

STATE OF TEXAS §  
COUNTY OF NUECES §

WE, THE GEORGE B. GAINES FAMILY LIMITED PARTNERSHIP, LTD., HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LAND EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING PLAT, SUBJECT TO A LIEN IN FAVOR OF \_\_\_\_\_, THAT WE HAVE HAD SAID LAND SURVEYED AND SUBDIVIDED AS SHOWN, THAT STREETS AND EASEMENTS AS SHOWN HAVE BEEN HERETOFORE DEDICATED, OR IF NOT PREVIOUSLY DEDICATED, STREETS ARE HEREBY DEDICATED IN FEE SIMPLE TO THE PUBLIC USE FOREVER AND EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC USE FOREVER, AND THAT THIS PLAT WAS MADE FOR THE PURPOSES OF DESCRIPTION AND DEDICATION.

THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
MARILYNN G. YANKEE, GENERAL PARTNER

STATE OF TEXAS §  
COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY \_\_\_\_\_

THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS §  
COUNTY OF NUECES §

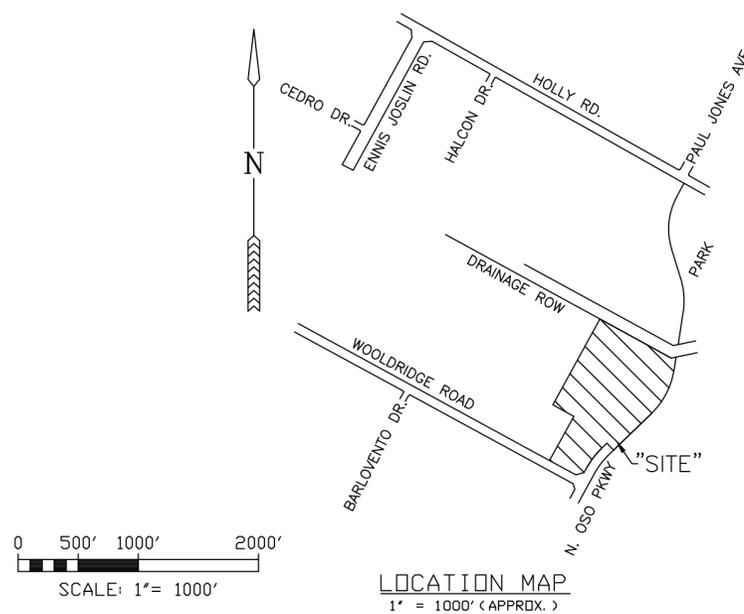
I, NIXON M. WELSH, REGISTERED PROFESSIONAL LAND SURVEYOR OF BASS & WELSH ENGINEERING, HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION, IS TRUE AND CORRECT AND THAT WE HAVE BEEN ENGAGED TO SET ALL LOT CORNERS UPON COMPLETION OF SUBDIVISION CONSTRUCTION IMPROVEMENTS WITHOUT DELAY.

THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
NIXON M. WELSH, R. P. L. S.

NOTES:

1. THE BASIS OF BEARINGS IS THE STATE OF TEXAS LAMBERT GRID, SOUTH ZONE, NAD 1983.
2. FEMA INFORMATION AS SHOWN OR NOTED HEREON IS FROM FEMA MAP, COMMUNITY PANEL 485464 0315 D, REVISED AUGUST 3, 1989. ALL OF THE SUBJECT SITE IS IN FEMA ZONE "B".
3. THE SUBJECT SITE CONTAINS 17.101 ACRES INCLUDING STREET DEDICATIONS.
4. 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.
5. PRIVATE RESIDENTIAL DRIVEWAY ONTO WOOLDRIDGE ROAD AND N. OSO PARKWAY SHALL BE PROHIBITED.
6. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
7. THE MINIMUM FINISHED FLOOR ELEVATION FOR STRUCTURES IN THIS SUBDIVISION SHALL BE 18" ABOVE THE HIGHEST ABUTTING STREET CENTERLINE ELEVATION.



### PLAT OF OSO VIEW

A 17.101 ACRE TRACT OF LAND, MORE OR LESS, A PORTION OF LOTS 11 AND 12, SECTION 32, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, A MAP OF WHICH IS RECORDED IN V. "A", P. 41 - 43, MAP RECORDS, NUECES COUNTY, TX  
**CORPUS CHRISTI, NUECES COUNTY, TEXAS**

BASS & WELSH ENGINEERING  
FIRM NO. F-52, 3054 S. ALAMEDA ST.  
CORPUS CHRISTI, TEXAS 78404

DATE PLOTTED: 04/27/15  
COMP. NO.: PLAT-SHT1  
JOB NO.: 15006  
SCALE: 1" = 60'  
PLAT SCALE: SAME  
SHEET 1 OF 2

STATE OF TEXAS §  
COUNTY OF NUECES §

WE, \_\_\_\_\_ (NAME), HEREBY CERTIFY THAT WE ARE THE HOLDERS OF A LIEN ON THE LAND EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING MAP AND THAT WE APPROVE THE SUBDIVISION AND DEDICATION FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY \_\_\_\_\_ (NAME),

