

NUECES COUNTY

"FINCON DEL OSO"
ENRIQUEZ VILLAREAL SURVEY
ABSTRACT 1

STATE OF TEXAS
COUNTY OF NUECES
WE, RUBEN PEREZ AND WIFE, BELINDA PEREZ, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN HEREON, THAT WE HAVE HAD SAID LANDS SURVEYED AS SHOWN ON THE FOREGOING FLOOD PLAN, AND THAT THIS PLAN WAS MADE FOR THE PURPOSES OF DESCRIPTION AND DEDICATION.
THIS THE ____ DAY OF _____, 2020.

RUBEN PEREZ
BELINDA PEREZ

STATE OF TEXAS
COUNTY OF NUECES
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME AS THE ACT AND DEED OF SAID LANDS FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS THE ____ DAY OF _____, 2020.

NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF NUECES
THIS FINAL PLAT HEREIN DESCRIBED PROPERTY IS 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 _____, 2020.

PUBLIC HEALTH OFFICER

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 _____, 2020.

JALAL SALEH, P.E., DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS
COUNTY OF NUECES
THE FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF CORPUS CHRISTI, TEXAS.

THIS THE ____ DAY OF _____, 2020.

AL RAYMOND III, AIA, SECRETARY

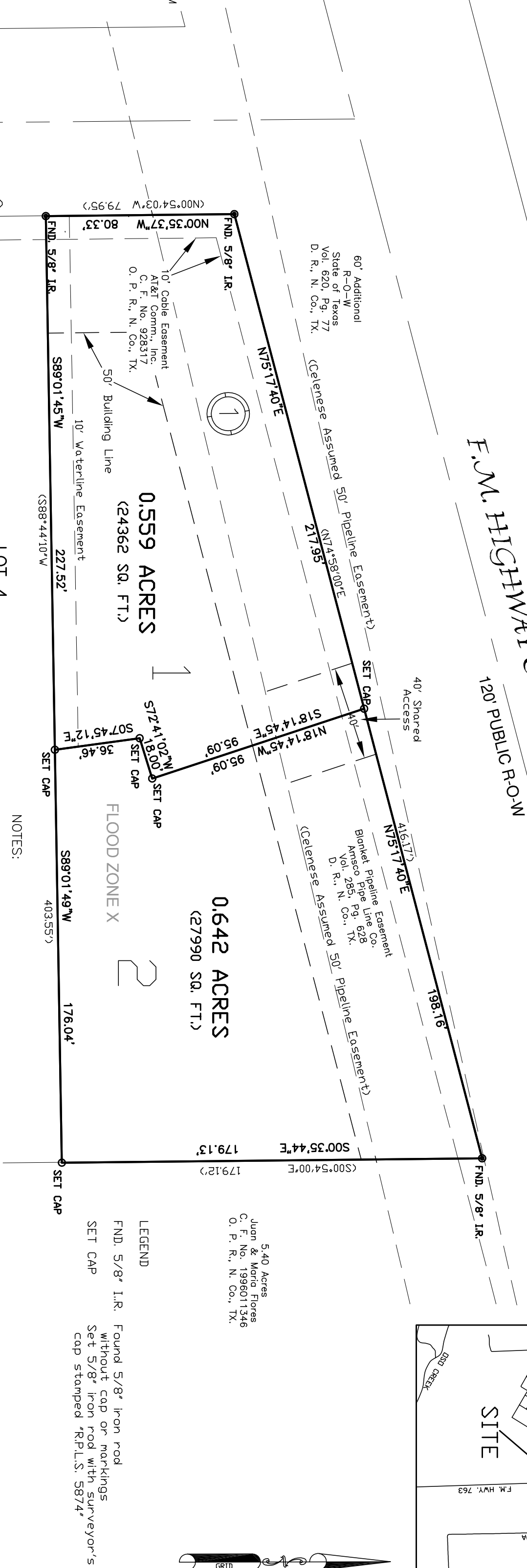
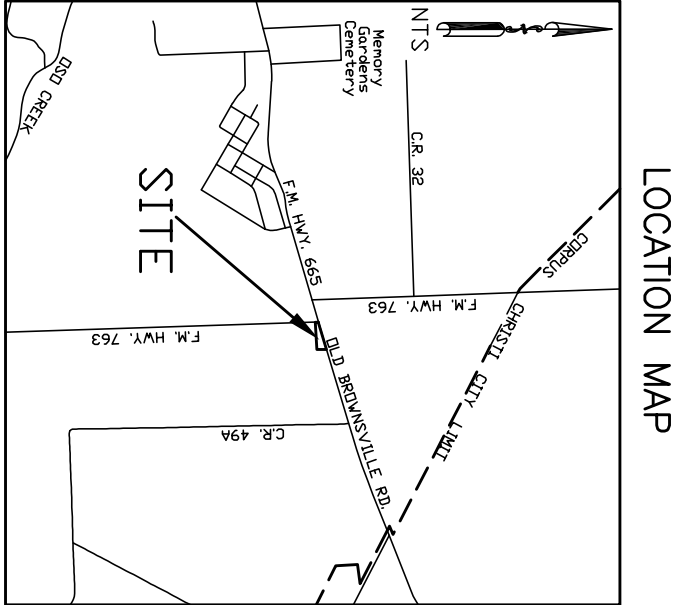
JEREMY BAUGH, CHAIRMAN

