

STATE OF TEXAS §  
COUNTY OF NUECES §

I, SANDRA M. MORALES, MANAGER OF DIAMOND EVENTS, LLC HEREBY CERTIFY THAT DIAMOND EVENTS, LLC IS THE OWNER OF THE PROPERTY SHOWN HEREON, FREE OF ALL LIENS, THAT I HAVE HAD SAID PROPERTY SURVEYED AS SHOWN FOR THE PURPOSES OF DESCRIPTION AND DEDICATION. ALL UTILITY EASEMENTS AND RIGHTS-OF-WAY ARE DEDICATED TO THE PUBLIC FOR THE OPERATION & MAINTENANCE OF PUBLIC STREETS AND UTILITIES.  
THIS THE DAY \_\_\_\_\_ OF \_\_\_\_\_, 2023.

SANDRA M. MORALES, MANAGER  
DIAMOND EVENTS, LLC

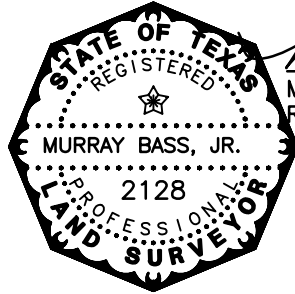
STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE  
ME BY SANDRA M MORALES, MANAGER OF DIAMOND EVENTS, LLC.,  
THIS THE \_\_\_\_DAY OF \_\_\_\_\_, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS §  
COUNTY OF NUECES §

I, MURRAY BASS, JR., REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IS TRUE AND CORRECT. THIS THE 4th DAY OF APRIL, 2023.



MURRAY BASS, JR.  
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS §  
COUNTY OF NUECES §

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

BRIA A. WHITMIRE, P.E., CFM, CPM  
DEVELOPMENT SERVICES ENGINEER

DATE

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 \_\_\_\_\_, 2023.

KAMRAN ZARGHOONI  
CHAIRMAN

AL RAYMOND, III, AIA  
SECRETARY

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 \_\_\_\_\_, 2023, WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THE DAY OF \_\_\_\_\_, 2023 AT \_\_\_\_ O'CLOCK \_\_\_\_M. AND DULY RECORDED THE \_\_\_\_DAY OF \_\_\_\_\_, 2023 AT \_\_\_\_ O'CLOCK \_\_\_\_M. IN THE MAP RECORDS OF SAID COUNTY IN VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_, INSTRUMENT NUMBER \_\_\_\_\_.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT IN AND FOR SAID COUNTY AT  
OFFICE IN CORPUS CHRISTI, NUECES COUNTY, TEXAS, THE DAY AND YEAR LAST WRITTEN.

