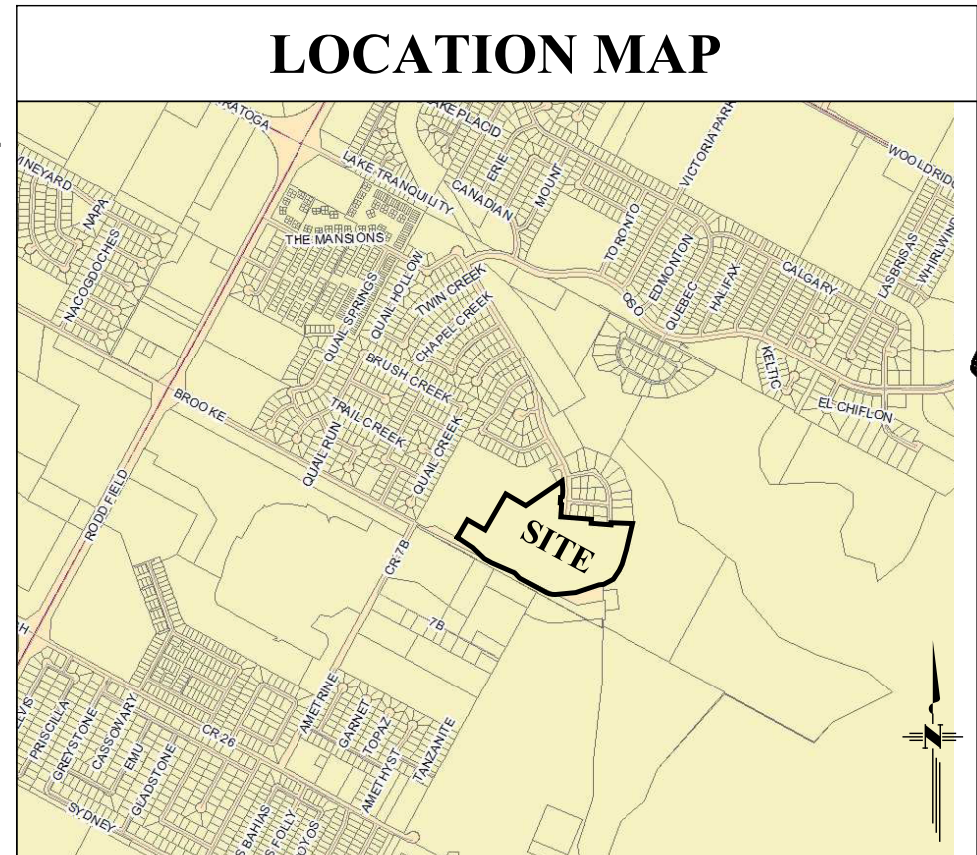
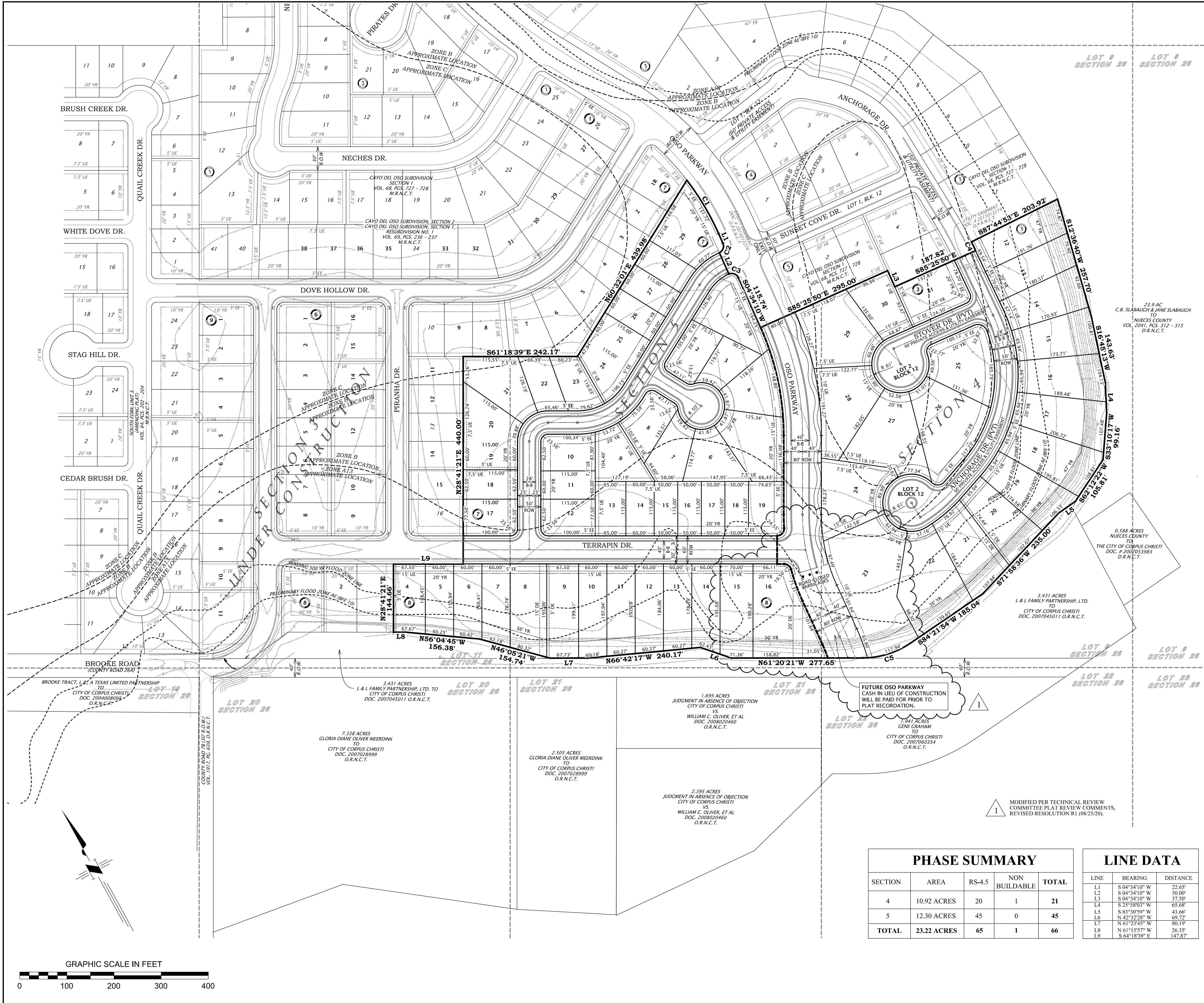