STATE OF TEXAS
COUNTY OF NUECES
I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE ____ DAY OF _____, 2020, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE ____ DAY OF _____, 2020 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 MY OFFICE IN CORPUS CHRISTI, TEXAS, THE DAY AND YEAR LAST WRITTEN.

NO. _____
FILED FOR RECORD

BY: _____
DEPUTY

KARA SANDS, CLERK
NUECES COUNTY, TEXAS
AT ____ O'CLOCK ____M



NOTES:

1. THE CITY OF CORPUS CHRISTI HAS DETERMINED THAT THE RECEIVING WATER FOR STORM WATER RUNOFF FROM THIS PROPERTY IS OSO CREEK. THE TCEQ HAS NOT CLASSIFIED THE AQUATIC LIFE USE FOR OSO CREEK, BUT IT IS RECOGNIZED AS AN ENVIRONMENTALLY SENSITIVE AREA. THE OSO CREEK FLOWS DIRECTLY INTO OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS" AND CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
2. DISTANCES ARE CALCULATED AT SURFACE AND THE BASIS OF BEARINGS IS A GPS SURVEY CONDUCTED IN THE TEXAS COORDINATE SYSTEM, SOUTH ZONE, WITH A COMBINED SCALE FACTOR OF 0.99997823.
3. BY GRAPHICAL PLOTTING ONLY, THE SUBJECT SITE LIES WITHIN FEMA FLOOD ZONE "X", AN AREA OUTSIDE OF THE 0.2% CHANCE FLOOD PLAIN, AS INDICATED ON THE PRELIMINARY FEMA FLOOD PANEL NO. 485494 0485 G, NUECES COUNTY, DATED OCTOBER 23, 2015.
4. FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF 12 INCHES ABOVE THE CENTER OF FM665 OR FM763, WHICHEVER IS HIGHEST.
5. THERE MAY BE PIPELINES OR OTHER BURIED UTILITIES EXISTING THAT ARE NOT SHOWN ON THIS MAP. NOTIFY THE TEXAS ONE-CALL SYSTEM (811) BEFORE PERFORMING ANY EXCAVATION ON THIS PROPERTY.
6. PUBLIC WATER PROVIDED BY THE CITY OF CORPUS CHRISTI, WATER SERVICE AGREEMENT REQUIRED.
7. SEPTIC SYSTEM SHALL BE APPROVED BY THE CITY/COUNTY HEALTH DEPARTMENT.
8. NO MORE THAN ONE SINGLE FAMILY DWELLING ALLOWED PER LOT.
9. LOTS SHALL NOT BE FURTHER DIVIDED.
10. BONDS MAY BE REQUIRED FOR WATER AND SEPTIC TO LOT 2.
10. ANY ACCESS ONTO FM665 OR FM763 SHALL BE REVIEWED AND APPROVED BY TxDOT.
11. ANY STORM WATER DRAINAGE TO FM665 AND FM763 TO BE REVIEWED AND APPROVED BY TxDOT.
12. TOTAL PLATTED AREA = 1.201 ACRES.

EL CABALLO SUBDIVISION

BLOCK 1, LOTS 1 AND 2

BEING THE DIVISION OF A 1.2 ACRES TRACT

CONVEYED TO RUBEN AND BELINDA PEREZ BY DEED

RECORDED IN CLERK'S FILE NO. 2016044213, O. P. R., N. Co., TX.

AND BEING OUT OF LOT 4 OF THE BISHOP AND BLOCKER SUBDIVISION

A MAP OF WHICH IS RECORDED IN VOLUME A, PAGE 52

OF THE MAP RECORDS OF NUECES COUNTY, TEXAS

SCALE 1" = 40 FEET

MICHAEL J. MACINNIS
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 5874
Job No. 200506

