

- CURVE DATA
- (A)  $r=120.00'$   
 $a=109.83'$   
 $cd=106.04'$   
 $cd=N87^{\circ}47'09''W$   
 $d=52^{\circ}26'23''$
  - (B)  $r=70.00'$   
 $a=64.07'$   
 $cd=61.85'$   
 $cd=N87^{\circ}47'09''W$   
 $d=52^{\circ}26'23''$
  - (C)  $r=150.00'$   
 $a=159.10'$   
 $cd=151.75'$   
 $cd=N35^{\circ}36'29''E$   
 $d=60^{\circ}46'21''$
  - (D)  $r=100.00'$   
 $a=106.07'$   
 $cd=101.17'$   
 $cd=N35^{\circ}36'29''E$   
 $d=60^{\circ}46'21''$

STATE OF TEXAS  
 COUNTY OF NUECES

WE, THE MOSTAGHASI INVESTMENT TRUST, 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 FIRST BANK OF ODEM, THAT WE HAVE SURVEY AND SUBDIVIDED AS SHOWN; THAT STREET SHOWN AE DEDICATED TO THE PUBLIC USE FOREVER; THAT EASEMENTS AS SHOWN ARE DEDICATED TO THE PUBLIC USE FOR THE INSTALLATION, OPERATION AND USE OF PUBLIC UTILITIES; AND THAT THIS MAP WAS MADE FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2017.

\_\_\_\_\_  
 HOSSEIN MOSTAGHASI, TRUSTEE

STATE OF TEXAS  
 COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MOSSIEN MOSTAGHASI AS TRUSTEE OF MOSTAGHASI INVESTMENT TRUST.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2017.

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

STATE OF TEXAS  
 COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY HOSSEIN MOSTAGHASI AS TRUSTEE OF MOSTAGHASI INVESTMENTS TRUST.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2017.

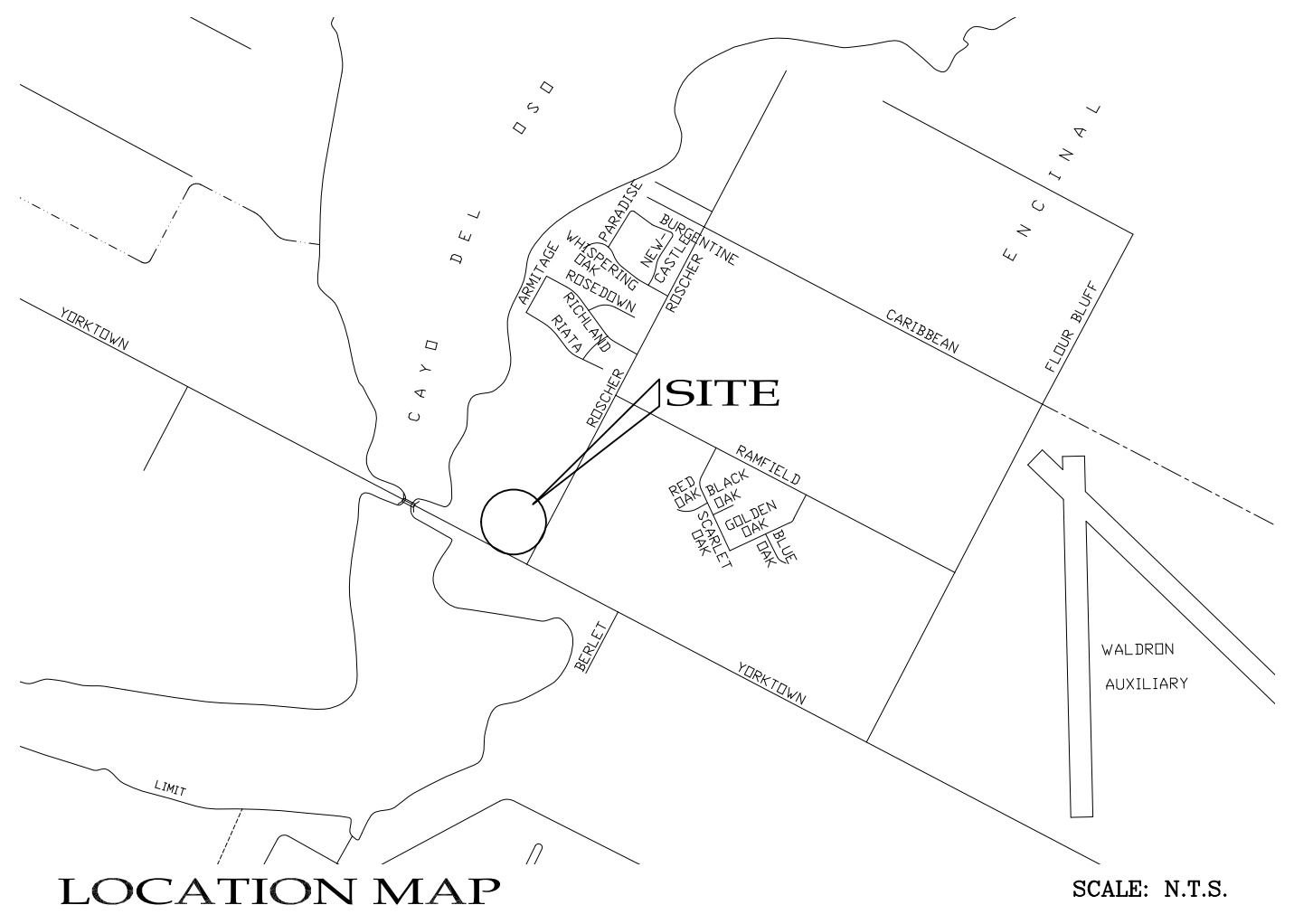
\_\_\_\_\_  
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

