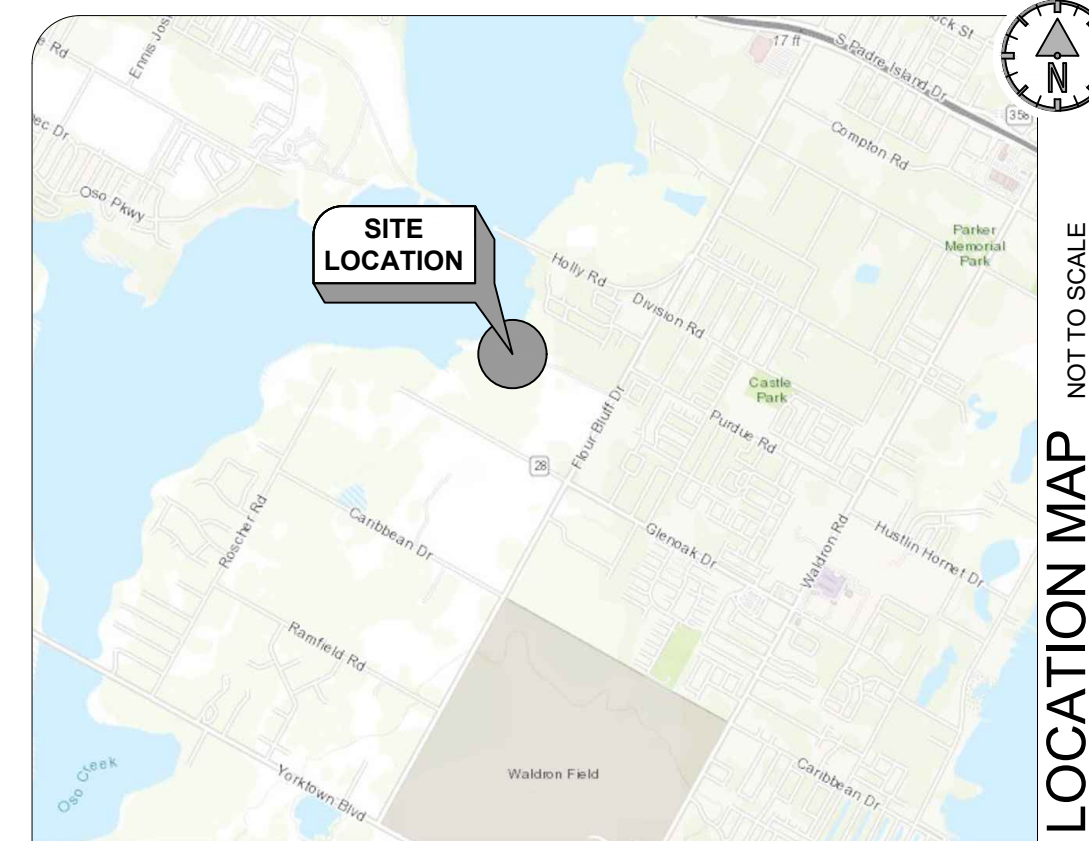


FINAL PLAT OF OSO POINTE

BEING A FINAL PLAT OF A 20.076 ACRE TRACT OF LAND OUT OF LOTS 10, 11, 17, AND 18, SECTION 40, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, AS SHOWN ON MAP VOLUME A PAGES 41 - 43, MAP RECORDS OF NUECES COUNTY, TEXAS AND AS DESCRIBED IN DEED RECORDED IN DOCUMENT 2021053988, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS.



STATE OF TEXAS §
COUNTY OF _____ §

JACKIE HOMES, LLC DO HEREBY CERTIFY THAT WE ARE THE OWNER OF THE LANDS EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING MAP; EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF PUBLIC UTILITIES.
THIS THE _____ DAY OF _____, 20____.

BY: _____
JACQUELINE MARIE AZALLI
MANAGER

STATE OF TEXAS §
COUNTY OF _____ §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY JACQUELINE MARIE AZALLI PROVEN TO ME TO BE THE PERSON WHOSE SIGNATURE IS MADE ON THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

STATE OF TEXAS §
COUNTY OF _____ §

I, _____ FOR THE FIRST COMMUNITY BANK, DO HEREBY CERTIFY THAT WE ARE THE HOLDERS OF A LIEN ON THE LAND SHOWN ON THE FOREGOING MAP OF WHICH _____ IS THE OWNER, AND WE APPROVE OF THE SUBDIVISION AND DEDICATION FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.
THIS THE _____ DAY OF _____, 20____.

