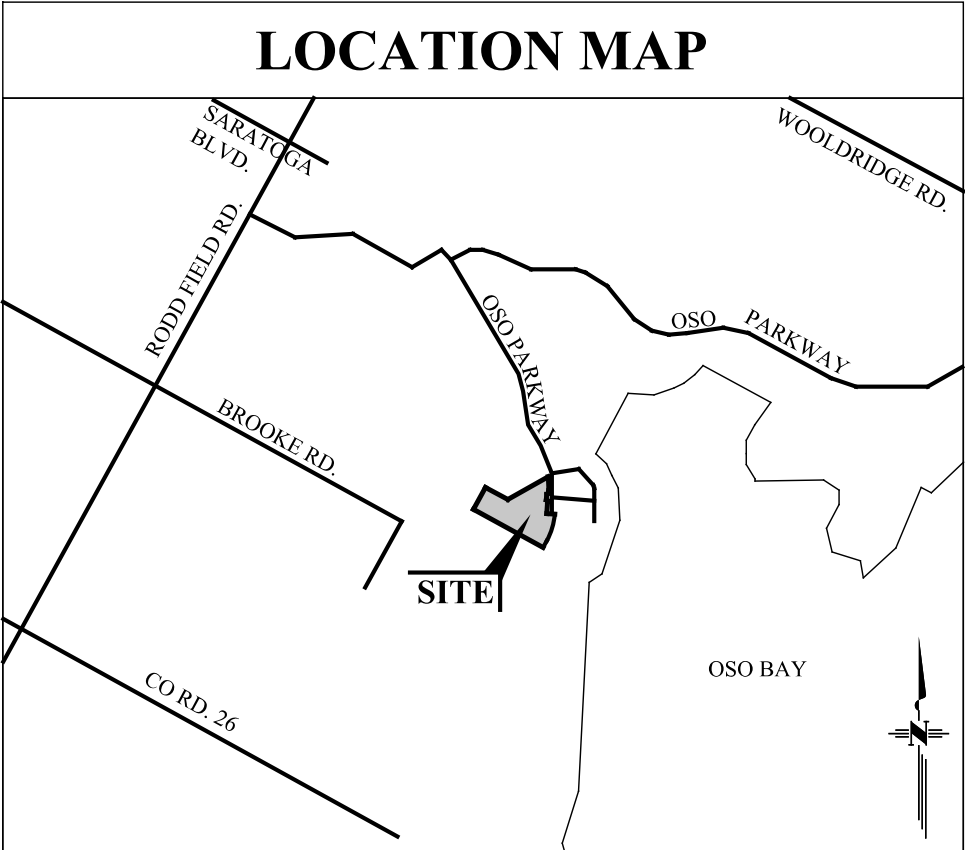
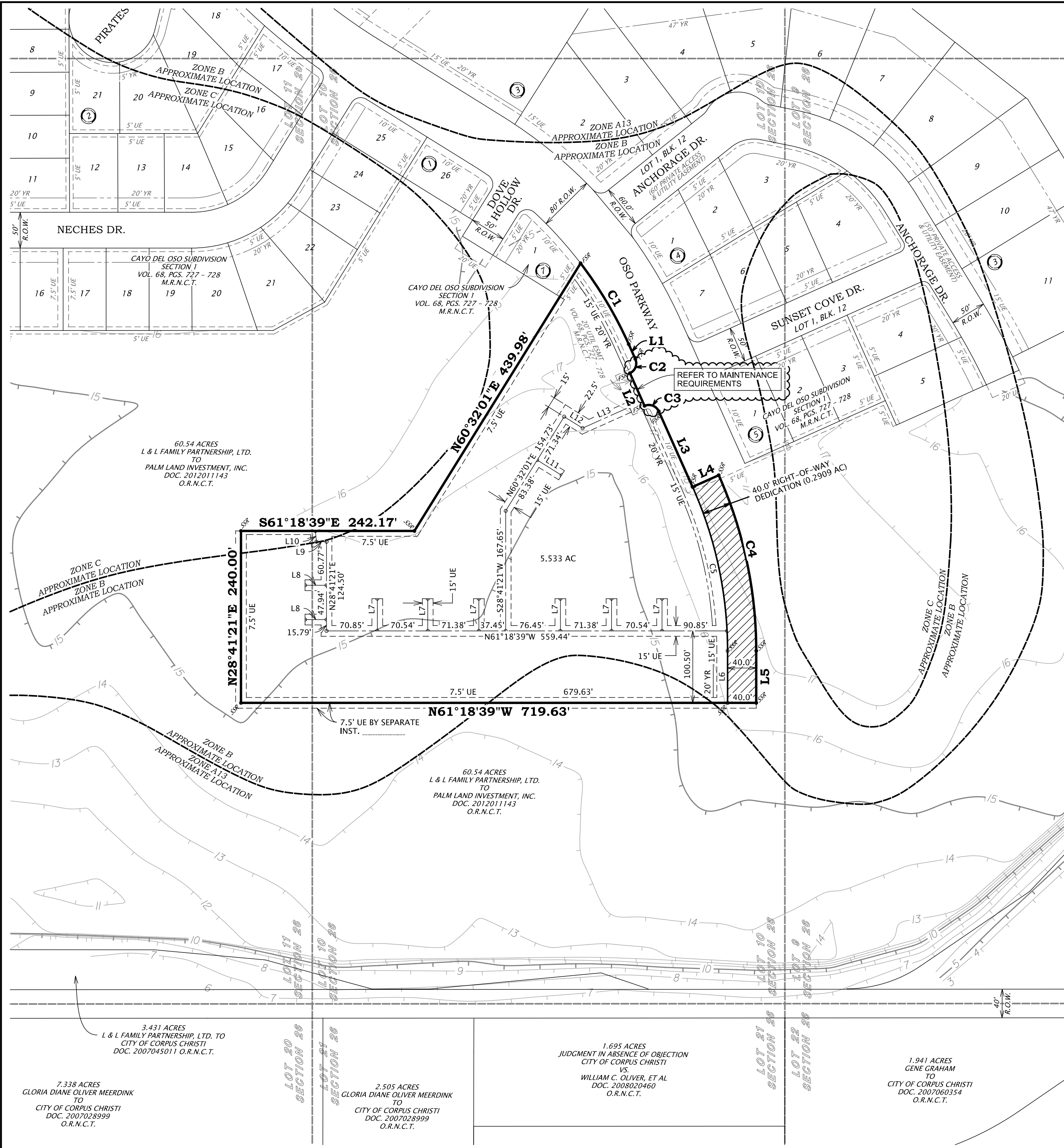


