

LOCATION MAP
SCALE: 1" = 3000'

UTILITY LEGEND

- WW — PROPOSED WASTEWATER
- SS — PROPOSED STORM SEWER
- W — PROPOSED WATER
- OHE — PROPOSED OVERHEAD ELECTRIC
- GAS — EXISTING GAS

Zoning Table	
Existing Zoning	
Lot 1	Farm Rural District
Lot 2	Farm Rural District
Lot 4	Farm Rural District
Lot 5	Residential Estate District
Proposed Zoning	
Lot 1	Neighborhood Commercial
Lot 2	General Commercial
Lot 4	Single-Family 4.5
Lot 5	Single-Family 4.5

1.140 ACRES
GRANTEE: CORPUS CHRISTI ISLAND APARTMENTS VILLA MANAGEMENT GROUP, LLC
DOC#2021027229
O.P.R.N.C.T.

0.224 ACRES
LIFT STATION
CITY OF CORPUS CHRISTI
DOC#2017043998
O.P.R.

1.140 ACRES
GRANTEE: LISA ANN LANDERS
DOC#2006046653
O.P.R.N.C.T.

8.26 ACRES
DRAINAGE ROW
DOC#2017043998
O.P.R.

STARLIGHT ESTATES UNIT 1
VOL. 69, PG. 35-36
O.P.R.

6.00 ACRES
GRANTEE: CORPUS CHRISTI ISLAND APARTMENTS VILLA MANAGEMENT GROUP, LLC
DOC#2021027229
O.P.R.N.C.T.

5.003 ACRES
WARRANTY DEED
MAY 24, 2021
GRANTEE: MELANIE VILLARREAL JENNINGS
DOC#2021028118
O.P.R.N.C.T.

LOT 5
3.555 AC
154,853 SF

LOT 1
11.00 ACRES CALLED CORPUS CHRISTI ISLAND APARTMENT VILLA MANAGEMENT
DOC#2021021291
O.P.R.

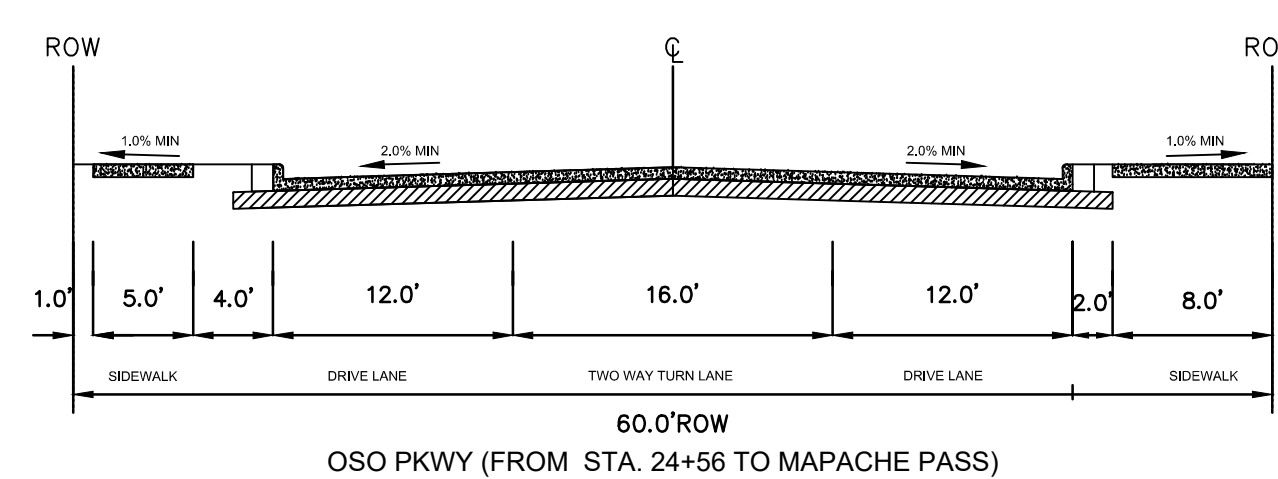
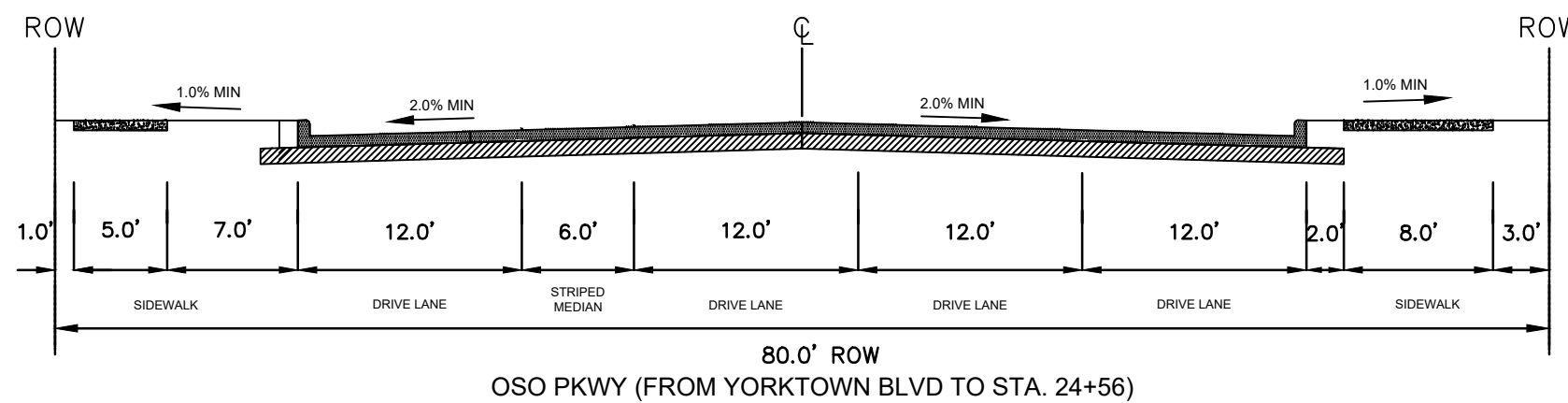
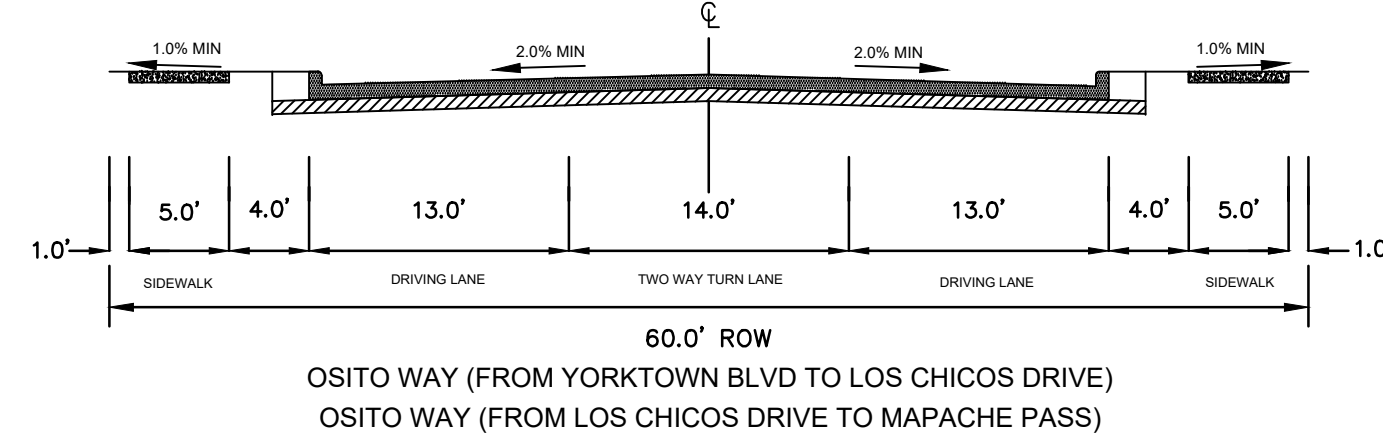
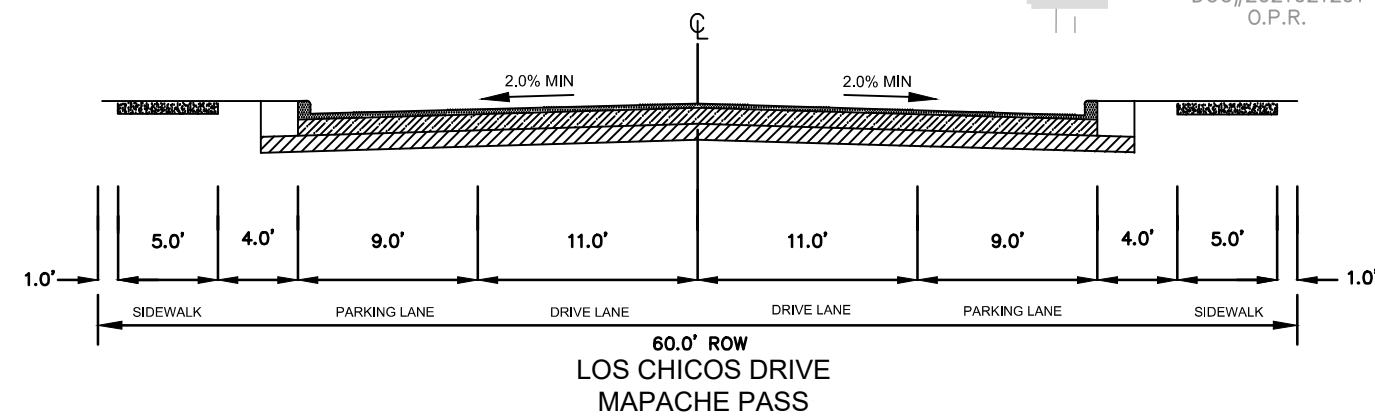
LOT 2
19.056 ACRES
MPM DEVELOPMENT LP
DOC NO. 202202557, O.R.