- ### GENERAL NOTES
- OWNER/DEVELOPER: DAN CABALLERO, PRESIDENT
SOUTHSIDE VENTURES III, L.P.
8949 LA COSTA DRIVE
CORPUS CHRISTI, TEXAS 78414
(361) 994-2860
 - ENGINEER: URBAN ENGINEERING (VICTORIA)
2004 N. COMMERCE ST.
VICTORIA, TEXAS 77901
(361) 578-9836
 - SURVEYOR: URBAN SURVEYING, INC.
2004 N. COMMERCE ST.
VICTORIA, TEXAS 77901
(361) 578-9837
 - STATISTICAL DATA:
GROSS AREA - 23.22 ACRES
TOTAL LOTS - 66 LOTS
SINGLE FAMILY RESIDENTIAL LOTS (RS-4.5) - 65 LOTS
NON-BUILDABLE LOTS (PRIVATE ROAD) - 1 LOT
 - THE PROPERTY IS CURRENTLY VACANT AND IS ZONED "RS-4.5 SINGLE-FAMILY 4.5 DISTRICT".
 - BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM (SOUTH ZONE) USING CITY OF CORPUS CHRISTI CONTROL MONUMENTS SP 071 AND SP 080 (BEARING FROM SP 071 TO SP 080 IS NORTH 52 DEG. 28' 26.49" WEST).
 - THE RECEIVING WATER FOR THE STORM RUNOFF FROM THIS PROPERTY IS THE OSO BAY. THE TCER HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" & "OYSTER WATERS". TCER ALSO CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
 - THE FINISHED FLOOR ELEVATIONS OF THE RESIDENCES MUST BE A MINIMUM OF 24 INCHES ABOVE THE CENTERLINE OF THE ADJACENT ROADWAY.
 - THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE (UDC) AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
 - THE LOT OR ACREAGE FEE, WHICHEVER IS GREATER, SHALL BE PAID PRIOR TO ANY UNIT OF A SUBDIVISION, SINGLE LOT OR TRACT IS COMPLETED AND THE FINAL PLAT RECORDED.
 - IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE PUBLIC OPEN SPACE REGULATIONS WILL BE REQUIRED DURING THE FINAL PLAT STAGE.
 - ACCORDING TO THE APPROXIMATE SCALE OF THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 48504 0501C, MAY 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 AREA OF 100 YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS DETERMINED.
 - PRIVATE DRIVEWAY ACCESS FROM OSO PARKWAY IS PROHIBITED FOR BLOCK 7, LOT 29, BLOCK 3, LOTS 23, 24, 28, & 29, BLOCK 10, LOTS 1, 4, 5, & 19, AND BLOCK 8, LOT 16.
 - PRIVATE DRIVEWAY ACCESS FROM TERRAPIN DRIVE IS PROHIBITED FOR BLOCK 7, LOT 17, AND BLOCK 10, LOT 12.
 - LOT 2, BLOCK 12, IS A NON-BUILDABLE LOT. IT IS DEDICATED AS A VEHICULAR AND PEDESTRIAN ACCESS EASEMENT AND UTILITY EASEMENT. FOR USE AS A PRIVATE STREET AND SIDEWALK AND INSTALLATION OF PUBLIC UTILITIES, STREET, SIDEWALK AND OTHER IMPROVEMENTS IN THIS AREA SHALL BE MAINTAINED, REPAIRED AND REPLACED AS REQUIRED, BY THE HOME OWNERS' ASSOCIATION.

