

Notes:

- 1.) Total platted area contains 30.47 Acres of Land. (Includes Street Dedication)
- 2.) 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.
- 3.) Grid Bearings and Distances shown hereon are referenced to the Texas Coordinate System of 1983, Texas South Zone 4205, and are based on the North American Datum of 1983(2011) Epoch 2010.00.
- 4.) By graphic plotting only, this property is in Zones "A11", "B" and "C" on Flood Insurance Rate Map, Community Panel No. 485494 0520 D, City of Corpus Christi, Texas, which bears an effective date of June 4, 1987 and is not in a Special Flood Hazard Area.
- 5.) The yard requirement, as depicted is a requirement of the Unified Development Code and is subject to change as the zoning may change.
- 6.) Contours shown hereon are referenced to the North American Vertical Datum of 1988 (NAVD88), Geoid 12A.
- 7.) The subdivision shall comply with all the conditions set forth in the approved Special Permit (Ordinance No. 027357).
- 8.) The conveyance to any grantee of any lot within The Coves at Lago Vista shall include membership in the Homeowner's Association, which association shall hold title to all common areas in the subdivision.
- 9.) The City of Corpus Christi is not responsible for drainage within the private lakes in The Coves at Lago Vista Unit 3C. The Homeowner's Association will be responsible for any maintenance and storm water discharge into the receiving waters. This responsibility also includes ensuring the storm water quality that discharges into the receiving waters comply with TCEQ regulations.
- 10.) Driveway separation along South Oso Parkway must average a separation of not less than 150 feet.
- 11.) The Rear Restrictive Building Line is to restrict all actual building structures. Example: Single family residences, pool houses, detached garages, outbuildings, etc. Swimming Pools, patios, flatwork, etc. are to be allowed within this area within the deed restriction requirements.
- 12.) All drainage easements shown on the plat are private. The Homeowners Association will be responsible for any maintenance of the drainage easements.
- 13.) Driveway access to South Oso Parkway from Lots 14 and 19, Block 13 and Lots 17-19, Block 13 to King Ranch Drive is prohibited.
- 14.) All property within the boundary of this plat is subject to a Sanitary Sewer Connection Agreement recorded with the plat and executed by the owner and the City of Corpus Christi. (Doc No. _____)
- 15.) The Temporary Turn-around Easements located on Lot 29, Block 11 and Lot 17, Block 13 cannot be obstructed until they are vacated. The temporary turn-around easements get vacated when the street improvements beyond the subdivision are completed.

State of Texas
County of Nueces

VOJO VENTURES, LLC, hereby certifies that it is the owner of the lands embraced within the boundaries of Lot 12, Block 11 as shown on the foregoing plat; that it has had said lands surveyed and subdivided as shown; that streets shown are dedicated to the public use forever; that easements as shown are dedicated to the public use for the installation, operation and use of public utilities; and that this map was made for the purpose of description and dedication.

This the _____ day of _____, 20_____.

By: VOJO VENTURES, LLC

By: _____ By: _____
Richard A. Voss, Member Michael Johnson, Member

State of Texas
County of Nueces

This instrument was acknowledged before me by Richard A. Voss and Michael Johnson, as Members of VOJO VENTURES, LLC.

This the _____ day of _____, 20_____.

Notary Public in and for the State of Texas

State of Texas
County of Nueces

Ronald A. Voss, hereby certifies that he is the owner of the lands embraced within the boundaries of the foregoing plat, with the exception of Lot 22R, Block 2 and Lot 12, Block 11; that he has had said lands surveyed and subdivided as shown; that streets shown are dedicated to the public use forever; that easements as shown are dedicated to the public use for the installation, operation and use of public utilities; and that this map was made for the purpose of description and dedication.

This the _____ day of _____, 20_____.

By: _____
Ronald A. Voss

State of Texas
County of Nueces

This instrument was acknowledged before me by Ronald A. Voss.

This the _____ day of _____, 20_____.

Notary Public in and for the State of Texas

State of Texas
County of Nueces

Rogelio De La Pena and Pamela De La Pena, hereby certifies that he is the owner of the lands embraced within the boundaries of Lot 22R, Block 2 as shown on the foregoing plat; that he has had said lands surveyed and subdivided as shown; that streets shown are dedicated to the public use forever; that easements as shown are dedicated to the public use for the installation, operation and use of public utilities; and that this map was made for the purpose of description and dedication.

This the _____ day of _____, 20_____.

By: _____ By: _____
Rogelio De La Pena Pamela De La Pena

State of Texas
County of Nueces

This instrument was acknowledged before me by Rogeio De La Pena and Pamela De La Pena.