LOT 3
20.21 ACRES
CITY OF CORPUS CHRISTI
VOL. 2209, PG 294 O.P.R.

LOT 4
16.68 ACRES
CITY OF CORPUS CHRISTI
VOL. 2188, PG 326 O.P.R.

LOT 5
19.07 ACRES
CITY OF CORPUS CHRISTI
VOL. 2166, PG. 458, O.P.R.

PORTIONS OF LOTS 9 & 10
70.731 ACRES
MPM DEVELOPMENT LP
DOC. No. 2022035657, O.R.



CIVIL ENGINEER & LAND SURVEYOR



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4350 Lockhill-Seima Road, Suite 100 • San Antonio, Texas 78249 • 210.494.5511

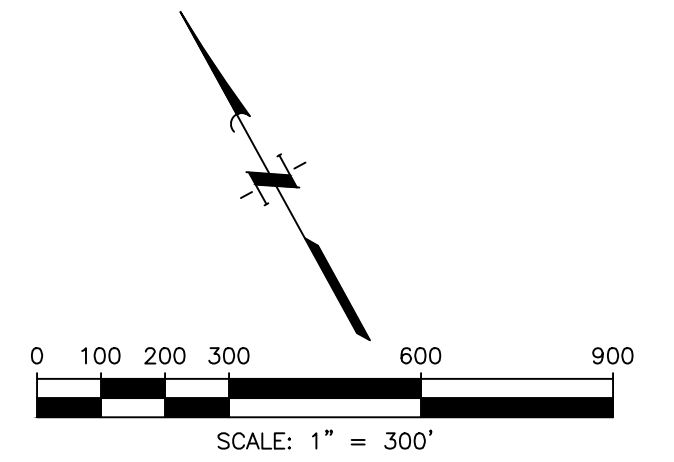
CONTACT: Joseph E. York V, PE
CONTACT: Troy A. Trobaugh, RPLS

INDEX MAP

PRELIMINARY PLAT OF
OSO CREEK CORNER PHASE 1

A 103.015 ACRE TRACT OF LAND, BEING ALL OF LOTS 8, 9, 13, 14, AND A PORTION OF LOTS 10, 12, AND 15 SECTION 34, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, IN VOLUME "A", PAGES 41-43, MAP RECORDS, NUECES COUNTY, TEXAS, CORPUS CHRISTI, TEXAS

DATE OF PRINT: July 14, 2023



GENERAL NOTES

- TOTAL NUMBER OF BUILDABLE LOTS: 4
- THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO CREEK. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO CREEK AS "EXCEPTIONAL" AND "OYSTER WATERS". TCEQ ALSO CATEGORIZED THE OSO CREEK AS "CONTACT RECREATION" USE.
- THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE TEXAS COORDINATE SYSTEM GRID, SOUTH ZONE (NAD'83), AS DETERMINED BY GLOBAL POSITIONING SYSTEM (GPS) WITH NGS OPUS POST PROCESSING. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET. TO CONVERT GRID DISTANCES TO SURFACE, APPLY THE COMBINED GRID TO SURFACE SCALE FACTOR OF 1.00004.
- ALL ELEVATIONS SHOWN HEREON ARE NAVD'88 DATUM, AS DETERMINED BY GPS OBSERVATION.
- THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- THE TOTAL PLATTED AREA CONTAINS 103.299 ACRES OF LAND INCLUDING STREET DEDICATION.
- ACCORDING TO FEMA FLOOD INSURANCE RATE MAP, PANEL 4835C0540G, DATED OCTOBER 13, 2022, PORTIONS OF THIS TRACT ARE LOCATED IN UNSHADED ZONE "X" & SHADED ZONE "X".
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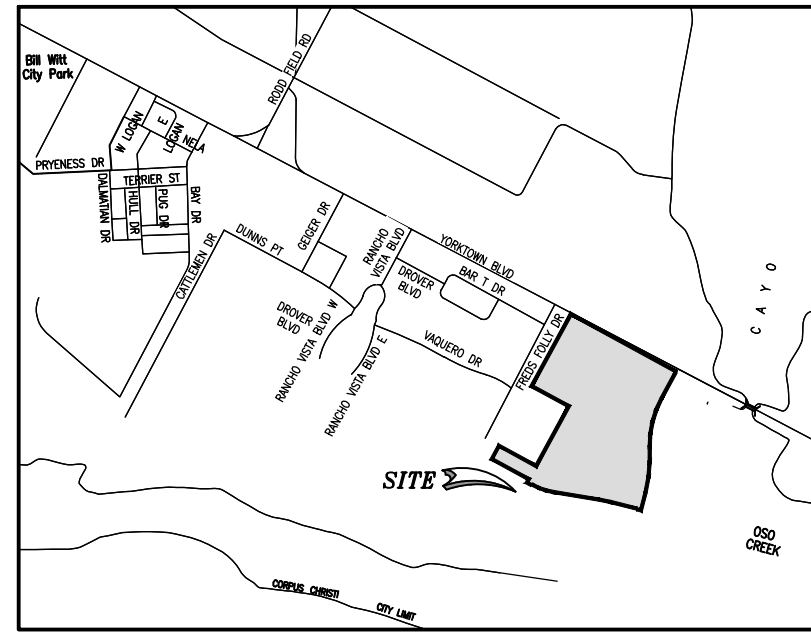
LEGEND