BY: _____

STATE OF TEXAS §
COUNTY OF _____ §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____ PROVEN TO ME TO BE THE PERSON WHOSE SIGNATURE IS MADE ON THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

STATE OF TEXAS §
COUNTY OF NUECES §

THE STATE LAND BOUNDARY SHOWN ON THIS DRAWING HAS BEEN DETERMINED UNDER MY DIRECTION USING METHODOLOGY APPROVED BY THE TEXAS GENERAL LAND OFFICE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

THIS THE _____ DAY OF _____, 20____.

DATE: _____
DAVID L. NESBITT, RPLS
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSED STATE LAND SURVEYOR
TEXAS REGISTRATION NO. 5302

PLAT SYMBOL AND LINE LEGEND (NOT ALL MAY BE USED)

● PROPERTY CORNER	⊙ FOUND 5/8-INCH RE-BAR	⊕ BLOCK IDENTIFICATION
⊙ SET CHISELED X	● FOUND 1-INCH IRON PIPE	
○ SET 5/8" DIAMETER BY 18 INCH LONG RE-BAR		
_____ ADJACENT BOUNDARY LINE	_____ BOUNDARY LINE	
_____ ADJACENT PROPERTY LINE	_____ PROPERTY LINE	
_____ EXISTING ROW CENTER LINE	_____ ROW CENTER LINE	
_____ EXISTING EASEMENT	_____ EASEMENT	
_____ EXISTING YARD REQUIREMENT	_____ YARD REQUIREMENT	
_____ CURRENT FEMA BOUNDARY LINE	_____ PRELIMINARY FEMA BOUNDARY LINE	

PLAT ABBREVIATION LEGEND (NOT ALL MAY BE USED)

SEC - SECTION	AE - PUBLIC ACCESS EASEMENT	PAE - PRIVATE ACCESS EASEMENT
VOL - VOLUME	DE - PUBLIC DRAINAGE EASEMENT	PDE - PRIVATE DRAINAGE EASEMENT
PG - PAGE	UE - PUBLIC UTILITY EASEMENT	PUE - PRIVATE UTILITY EASEMENT
LT - LOT	WE - PUBLIC WATER EASEMENT	PWE - PRIVATE WATER EASEMENT
AC - ACRE	WWE - PUBLIC WASTEWATER EASEMENT	PWWE - PRIVATE WASTEWATER EASEMENT
SF - SQUARE FEET	EE - ELECTRICAL EASEMENT	FEMA - FEDERAL EMERGENCY
ROW - RIGHT-OF-WAY	TE - TEMPORARY EASEMENT (SEE NOTES)	MANAGEMENT AGENCY
NB - NON-BUILDABLE	D - LOT DRIVEWAY LOCATION	RPLS - REGISTERED PROFESSIONAL
YR - YARD REQUIREMENT	GR - GARAGE SET BACK REQUIREMENT	LAND SURVEYOR
M.R.N.C.T. - MAP RECORDS NUECES COUNTY, TEXAS		LSSL - LICENSED STATE LAND SURVEYOR
D.R.N.C.T. - DEED RECORDS NUECES COUNTY, TEXAS		PE - PROFESSIONAL ENGINEER
O.P.R.N.C.T. - OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS		

STATE OF TEXAS §
COUNTY OF NUECES §

I, RONALD E. BRISTER, A REGISTERED PROFESSIONAL LAND SURVEYOR, HAVE PREPARED THE FOREGOING MAP FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

THIS THE _____ DAY OF _____, 20____.

DATE: _____

RONALD E. BRISTER, RPLS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5407

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____.

BRIA A. WHITMIRE, P.E., CFM, CPM
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, PLANNING COMMISSION.

THIS THE _____ DAY OF _____, 20____.