GENERAL NOTES	CERTIFICATE OF OWNERSHIP AND DEDICATION	PLANNING COMMISSION CERTIFICATE OF APPROVAL	SURVEYOR'S CERTIFICATE
<div>1. STATISTICAL DATA : A) GROSS AREA - 5.824 ACRES B) R.O.W. DEDICATION - 0.2909 ACRES C) NET AREA - 5.533 ACRES D) MULTIFAMILY LOTS (RS-TH) - 1 LOT</div> <div>2. ALL CORNERS ARE 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"</div> <div>3. 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).</div> <div>4. 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" &amp; "OYSTER WATERS". TCEQ ALSO CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.</div> <div>5. 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 &amp; A13 (EL 10).  ZONE B HAS BEEN DEFINED AS AREAS BETWEEN THE 100 YEAR FLOOD &amp; 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.</div> <div>6. THE YARD REQUIREMENT, AS DEPICTED IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE (UDC) AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.</div> <div>7. ANY FUTURE DWELLING UNITS WILL BE SUBJECT TO THE OPEN SPACE REGULATIONS.</div>	<div>THE STATE OF <u>TEXAS</u> COUNTY OF <u>NUECES</u>  THIS IS TO CERTIFY THAT I(WE), <u>PALM LAND INVESTMENT, INC.</u> AM(ARE) THE LEGAL OWNER(S) OF THE LAND SHOWN ON THIS PLAT, BEING THE TRACT OF LAND DESIGNATED HEREIN AS <u>CAYO DEL OSO TOWNHOMES</u> 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.  <div></div> <div>DAN CABALLERO, PRESIDENT</div>  <div>THE STATE OF <u>TEXAS</u> COUNTY OF <u>NUECES</u>  BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED <u>DAN CABALLERO</u>, 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 _____ _____, _____.  <div></div> NOTARY PUBLIC, STATE OF TEXAS</div></div>	<div>THE STATE OF <u>TEXAS</u> COUNTY OF <u>NUECES</u>  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 _____, _____.  <div></div> ERIC VILLARREAL, P.E. CHAIRMAN  <div></div> WILLIAM J. GREEN, P.E. INTERIM SECRETARY</div> <div>COUNTY CLERK CERTIFICATE</div> <div>THE STATE OF <u>TEXAS</u> COUNTY OF <u>NUECES</u>  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., _____, _____.  <div></div> KARA SANDS, COUNTY CLERK NUECES COUNTY, TEXAS  <div></div> BY: DEPUTY</div>	<div>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</div> <div>DEPARTMENT OF DEVELOPMENT SERVICES CERTIFICATE OF APPROVAL</div> <div>THE STATE OF <u>TEXAS</u> COUNTY OF <u>NUECES</u>  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 _____, _____.  <div></div> RATNA POTTUMUTHU, P.E., LEED AP DEVELOPMENT SERVICES ENGINEER</div>
<div>FINAL PLAT <b>Cayo Del Oso Townhomes</b> Block 27, Lot 7 BEING 5.824 ACRE TRACT SITUATED IN LOTS 10 &amp; 11, SECTION 26 OF THE FLOUR BLUFF &amp; 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.</div> <div>THIS PLAT IS CONTAINED WITHIN THE CITY OF CORPUS CHRISTI CORPORATE LIMITS.</div> <div>DATE12/18/17</div> <div>JOB NUMBERE21463.01</div> <div>PAGE 1 OF 2</div>			