- OPRNT ----- OFFICIAL PUBLIC RECORDS NUECES COUNTY TX
- DRNCT ----- DEED RECORDS NUECES COUNTY TX
- MRNCT ----- MAP RECORDS NUECES COUNTY TX
- ST ----- SET 1/2-INCH IRON ROD (W/CAP STAMPED "JONES CARTER")
- "F" ----- FOUND 1/2-INCH IRON ROD
- "FPK" ----- FOUND PK-NAIL
- YR ----- YARD REQUIREMENT (SEE NOTE 5)
- UE ----- UTILITY EASEMENT
- EE ----- ELECTRIC EASEMENT
- DE ----- DRAINAGE EASEMENT
- WWE ----- WASTEWATER EASEMENT
- WLE ----- WATERLINE EASEMENT

PLAT BOUNDARY

Approved by the Planning Commission on Oct. 19, 2022

SEE SHEET 6 FOR LINE AND CURVE TABLES
SHEET 1 OF 6



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SCALE: 1" = 3000'

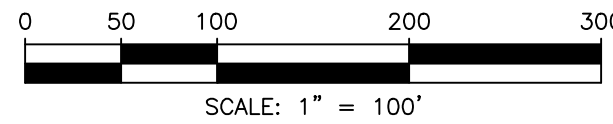
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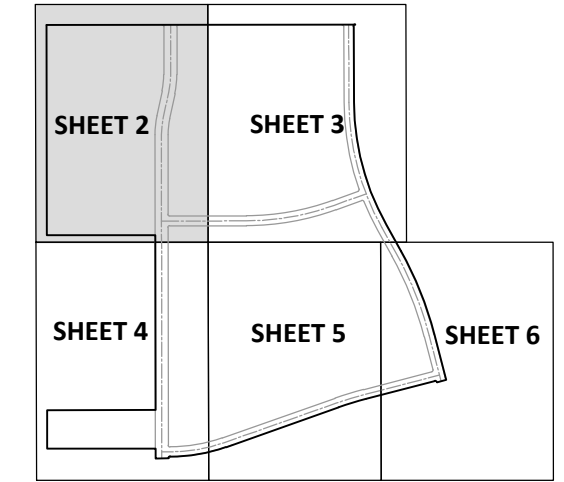
CONTACT: Joseph E. York V, PE
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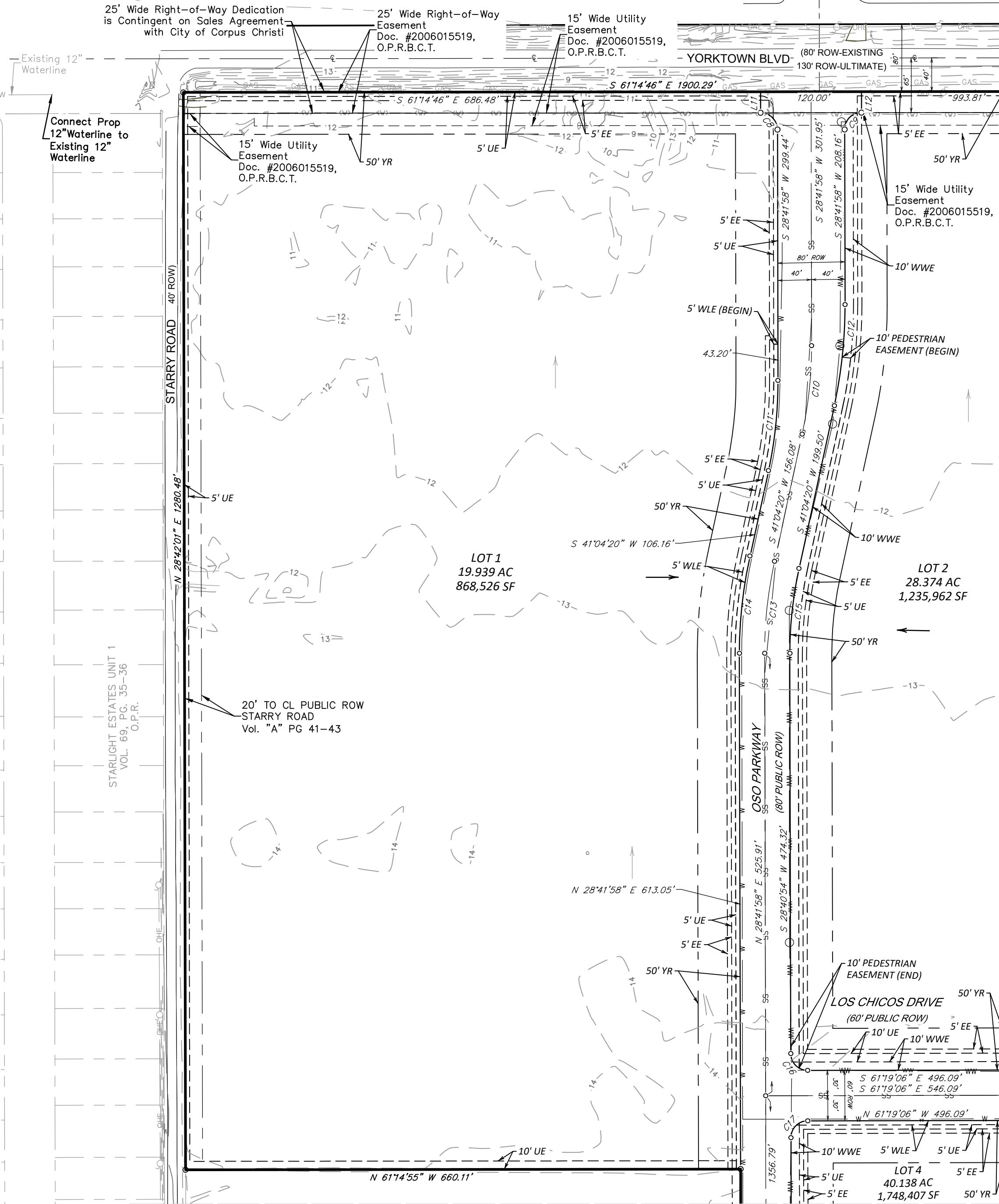
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SEE SHEET 6 FOR LINE
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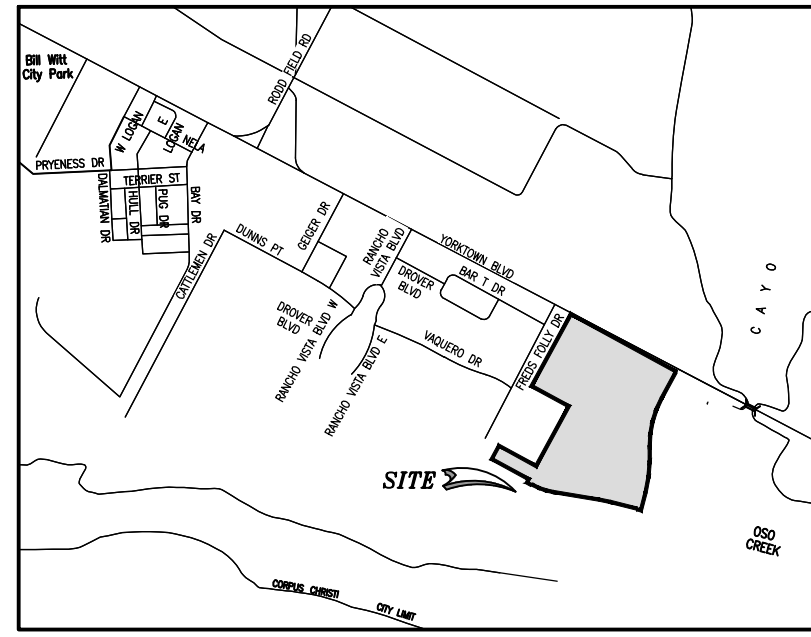
MATCH LINE ~ SEE SHEET 4