CYNTHIA SALZAR-GARZA MICHAEL DICE
CHAIRPERSON DIRECTOR

STATE OF TEXAS §
COUNTY OF NUECES §

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR SAID NUECES COUNTY, TEXAS, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE _____ DAY OF _____, 20____, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THIS THE _____ DAY OF _____, 20____, AT _____ O'CLOCK ____M. AND DULY RECORDED IN VOLUME _____, PAGE _____, MAP RECORDS OF NUECES COUNTY, TEXAS.

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 AT _____ O'CLOCK ____M.

KARA SANDS - COUNTY CLERK
NUECES COUNTY, TEXAS

BY: _____
DEPUTY

MUNOZ ENGINEERING
1608 S. BROWNLEE BOULEVARD
CORPUS CHRISTI, TX 78404
OFFICE: 361.946.4848
TPELS FRM F-12240

ME
MUNOZ ENGINEERING
CIVIL | STRUCTURAL | MARINE | LAND DEVELOPMENT

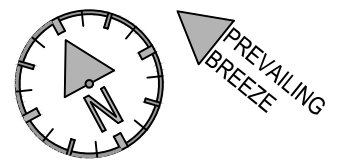
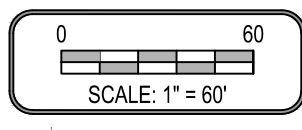
Brister Surveying
4455 South Padre Island Drive Suite 51
Corpus Christi, Texas 78411
Office 361-850-1800
Fax 361-850-1802
bristersurveying@corpustxwebc.com
Firm Registration No. 10072800

ENGINEER THOMAS TIFFIN, PE
SURVEYOR RONALD BRISTER, RPLS
OWNER JACKIE HOMES, LLC
EXPIRES: 12/31/2023
DRAWN BY: TT
CHECKED BY: TT
DATE: 07/18/2022

FINAL PLAT OF
OSO POINTE
BEING A FINAL PLAT OF A 20.076 ACRE TRACT OF LAND OUT OF LOTS 10, 11, 17, AND 18, SECTION 40, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, AS SHOWN ON MAP VOLUME A PAGES 41 - 43, MAP RECORDS OF NUECES COUNTY, TEXAS AND AS DESCRIBED IN DEED RECORDED IN DOCUMENT 2021053988, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS.

PAGE
1 OF 3

PLAT - FULL SIZE - 18" x 24" - MUNOZ ENGINEERING, LLC © 2022 (M:\Projects\2022 - OSO POINTE - Jackie Homes\210175 - OSO POINTE - PLAT.dwg)

