



Merged Document Report

Application No.: PL9241

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
210175 - OSO POINTE - PLAT (2).pdf

Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
Mina Trinidad	minar@corpuschristitx.gov	361-826-3259
Caleb Wong	calebw@corpuschristitx.gov	361-826-3392
Bria Whitmire	briaw@corpuschristitx.gov	361-826-3268

General Comments

Corrections in the following table need to be applied before a permit can be issued

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
3	P001	Note	Mina Trinidad : DS	Closed	(Informational) GIS: Plat closes within acceptable engineering standards.	
4	P001	Note	Mina Trinidad : DS	Closed	(Informational) TxDOT: This location is not on our state's trunkline system, no comments.	
5	P001	Note	Mina Trinidad : DS	Closed	(Informational) AEP Transmission has no comment.	
6	P001	Note	Mina Trinidad : DS	Closed	(Informational) Gas Department has no comment.	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
7	P001	Note	Mina Trinidad : DS	Closed	(Informational) CCRTA has no new or additional comments.	
24	P001	Note	Mina Trinidad : DS	Closed	(Informational) Equistar Pipeline will not be involved, no comments.	
25	P001	Note	Mina Trinidad : DS	Closed	(Informational) Fire: No additional comments.	
27	P001	Note	Mina Trinidad : DS	Closed	(Informational) CCW: No comments regarding this plat.	
28	P001	Note	Mina Trinidad : DS	Closed	(Informational) Traffic/ROW: No additional comments.	
29	P001	Note	Mina Trinidad : DS	Closed	Change Planning Commission chairman to: Cynthia Salazar-Garza Chairperson	
30	P001	Note	Mina Trinidad : DS	Closed	Change Planning Commission Secretary to: Michael Dice Director	
31	P001	Note	Mina Trinidad : DS	Closed	Include Development Services Engineer name below signature line: Bria Whitmire, P.E., CFM, CPM	
32	P001	Note	Mina Trinidad : DS	Closed	Remove "Preliminary Plat" verbiage	
33	P001	Note	Mina Trinidad : DS	Closed	Parks and Recreation Department: 70 Dwelling Units x \$462.50 Fee = \$32,375.00 Total Fees issued as newly issued due to expiration regarding to forward progress to keep plat alive per UDC 3.8.5.F. No records of prior payment of older fees. New fee amount applied for a total of \$32,375 for the total (70) lots described in project scope for the said newly proposed residential, an increase in fee amount from prior development fees amount. If there are records of payment, please provide in order to deduct from new total, in order to correct the fees amount from the difference if needed.	
8	P001	Note	Bria Whitmire : ENG	Closed	Improvements Required for Recordation, per UDC 8.1.4. A. Streets: yes Sidewalks: yes B. Water: yes (EACH lot must have individual access and provide connectivity to neighboring lot) Fire hydrants: yes (nearest hydrant must be 300 feet for commercial, 600 for residential) C. Wastewater: yes (EACH lot must have individual access and provide connectivity to neighboring lot) D. Stormwater: yes (site development must mitigate any increase of stormwater)	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					runoff-post development flow cannot exceed pre development flow) E. Public open space: no (UDC 8.3) F. Permanent monument markers: no Please note, improvements required should be constructed to city standards, found in Article 8 and the IDM.	
9	P001	Note	Bria Whitmire : ENG	Closed	Approval of the PIs and Addendum, 22PI1035, were conditionally approval for resubmittal of plat. The final plat was originally approved 8.10.2022 under case 22PL1092. It received a one-year extension on 10.18.2023, but that approval expired on 10.18.2024. An additional extension was requested on 11.10.25, but it was denied because the plat had already been expired for too long. As a result, there is no active final plat approved for this property. Because the construction plans match the originally approved plat, they are being conditionally approved with the understanding that the final plat must be resubmitted and reapproved in the same form. If any changes are made to the final plat during resubmittal, those same changes will need to be reflected in the construction plans. Any construction that proceeds before the plat is reapproved is done at the developer's risk.	
10	P002	Note	Caleb Wong : STREET	Closed	PW STR: Please provide information on the street intersections/corners. Are they flared as shown or will they have radii. 5/14/26: PW STR: We never received the PI's for review. Please revise PI construction plans to conform to our comments that follow the IDM for us to accept the final plat. If developer is to not follow the IDM standards, an accepted waiver/variance is needed for the street section.	
11	P002	Note	Caleb Wong : STREET	Closed	PW STR: Per UDC Sec. 3.1.6.B, please provide typical cross section of proposed streets and/or Mobility Plan facilities consistent with latest UDC and Infrastructure Design Manual (On Preliminary Plat and Final if not provided on a previous Preliminary plat). 5/14/26: PW STR: We never received the PI's for review. Please revise PI construction plans to conform to our comments that follow the IDM for us to accept the final plat. If developer is to not follow the IDM standards, an accepted waiver/variance is needed for the street section.	
12	P002	Note	Caleb Wong : STREET	Closed	PW STR: The developer shall be required to	