SHEET 2 OF 6

MATCH LINE ~ SEE SHEET 3

QUIDDITY ENGINEERING Job No. S0870-0123-00

Date: Jul 14, 2023, 11:47am User ID: KF
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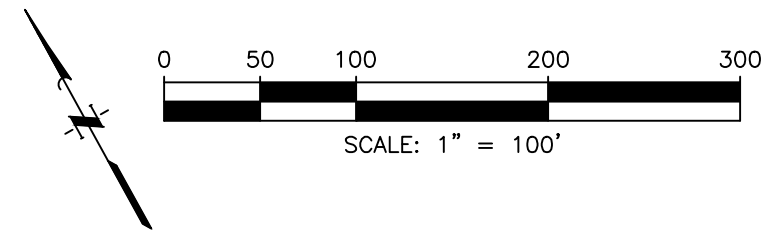
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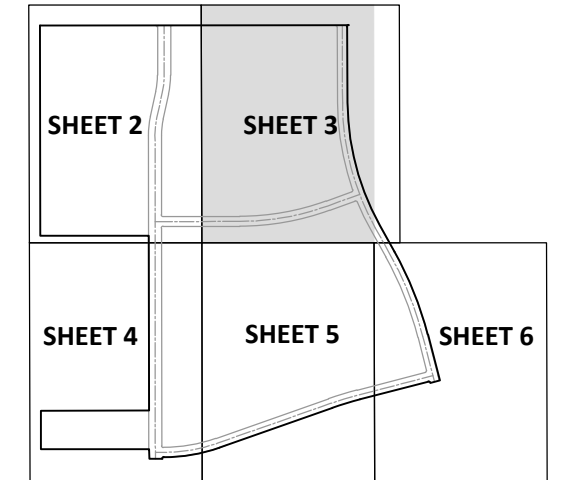
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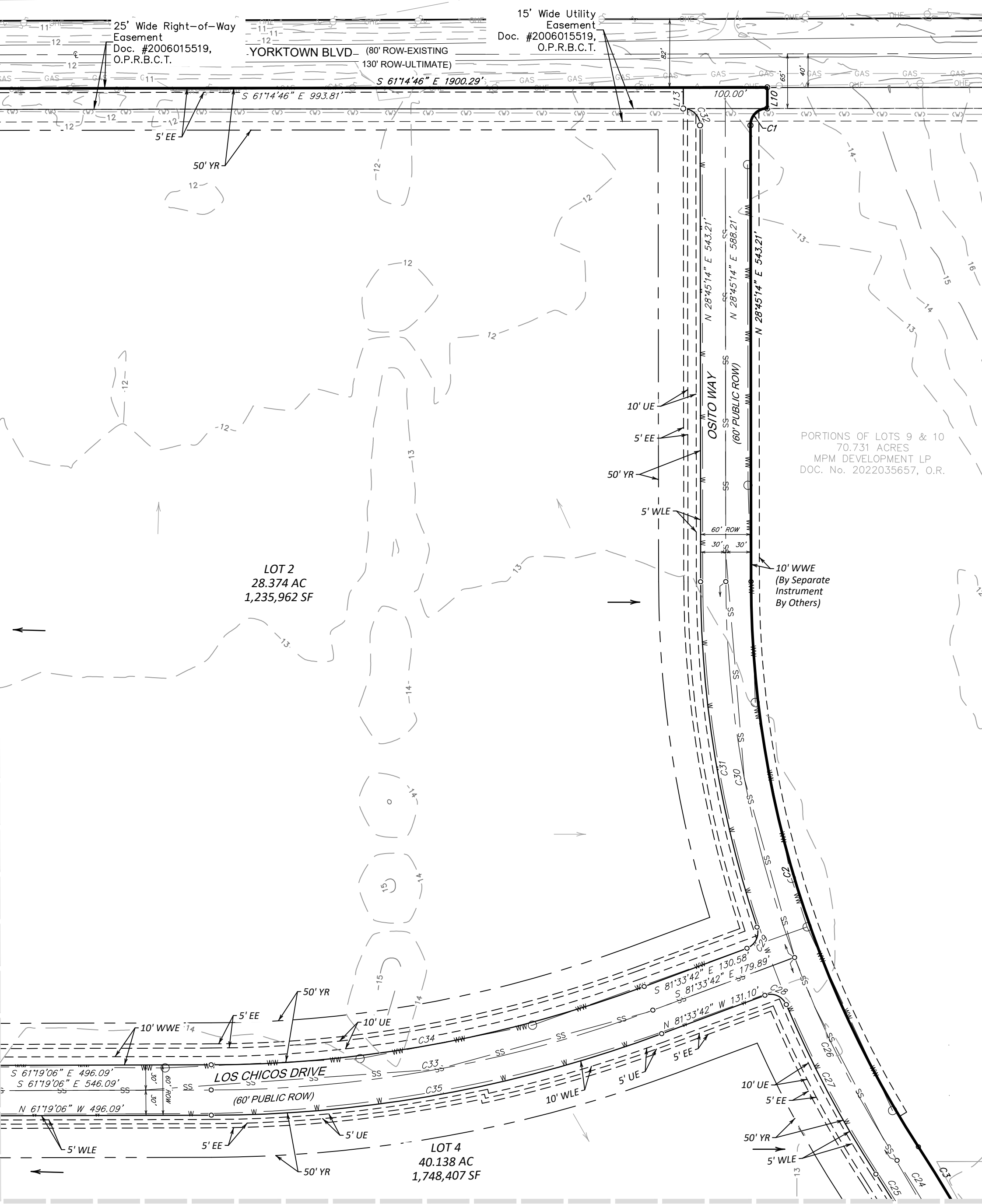
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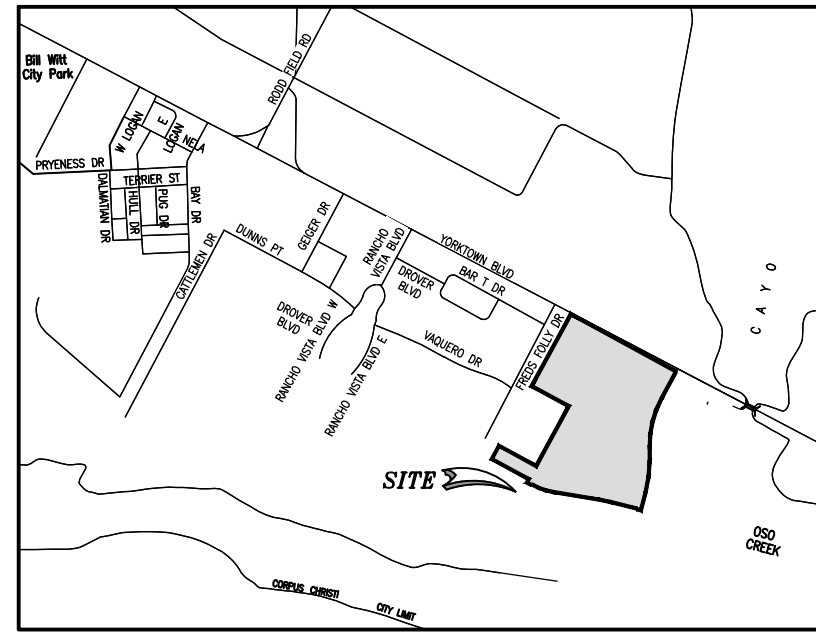
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MATCH LINE ~ SEE SHEET 6