\_\_\_\_\_ (TITLE), OF \_\_\_\_\_

THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS §  
COUNTY OF NUECES §

THE FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE DEPARTMENT OF DEVELOPMENT SERVICES OF THE CITY OF CORPUS CHRISTI, TEXAS

\_\_\_\_\_  
RATNA POTTUMUTHU, P.E., LEED, AP  
DEVELOPMENT SERVICES ENGINEER

\_\_\_\_\_  
DATE

STATE OF TEXAS §  
COUNTY OF NUECES §

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 \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
CHAIRMAN  
PHILIP J. RAMIREZ, A.I.A., LEED AP

\_\_\_\_\_  
SECRETARY  
DANIEL M. GRIMSBO, P.E., A.I.C.P

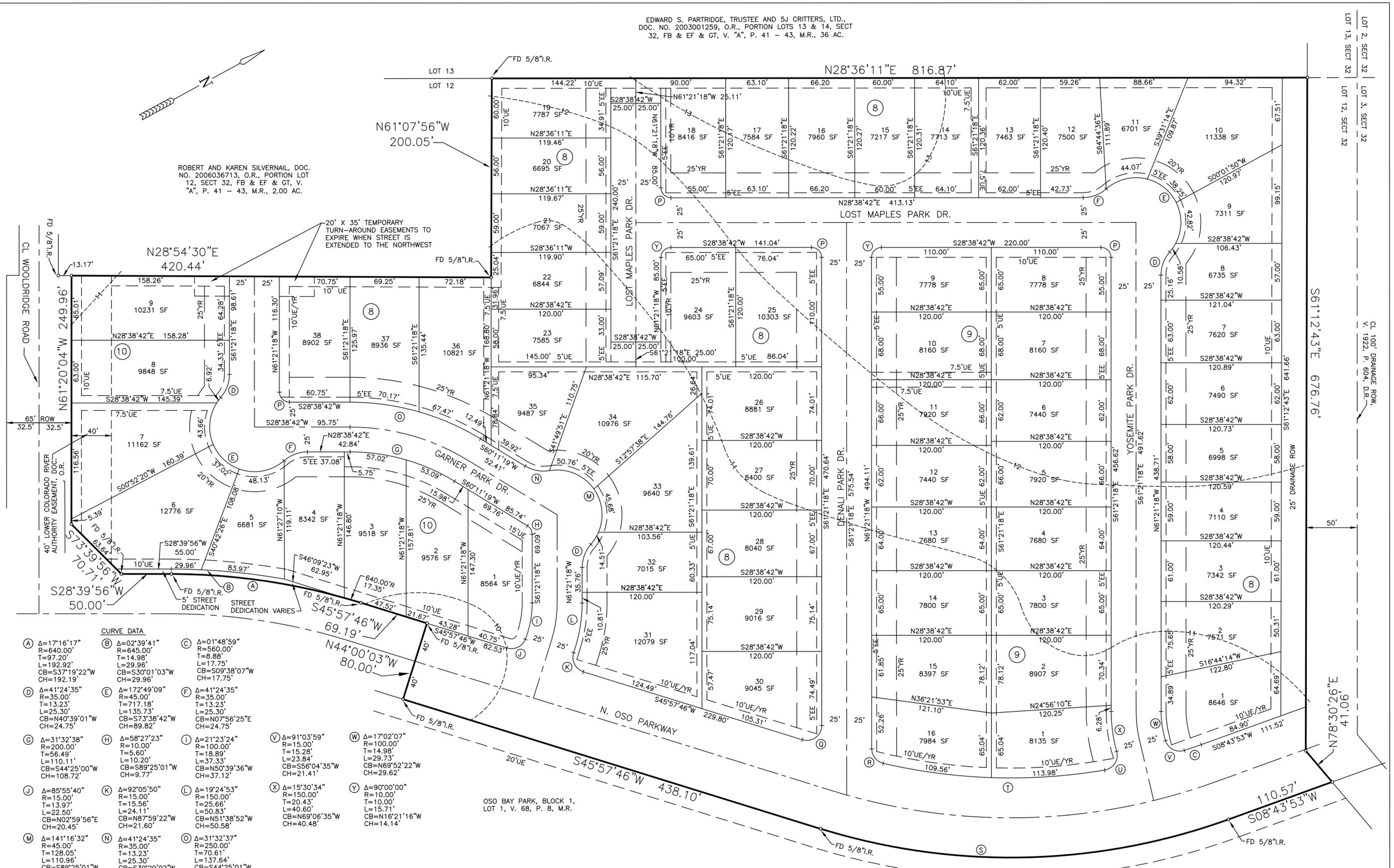
STATE OF TEXAS §  
COUNTY OF NUECES §

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 THE MAP RECORDS OF SAID COUNTY IN VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_, INSTRUMENT NUMBER \_\_\_\_\_. WITNESS MY HAND AND SEAL OF THE COUNTY COURT IN AND FOR SAID COUNTY AT OFFICE IN CORPUS CHRISTI, NUECES COUNTY, TEXAS, THE DAY AND YEAR LAST WRITTEN.