This the _____ day of _____, 20_____.

Notary Public in and for the State of Texas

State of Texas
County of Nueces

Coastal Community and Teachers Credit Union, hereby certifies that it holds a lien on the property owned by Rogelio De La Pena and Pamela De La Pena, as shown on the foregoing map and it approves of the subdivision and dedication for the purposes and considerations therein expressed.

This the _____ day of _____, 20_____.

By: Coastal Community and Teachers Credit Union

By: _____
Julie Maxwell, Lending Supervisor

State of Texas
County of Nueces

This instrument was acknowledged before me by Julie Maxwell as Lending Supervisor of Coastal Community and Teachers Credit Union.

This the _____ day of _____, 20_____.

Notary Public in and for the State of Texas

State of Texas
County of Nueces

VALUEBANK, Texas, hereby certifies that it holds a lien on the property owned by Ronald A. Voss, as shown on the foregoing map and it approves of the subdivision and dedication for the purposes and considerations therein expressed.

This the _____ day of _____, 20_____.

By: VALUEBANK, Texas

By: _____
R. Scott Heitkamp, President/CEO

State of Texas
County of Nueces

This instrument was acknowledged before me by R. Scott Heitkamp as President/CEO of VALUEBANK, Texas.

This the _____ day of _____, 20_____.

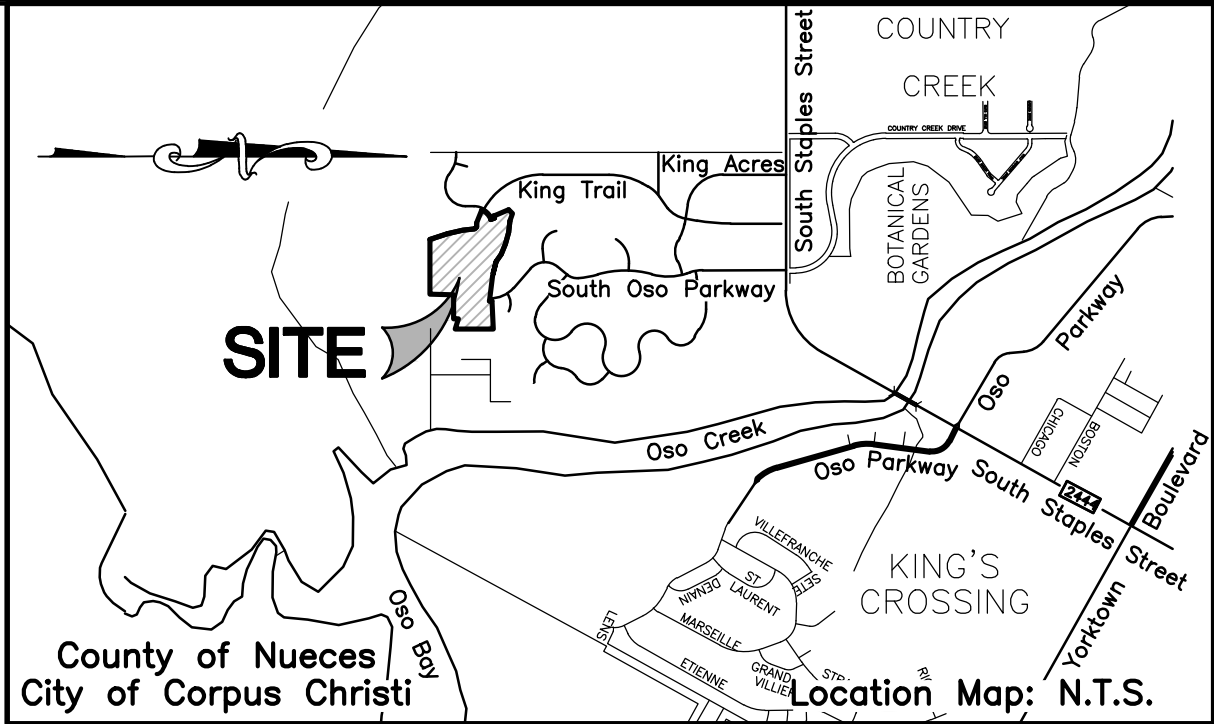
Notary Public in and for the State of Texas

State of Texas
County of Nueces

This final plat approved by the Corpus Christi Nueces County Health Unit, any private water supply and/or sewage system shall be approved by the Corpus Christi-Nueces County Health Department prior to installation.

This the _____ day of _____, 20_____.

Public Health Administrator



State of Texas
County of Nueces

This final plat of the herein described property was approved by the Department of Development Services of the City of Corpus Christi, Texas.

This the _____ day of _____, 20_____.