STATE OF TEXAS  
 COUNTY OF NUECES

I, JARREL L. MOORE, A REGISTERED PROFESSIONAL LAND SURVEYOR FOR TEXAS GEO TECH LAND SURVEYING, INC. HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT TEXAS GEO TECH LAND SURVEYING INC. HAS BEING ENGAGED UNDER CONTRACT TO SET ALL LOT AND BLOCK CORNERS AND COMPLETE SUCH OPERATION WITHOUT DELAY.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2017.

\_\_\_\_\_  
 JARREL L. MOORE  
 RPLS # 4854



LOCATION MAP SCALE: N.T.S.

## PLAT OF OSO GEORGE VILLAGE UNIT 2

AN 47.58 ACRE TRACT OF LAND, MORE OR LESS, A PORTION OF LOT 1, 2, 4, 5 & 6, SECTION 36, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, A MAP OF WHICH IS RECORDED IN VOLUME "A", PAGES 41 THRU 43, MAP RECORDS, NUECES COUNTY, TEXAS AND ALSO BEING A PORTION OF "EL RINCON DE CORPUS CHRSTI" GRANT. RAMON DE YNOJOSA, ABSTRACT 411, NUECES COUNTY, TEXAS.

(REASON FOR RE-PLAT TO DEVELOP)

**TEXAS GEO TECH LAND SURVEYING, INC**

5525 SOUTH STAPLES - SUITE B2  
 Corpus Christi, TX 78411  
 (361) 993-0808 Fax (361) 993-2955  
 JOB #: 170312  
 SHEET 1 OF 2

STATE OF TEXAS  
 COUNTY OF NUECES

WE, FIRST BANK OF ODEM, 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.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2017.

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

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

STATE OF TEXAS  
 COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY \_\_\_\_\_ (NAME), \_\_\_\_\_ (TITLE), OF FIRST BANK OF ODEM.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2017.

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

STATE OF TEXAS  
 COUNTY OF NUECES

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

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2017.

\_\_\_\_\_  
 RATNA POTTUMUTHU, P.E. LEED AP  
 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, TEXAS BY THE PLANNING COMMISSION.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2017.

\_\_\_\_\_  
 CHAIRMAN  
 ERIC VILLARREAL, P.E.