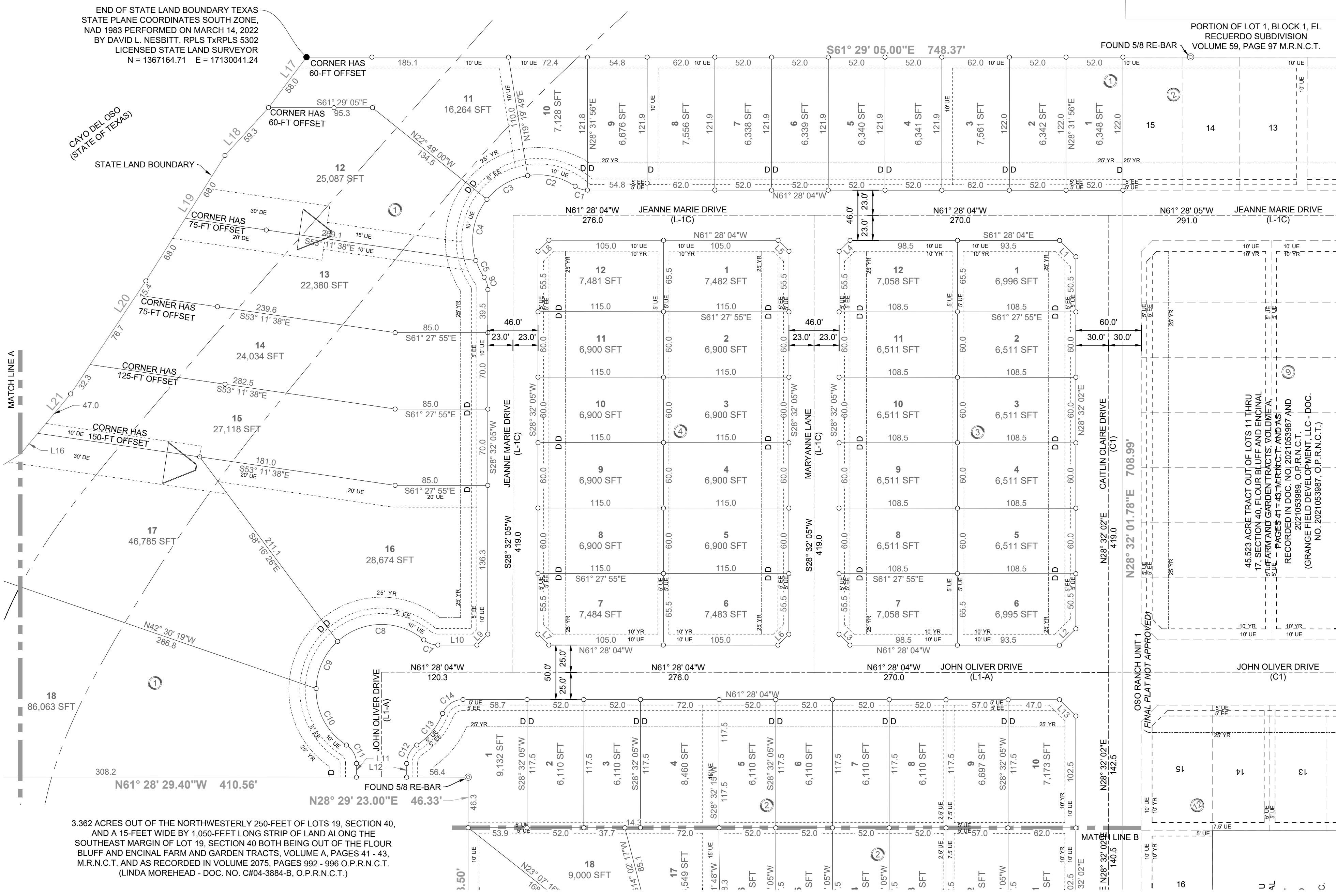


REMAINDER OF 11.04 ACRES OUT OF LOTS 12 AND 13, SECTION 40, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, VOLUME A, PAGES 41 - 43, M.R.N.C.T. (MVR CONSTRUCTION COMPANY - DOC. NO. 2019035741, M.R.N.C.T.)

PORTION OF LOT 1, BLOCK 1, EL RECUERDO SUBDIVISION VOLUME 59, PAGE 97 M.R.N.C.T.

PORTION OF LOT 1, BLOCK 1, EL RECUERDO SUBDIVISION VOLUME 59, PAGE 97 M.R.N.C.T.

END OF STATE LAND BOUNDARY TEXAS STATE PLANE COORDINATES SOUTH ZONE, NAD 1983 PERFORMED ON MARCH 14, 2022 BY DAVID L. NESBITT, RPLS TXRPLS 5302 LICENSED STATE LAND SURVEYOR N = 1367164.71 E = 17130041.24



3.362 ACRES OUT OF THE NORTHWESTERLY 250-FEET OF LOTS 19, SECTION 40, AND A 15-FEET WIDE BY 1,050-FEET LONG STRIP OF LAND ALONG THE SOUTHEAST MARGIN OF LOT 19, SECTION 40 BOTH BEING OUT OF THE FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, VOLUME A, PAGES 41 - 43, M.R.N.C.T. AND AS RECORDED IN VOLUME 2075, PAGES 992 - 996 O.P.R.N.C.T. (LINDA MOREHEAD - DOC. NO. C#04-3884-B, O.P.R.N.C.T.)

45.523 ACRE TRACT OUT OF LOTS 11 THRU 17, SECTION 40, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, VOLUME A, PAGES 41 - 43, M.R.N.C.T. AND AS RECORDED IN DOC. NO. 2021053987 AND 2021053989, O.P.R.N.C.T. (GRANGE FIELD DEVELOPMENT, LLC - DOC. NO. 2021053987, O.P.R.N.C.T.)