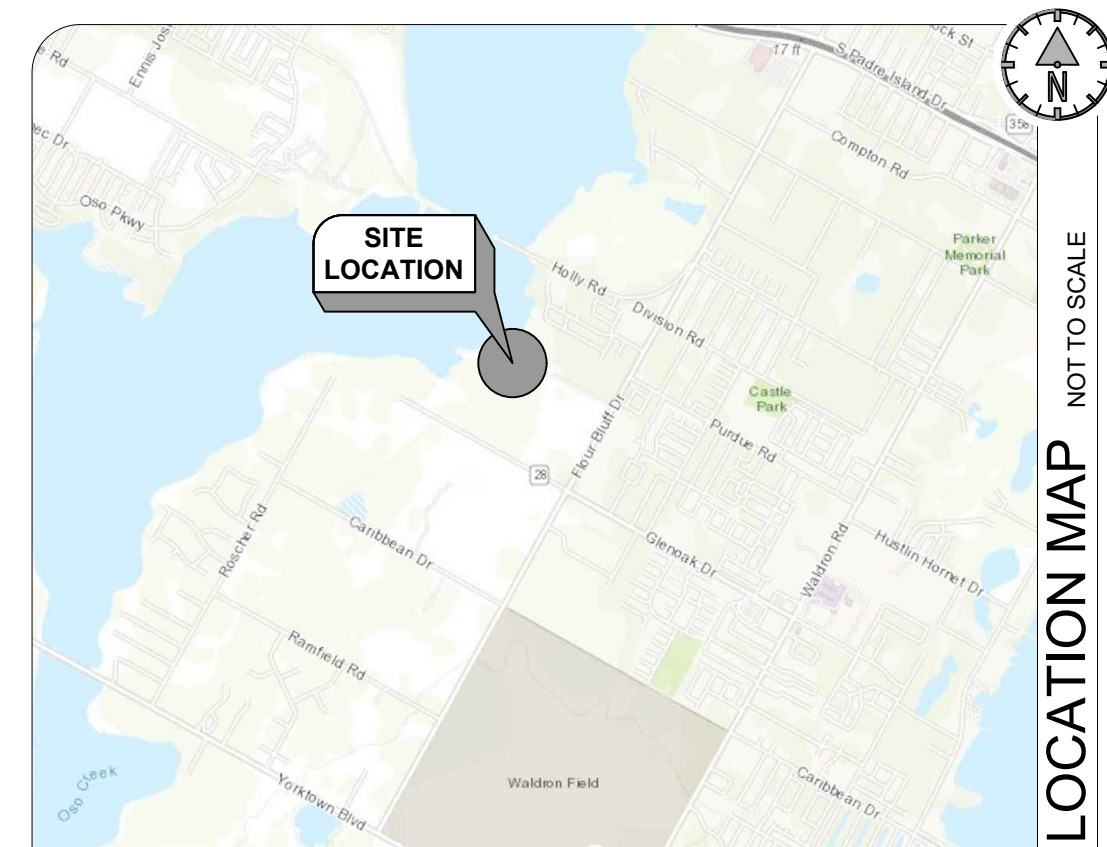
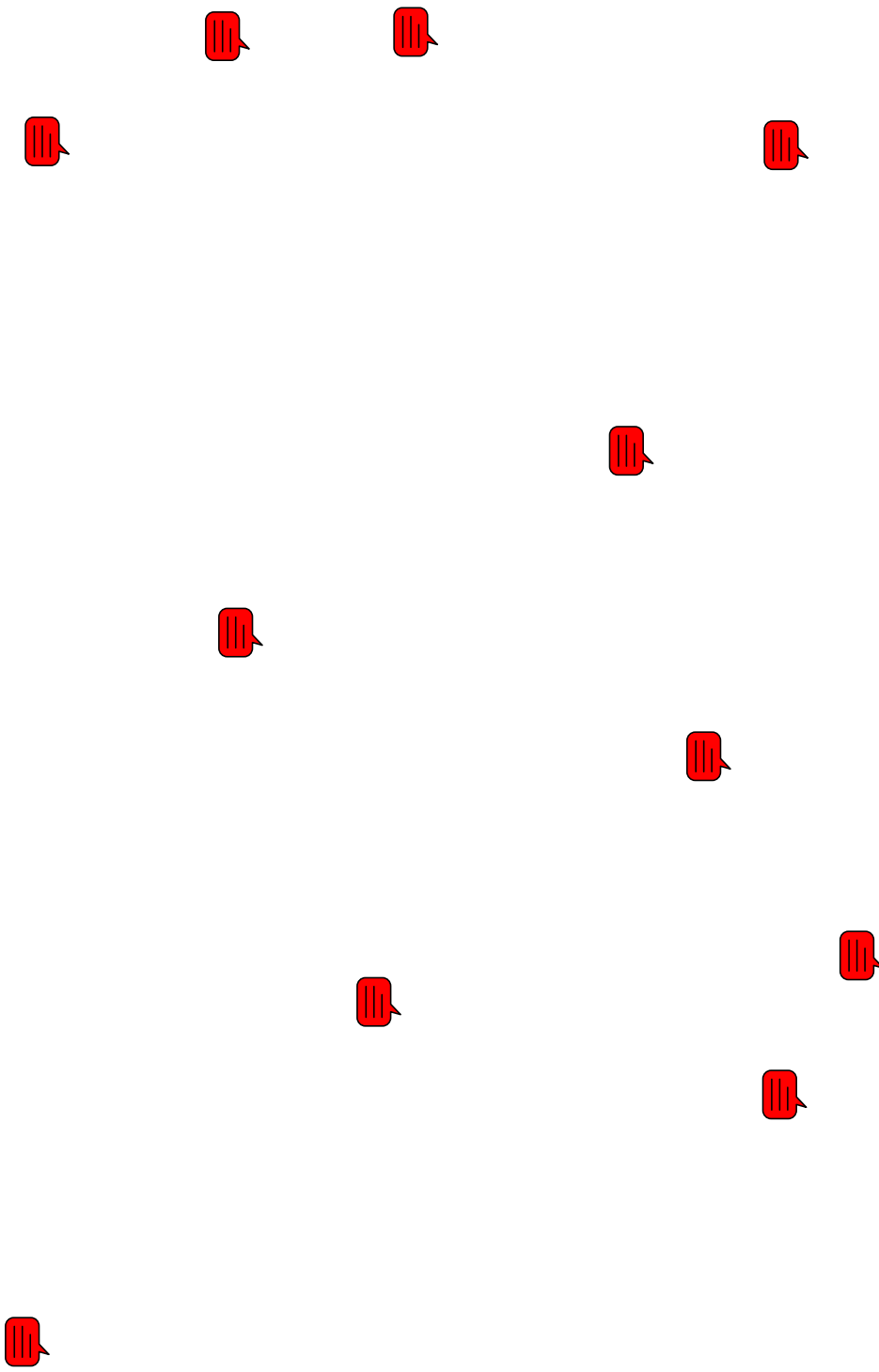
Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>utilize the most stringent of sections per classification of roadway without a Geotech report validating the soil type. Please provide geotech validating typical sections and refer to IDM when constructing pavement section.</p> <p>5/14/26: PW STR: We never received the PI's for review. Please revise PI construction plans to conform to our comments that follow the IDM for us to accept the final plat. If developer is to not follow the IDM standards, an accepted waiver/variance is needed for the street section.</p>	
13	P002	Note	Caleb Wong : STREET	Closed	<p>PW STR: Public Works Streets would like to review any Public Improvement Plans when submitted.</p> <p>5/14/26: PW STR: We never received the PI's for review. Please revise PI construction plans to conform to our comments that follow the IDM for us to accept the final plat. If developer is to not follow the IDM standards, an accepted waiver/variance is needed for the street section.</p>	
14	P002	Note	Caleb Wong : STREET	Closed	<p>PW STR: For typical street section details, please denote planned street classification per UDC 8.2.1.B standards</p> <p>5/14/26: PW STR: We never received the PI's for review. Please revise PI construction plans to conform to our comments that follow the IDM for us to accept the final plat. If developer is to not follow the IDM standards, an accepted waiver/variance is needed for the street section.</p>	
15	P002	Note	Caleb Wong : STREET	Closed	<p>PW STR: Please provide typical street section specifications on pavement section materials and thicknesses.</p> <p>5/14/26: PW STR: We never received the PI's for review. Please revise PI construction plans to conform to our comments that follow the IDM for us to accept the final plat. If developer is to not follow the IDM standards, an accepted waiver/variance is needed for the street section.</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