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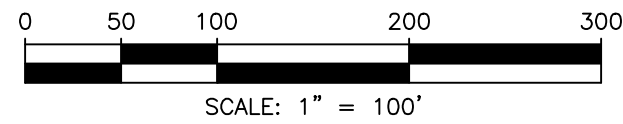
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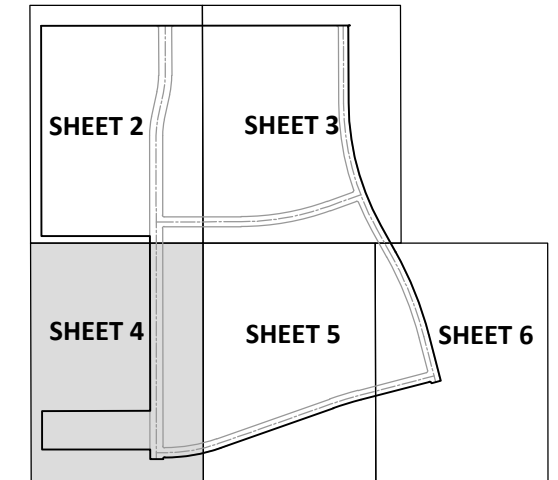


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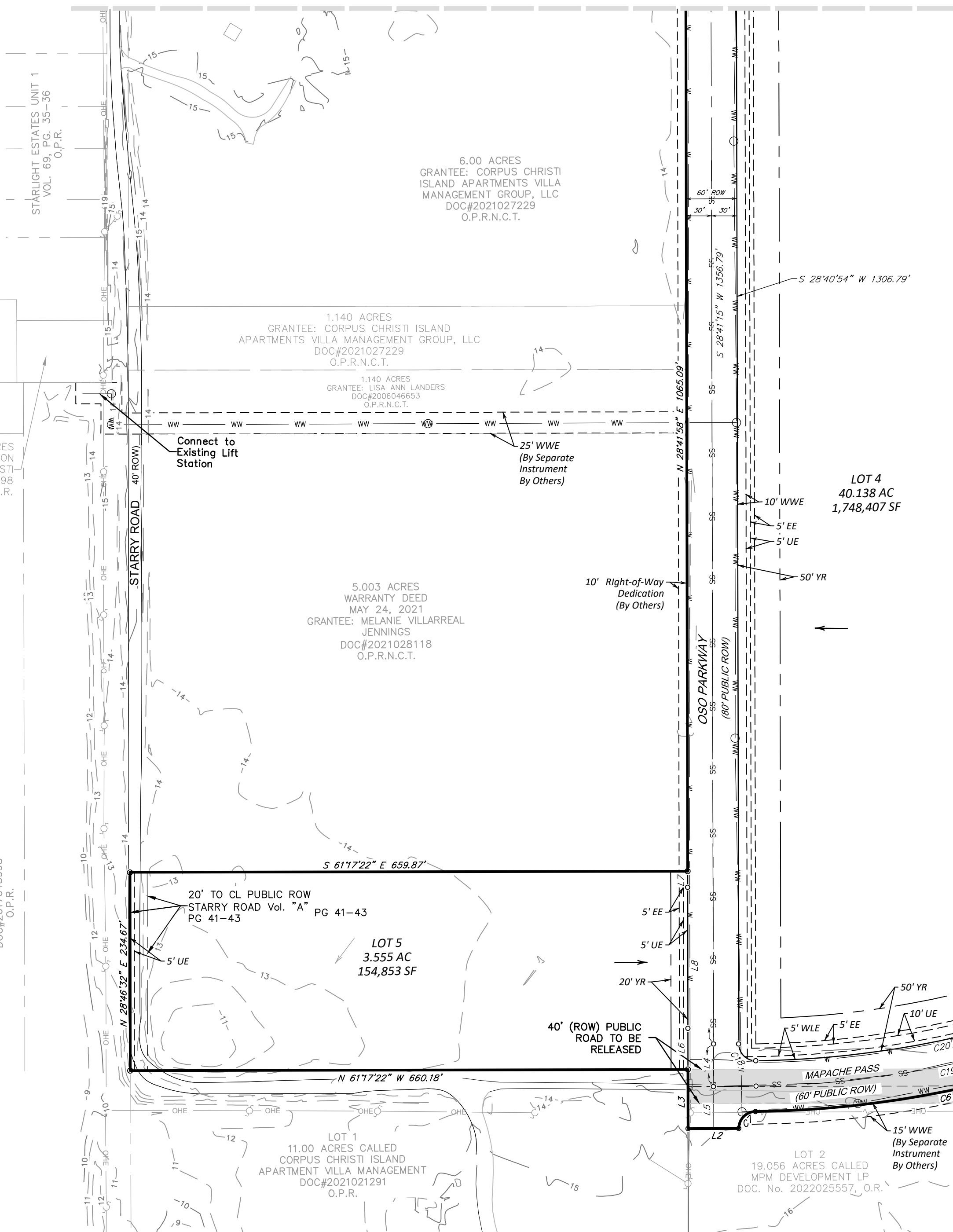
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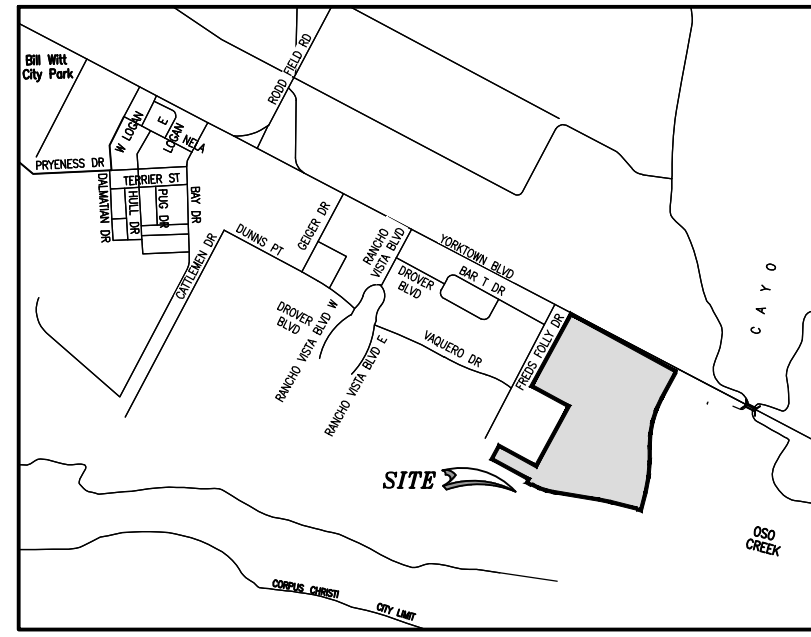
SEE SHEET 6 FOR LINE
AND CURVE TABLES

SHEET 4 OF 6

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QUIDDITY ENGINEERING Job No. S0870-0123-00