ENGINEER THOMAS TIFLIN, P.E.
SURVEYOR RONALD BRISTER, RPLS
OWNER JACKIE HOMES, LLC
EXAMINER-PID 59523
DRAWN BY TTT
CHECKED BY RB
DRAWING DATE 07/18/2022

Brister Surveying
4455 South Padre Island Drive Suite 51
Corpus Christi, Texas 78411
Office 361-850-1800
Fax 361-850-1802
bristersurveying@corpuswebc.com
Firm Registration No. 10072800



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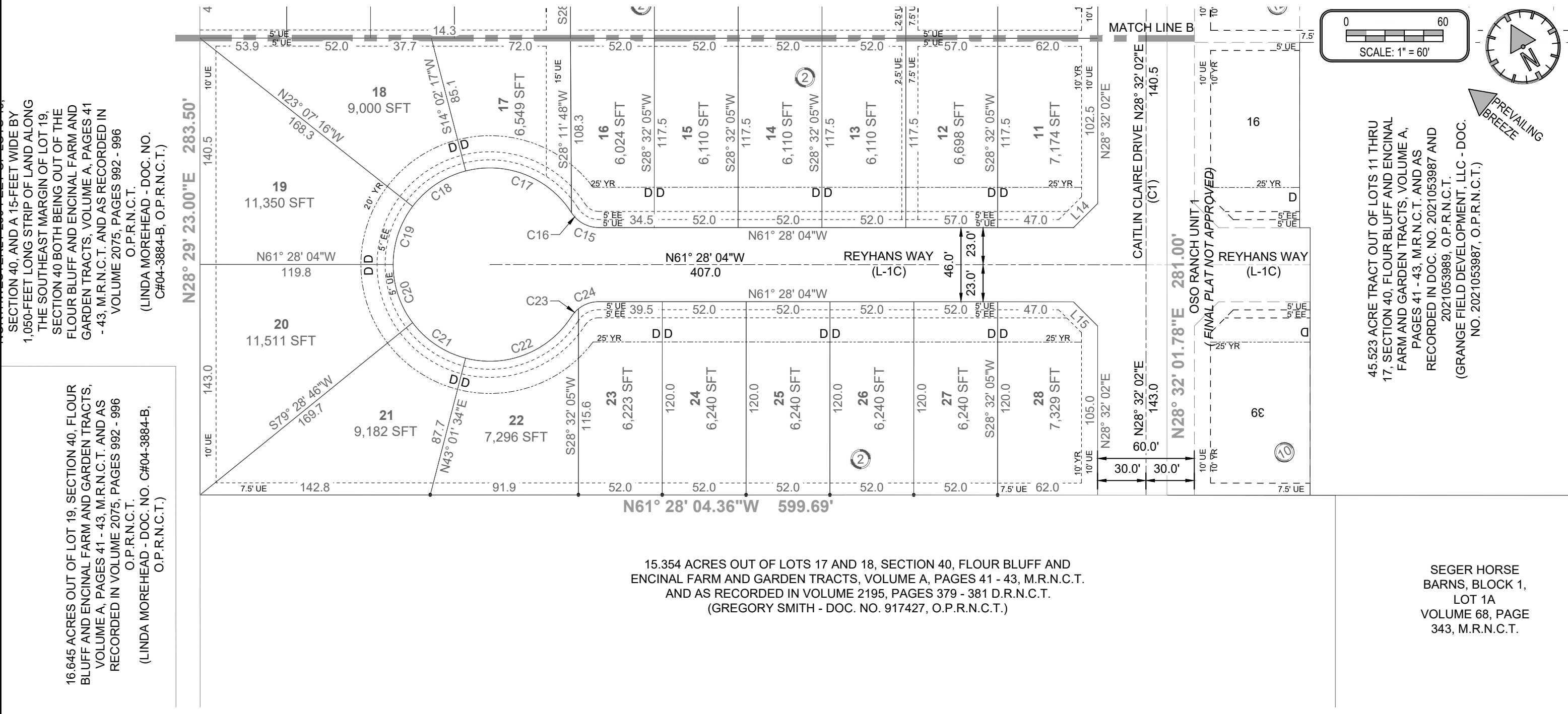