16	P002	Note	Caleb Wong : STREET	Closed	<p>PW STR: Per IDM table 6.3.5H, the treated subgrade and flexible base shall extend at least 2 feet beyond the back of curb.</p> <p>5/14/26: PW STR: We never received the PI's for review. Please revise PI construction plans to conform to our comments that follow the IDM for us to accept the final plat. If developer is to not follow the IDM standards, an accepted waiver/variance is needed for the street section.</p>	
17	P002	Note	Caleb Wong : STREET	Closed	<p>PW STR: Per IDM Table 6.3.5I, Only TxDOT Type A, Gr. 1-2 crushed limestone base allowed on City roadway projects without pre-approval.</p> <p>5/14/26: PW STR: We never received the PI's for review. Please revise PI construction plans to conform to our comments that follow the IDM for us to accept the final plat. If developer is to not follow the IDM standards, an accepted waiver/variance is needed for the street section.</p>	
18	P002	Note	Caleb Wong : STREET	Closed	<p>PW STR: Per IDM Table 6.3.5J, One coarse surface treatment/underseal would be required between the base and asphalt pavement.</p> <p>5/14/26: PW STR: We never received the PI's for review. Please revise PI construction plans to conform to our comments that follow the IDM for us to accept the final plat. If developer is to not follow the IDM standards, an accepted waiver/variance is needed for the street section.</p>	
19	P002	Note	Caleb Wong : STREET	Closed	<p>PW STR: Per City of Corpus Christi Curb, Gutter and Sidwalk Standard Details, a minimum 1/2" HMAc over the lip of curb and gutter is required.</p> <p>5/14/26: PW STR: We never received the PI's for review. Please revise PI construction plans to conform to our comments that follow the IDM for us to accept the final plat. If developer is to not follow the IDM standards, an accepted waiver/variance is needed for the street section.</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
