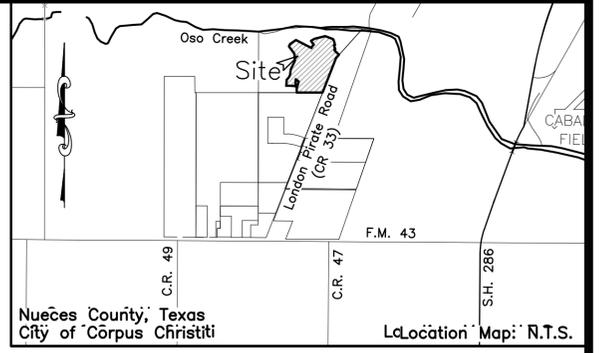


# Preliminary Plat of Oso Vista Subdivision Units 1 and 2

PC APPROVED  
2-21-2024

BEING 57.32 ACRES, SITUATED IN THE CUADRILLA IRRIGATION COMPANY SURVEY NO. 137, ABSTRACT 579, AND THE I.&G.N.R.R. SURVEY NO. 140, ABSTRACT 612, AS SHOWN ON THE MAP OF LAURELES FARM TRACTS, A MAP OF WHICH IS RECORDED IN VOLUME 3, PAGE 15, MAP RECORDS OF NUECES COUNTY, TEXAS; SAID 57.32 ACRE TRACT BEING A PORTION OF A 145.5 ACRE TRACT AS DESCRIBED IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN FROM JENNIFER MICHELLE CAMP JOHNSON, AS INDEPENDENT EXECUTOR OF THE ESTATE OF BETTY JO CAMP, DECEASED, TO V2 VENTURES, LLC, RECORDED IN DOCUMENT NO. 2021024390, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS.



**URBAN ENGINEERING** **DCCM**

TPELS FIRM NUMBERS: ENGINEERING 145 | SURVEYING 10032400  
2725 SWANTNER DR., CORPUS CHRISTI, TX 78404  
PHONE: 361.854.3101 WWW.URBANEING.COM