\_\_\_\_\_  
 INTERIM SECRETARY  
 WILLIAM J. GREEN, P.E.

STATE OF TEXAS  
 COUNTY OF NUECES

APPROVED BY THE CORPUS CHRISTI - NUECES COUNTY HEALTH DEPARTMENT, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2017, ANY PRIVATE WATER SUPPLY AND/OR SEWAGE SYSTEM SHALL BE APPROVED BY THE CORPUS CHRISTI - NUECES COUNTY HEALTH DEPARTMENT PRIOR TO INSTALLATION.

\_\_\_\_\_  
 LAUREN RABE, MPA  
 NUECES COUNTY HEALTH DEPARTMENT

STATE OF TEXAS  
 COUNTY OF NUECES

I, KARA SANDS, CLERK OF THE COUNT COURT IN AND FOR SAID COUNTY, DO HEREBY CERTIFIED THAT THE FOREGOING INSTRUMENT DATED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2017, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M. IN SAID COUNTY IN VOUME \_\_\_\_\_ PAGE (S) \_\_\_\_\_ MAP RECORDS

NO. \_\_\_\_\_  
 FILED FOR RECORD

BY: \_\_\_\_\_  
 DEPUPTY  
 KARA SANDS,  
 CLERK COUNTY COURT  
 NUECES COUNTY, TEXAS

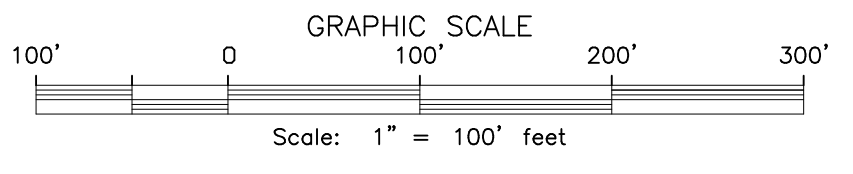
AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M.  
 \_\_\_\_\_ 2017