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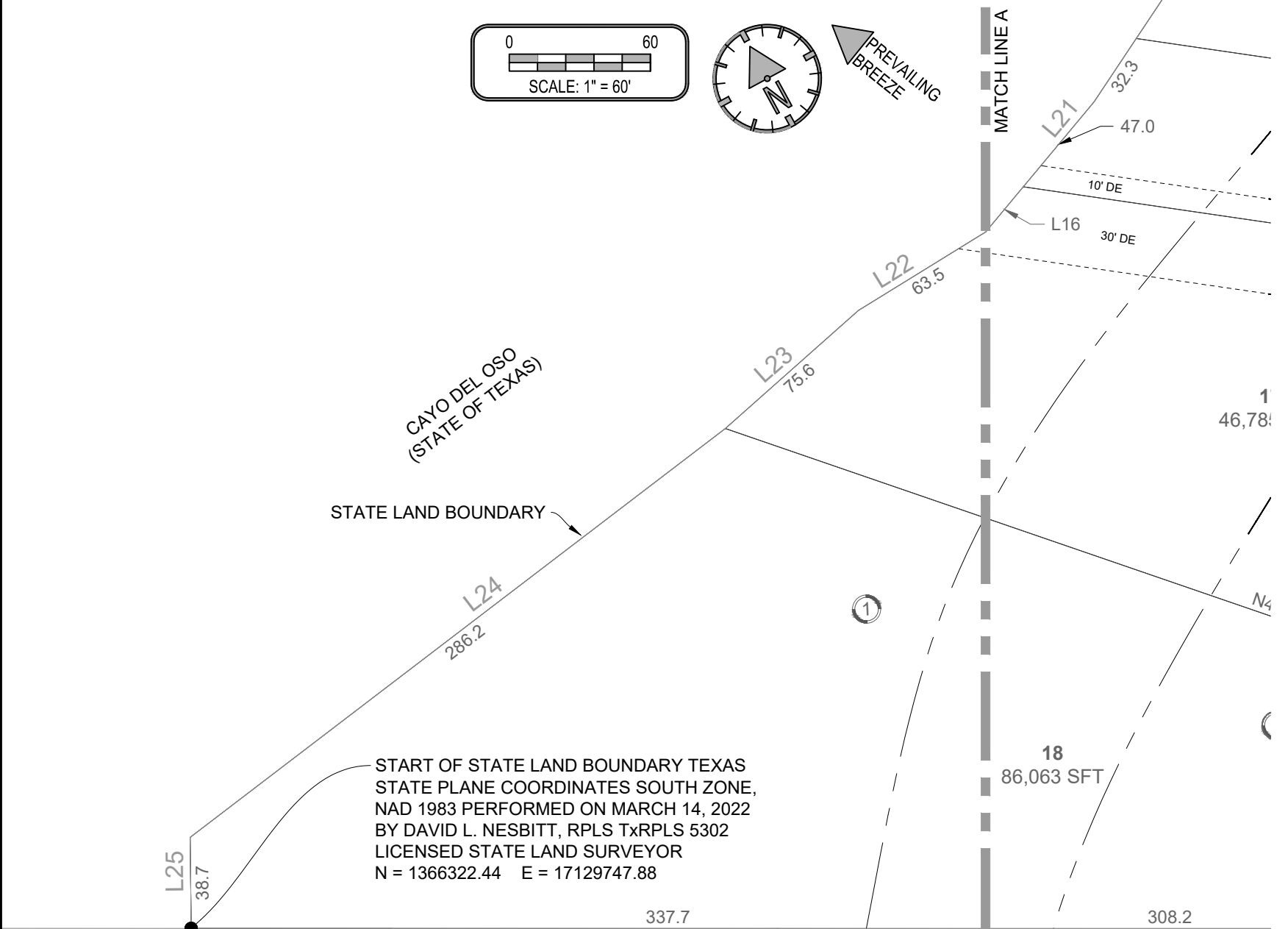
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PLAT - FULL SIZE - 18" x 24"
MUNOZ ENGINEERING, LLC © 2022. All Projected. Jackie Homes/210175_Oso Pointe_PLAT.dwg

PLAT - FULL SIZE - 18" x 24"
 MUNOZ ENGINEERING, LLC © 2022 (M)Projectal - Jackie Homes/210175 - One Parcel/02 - DRAWINGS/01 LAND/02 PLATTING/02 FINAL/01 DWG/210175 - OSO POINTE - PLAT.dwg