**OWNER/DEVELOPER:**  
V2 Ventures, LLC  
6838 Greenwood Drive  
Corpus Christi, Texas 78415  
361.688.8402

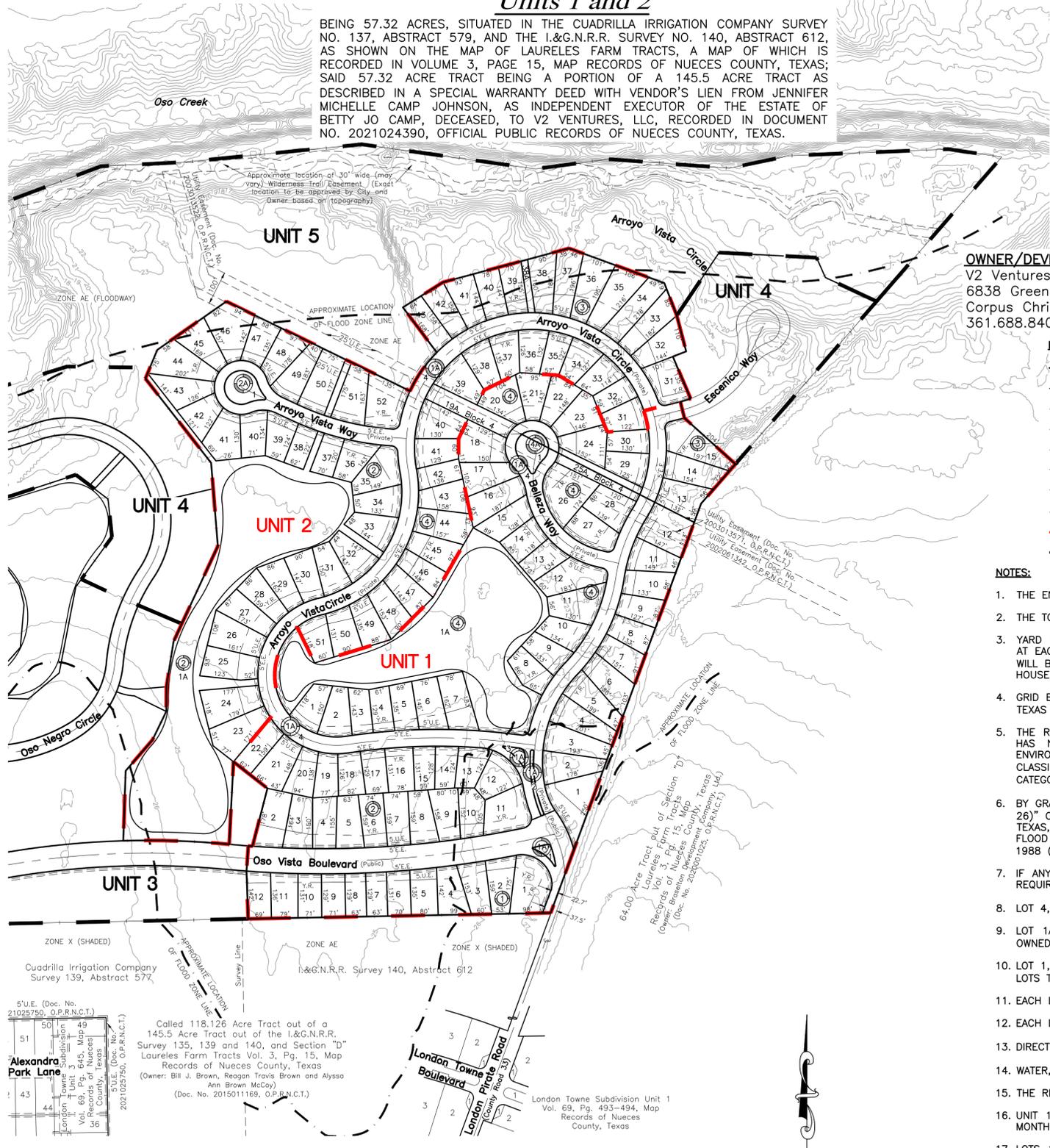
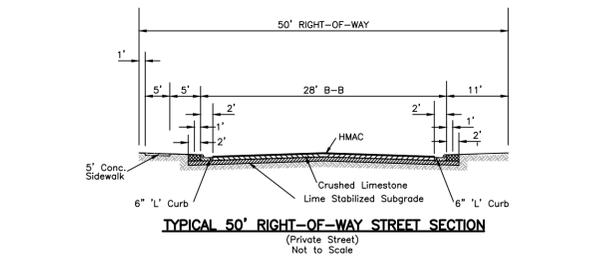
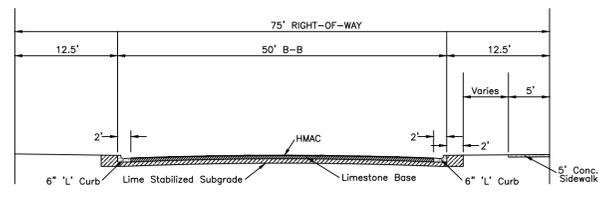
**ENGINEER:**  
Urban Engineering  
2725 Swantner  
Corpus Christi, Texas 78404  
361.854.3101

**LEGEND:**

	PLAT BOUNDARY	M.R.N.C.T.	MAP RECORDS OF NUECES COUNTY, TEXAS
	ROAD CENTERLINE	D.R.N.C.T.	DEED RECORDS OF NUECES COUNTY, TEXAS
	ADJACENT LOT LINE	Y.R.	YARD REQUIREMENT
	YARD REQUIREMENT	B.L.	BUILDING LINE
	EASEMENT	U.E.	UTILITY EASEMENT
	STORM SEWER	VOL.	VOLUME
	WATER LINE (PROPOSED)	PG.	PAGE
	WASTEWATER LINE (PROPOSED)		
	UNIT LINE		
	FLOOD LINE		