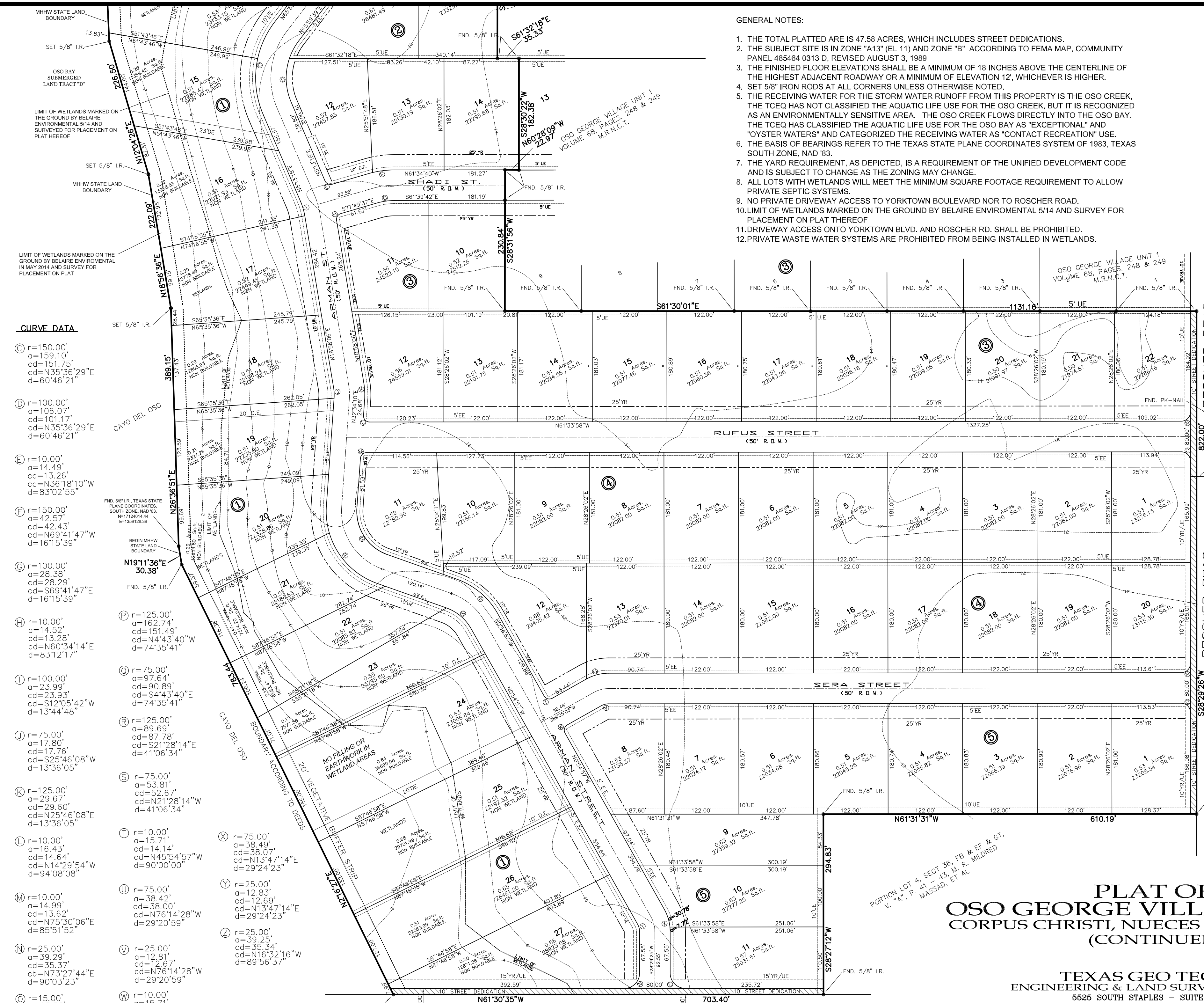
STATE OF TEXAS  
 COUNTY OF NUECES

THE STATE LAND BOUNDARY AS SHOWN ON THIS PLAT WAS DETERMINED BY ME AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

\_\_\_\_\_  
 DAVID L. NESBITT  
 R.P.L.S. 5302  
 LICENSED STATE LAND SURVEYOR

DATE





**CURVE DATA**

- Ⓒ r=150.00', a=159.10', cd=151.75", cd=N35°36'29"E, d=60°46'21"
- Ⓓ r=100.00', a=106.07', cd=101.17", cd=N35°36'29"E, d=60°46'21"
- Ⓔ r=10.00', a=14.49', cd=13.26", cd=N36°18'10"W, d=83°02'55"
- Ⓕ r=150.00', a=42.57', cd=42.43", cd=N69°41'47"W, d=16°15'39"
- Ⓖ r=100.00', a=28.38', cd=28.29", cd=S69°41'47"E, d=16°15'39"
- Ⓗ r=10.00', a=14.52', cd=13.28", cd=N60°34'14"E, d=83°12'17"
- Ⓘ r=100.00', a=23.99', cd=23.93", cd=S12°05'42"W, d=13°44'48"
- Ⓙ r=75.00', a=17.80', cd=17.76", cd=S25°46'08"W, d=13°36'05"
- Ⓚ r=125.00', a=29.67', cd=29.60", cd=N25°46'08"E, d=13°36'05"
- Ⓛ r=10.00', a=16.43', cd=14.64", cd=N14°29'54"W, d=94°08'08"
- Ⓜ r=10.00', a=14.99', cd=13.62", cd=N75°30'06"E, d=85°51'52"
- Ⓝ r=25.00', a=39.29', cd=35.37", cd=N73°27'44"E, d=90°03'23"
- Ⓟ r=25.00', a=39.29', cd=35.37", cd=N73°27'44"E, d=90°03'23"
- Ⓡ r=15.00', a=23.55', cd=21.20", cd=S73°27'44"W, d=89°56'36"
- Ⓢ r=75.00', a=151.49', cd=151.49", cd=N4°43'40"W, d=74°35'41"
- Ⓣ r=75.00', a=53.87', cd=52.67", cd=N21°28'14"W, d=41°06'34"
- Ⓤ r=75.00', a=38.42', cd=38.00", cd=N76°14'28"W, d=29°20'59"
- Ⓡ r=75.00', a=38.42', cd=38.00", cd=N76°14'28"W, d=29°20'59"
- Ⓥ r=25.00', a=39.29', cd=35.37", cd=N73°27'44"E, d=90°03'23"
- Ⓦ r=10.00', a=15.71', cd=14.14", cd=N13°47'14"E, d=90°00'00"
- Ⓧ r=75.00', a=38.49', cd=38.07", cd=N13°47'14"E, d=29°24'23"
- Ⓨ r=25.00', a=12.83', cd=12.69", cd=N13°47'14"E, d=29°24'23"
- Ⓩ r=25.00', a=39.25', cd=35.34", cd=N16°32'16"W, d=89°56'37"
- ⓐ r=75.00', a=15.71', cd=14.14", cd=N13°47'14"E, d=90°00'00"
- ⓑ r=75.00', a=15.71', cd=14.14", cd=N13°47'14"E, d=90°00'00"