- TOTAL PLATTED AREA CONTAINS 20.076 ACRES OF LAND, INCLUDING RIGHT-OF-WAYS AND EASEMENTS.
- FEMA INFORMATION EFFECTIVE: PLOTTING THE PROPERTY BY SCALE ON FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NO. 485464 0318 X AND 485464 0315 D, MAP REVISED JULY 18, 1985, AND COMMUNITY-PANEL NO. 485464 0315 D, MAP REVISED AUGUST 3, 1989 INDICATES THE PROPERTY IS LOCATED IN FLOOD ZONE A13, B, C. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE ENGINEER OR SURVEYOR.
- RECEIVING WATERS THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS". TCEQ ALSO CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
- ALL BEARINGS ARE GRID BEARINGS BASED ON THE GLOBAL POSITIONING SYSTEM, TEXAS STATE PLAIN NAD 83 (93), TEXAS SOUTH ZONE 4205 AND ALL ELEVATIONS ARE BASED ON NAVD88.
- THE SURVEYOR CAN NOT CERTIFY AS TO UN-RECORDED EASEMENTS AND/OR RIGHT-OF-WAY THAT MAY IMPACT THE SUBJECT PROPERTY AND ARE NOT VISIBLE AND APPARENT.
- CAUTION MUST BE TAKEN WITH PIPELINE MARKERS INDICATING BURIED LINES NOT ON RECORD.
- THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE A MINIMUM OF 18-INCHES ABOVE THE CENTERLINE OF THE HIGHEST ADJACENT ROADWAY OR AS NOTED ON CONSTRUCTION DRAWINGS.
- THE YARD REQUIREMENTS, AS DEPICTED, IS A REQUIREMENT OF THE CITY OF CORPUS CHRISTI UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- PRIVATE ACCESS EASEMENTS, PRIVATE DRAINAGE EASEMENTS, AND PRIVATE UTILITY EASEMENTS WHEN INDICATED ON ANY LOT ARE TO BE OWNED BY THE HOA INDICATED IN THESE NOTES, IF AN HOA IS NOT INDICATED, THEN THE EASEMENT IS TO BE OWNED BY THE PROPERTY OWNER THAT THE EASEMENT IS ON.
- ELECTRICAL EASEMENTS (EE) ARE TO BE OWNED BY THE ELECTRICAL UTILITY COMPANY THAT IS PROVIDING THE ELECTRICAL PRIMARY AND SECONDARY LINES, ELECTRICAL TRANSFORMER, BOXES, PEDESTALS, POLES, AND ANY OTHER APPURTENANCES TO SUPPLY ELECTRICAL POWER TO THE LOT(S).
- THE PROPERTIES INDICATED WITHIN THIS PLAT IS LOCATED NEAR AIRFIELDS USED BY AIRPLANES AND MAY BE SUBJECT TO AIRCRAFT NOISE, OVER FLIGHT, AND VIBRATION.
- NO PRIVATE DRIVEWAY ACCESS IS ALLOWED TO CAITLIN CLAIRE DRIVE FROM BLOCK 2, LOT 10, 11, 28.
- NO PRIVATE DRIVEWAY ACCESS IS ALLOWED TO JOHN OLIVER DRIVE FROM BLOCK 3, LOT 6, 7, BLOCK 4, LOTS 6, 7.
- BLOCK 1, LOT 11 - 18 ARE SUBJECT TO THE STATE LAND BOUNDARY ADJUSTMENTS THAT MAY OCCUR AT ANYTIME AND WILL AFFECT THE OVERALL LOT SIZE. ANY CHANGES TO THE LOT BOUNDARY THAT OCCURS ALONG THE STATE LAND BOUNDARY SHALL MAINTAIN THE SAME BEARING OF THE SIDE LOT LINES. ANY ADJUSTMENTS TO THE STATE LAND BOUNDARY THAT AFFECT THESE LOTS SHALL NOT CREATE LIABILITY ON THE PART OF JACKIE HOMES, LLC, THE ENGINEER, THE SURVEYOR, CITY OF CORPUS CHRISTI, LIEN HOLDER(S) AND ALL EMPLOYEES, SHARE HOLDERS, AFFILIATES, SUBSIDIARIES, ETC.
- WATER, WASTEWATER AND PARK FEES SHALL BE PAID PRIOR TO RECORDATION OF THE FINAL PLAT.



