>th</sup> day of March, 2021, by Belinda Perez, Owner

[Signature]  
Notary Public, State of Texas



City of Corpus Christi:

By: \_\_\_\_\_  
Albert J. Raymond III, AIA, CBO  
Director of Development Services

STATE OF TEXAS       §  
COUNTY OF NUECES   §

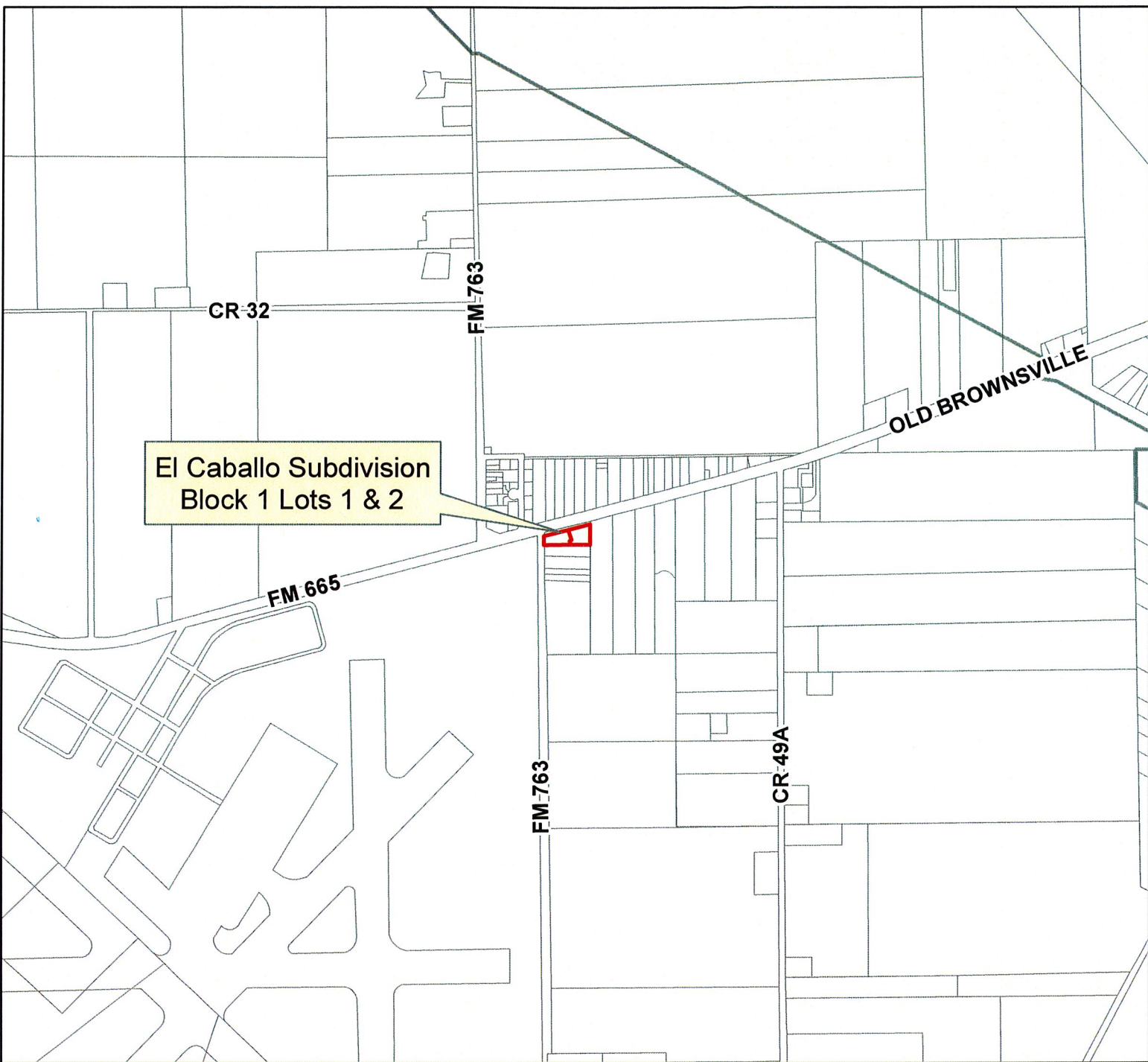
This instrument was acknowledged before me on this \_\_\_\_ day of \_\_\_\_\_,  
2021, by Albert J. Raymond III, AIA, CBO, Director of Development Services Department, of the  
City of Corpus Christi, a Texas home-rule municipal corporation, on behalf of said corporation.