Date: Jul 14, 2023, 11:47am User: KF
File: K:\S0870\S0870-0123-00\Task\02 Design Phase\CAD\Printing\S0870-0123-00 OSO CREEK Plat Phase 1.dwg



LOCATION MAP
SCALE: 1" = 3000'

- LEGEND**
- YARD REQUIREMENT
 - - - EXISTING EASEMENT
 - PRE-DEVELOPMENT FLOW ARROW
 - POST-DEVELOPMENT FLOW ARROW
 - PLAT BOUNDARY
- UTILITY LEGEND**
- WW --- PROPOSED WASTEWATER
 - SS --- PROPOSED STORM SEWER
 - W --- PROPOSED WATER
 - OHE --- EXISTING OVERHEAD ELECTRIC
 - GAS --- EXISTING GAS

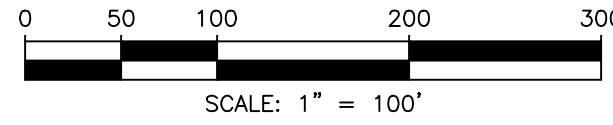
CIVIL ENGINEER & LAND SURVEYOR

QUIDDITY

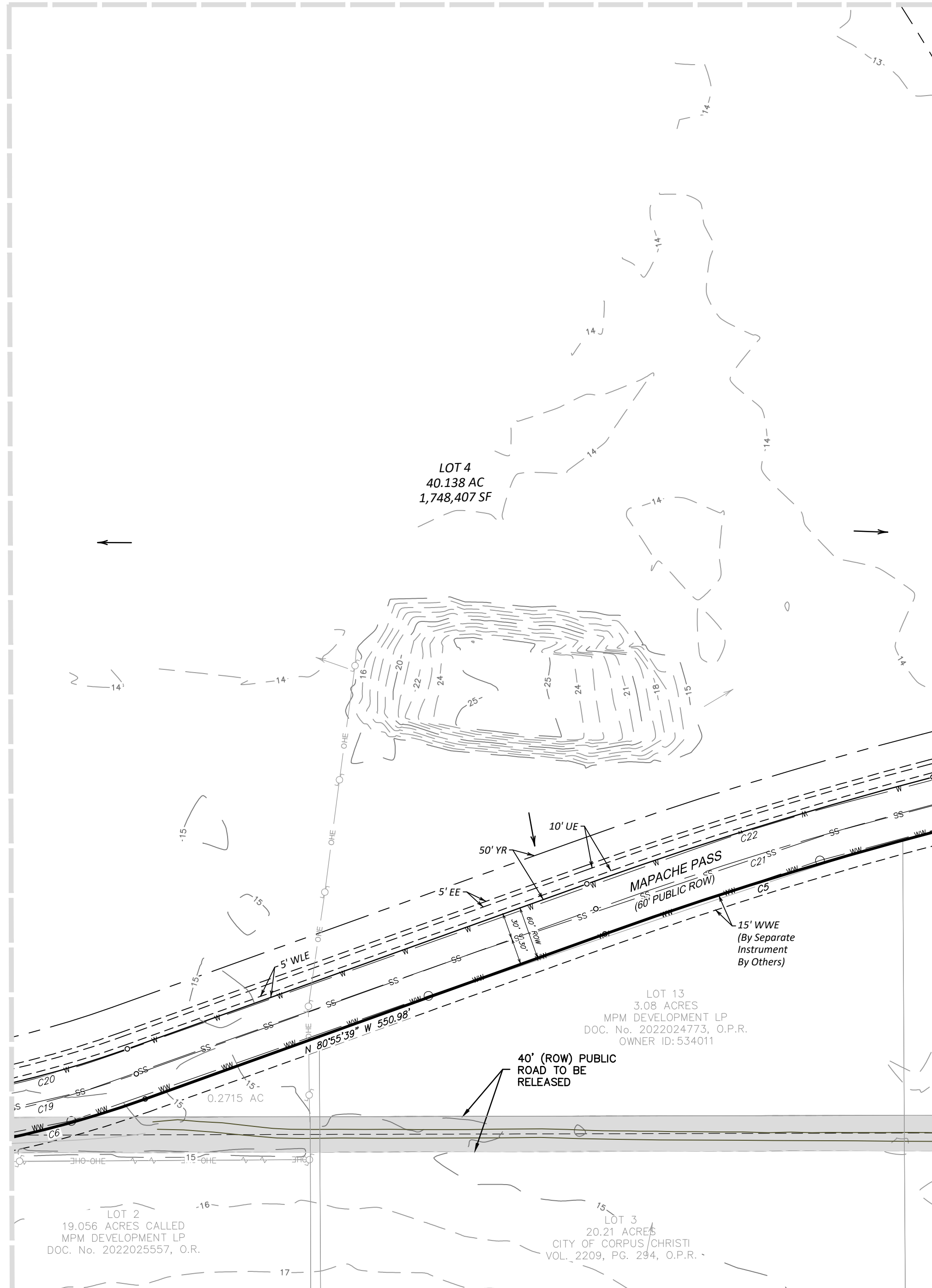
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290 & 10046100
4350 Lockhill-Seima Road, Suite 100 • San Antonio, Texas 78249 • 210.494.5511

CONTACT: Joseph E. York V, PE
CONTACT: Troy A. Trobaugh, RPLS

MATCH LINE ~ SEE SHEET 3



MATCH LINE ~ SEE SHEET 4

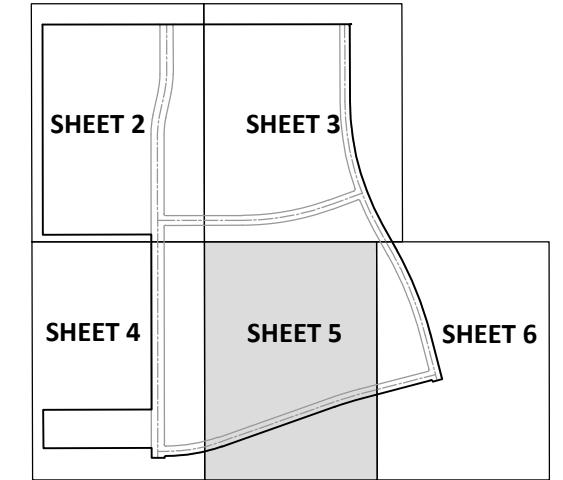


MATCH LINE ~ SEE SHEET 6

PRELIMINARY PLAT OF
OSO CREEK CORNER PHASE 1

A 103.015 ACRE TRACT OF LAND, BEING ALL OF LOTS 8, 9, 13, 14, AND A PORTION OF LOTS 10, 12, AND 15 SECTION 34, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, IN VOLUME "A", PAGES 41-43, MAP RECORDS, NUECES COUNTY, TEXAS, CORPUS CHRISTI, TEXAS

