

Notes:

- 1.) Total platted area contains 39.75 Acres of Land. (Includes Street Dedication)
- 2.) The receiving water for the storm water runoff from this property is the Nueces River upstream of the Calallen Salt Water Intrusion Dam located 1.1 miles from Nueces Bay and the Oso Creek. The TCEQ has classified the aquatic life use for this segment of the Nueces River as "high". TCEQ also categorized the Nueces River as "contact recreation" use. Additional water quality protection measures must be observed for this receiving water due to the TCEQ designation as a "public water supply". 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 Zone "C" on Flood Insurance Rate Map, Community Panel No. 485494 0256 C, City of Corpus Christi, Texas, which bears an effective date of March 18, 1985 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.) If any lot is developed with residential uses, compliance with open space regulation will be required during the building permit phase.

Plat of  
Puerto Los Caballeros Tract  
Block 1, Lot 1

39.750 Acres, situated in the Mariano Lopez de Herrera Grant, Abstract No. 606, Nueces County, Texas, being the same 39.750 Acre Tract described in Warranty Deed from 624 Property, LLC, a Texas limited liability company to Puerto Los Caballeros LLC, as recorded in Document No. 2017042666, Official Public Records of Nueces County, Texas.

State of Texas  
County of Nueces

Puerto Los Caballeros, LLC, a Texas limited liability company, hereby certifies that it is the owner of the lands embraced within the boundaries of 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: Puerto Los Caballeros, LLC, a Texas limited liability company

By: \_\_\_\_\_  
Daniel J. Murphy, member

State of Texas  
County of Nueces

This instrument was acknowledged before me by Daniel J. Murphy, member of Puerto Los Caballeros, LLC, a Texas limited liability company, on behalf of said entity in said capacity.

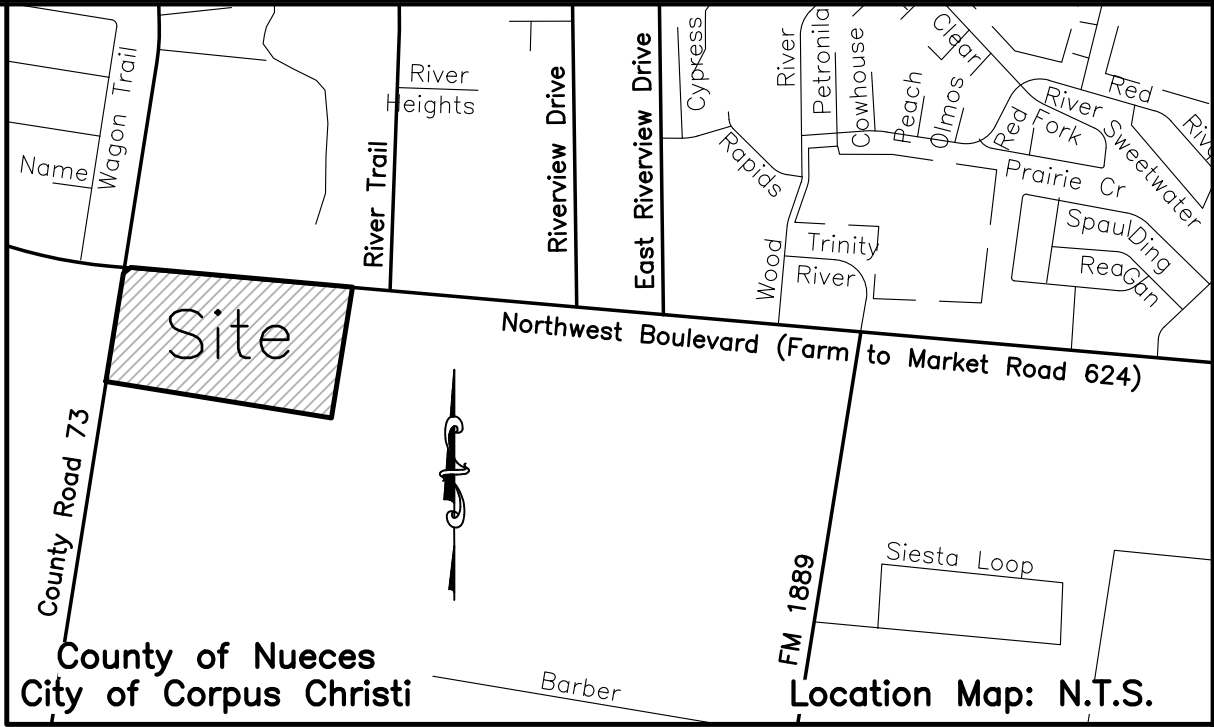
This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
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 Department. This the \_\_\_\_\_ day of \_\_\_\_\_, 2018. Any private sewage system shall be approved by the Corpus Christi – Nueces County health Department prior to installation.