20	P002	Note	Caleb Wong : STREET	Closed	<p>PW STR: Per IDM Table 6.3.5H, the road section cross-slope from the crown to the gutter shall be a consistent 2% minimum.</p> <p>5/14/26: PW STR: We never received the PI's for review. Please revise PI construction plans to conform to our comments that follow the IDM for us to accept the final plat. If developer is to not follow the IDM standards, an accepted waiver/variance is needed for the street section.</p>	
21	P002	Note	Caleb Wong : STREET	Closed	<p>PW STR: Informational - Construct phasing such that the surface layer of asphalt is the last activity to be completed.</p> <p>5/14/26: PW STR: We never received the PI's for review. Please revise PI construction plans to conform to our comments that follow the IDM for us to accept the final plat. If developer is to not follow the IDM standards, an accepted waiver/variance is needed for the street section.</p>	
22	P002	Note	Caleb Wong : STREET	Closed	<p>PW STR: Informational - Vertical alignment of side streets should not protrude into higher classification roadways.</p> <p>5/14/26: PW STR: We never received the PI's for review. Please revise PI construction plans to conform to our comments that follow the IDM for us to accept the final plat. If developer is to not follow the IDM standards, an accepted waiver/variance is needed for the street section.</p>	
23	P002	Note	Caleb Wong : STREET	Closed	<p>PW STR: Informational - Project should address the vertical alignment of the proposed tie-ins to existing infrastructure inside and outside project limits. Vertical alignment should not restrict flow to inlets and should allow smooth riding surface. If current project limits don't allow this, the project limits should be altered to address.</p> <p>5/14/26: PW STR: We never received the PI's for review. Please revise PI construction plans to conform to our comments that follow the IDM for us to accept the final plat. If developer is to not follow the IDM standards, an accepted waiver/variance is needed for the street section.</p>	