DATE OF PRINT: July 14, 2023



KEY MAP
GENERAL NOTES

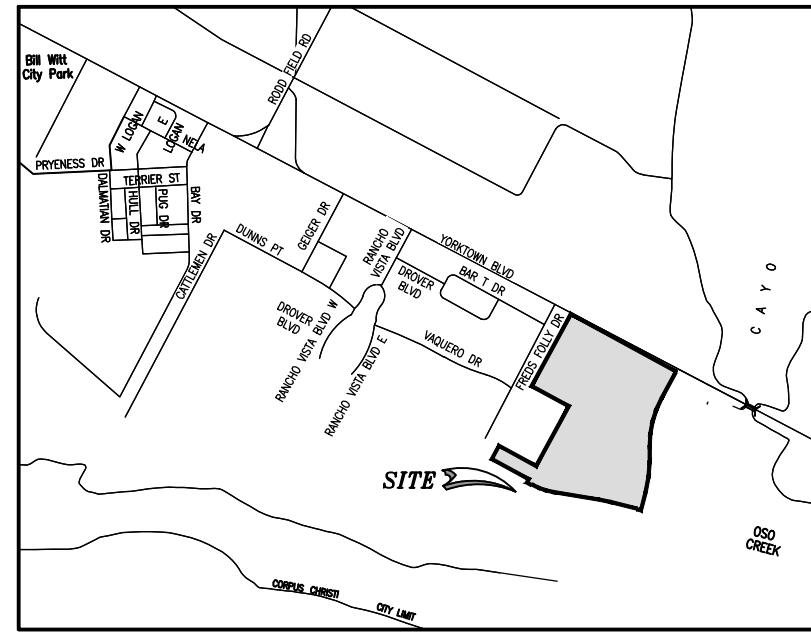
1. TOTAL NUMBER OF BUILDABLE LOTS: 4
2. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO CREEK. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO CREEK AS "EXCEPTIONAL" AND "OYSTER WATERS". TCEQ ALSO CATEGORIZED THE OSO CREEK AS "CONTACT RECREATION" USE.
3. THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE TEXAS COORDINATE SYSTEM GRID, SOUTH ZONE (NAD'83), AS DETERMINED BY GLOBAL POSITIONING SYSTEM (GPS) WITH NGS OPUS POST PROCESSING. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET. TO CONVERT GRID DISTANCES TO SURFACE, APPLY THE COMBINED GRID TO SURFACE SCALE FACTOR OF 1.00004.
4. ALL ELEVATIONS SHOWN HEREON ARE NAVD'88 DATUM, AS DETERMINED BY GPS OBSERVATION.
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. THE TOTAL PLATTED AREA CONTAINS 103.299 ACRES OF LAND INCLUDING STREET DEDICATION.
7. ACCORDING TO FEMA FLOOD INSURANCE RATE MAP, PANEL 48355C0540G, DATED OCTOBER 13, 2022, PORTIONS OF THIS TRACT ARE LOCATED IN UNSHADED ZONE "X" & SHADED ZONE "X".
8. ACCORDING TO THE NATIONAL WETLANDS INVENTORY, POTENTIAL WETLANDS EXIST ON SITE.
9. WATER, WASTEWATER LOT/ACREAGE AND PARK FEES SHALL BE PAID PRIOR TO RECORDATION OF THE FINAL PLAT.
10. ALL UTILITY AND TEMPORARY R.O.W. EASEMENTS DEDICATED BY SEPARATE INSTRUMENT SHALL BE RECORDED AND LABELED ON THE FINAL PLAT.
11. EACH LOT WITHIN THIS PLAT SHALL CONFIRM TO ZONING DEVELOPMENT STANDARDS (UDC4.3.3) THE FINAL PLAT IS REQUIRED TO BE CONSISTENT TO THE ZONING DEVELOPMENT STANDARDS.
12. THE DEVELOPMENT, CURRENTLY MOSTLY UNDEVELOPED WITH SEVERAL FARM BUILDINGS AND SINGLE FAMILY RESIDENCES, WILL BE DEVELOPED IN TWO PHASES TO INCLUDE RETAIL SITES, MULTI-FAMILY, EDUCATIONAL AND SINGLE FAMILY DEVELOPMENT. SINGLE FAMILY DEVELOPMENT IS ANTICIPATED TO CONTAIN APPROXIMATELY 4.5-5 UNITS PER ACRE. THERE ARE NO EXISTING DRAINAGE STRUCTURES ONSITE. THE SITE IS PROPOSED TO OUTFALL TO THE EAST INTO OSO CREEK.
13. THE PROPERTY IS NOT IN THE AIR INSTALLATION COMPATIBLE USE ZONES (AICUZ).
14. THE ENTIRE PROPERTY LIES WITHIN THE CITY LIMITS OF THE CITY OF CORPUS CHRISTI.
15. THE STARRY ROAD ROW WITHIN THE PLATTED AREA WILL BE VACATED.

LEGEND

OPRNCT	-----	OFFICIAL PUBLIC RECORDS NUECES COUNTY TX
DRNCT	-----	DEED RECORDS NUECES COUNTY TX
MRNCT	-----	MAP RECORDS NUECES COUNTY TX
"S"	-----	SET 1/2-INCH IRON ROD (W/CAP STAMPED "JONES CARTER")
"F"	-----	FOUND 1/2-INCH IRON ROD
"FPK"	-----	FOUND PK-NAIL
YR	-----	YARD REQUIREMENT (SEE NOTE 5)
UE	-----	UTILITY EASEMENT
EE	-----	ELECTRIC EASEMENT
DE	-----	DRAINAGE EASEMENT
WWE	-----	WASTEWATER EASEMENT
WLE	-----	WATERLINE EASEMENT

SEE SHEET 6 FOR LINE AND CURVE TABLES

SHEET 5 OF 6



LOCATION MAP
SCALE: 1" = 3000'

STATE OF TEXAS
COUNTY OF NUECES

WE, MPM HOMES INC., OWNERS OF THE LAND SHOWN ON THIS PLAT, ACTING BY AND THROUGH MOSES MOSTAGHASI, AUTHORIZED AGENT, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, SQUARES, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

BY:
MOSES MOSTAGHASI, AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MOSES MOSTAGHASI KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____
DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF NUECES

I, THE UNDERSIGNED, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT.

JOSEPH E. YORK V, PE NO. 124934

STATE OF TEXAS
COUNTY OF NUECES

I, MICHAEL A. ROMANS, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

TROY A TROUBAUGH, RPLS NO. 6241

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 _____, 2022.

Nina Nixon-Méndez, F.A.I.C.P.
Secretary

Eric Villarreal, P.E.
Chairman

STATE OF TEXAS
COUNTY OF NUECES

THIS PLAT OF OSO CREEK CORNER PHASE 1 HAS BEEN SUBMITTED TO AND APPROVED BY THE DEPARTMENT OF DEVELOPMENT SERVICES OF THE CITY OF CORPUS CHRISTI, TEXAS.

THIS THE _____ DAY OF _____, 2022.