\_\_\_\_\_  
Notary Public, State of Texas

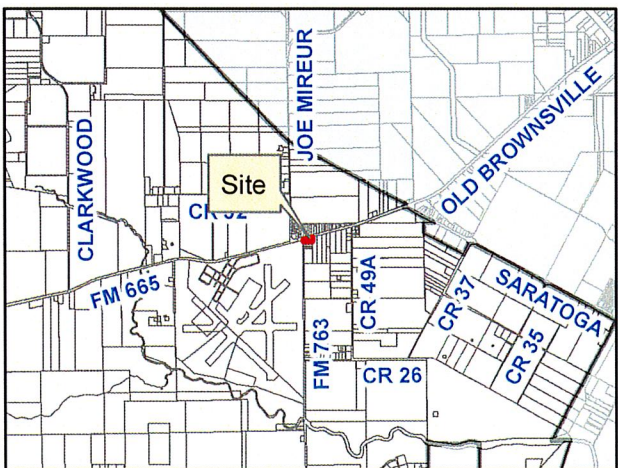
APPROVED AS TO FORM: \_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Buck Brice  
Assistant City Attorney  
for the City Attorney







0 500 1,000 2,000 Feet



# Exhibit "A"



## Water Contract Location Map

-  City Limits
-  Subject Property

**Warranty Deed with Vendor's Lien**

**Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.**

Effective Date: July 1, 2016

Grantor: **Alfredo R. Sanchez and Sarah M. Sanchez, husband and wife**

Grantor's Mailing Address: P. O. Box 5623, Corpus Christi, Nueces County, Texas 78465

Grantee: **Ruben Perez and Belinda Perez**

Grantee's Mailing Address: 1018 23<sup>rd</sup> St.  
Corpus Christi, TX. 78405

**Consideration:**

Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, including a note of even date executed by Grantee and payable to the order of Grantor in the principal amount of Thirty Thousand Four Hundred Forty-Six and no/100 Dollars (\$30,446.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to Mark B. Gilbreath, Trustee.

**Property (including any improvements):**

THE SURFACE ESTATE ONLY of a 1.20 acre, more or less, tract of land, being part of a 141.418 acre tract (by survey found to contain 140.332 acres) conveyed from Ernest M. Poenisch, Jr. and Cecil E. Burney, Co-Trustees under the Last Will and Testament of Della Isensee Poenisch, to Donald L. Poenisch, et al, by Trustee Deed, dated November 9, 1984, and recorded in Volume 1941, Page 992-994 of the Deed Records of Nueces County, Texas; said 1.20 acre tract of land being out of Lot 4 of the Bishop and Blocker Subdivision of Section VI, Range 3 of the H. L. Kinney Sectionalized Lands, as shown by map recorded in Volume A, Page 52 of the Map Records of Nueces County, Texas; said 1.20 acre tract of land is comprised of a portion of the "Rincon Del Oso" Enriquez Villareal Survey, Abstract 1, and is situated in Nueces County, Texas, approximately 1 mile Southwest of the Corporate City Limits of Corpus Christi on F. M. Highway No. 665 (Old Brownsville Road) and F. M. Highway No. 763, said 1.20 acre tract also being out of a 10.20 acre tract conveyed to Alfredo Sanchez in deed recorded under Document No. 1996029152, Official Public Records, Nueces County, Texas; said 1.20 acre tract of land being more particularly described by metes and bounds in the instrument marked **Exhibit**

"A" and also shown as "Tract 5" on the plat marked **Exhibit "B"** attached hereto and made a part hereof.

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty:

1. All presently recorded and validly existing easements, restrictions, reservations, covenants, conditions, oil and gas leases;
2. Mineral interests, and water interests outstanding in persons other than Grantor;
3. Validly existing rights of adjoining owners in any walls and fences situated on a common boundary;
4. Any discrepancies, conflicts, or shortages in area or boundary lines;
5. Any encroachments or overlapping of improvements;
6. Taxes for 2004, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes;
7. Any matters created, permitted or suffered by Grantee after the date of the Contract for Deed referenced below.