BY: \_\_\_\_\_  
DEPUTY

\_\_\_\_\_  
KARA SANDS, CLERK  
COUNTY COURT  
NUECES COUNTY, TEXAS

ROBERT AND KAREN SILVERNAIL, DOC.  
 NO. 2006036713, O.R., PORTION LOT  
 12, SECT 32, FB & EF & GT, V.  
 "A", P. 41 - 43, M.R., 2.00 AC.



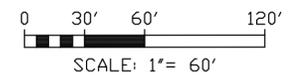
**CURVE DATA**

<b>A</b> Δ=17°16'17" R=640.00' T=97.20' L=192.92' CB=S37°19'22"W CH=192.19'	<b>B</b> Δ=02°39'41" R=645.00' T=14.98' L=29.96' CB=S30°01'03"W CH=29.96'	<b>C</b> Δ=01°48'59" R=560.00' T=8.88' L=17.75' CB=S09°38'07"W CH=17.75'	<b>D</b> Δ=41°24'35" R=35.00' T=13.23' L=25.30' CB=N40°39'01"W CH=24.75'	<b>E</b> Δ=172°49'09" R=45.00' T=717.18' L=135.73' CB=S73°38'42"W CH=89.82'	<b>F</b> Δ=41°24'35" R=35.00' T=13.23' L=25.30' CB=N07°56'25"E CH=24.75'	<b>G</b> Δ=31°32'38" R=200.00' T=56.49' L=110.11' CB=S44°25'00"W CH=108.72'	<b>H</b> Δ=58°27'23" R=10.00' T=5.60' L=10.20' CB=S89°25'01"W CH=9.77'	<b>I</b> Δ=21°23'24" R=100.00' T=18.89' L=37.33' CB=N50°39'36"W CH=37.12'	<b>V</b> Δ=91°03'59" R=15.00' T=15.28' L=23.84' CB=S56°04'35"W CH=21.41'	<b>W</b> Δ=17°02'07" R=100.00' T=14.98' L=29.73' CB=N69°52'22"W CH=29.62'	<b>J</b> Δ=85°55'40" R=15.00' T=13.97' L=22.50' CB=N02°59'56"E CH=20.45'	<b>K</b> Δ=92°05'50" R=15.00' T=15.56' L=24.11' CB=N87°59'22"W CH=21.60'	<b>L</b> Δ=19°24'53" R=150.00' T=25.66' L=50.83' CB=S44°25'01"W CH=135.90'	<b>X</b> Δ=15°30'34" R=150.00' T=20.43' L=40.60' CB=N69°06'35"W CH=40.48'	<b>M</b> Δ=141°16'32" R=45.00' T=128.05' L=110.96' CB=S89°25'01"W CH=84.91'	<b>N</b> Δ=41°24'35" R=35.00' T=13.23' L=25.30' CB=S39°29'02"W CH=24.75'	<b>O</b> Δ=31°32'37" R=250.00' T=70.61' L=137.64' CB=S44°25'01"W CH=135.90'	<b>Y</b> Δ=90°00'00" R=10.00' T=10.00' L=15.71' CB=S73°38'42"W CH=14.14'	<b>Q</b> Δ=107°19'07" R=15.00' T=20.39' L=28.10' CB=N07°41'44"W CH=24.17'	<b>R</b> Δ=76°48'22" R=15.00' T=11.89' L=20.11' CB=S80°14'31"W CH=18.64'	<b>S</b> Δ=37°14'23" R=640.00' T=215.63' L=415.97' CB=N27°20'50"E CH=408.69'	<b>T</b> Δ=22°52'16" R=560.00' T=113.28' L=223.54' CB=N30°24'12"E CH=222.06'	<b>U</b> Δ=95°49'56" R=15.00' T=16.61' L=25.09' CB=N28°56'54"W CH=22.26'
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**PLAT OF  
 OSO VIEW  
 CORPUS CHRISTI, NUECES COUNTY, TEXAS**

BASS & WELSH ENGINEERING  
 FIRM NO. F-52, 3054 S. ALAMEDA ST.  
 CORPUS CHRISTI, TEXAS 78404

DATE PLOTTED: 4/27/15  
 COMP. NO.: PLAT-SH2.DWG  
 JOB NO.: 15006  
 SCALE: 1" = 60'  
 PLOT SCALE: SAME  
 SHEET 2 OF 2



OSO BAY PARK, BLOCK 1,  
 LOT 1, V. 68, P. 8, M.R.