**NOTES:**

1. THE ENTIRE PROPERTY LIES WITHIN THE CITY LIMITS OF THE CITY OF CORPUS CHRISTI.
2. THE TOTAL AREA CONTAINS 57.32 ACRES OF LAND INCLUDING ANY DEDICATION.
3. YARD REQUIREMENTS VARY AS SHOWN. DUE TO SCALE OF PRELIMINARY PLAT, DIMENSIONS WILL BE PROVIDED AT EACH FINAL PLAT STAGE. YARD REQUIREMENTS ALONG THE SIDE OF THE LOT THAT THE HOUSE WILL FRONT, WILL BE A MINIMUM OF 25'. YARD REQUIREMENTS FOR CORNER LOTS WILL BE A MINIMUM OF 10' ON SIDE THAT HOUSE DOES NOT FRONT ON.
4. GRID BEARINGS AND DISTANCES SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE 4205, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983(2011) EPOCH 2010.00.
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. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS WITHIN ZONES "X" AND "AE (EL 24)", "AE (EL 25)" AND "AE (E 26)" OF THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NUMBER 48355C0505G, NUECES COUNTY, TEXAS, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 13, 2022 AND IT IS PARTIALLY LOCATED IN A SPECIAL FLOOD HAZARD AREA. THE FIRM PANEL 48355C0505G IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
7. IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT UNIT.
8. LOT 4, BLOCK 1A (PRIVATE STREETS) WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION (HOA).
9. LOT 1A, BLOCK 2; LOT 1A, BLOCK 4 ARE DETENTION AREAS AND ARE NON-HABITABLE LOTS THAT WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
10. LOT 1, 2 AND 3, BLOCK 1A; LOT 1, BLOCK 2A; LOT 1, BLOCK 3A; AND LOT 1, BLOCK 4A; ARE NON-BUILDABLE LOTS THAT WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
11. EACH LOT SHALL CONFIRM TO RS-6 ZONING STANDARDS.
12. EACH LOT AREA SHALL COMPLY WITH RS-6 ZONING REQUIREMENTS.
13. DIRECT ACCESS FROM RESIDENTIAL LOTS ONTO LONDON PIRATE ROAD (COUNTY ROAD 33) IS PROHIBITED.
14. WATER, WASTEWATER LOT/ACREAGE FEE SHALL BE PAID PRIOR TO RECORDATION TO THE FINAL PLAT.
15. THE RETENTION PONDS WILL BE MAINTAINED BY THE DEVELOPER OR AN HOA.
16. UNIT 1 WILL BE DEVELOPED ONCE THE FINAL PLAT IS APPROVED. UNIT 2 IS DESIRED TO BE DEVELOPED 12 MONTHS AFTER UNIT 1 IS RECORDED, DEPENDING ON ABSORPTION RATES.
17. LOTS 1, 2 AND 3, BLOCK 1A; LOT 1A, BLOCK 2; LOT 1, BLOCK 2A; LOT 38A, BLOCK 3; LOTS 1A, 19A AND 25A, BLOCK 4; AND LOT 1, BLOCK 4A WILL BE OWNED/MAINTAINED BY THE HOA.
18. FRONT YARD SETBACKS VARY AS SHOWN. MINIMUM FRONT YARD SETBACK WILL BE 25' PER RS-6 ZONING REQUIREMENTS.
19. CITY OF CORPUS CHRISTI WILL HAVE ACCESS TO EXISTING WATER TRANSMISSION LINE VIA UTILITY EASEMENTS IN PRIVATE STREETS AND KNOCK BOX AT PRIVATE GATE LOCATION.



51	50	49
48	47	46
45	44	43
42	41	40
39	38	37
36	35	34

Called 118,126 Acre Tract out of a 145.5 Acre Tract out of the I.&G.N.R.R. Survey 135, 139 and 140, and Section "D" Laureles Farm Tracts Vol. 3, Pg. 15, Map Records of Nueces County, Texas (Owner: Bill J. Brown, Reagan Travis Brown and Alyssa Ann Brown McCoy) (Doc. No. 2015011169, O.P.R.N.C.T.)



Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

Revised: 2/8/2024  
Submitted: 11/8/2023  
SCALE: 1"=200'  
JOB NO.: 43457.C1.00  
SHEET: 1 of 1  
DRAWN BY: XG  
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urbansurvey1@urbaneng.com