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

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

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		

ENGINEER: THOMAS TIFFIN, P.E.
SURVEYOR: RONALD BRISTER, RPLS
OWNER: JACKIE HOMES, LLC
EXPIRES: 12/31/2023
DRAWN BY: TTI
CHECKED BY: TTI
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@corpus.twebc.com
Firm Registration No. 10072800

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

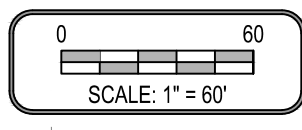
ME
MUNOZ ENGINEERING
CIVIL | STRUCTURAL | MARINE | LAND DEVELOPMENT

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)



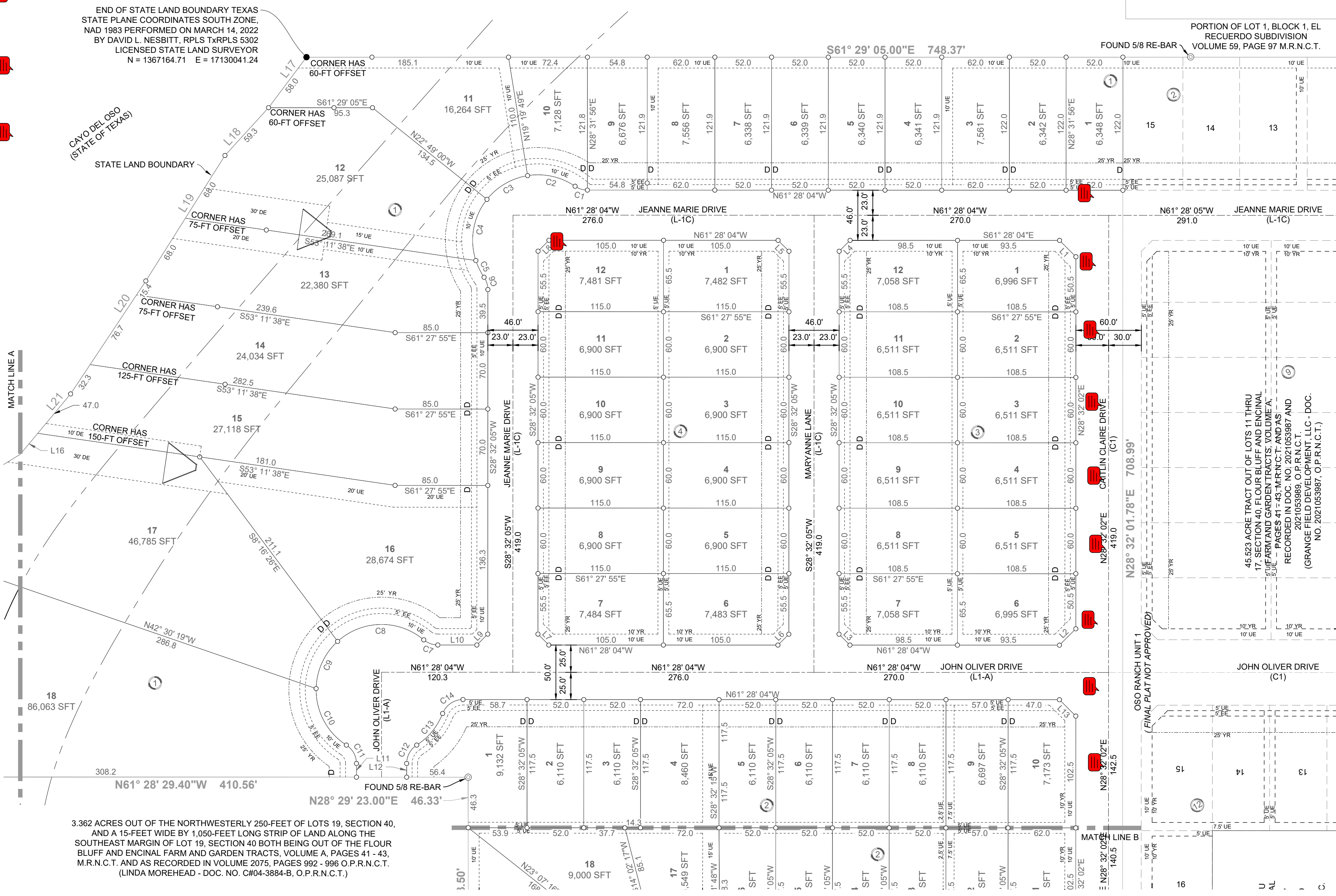
REMAINDER OF 11.04 ACRES OUT OF LOTS 12 AND 13, SECTION 40, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, VOLUME A, PAGES 41 - 43, M.R.N.C.T. (MVR CONSTRUCTION COMPANY - DOC. NO. 2019035741, M.R.N.C.T.)