CURVE DATA					
CURVE	RADIUS	TANGENT	DELTA	ARC LENGTH	CHORD BEARING AND LENGTH
C1	566.00'	66.16'	13°20'03"	131.72'	S 02°03'20" E 131.43'
C2	15.00'	15.00'	90°00'00"	23.56'	S 49°34'10" W 21.21'
C3	15.00'	15.00'	90°00'00"	23.56'	S 40°25'50" E 21.21'
C4	600.00'	128.19'	24°07'11"	252.58'	S 16°37'45" W 250.72'
C5	560.00'	119.64'	24°07'11"	235.74'	S 16°37'45" W 234.01'

LINE DATA		
LINE	BEARING	DISTANCE
L1	S 04°34'10" W	22.65'
L2	S 04°34'10" W	50.00'
L3	S 04°34'10" W	115.74'
L4	S 85°25'50" E	40.00'
L5	S 28°41'21" W	72.65'
L6	S 28°41'21" W	72.65'
L7	N 28°41'21" E	45.00'
L8	S 61°18'39" E	30.00'
L9	N 61°18'39" W	14.04'
L10	N 22°55'27" E	15.08'
L11	S 29°27'59" E	40.00'
L12	N 29°27'59" W	30.29'
L13	N 85°25'50" W	71.68'

**MAINTENANCE REQUIREMENTS**  
MAINTENANCE OF THE PAVEMENT BETWEEN THE RIGHT-OF-WAY LINE AND THE PROJECTED CURB LINE ON OSO PARKWAY SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS THRU THE DEVELOPMENT POA/HOA.

0.588 ACRES  
NUECES COUNTY  
TO  
THE CITY OF CORPUS CHRISTI  
DOC. # 2007053983  
D.R.N.C.T.

3.431 ACRES  
L & L FAMILY PARTNERSHIP, LTD.  
TO  
CITY OF CORPUS CHRISTI  
DOC. 2007045011 O.R.N.C.T.

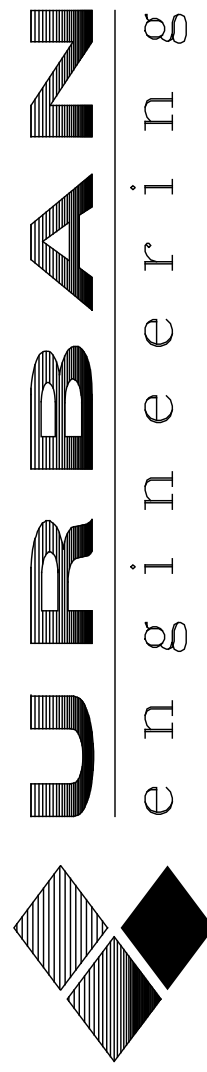
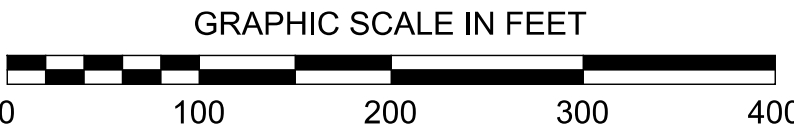
3.431 ACRES  
L & L FAMILY PARTNERSHIP, LTD. TO  
CITY OF CORPUS CHRISTI  
DOC. 2007045011 O.R.N.C.T.

7.338 ACRES  
GLORIA DIANE OLIVER MEERDINK  
TO  
CITY OF CORPUS CHRISTI  
DOC. 2007028999  
O.R.N.C.T.

2.505 ACRES  
GLORIA DIANE OLIVER MEERDINK  
TO  
CITY OF CORPUS CHRISTI  
DOC. 2007028999  
O.R.N.C.T.

1.695 ACRES  
JUDGMENT IN ABSENCE OF OBJECTION  
CITY OF CORPUS CHRISTI  
VS.  
WILLIAM C. OLIVER, ET AL  
DOC. 2008020460  
O.R.N.C.T.

1.941 ACRES  
GENE GRAHAM  
TO  
CITY OF CORPUS CHRISTI  
DOC. 2007060354  
O.R.N.C.T.



2004 N. Commerce  
Victoria, Texas 77901  
Tel (361) 578-9836  
Fax (361) 576-9836  
www.urbanvictoria.com  
TREF# 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 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.

THIS PLAT IS CONTAINED WITHIN THE CITY OF CORPUS CHRISTI CORPORATE LIMITS.	
DATE	12/18/17
JOB NUMBER	E21463.01
PAGE 2 OF 2	