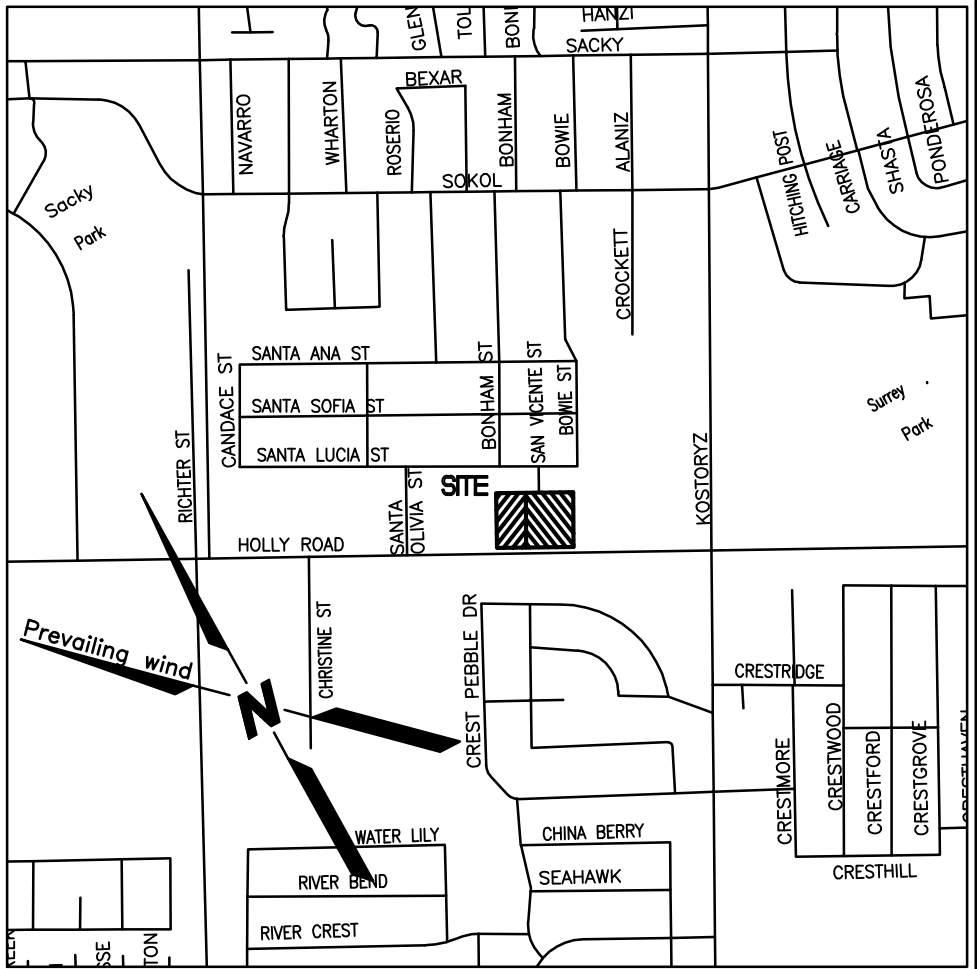
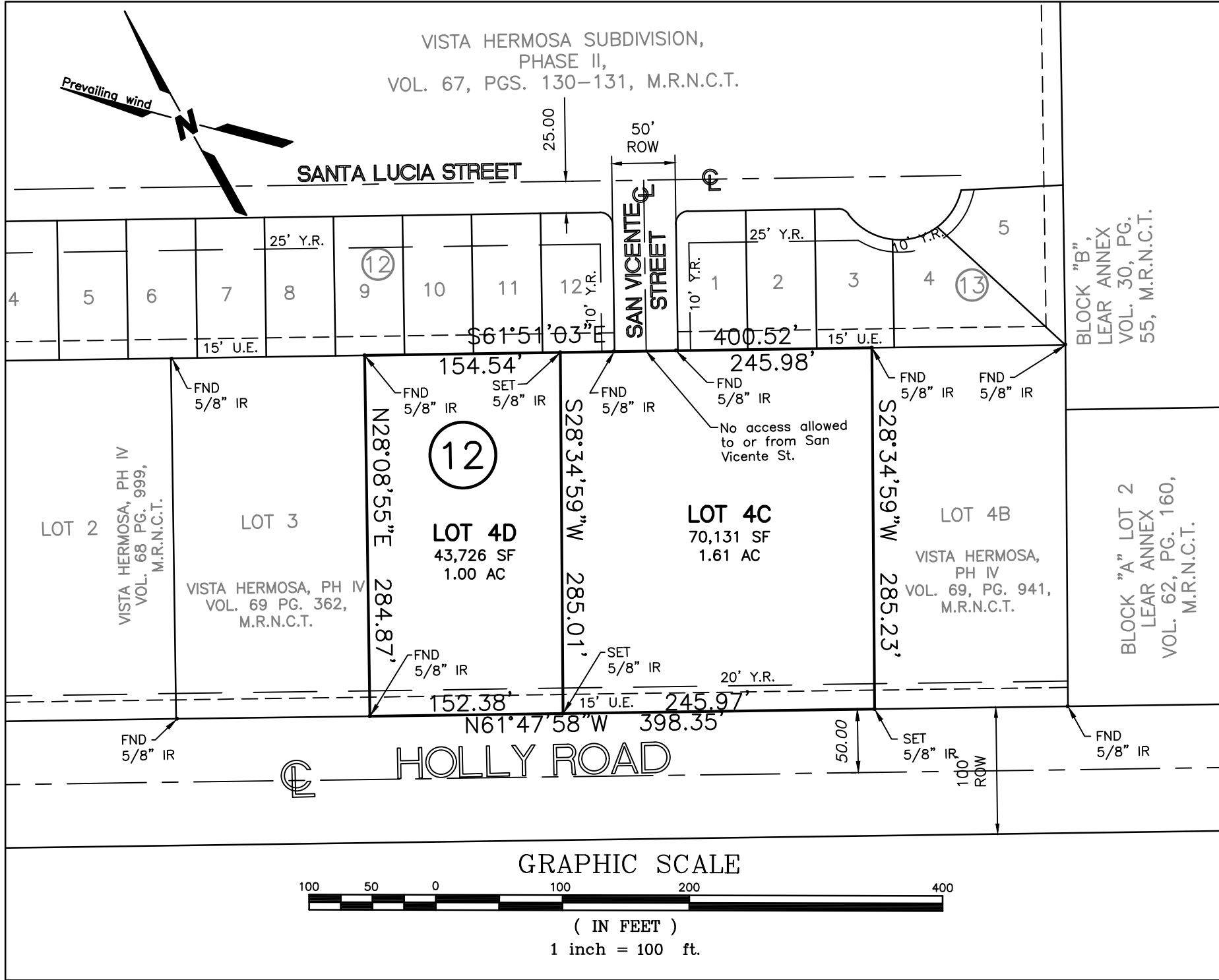
BY: \_\_\_\_\_  
DEPUTY