BY
JUAN A. PIMENTEL, P.E. -DIRECTOR OF PUBLIC WORKS COUNTY ENGINEER

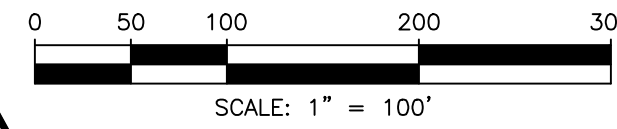
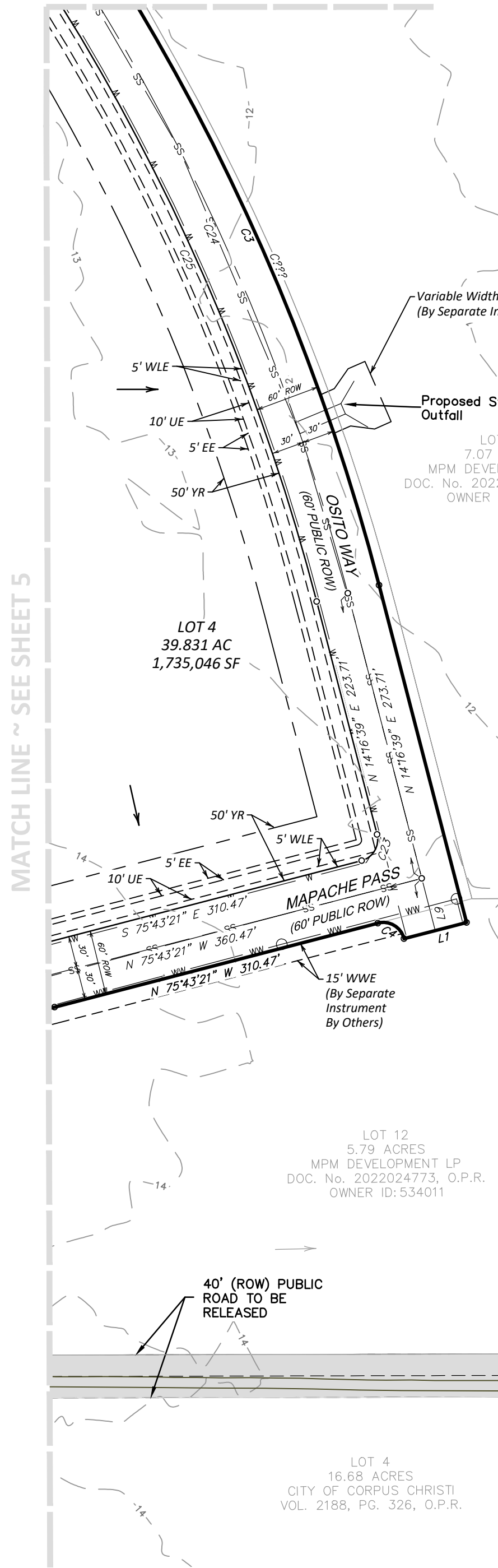
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MATCH LINE ~ SEE SHEET 3



LEGEND

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- - - EXISTING EASEMENT
- PRE-DEVELOPMENT FLOW ARROW
- POST-DEVELOPMENT FLOW ARROW
- PLAT BOUNDARY

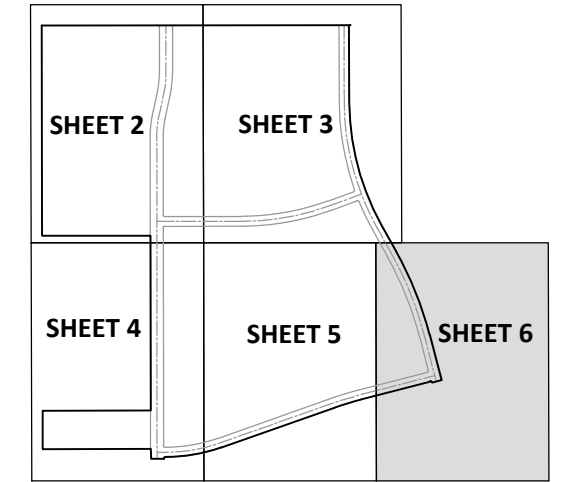
UTILITY LEGEND

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LEGEND

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- DRNCT --- DEED RECORDS NUECES COUNTY TX
- MRNCT --- MAP RECORDS NUECES COUNTY TX
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- "FPK" --- FOUND PK-NAIL
- YR --- YARD REQUIREMENT (SEE NOTE 5)
- UE --- UTILITY EASEMENT
- EE --- ELECTRIC EASEMENT
- DE --- DRAINAGE EASEMENT
- WWE --- WASTEWATER EASEMENT
- WLE --- WATERLINE EASEMENT

STATE OF TEXAS
COUNTY OF NUECES

I, KARA SANDS, COUNTY CLERK OF SAID COUNTY, DO

HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, A.D. 2022, AT _____ M AND DULY

RECORDED THE _____ DAY OF _____, A.D. 2022, AT _____ M

IN THE MAP RECORDS OF OF SAID COUNTY,

IN BOOK/VOLUME _____, ON PAGE _____.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS

_____ DAY OF _____, A.D. 2019.

NO.
FILED FOR RECORD

AT _____ O'CLOCK ____ M., DATE _____

KARA SANDS, COUNTY CLERK, NUECES COUNTY, TEXAS

BY:
DEPUTY

CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT
C1	20.00'	31.42'	90°00'00"	N73°45'14"E	28.28'	20.00'
C2	1240.09'	711.22'	32°51'37"	N12°19'25"E	701.51'	365.69'
C3	2060.01'	660.87'	18°22'52"	N5°05'13"E	658.04'	333.30'
C4	20.00'	31.42'	90°00'00"	N30°43'21"W	28.28'	20.00'
C5	4440.00'	403.35'	5°12'18"	N78°19'30"W	403.21'	201.81'
C6	1210.00'	402.21'	19°02'43"	S71°24'17"E	400.36'	202.98'
C7	20.00'	31.22'	89°25'53"	S73°24'09"W	28.14'	19.80'
C8	20.00'	31.40'	89°56'44"	N16°16'24"W	28.27'	19.98'
C9	20.00'	31.43'	90°03'16"	S73°43'36"W	28.30'	20.02'
C10	490.00'	105.81'	12°22'22"	S34°53'09"W	105.61'	53.11'
C11	500.00'	107.97'	12°22'22"	N34°53'09"E	107.76'	54.20'
C12	560.00'	120.93'	12°22'22"	S34°53'09"W	120.70'	60.70'
C13	510.00'	110.29'	12°23'26"	S34°52'37"W	110.08'	55.36'
C14	530.00'	114.62'	12°23'26"	S34°52'37"W	114.39'	57.53'
C15	470.00'	101.64'	12°23'26"	S34°52'37"W	101.44'	51.02'
C16	20.00'	31.42'	90°00'00"	S16°19'06"E	28.28'	20.00'
C17	20.00'	31.41'	89°58'58"	S73°40'55"W	28.28'	19.99'
C18	20.00'	31.64'	90°37'43"	S16°37'57"E	28.44'	20.22'
C19	1180.00'	391.19'	18°59'41"	N71°25'48"W	389.40'	197.41'
C20	1150.00'	380.96'	18°58'49"	S71°26'14"E	379.22'	192.24'
C21	4470.00'	406.08'	5°12'18"	N78°19'30"W	405.94'	203.18'
C22	4500.00'	408.80'	5°12'18"	N78°19'30"W	408.66'	204.54'
C23	20.00'	31.41'	89°58'58"	N59°16'39"E	28.28'	19.99'
C24	2030.01'	651.24'	18°22'52"	N5°05'13"E	648.45'	328.44'
C25	2000.00'	641.62'	18°22'52"	N5°05'13"E	638.87'	323.59'
C26	1270.09'	271.22'	12°14'06"	N2°00'40"E	270.70'	136.13'
C27	1300.09'	228.63'	10°04'33"	S0°55'53"W	228.33'	114.61'
C28	20.00'	30.56'	87°32'15"	N37°47'41"W	27.67'	19.16'
C29	20.00'	30.76'	88°07'40"	N54°22'28"E	27.82'	19.36'
C30	1270.37'	457.21'	20°37'15"	N18°26'28"E	454.74'	231.10'
C31	1300.09'	418.49'	18°26'35"	S19°31'56"W	416.69'	211.07'
C32	20.00'	31.42'	90°00'00"	N16°14'46"W	28.28'	20.00'
C33	1520.00'	537.04'	20°14'37"	S71°26'24"E	534.25'	271.35'
C34	1490.00'	526.44'	20°14'37"	S71°26'24"E	523.71'	265.99'
C35	1550.00'	547.64'	20°14'37"	S71°26'24"E	544.80'	276.70'