Grantor is executing this deed and Grantee is accepting same pursuant to the full and complete fulfillment of all terms and conditions of that one certain Contract for Deed dated March 2004, executed by and between Grantor and Grantee. Grantor and Grantee mutually acknowledge that both parties have complied with all the terms and conditions of the Contract for Deed and this deed is being given in consummation of said contract. Grantor and Grantee mutually release each other of any claims or causes of action arising from their actions or failure to act including any failure on the part of Grantor or Grantee to comply with any laws concerning executory contracts. Grantor and Grantee agree that in the event of any conflict between the terms and conditions of the Contract for Deed and this Deed, this Deed shall in all events control.

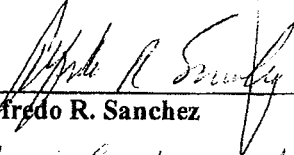
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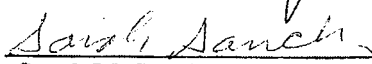
Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.


GRANTOR IS CONVEYING AND GRANTEE IS ACCEPTING THE PROPERTY "AS IS", IN ITS PRESENT CONDITION.

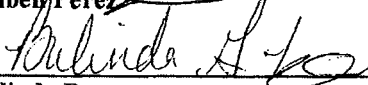
When the context requires, singular nouns and pronouns include the plural.

  
\_\_\_\_\_  
Alfredo R. Sanchez

  
\_\_\_\_\_  
Sarah M. Sanchez

AGREED TO AND ACCEPTED BY:

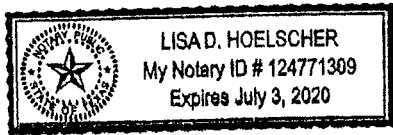
  
\_\_\_\_\_  
Ruben Perez

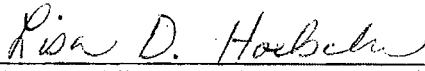
  
\_\_\_\_\_  
Belinda Perez

STATE OF TEXAS

COUNTY OF Nueces

This instrument was acknowledged before me on 20<sup>th</sup>, September, 2014 by Alfredo R. Sanchez and Sarah M. Sanchez.

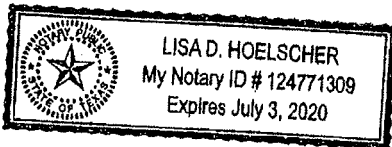


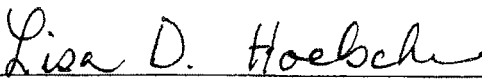
  
\_\_\_\_\_  
Notary Public, State of Texas  
My commission expires: July 3, 2020

STATE OF TEXAS

COUNTY OF Nueces

This instrument was acknowledged before me on 23<sup>rd</sup>, September, 2014 by Ruben Perez and Belinda Perez.



  
\_\_\_\_\_  
Notary Public, State of Texas  
My commission expires: July 3, 2020



<b>AFTER RECORDING RETURN TO:</b>  <b>NICOLAS, MORRIS, GILBREATH &amp; SMITH, L.L.P.</b> 5306 Holly Rd, Ste. A Corpus Christi, Texas 78413	<b>PREPARED IN THE LAW OFFICE OF:</b>  <b>NICOLAS, MORRIS, GILBREATH &amp; SMITH, L.L.P.</b> 5306 Holly Rd, Ste. A Corpus Christi, Texas 78411
--	--

7/15/2016m:\os\sanchez\_alfred-sarah\gutierrez-perez\wdv.docx:sam

# EXHIBIT "A"

February 13, 2004

Tract 5, 1.20 Acre

## STATE OF TEXAS COUNTY OF NUECES

FIELDNOTE DESCRIPTION of a 1.20 acre, more or less, tract of land, being part of a 141.418 acre tract (by survey found to contain 140.332 acres) conveyed from Ernest M. Poonisch, Jr. and Cecil E. Burney, Co-Trustees under the Last Will and Testament of Della Isensee Poonisch, to Donald L. Poonisch, et al, by Trustee Deed, dated November 9, 1984, and recorded in Volume 1941, Page 992-994 of the Deed Records of Nueces County, Texas; said 1.20 acre tract of land being out of Lot 4 of the Bishop and Blocker Subdivision of Section VI, Range 3 of the H. L. Kinney Sectionalized Lands, as shown by map recorded in Volume A, Page 52 of the Map Records of Nueces County, Texas; said 1.20 acre tract of land is comprised of a portion of the "Rincon Del Oso" Enriquez Villareal Survey, Abstract 1, and is situated in Nueces County, Texas, approximately 1 mile Southwest of the Corporate City Limits of Corpus Christi on F. M. Highway No. 665 (Old Brownsville Road) and F.M. Highway No. 763, said 1.20 acre tract also being out of a 10.20 acre tract conveyed to Alfredo Sanchez in deed recorded under Document No. 1996029152, Official Public Records, Nueces County, Texas; said 1.20 acre tract of land being more particularly described by metes and bounds as follows:

- Commencing: At a 5/8" iron rod set on the East right-of-way line of F. M. Highway No. 763 and on the West line of said 10.20 acre tract of land for the POINT OF BEGINNING; the Southwest corner of this 1.20 acre tract of land; whence a 5/8" iron rod found for the Southwest corner of said 10.20 acre tract of land bears S 00° 54' 00" E, a distance of 971.52 feet;
- Thence: N 00° 54' 00" W, with the East right-of-way line of F. M. Highway No. 763, and with the West line of said 10.20 acre tract, a distance of 79.95 feet to a 5/8" iron rod found at the intersection on the East right-of-way line of F. M. Highway No. 763 and the South right-of-way line of F. M. Highway No. 665 for the Northwest corner of said 140.332 acre tract of land and the Northwest corner of said 10.20 acre tract of land for the Northwest corner of this 1.20 acre tract of land;
- Thence: N 74° 57' 00" E, with the South right-of-way line of F. M. Highway No. 665 and with the North line of said 140.332 acre tract of land, a distance of 416.17 feet to a 5/8" iron rod found for the Northwest corner of a 5.40 acre tract described in deed recorded under Document No. 1996011346, Official Public Records, Nueces County, Texas, for the Northeast corner of said 10.20 acre tract of land for the Northeast corner of this 1.20 acre tract of land; whence a railroad spike found in the East line of Lot 3 of said Bishop and Blocker Subdivision bears N 74° 57' 00" E, a distance of 1761.84 feet;
- Thence: S 00° 54' 00" E, with the West line of said 5.40 acre tract and with the East line of said 10.20 acre tract, parallel with the East right-of-way line of F. M. Highway No. 763, a distance of 179.12 feet to a 5/8" iron rod set for the Southeast corner of this 1.20 acre tract of land;
- Thence: S 88° 44' 10" W, with the North line of said 5.00 acre tract, a distance of 403.55 feet to the POINT OF BEGINNING, containing 1.20 acre of land, more or less.

Blsbl\_SAC\_Tract5



Doc# 2016044213  
# Pages 7  
10/19/2016 4:29PM  
e-Filed & e-Recorded in the  
Official Public Records of  
NUECES COUNTY  
KARA SANDS  
COUNTY CLERK  
Fees \$35.00

Any provision herein which restricts the Sale, Rental  
or use of the described REAL PROPERTY because of  
Race, Color, Religion, Sex, Handicap, Familial Status  
or National Origin is invalid and unenforceable  
under FEDERAL LAW, 3/12/89

STATE OF TEXAS  
COUNTY OF NUECES  
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS  
FILED IN FILE NUMBER SEQUENCE ON THE DATE AND  
AT THE TIME STAMPED HEREON BY ME AND WAS DULY  
RECORDED IN THE OFFICIAL PUBLIC  
RECORDS OF NUECES COUNTY TEXAS



*Kara Sands*  
COUNTY CLERK  
NUECES COUNTY, TEXAS

**RELEASE OF LIEN**

**Date:** June 24, 2020

**Note:**  
**Original Date:** October 19, 2016

**Original Amount:** \$ 22,834.50

**Maker:** Ruben Perez and Belinda Perez

**Payee:** First State Bank of Odem

**Holder of Note and Lien:** First State Bank of Odem  
P. O. Box 726  
Odem, Texas 78370

**Note and Lien Are Described in the Following:**

Note Secured by Deed of Trust dated October 19, 2016 and recorded on October 20, 2016 in Nueces County Clerk's Doc #2016044314, of the Official Public Records of Nueces County, Texas.

**Property (including any improvements) Subject to Lien:**

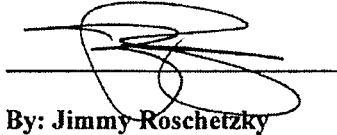
- (a) See Exhibit "A" here to attached:
- (b) All rights, privileges, hereditaments and appurtenances now or hereafter in any way incident to or pertaining to the Premises;
- (c) All right, title and interest of Grantor in and to all streets, roads and public places, opened or proposed, and all easements and rights-of-way, public or private, now or hereafter used in connection with the Premises; and
- (d) All fixtures, improvements, materials, supplies, equipment, systems, apparatus, and other items now owned or hereafter acquired by Grantor and now or hereafter attached to, installed in, or used in connection with (temporarily or permanently) the Premises or any



improvements thereto, together with all accessions, appurtenances, replacements, betterments, and substitutions for any of the foregoing and the proceeds thereof.