LINE TABLE		
LINE ID	LENGTH	BEARING
L1	21.21'	S16° 28' 01.29"E
L2	21.21'	N73° 31' 58.71"E
L3	14.14'	N16° 27' 59.47"W
L4	14.14'	N73° 32' 00.53"E
L5	14.14'	S16° 27' 59.47"E
L6	14.14'	N73° 32' 00.53"E
L7	14.14'	N16° 27' 59.47"W
L8	14.14'	S73° 32' 00.53"W
L9	14.14'	N73° 32' 00.53"E
L10	35.78'	N61° 28' 04.36"W
L11	12.54'	S28° 31' 30.60"W
L12	12.54'	S28° 31' 30.60"W
L13	21.21'	S16° 28' 01.29"E
L14	21.21'	S73° 31' 58.71"W
L15	21.21'	S16° 28' 01.29"E
L16	25.01'	N68° 19' 56.79"E
L17	57.95'	N65° 26' 19.85"E
L18	59.28'	N70° 53' 18.18"E
L19	135.96'	N60° 45' 02.00"E
L20	124.41'	N62° 10' 15.21"E
L21	72.02'	N68° 19' 56.79"E
L22	63.53'	N86° 51' 35.97"E
L23	75.58'	N76° 58' 39.55"E
L24	286.19'	N81° 08' 45.42"E
L25	38.70'	N27° 54' 28.31"E

CURVE TABLE					
CURVE ID	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	12.01'	20.00'	34.41'	S44° 15' 45"E	11.83'
C2	45.67'	60.00'	43.61'	N48° 51' 48"W	44.58'
C3	44.14'	60.00'	42.15'	S88° 15' 24"W	43.15'
C4	59.40'	60.00'	56.72'	S38° 49' 23"W	57.00'
C5	17.11'	60.00'	16.34'	S2° 17' 35"W	17.05'
C6	12.01'	20.00'	34.41'	N11° 19' 45"E	11.83'
C7	14.00'	20.00'	40.11'	S41° 24' 42"E	13.72'
C8	86.19'	60.00'	82.30'	N62° 30' 27"W	78.97'
C9	48.89'	60.00'	46.69'	S52° 59' 51"W	47.55'
C10	61.38'	60.00'	58.62'	S0° 20' 46"W	58.74'
C11	20.07'	20.00'	57.49'	N0° 13' 07"W	19.24'
C12	20.07'	20.00'	57.48'	S57° 16' 04"W	19.23'
C13	38.08'	60.00'	36.36'	N67° 49' 41"E	37.44'
C14	24.05'	20.00'	68.89'	S84° 05' 20"W	22.62'
C15	20.07'	20.00'	57.49'	S32° 43' 29"E	19.24'
C16	20.07'	20.00'	57.49'	S32° 43' 29"E	19.24'
C17	75.38'	60.00'	71.98'	N39° 58' 18"W	70.52'
C18	40.36'	60.00'	38.54'	S84° 46' 00"W	39.61'
C19	38.71'	60.00'	36.96'	S47° 00' 49"W	38.04'
C20	38.71'	60.00'	36.96'	S10° 03' 02"W	38.04'
C21	40.36'	60.00'	38.54'	S27° 42' 08"E	39.61'
C22	75.38'	60.00'	71.98'	S82° 57' 51"E	70.52'
C23	6.56'	20.00'	18.80'	S70° 26' 41"W	6.53'
C24	13.50'	20.00'	38.69'	N80° 48' 43"W	13.25'

ENGINEER THOMAS TIEFFEN, PE
SURVEYOR RONALD BRISTER, RPLS
OWNER JACKIE HOMES, LLC
 LICENSED PROFESSIONAL SURVEYOR
 LICENSE NO. 59123
 DRAWN BY: CHKO BY: TTT
 CHECKED BY: TTT
 DATE: 7/18/2022

Brister Surveying
 4455 South Padre Island Drive Suite 51
 Corpus Christi, Texas 78411
 Office 361-850-1800
 Fax 361-850-1802
 bristersurveying@corpuswebc.com
 Firm Registration No. 10072800

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 1608 S. BROWNLEE BOULEVARD
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