\_\_\_\_\_  
Lauren Rabe, MPA  
Nueces County, Health Department



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\_\_\_\_\_.

\_\_\_\_\_  
William J. Green, P.E.  
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\_\_\_\_\_.

\_\_\_\_\_  
Nina Nixon–Mendez, FAICP  
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

\_\_\_\_\_  
Kara Sands, County Clerk  
Nueces County, Texas

at \_\_\_\_\_ O'clock \_\_\_\_M.  
\_\_\_\_\_, 20\_\_\_\_\_

By: \_\_\_\_\_  
Deputy

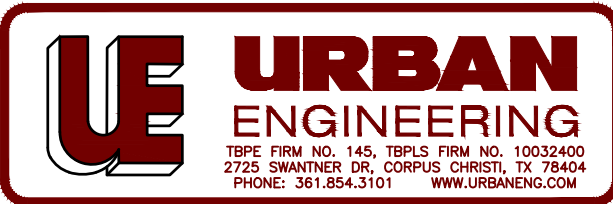
State of Texas  
County of Nueces

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.

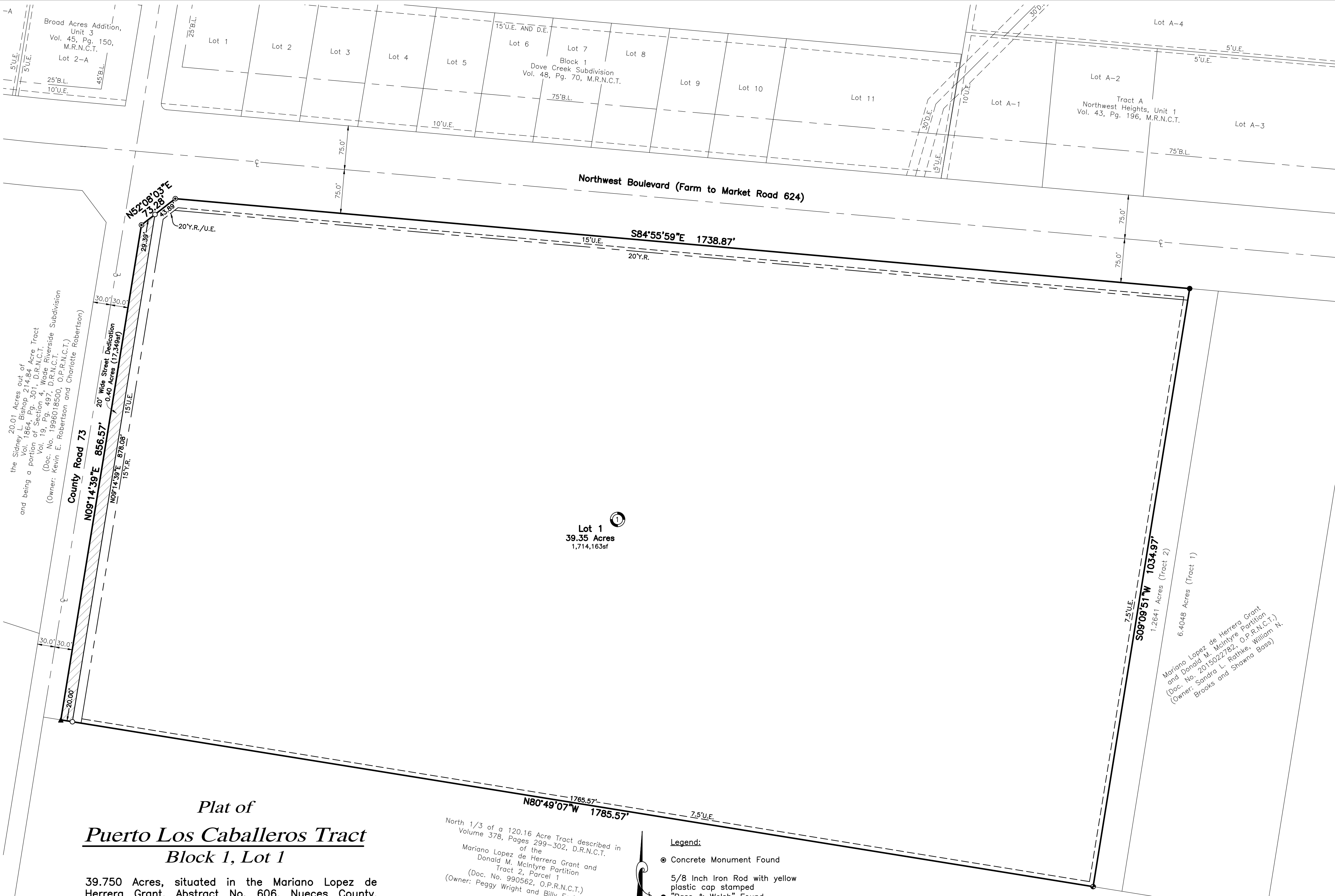
This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

**Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.**

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



Submitted: 1/24/18  
SCALE: 1"=100'  
JOB NO.: 43212.00.00  
SHEET: 1 of 2  
DRAWN BY: XG  
© 2018 by Urban Engineering  
urbansurvey1@urbaneng.com

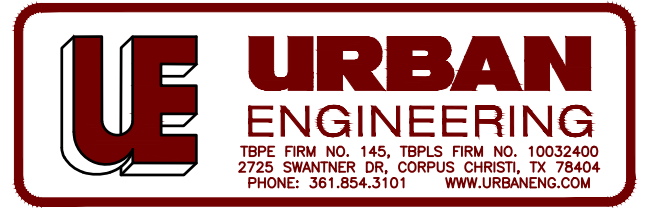
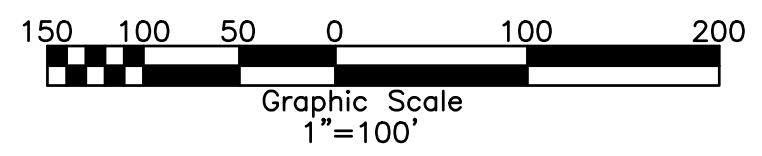


*Plat of*  
**Puerto Los Caballeros Tract**  
*Block 1, Lot 1*

39.750 Acres, situated in the Mariano Lopez de Herrera Grant, Abstract No. 606, Nueces County, Texas, being the same 39.750 Acre Tract described in Warranty Deed from 624 Property, LLC, a Texas limited liability company to Puerto Los Caballeros LLC, as recorded in Document No. 2017042666, Official Public Records of Nueces County, Texas.

North 1/3 of a 120.16 Acre Tract described in Volume 378, Pages 299-302, D.R.N.C.T. of the Mariano Lopez de Herrera Grant and Donald M. McIntyre Partition Tract 2, Parcel 1 (Doc. No. 990562, O.P.R.N.C.T.) (Owner: Peggy Wright and Billy Earl Wright)

- Legend:**
- Concrete Monument Found
  - 5/8 Inch Iron Rod with yellow plastic cap stamped "Bass & Welsh" Found
  - 5/8 Inch Iron Rod in concrete
  - ▲ 5/8 Inch Iron Rod Found
  - 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set



Submitted: 1/24/18  
SCALE: 1"=100'  
JOB NO.: 43212.00.00  
SHEET: 2 of 2  
DRAWN BY: XG  
© 2018 by Urban Engineering  
urbansurvey1@urbaneng.com