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

CAYO DEL OSO (STATE OF TEXAS)



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 TIEFFEL, PE
SURVEYOR RONALD BRISTER, RPLS
OWNER JACKIE HOMES, LLC
EXAMINER-PID 59523 FOR PID 22323
DRAWN BY CHKO BY 4/20/22
CHECKED BY TTT
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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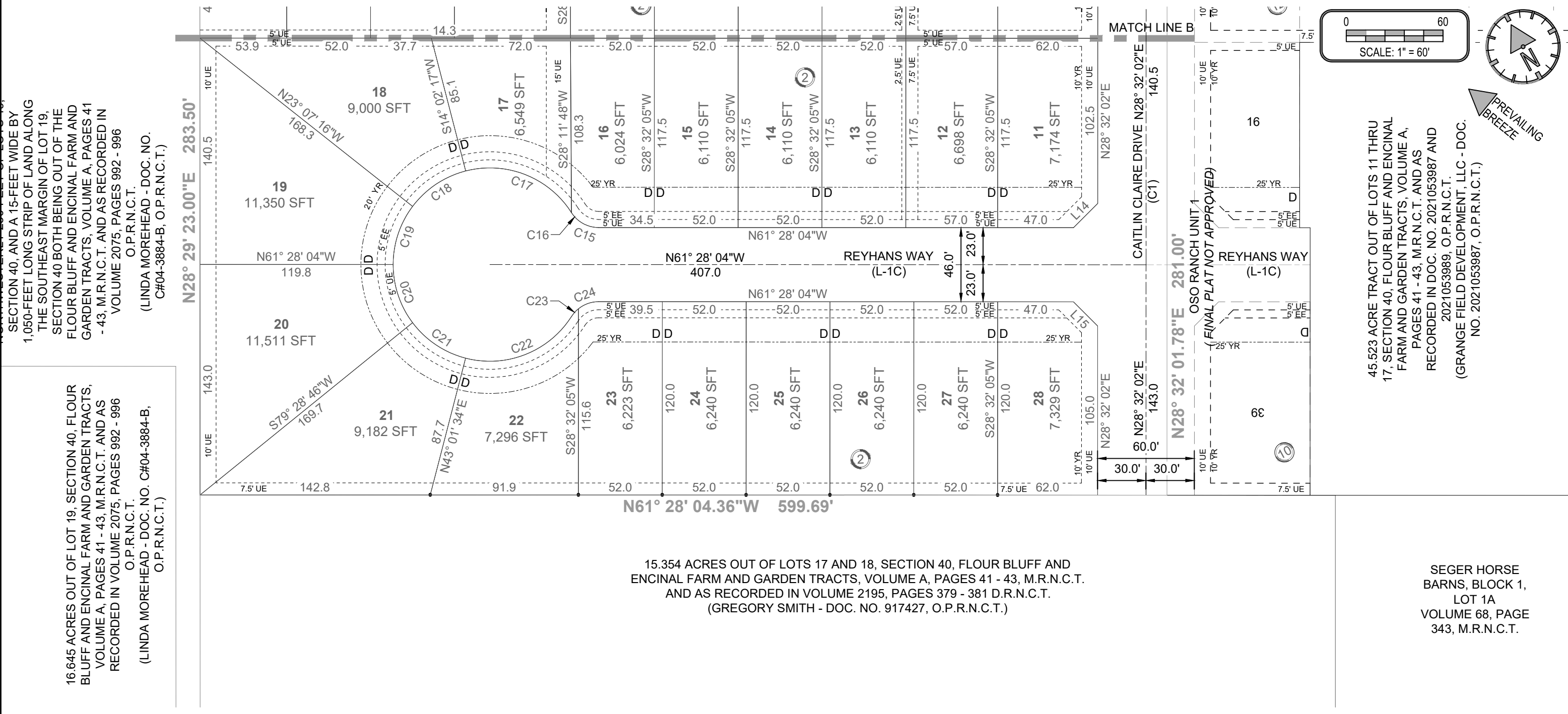