**Holder of the note acknowledges its payment and releases the property from the lien.**

**FIRST STATE BANK OF ODEM**



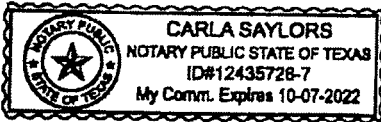
By: Jimmy Roschetzky  
Its: Vice President

THE STATE OF TEXAS  
COUNTY OF NUECES

This instrument was acknowledged before me on JUNE 29  
2020 by JIMMY ROSCHETZKY, Vice President  
of FIRST STATE BANK OF ODEM.



Notary Public, State of Texas



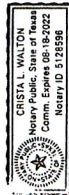
NUECES COUNTY

PANCON DEL OSO  
EMPHATIC WILFIRE SURVEY  
ABSTRACT 1

STATE OF TEXAS  
COUNTY OF NUECES  
I, RUBEN PEREZ AND MRS. BELINDA PEREZ, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN HEREON THAT WE HAVE HAD SAID LANDS SURVEYED AS SHOWN ON THE FOREGOING PLAT, AND THAT THIS PLAT WAS MADE FOR THE PURPOSES OF DESCRIPTION AND DEDICATION.

THIS THE 14TH DAY OF FEBRUARY, 2021.  
RUBEN PEREZ  
BELINDA PEREZ

STATE OF TEXAS  
COUNTY OF NUECES  
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME AS THE ACT AND DEED CAPTIONED STATED.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE  
THIS THE 14TH DAY OF FEBRUARY, 2021.



STATE OF TEXAS  
COUNTY OF NUECES  
THIS FINAL PLAT OF THE HERIN DESCRIBED PROPERTY IS APPROVED BY THE CORPUS CHRISTI-NUECES COUNTY HEALTH UNIT, ANY PRIVATE WATER SUPPLY AND/OR SEWAGE SYSTEM TO BE INSTALLED, BY THE CORPUS CHRISTI-NUECES COUNTY HEALTH DEPARTMENT PRIOR TO THE DATE OF RECORDATION.  
THIS THE 14th DAY OF March, 2021.

STATE OF TEXAS  
COUNTY OF NUECES  
THIS FINAL PLAT OF THE HERIN DESCRIBED PROPERTY WAS APPROVED BY THE DEPARTMENT OF DEVELOPMENT SERVICES OF THE CITY OF CORPUS CHRISTI, TEXAS.  
THIS THE 10TH DAY OF March, 2021.

STATE OF TEXAS  
COUNTY OF NUECES  
THE FINAL PLAT OF THE HERIN DESCRIBED PROPERTY WAS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF CORPUS CHRISTI, TEXAS.  
THIS THE 10 DAY OF March, 2021.

STATE OF TEXAS  
COUNTY OF NUECES  
I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE 14TH DAY OF FEBRUARY, 2021, WITH ITS INSTRUMENT OF AUTHORITY AND MAP RECORDS IN VOLUME 69, PAGE 594, MAP RECORDS, IS CORRECT AND TRUE.  
WITNESS MY HAND AND SEAL OF THE COUNTY COURT IN AND FOR SAID COUNTY AT MY OFFICE IN CORPUS CHRISTI, TEXAS, THE DAY AND YEAR LAST WRITTEN.  
NO. 2021021402  
FILED FOR RECORD

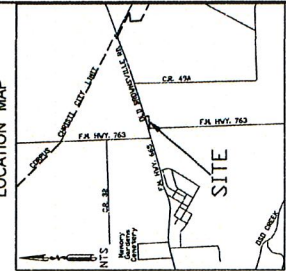
STATE OF TEXAS  
COUNTY OF NUECES  
KARA SANDS, CLERK  
NUECES COUNTY, TEXAS  
AT 2:10 O'CLOCK, P.M.

