

GENERAL NOTES

- STATISTICAL DATA :
 - GROSS AREA - 5.824 ACRES
 - R.O.W. DEDICATION - 0.2909 ACRES
 - NET AREA - 5.533 ACRES
 - MULTIFAMILY LOTS (RS-TH) - 1 LOT
- 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"
- BASIS OF BEARING IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (NAD83), SOUTH CENTRAL ZONE (4204). THIS SURVEY WAS ADJUSTED USING A COMBINED SCALE FACTOR OF 1.00003518679844 (GEOID12A).
- 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.
- 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 (EL 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 AREAS OF 100 YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS DETERMINED.
- THE YARD REQUIREMENT, AS DEPICTED IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE (UDC) AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- ANY FUTURE DWELLING UNITS WILL BE SUBJECT TO THE OPEN SPACE REGULATIONS.

CERTIFICATE OF OWNERSHIP AND DEDICATION

THE STATE OF TEXAS
COUNTY OF NUECES

THIS IS TO CERTIFY THAT I(WE), PALM LAND INVESTMENT, INC. AM(ARE) THE LEGAL OWNER(S) OF THE LAND SHOWN ON THIS PLAT, BEING THE TRACT OF LAND DESIGNATED HEREIN AS CAYO DEL OSO TOWNHOMES IN THE CITY OF CORPUS CHRISTI, TEXAS.

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

DAN CABALLERO, PRESIDENT

THE 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 _____, _____.

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

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

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

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



URBAN ENGINEERING

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

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

FINAL PLAT

Cayo Del Oso Townhomes

Block 27, Lot 7

BEING 5.824 ACRE TRACT SITUATED IN LOTS 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 DESCRIBED BY CORRECTIVE SPECIAL WARRANTY DEED DATED FEBRUARY 20, 2012, CONVEYED FROM L AND L FAMILY PARTNERSHIP, LTD. TO PALM LAND INVESTMENT, INC. AS RECORDED INSTRUMENT NO. 201201145 OF THE OFFICIAL PUBLIC RECORDS, NUECES COUNTY, TEXAS.

THIS PLAT IS CONTAINED WITHIN THE CITY OF CORPUS CHRISTI CORPORATE LIMITS.

DATE	12/18/17
JOB NUMBER	E21463.01

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