Ratna Pottumuthu, P.E., LEED AP
Development Services Engineer

State of Texas
County of Nueces

This 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 _____, 20_____.

William J. Green, P.E.
Interim Secretary

Eric Villarreal, P.E., Chairman

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 _____, 20_____, with its certificate of authentication was filed for record in my office the ____ day of _____, 20_____. At ____ O'clock ____M., and duly recorded the ____ day of _____, 20_____, 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.
_____, 20_____

Kara Sands, County Clerk
Nueces County, Texas

By: _____
Deputy

State of Texas
County of Nueces

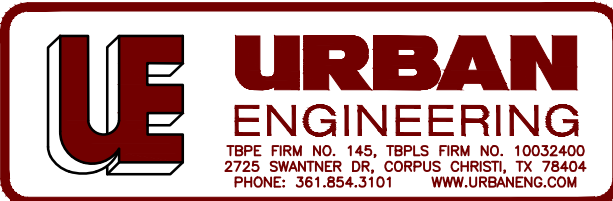
I, James D. Carr, a Registered Professional Land Surveyor for Urban Engineering, have prepared the foregoing map from a survey made on the ground under my direction and is true and correct to the best of my knowledge, information and belief; I have been engaged under contract to set all Lot and Block corners as shown herein and to complete such operations with due and reasonable diligence consistent with sound professional practice.

This the _____ day of _____, 20_____.

James D. Carr, R.P.L.S.
Texas License No. 6458

Plat of
The Coves at Lago Vista
Unit 3C

29.47 Acres of Land out of the North 1/2 of Section 32, Laureles Farm Tracts, a map of which is recorded in Volume 3, Page 15, Map Records of Nueces County, Texas and Lot 22, Block 2, The Coves at Lago Vista Unit 3, a map of which is recorded in Volume 67, Page 614, Map Records of Nueces County, Texas.



Submitted: 3/22/17
SCALE: 1"=100'
JOB NO.: 38035.B7.00
SHEET: 1 of 2
DRAWN BY: XG

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urbansurvey1@urbaneng.com

LINE	BEARING	DISTANCE
L1	N74°12'03"W	157.03'
L2	S00°46'13"E	69.86'
L3	N46°15'51"W	40.28'
L4	S88°43'49"W	57.76'
L5	N21°16'11"W	60.05'
L6	N70°59'19"W	13.51'
L7	S16°19'34"E	6.84'
L8	S31°02'08"W	8.85'
L9	S31°44'24"W	75.45'
L10	S31°44'24"W	26.02'
L11	S31°44'24"W	24.58'
L12	N31°44'24"E	24.85'
L13	S46°15'51"E	10.14'
L14	S07°16'11"E	5.72'
L15	S35°32'12"E	13.00'