BY: *[Signature]*  
DEPUTY

BY: *[Signature]*  
DEPUTY



SCALE: 1" = 40 FEET



5/8" Iron Rod  
Found 5/8" Iron Rod  
without cap or markings  
at station 179.13'  
cap stamped "P.P.L.S. 5874"

LEGEND  
F.N.B. 5/8" I.R.  
SET CAP  
SET CAP

0.559 ACRES  
(24366 SQ. FT.)

0.642 ACRES  
(27990 SQ. FT.)

LOT 4  
BISHOP & BLOCKER SUBD.  
VOLUME A, PAGE 52  
M. R., N. Co., TX.

10.2 Acres  
Subtract  
A.E.A.T. Control, Inc.  
C.F. No. 201601223  
O. P. R., N. Co., TX.

F.M. HIGHWAY 763

80' PUBLIC R-O-W

NOTES:

1. THE CITY OF CORPUS CHRISTI HAS DETERMINED THAT THE RECEIVING WATER FOR STORM WATER RUNOFF FROM THIS PROPERTY IS OSO CREEK. THE TCEQ HAS NOT CLASSIFIED THE AQUATIC LIFE USE FOR OSO CREEK, BUT IT IS RECOGNIZED AS AN ENVIRONMENTALLY SENSITIVE AREA. THE OSO CREEK FLOWS DIRECTLY INTO OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS" AND CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
2. DISTANCES ARE CALCULATED AT SURFACE AND THE BASIS OF BEARINGS IS A GPS SURVEY CONDUCTED IN THE TEXAS COORDINATE SYSTEM, SOUTH ZONE, WITH A COMBINED SCALE FACTOR OF 0.99997823.
3. BY GRAPHICAL PLOTTING ONLY, THE SUBJECT SITE LIES WITHIN FEMA FLOOD ZONE "X", AN AREA OUTSIDE OF NUECES COUNTY, DATED OCTOBER 23, 2015.
4. FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF 12 INCHES ABOVE THE CENTER OF FM665 OR FM763, WHICHEVER IS HIGHEST.
5. THERE MAY BE PIPELINES OR OTHER BURIED UTILITIES EXISTING THAT ARE NOT SHOWN ON THIS MAP. NOTIFY THE TEXAS ONE-CALL SYSTEM (811) BEFORE PERFORMING ANY EXCAVATION ON THIS PROPERTY.
6. PUBLIC WATER PROVIDED BY THE CITY OF CORPUS CHRISTI, WATER SERVICE AGREEMENT REQUIRED.
7. SEPTIC SYSTEM SHALL BE APPROVED BY THE CITY/COUNTY HEALTH DEPARTMENT.
8. NO MORE THAN ONE SINGLE FAMILY DWELLING ALLOWED PER LOT.
9. LOTS SHALL NOT BE FURTHER DIVIDED.
10. BONDS MAY BE REQUIRED FOR WATER AND SEPTIC TO LOT 2.
11. ANY ACCESS ONTO FM665 OR FM763 SHALL BE REVIEWED AND APPROVED BY TADOT.
12. ANY STORM WATER DRAINAGE TO FM665 AND FM763 TO BE REVIEWED AND APPROVED BY TADOT.
13. TOTAL PLATTED AREA = 1,201 ACRES. TOTAL BUILDABLE AREA OF LOT 1 = 14958 SQ. FT. TOTAL BUILDABLE AREA OF LOT 2 = 20065 SQ. FT.

EL CABALLO SUBDIVISION

BLOCK 1, LOTS 1 AND 2

BEING THE DIVISION OF A 1.2 ACRES TRACT  
CONVEYED TO RUBEN AND BELINDA PEREZ BY DEED  
RECORDED IN CLERK'S FILE NO. 2016044213, O. P. R., N. Co., TX.  
AND BEING OUT OF LOT 4 OF THE BISHOP AND BLOCKER SUBDIVISION  
A MAP OF WHICH IS RECORDED IN VOLUME A, PAGE 52  
OF THE MAP RECORDS OF NUECES COUNTY, TEXAS  
SCALE 1" = 40 FEET

STATE OF TEXAS  
COUNTY OF NUECES  
I, MICHAEL J. MACINNIS, REGISTERED PROFESSIONAL LAND SURVEYOR OF NATURE SURVEY COMPANY, HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM A SURVEY BY ME OR UNDER MY DIRECTION, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

THIS THE 13 DAY OF Feb, 2021.



*[Signature]*  
MICHAEL J. MACINNIS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS NO. 9974  
Exp. 08/13/2024