**GENERAL NOTES:**

1. THE TOTAL PLATTED AREA IS 47.58 ACRES, WHICH INCLUDES STREET DEDICATIONS.
2. THE SUBJECT SITE IS IN ZONE "A13" (EL 11) AND ZONE "B" ACCORDING TO FEMA MAP, COMMUNITY PANEL 485464 0313 D, REVISED AUGUST 3, 1989
3. THE FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF 18 INCHES ABOVE THE CENTERLINE OF THE HIGHEST ADJACENT ROADWAY OR A MINIMUM OF ELEVATION 12', WHICHEVER IS HIGHER.
4. SET 5/8" IRON RODS AT ALL CORNERS UNLESS OTHERWISE NOTED.
5. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO CREEK, THE TCEQ HAS NOT CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO CREEK, BUT IT IS RECOGNIZED AS AN ENVIRONMENTALLY SENSITIVE AREA. THE OSO CREEK FLOWS DIRECTLY INTO THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS" AND CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
6. THE BASIS OF BEARINGS REFER TO THE TEXAS STATE PLANE COORDINATES SYSTEM OF 1983, TEXAS SOUTH ZONE, NAD '83.
7. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
8. ALL LOTS WITH WETLANDS WILL MEET THE MINIMUM SQUARE FOOTAGE REQUIREMENT TO ALLOW PRIVATE SEPTIC SYSTEMS.
9. NO PRIVATE DRIVEWAY ACCESS TO YORKTOWN BOULEVARD NOR TO ROSCHER ROAD.
10. LIMIT OF WETLANDS MARKED ON THE GROUND BY BELAIRE ENVIRONMENTAL 5/14 AND SURVEY FOR PLACEMENT ON PLAT HEREOF
11. DRIVEWAY ACCESS ONTO YORKTOWN BLVD. AND ROSCHER RD. SHALL BE PROHIBITED.
12. PRIVATE WASTE WATER SYSTEMS ARE PROHIBITED FROM BEING INSTALLED IN WETLANDS.

**OSO BAY SHORELINE BOUNDARY NOTES:**

1. THE STATE LAND BOUNDARY HAS NOT BEEN PREPARED FOR FILING AT THE TEXAS GENERAL LAND OFFICE.

**WETLAND NOTE:**

FOR LOTS ALONG THE CAYO DEL OSO CONTAINING WETLANDS, DIMENSIONS TO WETLANDS LIMIT ARE SHOWN ALONG SIDE LOT LINES.

**PLAT OF OSO GEORGE VILLAGE UNIT 2**  
**CORPUS CHRISTI, NUECES COUNTY TEXAS.**  
**(CONTINUED)**

**TEXAS GEO TECH**  
**ENGINEERING & LAND SURVEYING, INC**  
 5525 SOUTH STAPLES - SUITE 12  
 Corpus Christi, TX 78411  
 (361) 993-0808 Fax (361) 993-2955  
 JOB #: 170312  
 SHEET 2 OF 2