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	41°57'03"	270.00'	197.69'	103.51'	N45°12'39"E	193.30'
C2	5°45'39"	330.00'	33.18'	16.60'	S63°46'07"W	33.17'
C3	4°29'24"	490.00'	38.40'	19.21'	N01°00'02"W	38.39'
C4	77°48'52"	330.00'	448.18'	266.35'	S74°26'38"E	414.52'
C5	78°01'22"	300.00'	408.53'	243.03'	S74°32'52"E	377.68'
C6	78°16'38"	270.00'	368.87'	219.73'	S74°40'31"E	340.85'
C7	19°24'26"	530.00'	179.52'	90.63'	N45°14'25"W	178.66'
C8	54°03'05"	500.00'	471.69'	255.04'	N62°33'44"W	454.39'
C9	54°03'05"	470.00'	443.39'	239.74'	N62°33'44"W	427.13'
C10	26°10'19"	530.00'	242.10'	123.20'	N76°30'07"W	240.00'
C11	93°10'31"	15.00'	24.39'	15.86'	S69°59'47"W	21.79'
C12	36°41'31"	275.00'	176.11'	91.19'	N05°03'46"E	173.11'
C13	48°36'40"	60.00'	50.91'	27.10'	N37°35'19"W	49.39'
C14	269°39'40"	60.00'	282.39'	60.36'	N72°56'11"E	85.10'
C15	42°43'14"	60.00'	44.74'	23.47'	S06°24'24"W	43.71'
C16	40°06'46"	325.00'	227.53'	118.65'	N05°06'10"E	222.91'
C17	80°06'11"	15.00'	20.97'	12.61'	S14°53'32"E	19.30'
C18	83°49'35"	20.00'	29.26'	17.95'	N48°29'56"E	26.72'
C19	12°25'32"	490.00'	106.26'	53.34'	S12°47'55"W	106.06'
C20	18°38'48"	410.00'	133.43'	67.31'	S09°41'17"W	132.84'
C21	13°17'29"	490.00'	113.67'	57.09'	S07°53'24"W	113.41'
C22	92°53'52"	20.00'	32.43'	21.04'	S31°54'48"E	28.99'
C23	13°32'05"	325.00'	76.77'	38.57'	N85°07'46"W	76.59'
C24	47°48'57"	60.00'	50.07'	26.60'	N64°11'43"E	48.63'
C25	261°47'06"	60.00'	274.14'	69.28'	N08°49'12"W	90.71'
C26	32°37'12"	120.00'	68.32'	35.11'	N74°14'15"W	67.40'
C27	13°38'42"	375.00'	89.31'	44.87'	S83°43'30"E	89.10'
C28	84°05'10"	20.00'	29.35'	18.04'	N61°03'16"E	26.79'
C29	9°18'13"	410.00'	66.58'	33.36'	N14°21'34"E	66.50'
C30	106°07'16"	20.00'	37.04'	26.60'	S43°21'10"E	31.97'
C31	22°12'46"	160.00'	62.03'	31.41'	N85°18'25"W	61.64'
C32	22°12'46"	130.00'	50.40'	25.52'	S85°18'25"E	50.08'
C33	22°12'46"	100.00'	38.77'	19.63'	N85°18'25"W	38.53'
C34	83°10'28"	20.00'	29.03'	17.75'	N41°59'58"E	26.55'
C35	90°00'00"	20.00'	31.42'	20.00'	N44°35'16"W	28.28'
C36	0°37'02"	450.00'	4.85'	2.42'	N00°43'15"E	4.85'
C37	17°58'55"	450.00'	141.23'	71.20'	S10°01'13"W	140.65'
C38	18°10'03"	450.00'	142.69'	71.95'	S09°55'39"W	142.09'
C39	36°17'10"	350.00'	221.66'	114.69'	S88°10'59"E	217.97'
C40	30°37'24"	500.00'	267.24'	136.89'	N74°16'34"W	264.07'
C41	23°25'40"	500.00'	204.45'	103.67'	S47°15'02"E	203.03'
C42	48°23'56"	300.00'	253.42'	134.82'	N06°50'10"E	245.95'
C43	0°25'28"	270.00'	2.00'	1.00'	S35°44'56"E	2.00'

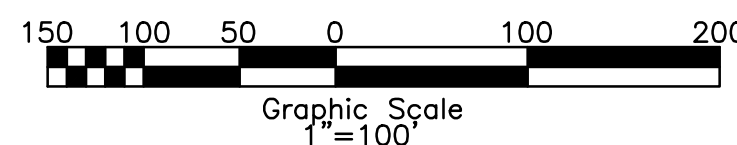
Plat of The Coves at Lago Vista Unit 3C

29.47 Acres of Land out of the North 1/2 of Section 32, Laureles Farm Tracts, a map of which is recorded in Volume 3, Page 15, Map Records of Nueces County, Texas and Lot 22, Block 2, The Coves at Lago Vista Unit 3, a map of which is recorded in Volume 67, Page 614, Map Records of Nueces County, Texas.

320 Acres out of the South Half of Section 32 Laureles Farm Tracts Vol. 3, Pg. 15, Map Records of Nueces County, Texas (Owner: King Ranch)

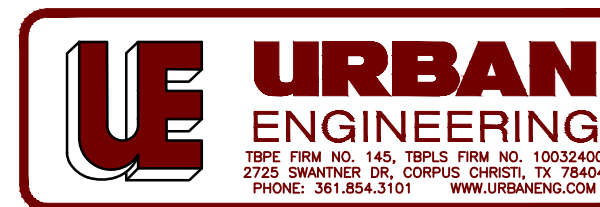
Legend:

- 5/8 Inch Iron Rod Found
- 5/8 Inch Iron Rod with plastic cap stamped "URBAN ENGR CCTX" Set
- 5/8 Inch Iron Rod with plastic cap stamped "URBAN ENGR CCTX" Found
- Mag Nail with Washer stamped "URBAN ENGR CCTX" Set



LINE	BEARING	DISTANCE
E1	N00°24'44"E	29.51'
E2	N89°05'20"E	23.62'

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
EC1	38°40'55"	28.00'	18.90'	N69°44'52"E	18.55'
EC2	132°42'38"	45.00'	104.23'	S70°01'38"E	82.44'
EC3	9°03'06"	45.00'	7.11'	S48°08'36"W	7.10'



Submitted: 3/22/17
SCALE: 1"=100'
JOB NO.: 38035.B7.00
SHEET: 2 of 2
DRAWN BY: XG

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