KARA SANDS  
COUNTY COURT  
NUECES COUNTY, TEXAS

A PLAT OF

## VISTA HERMOSA, PHASE IV BLOCK 12 LOTS 4C & 4D

A REPLAT OF A TRACT OR PARCEL OF LAND SITUATED IN NUECES COUNTY, TEXAS, LYING WITHIN THE CORPORATE CITY LIMITS OF CORPUS CHRISTI, BEING LOT 4A, BLOCK 12, VISTA HERMOSA, PH IV AS RECORDED IN VOLUME 69, PAGE 941 OF THE MAP RECORDS OF NUECES COUNTY,



LOCATION MAP  
SCALE: 1"=1000'

PREPARED BY  
**BASS & WELSH ENGINEERING**  
CONSULTING ENGINEERS AND SURVEYORS  
3054 SOUTH ALAMEDA STREET 78404  
P.O. BOX 6397 78466-6397  
TELEPHONE: (361) 882-5521  
FACSIMILE: (361) 882-1265  
FIRM REGISTRATION NO. F-52 (ENGINEERING)  
FIRM REGISTRATION NO. 100027-00 (SURVEYING)  
CORPUS CHRISTI, TEXAS

### LEGEND

- |              |  |
|--------------|--|
| D.E.         | DRAINAGE EASEMENT                            |
| U.E.         | UTILITY EASEMENT                             |
| Y.R.         | YARD REQUIREMENT                             |
| B.L.         | BUILDING LINE                                |
| I.P.         | IRON PIPE                                    |
| I.R.         | IRON ROD                                     |
| ○            | CORNER FOUND                                 |
| ●            | CORNER SET                                   |
| M.R.N.C.T.   | MAP RECORDS NUECES COUNTY, TEXAS             |
| D.R.N.C.T.   | DEED RECORDS NUECES COUNTY, TEXAS            |
| O.P.R.N.C.T. | OFFICIAL PUBLIC RECORDS NUECES COUNTY, TEXAS |

### NOTES

- THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE ORDINANCE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- BASIS OF BEARING IS STATE OF TEXAS, LAMBERT GRID, SOUTH ZONE, NAD 1983. ESTABLISHED BY STATIC OBSERVATION AND OPUS SOLUTION BY NGS.
- THE SUBJECT PROPERTY LIES IN ZONE X AS SHOWN ON FEMA PANEL 48355 C 0510 G, DATED OCTOBER 13, 2022.
- 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.
- TOTAL PLATTED AREA CONTAINS 2.61 ACRES OF LAND.
- ALL DRIVEWAYS TO PUBLIC STREETS WITHIN THE SUBDIVISION SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS OUTLINED IN ARTICLE 7 OF THE UDC
- IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.
- ALL CORNERS WERE FOUND OR SET AS SHOWN HEREON. SET CORNERS MARKED WITH YELLOW CAP LABELED "BASS & WELSH ENGINEERING"