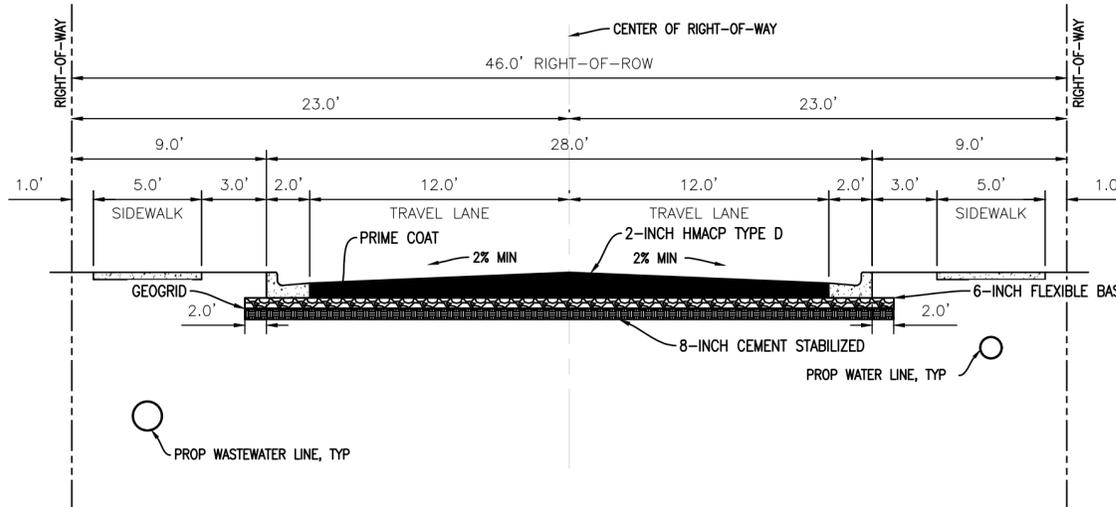
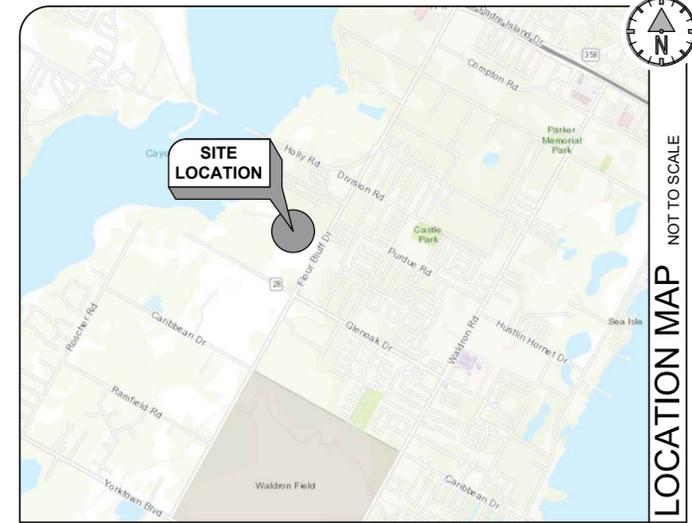