PHASE SUMMARY				
SECTION	AREA	RS-4.5	NON BUILDABLE	TOTAL
4	10.92 ACRES	20	1	21
5	12.30 ACRES	45	0	45
TOTAL	23.22 ACRES	65	1	66

LINE DATA		
LINE	BEARING	DISTANCE
L1	S 04°34'10" W	22.65'
L2	S 04°34'10" W	30.00'
L3	S 04°34'10" W	37.50'
L4	S 25°58'03" W	65.68'
L5	S 83°30'59" W	43.66'
L6	N 42°23'29" W	69.72'
L7	N 61°23'45" W	80.19'
L8	N 61°15'57" W	26.35'
L9	S 64°18'39" E	147.87'

CURVE DATA				
CURVE	RADIUS	TANGENT	DELTA	CHORD BEARING AND LENGTH
C1	566.00'	66.16'	12°20'03"	S 02°03'20" E 131.43'
C2	15.00'	15.00'	90°00'00"	S 49°34'10" W 21.21'
C3	15.00'	15.00'	90°00'00"	S 40°25'50" E 21.21'
C4	958.07'	10.26'	01°13'38"	S 02°51'55" W 20.52'
C5	182.32'	56.28'	34°18'38"	N 78°33'59" E 107.56'

Urban Engineering

PRELIMINARY PLAT

Cayo Del Oso Subdivision, Sections 4 & 5

BEING 23.22 ACRES TRACT OF LAND SITUATED IN LOTS 9, 10, & 11, SECTION 26 OF THE FLOOR BLUFF & ENCINAL FARM AND GARDEN TRACTS AS RECORDED IN VOLUME A, WARRANTY DEED DATED FEBRUARY 20, 2012, CONVEYED FROM L & L FAMILY PARTNERSHIP, LTD. TO PALM AND INVESTMENT, INC. AS RECORDED IN INSTRUMENT NO. 201201143 AND FURTHER CONVEYED FROM PALM AND INVESTMENT, INC. TO SOUTHSIDE VENTURES III, L.P. BY WARRANTY DEED DATED JULY 27, 2018 AS RECORDED IN INSTRUMENT NO. 201803282 OF THE OFFICIAL PUBLIC RECORDS, NUECES COUNTY.

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

DATE 09/11/20

JOB NUMBER E21463.04

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9-11-20

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