MUNOZ ENGINEERING
CIVIL | STRUCTURAL | MARINE | LAND DEVELOPMENT

FINAL PLAT OF
OSO POINTE
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.

PLAT - FULL SIZE - 18" x 24"
MUNOZ ENGINEERING, LLC © 2022 (M)Project - Jackie Homes/210175 - Osos 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



SECTION 40, AND A 15-FOOT WIDE BY 1,050-FOOT 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 (LINDA MOREHEAD - DOC. NO. C#04-3884-B, O.P.R.N.C.T.)

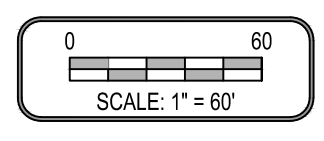
16.645 ACRES OUT OF LOT 19, SECTION 40, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, VOLUME A, PAGES 41 - 43, M.R.N.C.T. AND AS RECORDED IN VOLUME 2075, PAGES 992 - 996 (LINDA MOREHEAD - DOC. NO. C#04-3884-B, O.P.R.N.C.T.)

3.362 ACRES OUT OF THE NORTHWESTERLY 250-FOOT WIDE BY 1,050-FOOT 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 (LINDA MOREHEAD - DOC. NO. C#04-3884-B, O.P.R.N.C.T.)

15.354 ACRES OUT OF LOTS 17 AND 18, SECTION 40, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, VOLUME A, PAGES 41 - 43, M.R.N.C.T. AND AS RECORDED IN VOLUME 2195, PAGES 379 - 381 D.R.N.C.T. (GREGORY SMITH - DOC. NO. 917427, 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.)

SEGER HORSE BARN, BLOCK 1, LOT 1A VOLUME 68, PAGE 343, M.R.N.C.T.



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 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'

- 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.

14.87 ACRES OUT OF LOT 20, SECTION 40, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, VOLUME A, PAGES 41 - 43, M.R.N.C.T. (DAVID CONOLLY - DOC. NO. 2021049954, O.P.R.N.C.T.)

16.645 ACRES OUT OF LOT 19, SECTION 40, 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.)

3.362 ACRES OUT OF THE NORTHWESTERLY 250-FOOT WIDE BY 1,050-FOOT 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 (LINDA MOREHEAD - DOC. NO. C#04-3884-B, O.P.R.N.C.T.)

ENGINEER THOMAS TIFLIN, PE
SURVEYOR RONALD BRISTER, RPLS
OWNER JACKIE HOMES, LLC
 LICENSED PROFESSIONAL ENGINEER AND SURVEYOR
 LICENSE NO. 15923 FOR PE
 LICENSE NO. 15923 FOR PS
 DRAWN BY: CHKO BY: TTT
 CHECKED BY: TTT
 DATE: 7/18/2022

Brister Surveying
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 Corpus Christi, Texas 78411
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 TPELS FRM F-12240

CIVIL | STRUCTURAL | MARINE | LAND DEVELOPMENT

FINAL PLAT OF
OSO POINTE
 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.

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