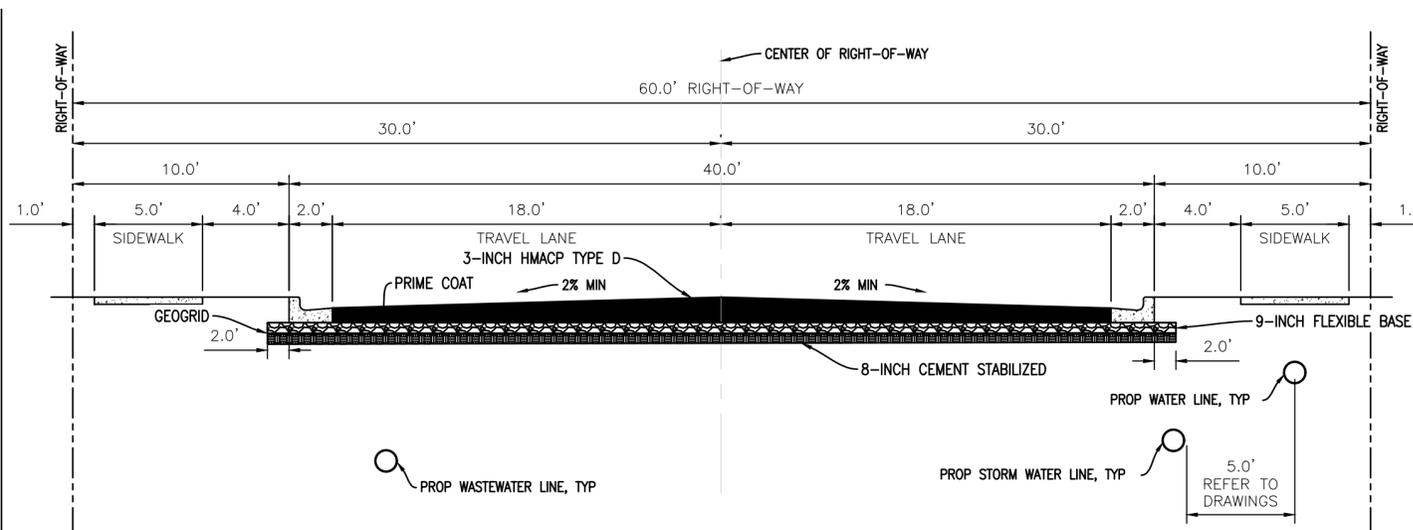
PRELIMINARY PLAT OF OSO RANCH UNIT 1B

A 16.735 ACRES OUT OF A 33.189 ACRE TRACT BEING OUT OF LOTS 11 THRU 17, SECTION 40, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, AS SHOWN ON MAP VOLUME A, PAGES 41 - 43, MAP RECORDS NUECES COUNTY, TEXAS. SAID 45.523 ACRE TRACT ALSO BEING OUT OF THE TRACTS DESCRIBED IN DEEDS RECORDED IN DOCUMENT NUMBERS 2021053987 AND 2021053989, OFFICIAL PUBLIC RECORDS OF NUECES, COUNTY, TEXAS.

- TOTAL PLATTED AREA CONTAINS 16.735 ACRES OF LAND, INCLUDING RIGHT-OF-WAYS AND EASEMENTS.
- LOT INFORMATION:
UNIT 1B
SINGLE-FAMILY LOTS (RS-6) = 86
MULTI-FAMILY LOTS (RM-1) = 0
- FEMA INFORMATION
EFFECTIVE:
PLOTING THE PROPERTY BY SCALE ON FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NO. 48355C0540G, OCTOBER 13, 2022, INDICATES THE PROPERTY IS LOCATED IN FLOOD ZONE X. 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.
- ALL SET 5/8-INCH RE-BAR HAVE CAPS STAMPED "BRISTER SURVEYING" UNLESS NOTED OTHERWISE.
- 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 INDICATED 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 JOHN OLIVER DRIVE FROM BLOCK 6, LOT 8, BLOCK 7, LOTS 7 - 8, BLOCK 8, LOTS 7 - 8, BLOCK 9, LOTS 7 - 8.
- NO PRIVATE DRIVEWAY ACCESS IS ALLOWED TO JENNE MARIE DRIVE FROM BLOCK 6, LOT 14, BLOCK 7, LOTS 1 AND 14, BLOCK 8, LOTS 1 AND 14, BLOCK 9, LOTS 1 AND 14.
- NO PRIVATE DRIVEWAY ACCESS IS ALLOWED TO CAITLIN CLAIRE DRIVE FROM BLOCK 12, LOTS 15 & 16, BLOCK 10, LOT 39.



RA TYPICAL STREET CROSS SECTION - 46' ROW
1 OF 3 NOT TO SCALE



RB TYPICAL STREET CROSS SECTION - 60' ROW
1 OF 3 NOT TO SCALE

PLAT SYMBOL AND LINE LEGEND (NOT ALL MAY BE USED)			
●	PROPERTY CORNER	⊙	FOUND 5/8-INCH RE-BAR
⊙	FOUND 1/2-INCH IRON PIPE	⊙	FOUND 1-INCH IRON PIPE
○	SET 5/8" DIAMETER BY 18 INCH LONG RE-BAR	⊕	BLOCK IDENTIFICATION
---	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 or DD - 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		L.S.L.S. - 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 NUECES COUNTY, TEXAS			

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ME
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PRELIMINARY PLAT OF
OSO RANCH UNIT 1B
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PAGE
1 OF 3

PLAT - FULL SIZE - 18" x 24"
MUNOZ ENGINEERING, LLC © 2022. All Projected - Grangefield Development LLC/OSO Ranch Unit 1B/01 DWG/20210714-OSO RANCH UNIT 1B-06132025.dwg

PLAT FILE SIZE = 16.24 MB
MUNOZ ENGINEERING, LLC © 2022 (M) Project: Grangefield Development LLC Osso Ranch Unit 1B - LAND DEVELOPMENT/2021/74 OSO RANCH UNIT 1B-06132025.dwg

PORTION OF LOT 1, BLOCK 1,
EL RECUERDO SUBDIVISION
VOLUME 59, PAGE 97 M.R.N.C.T.

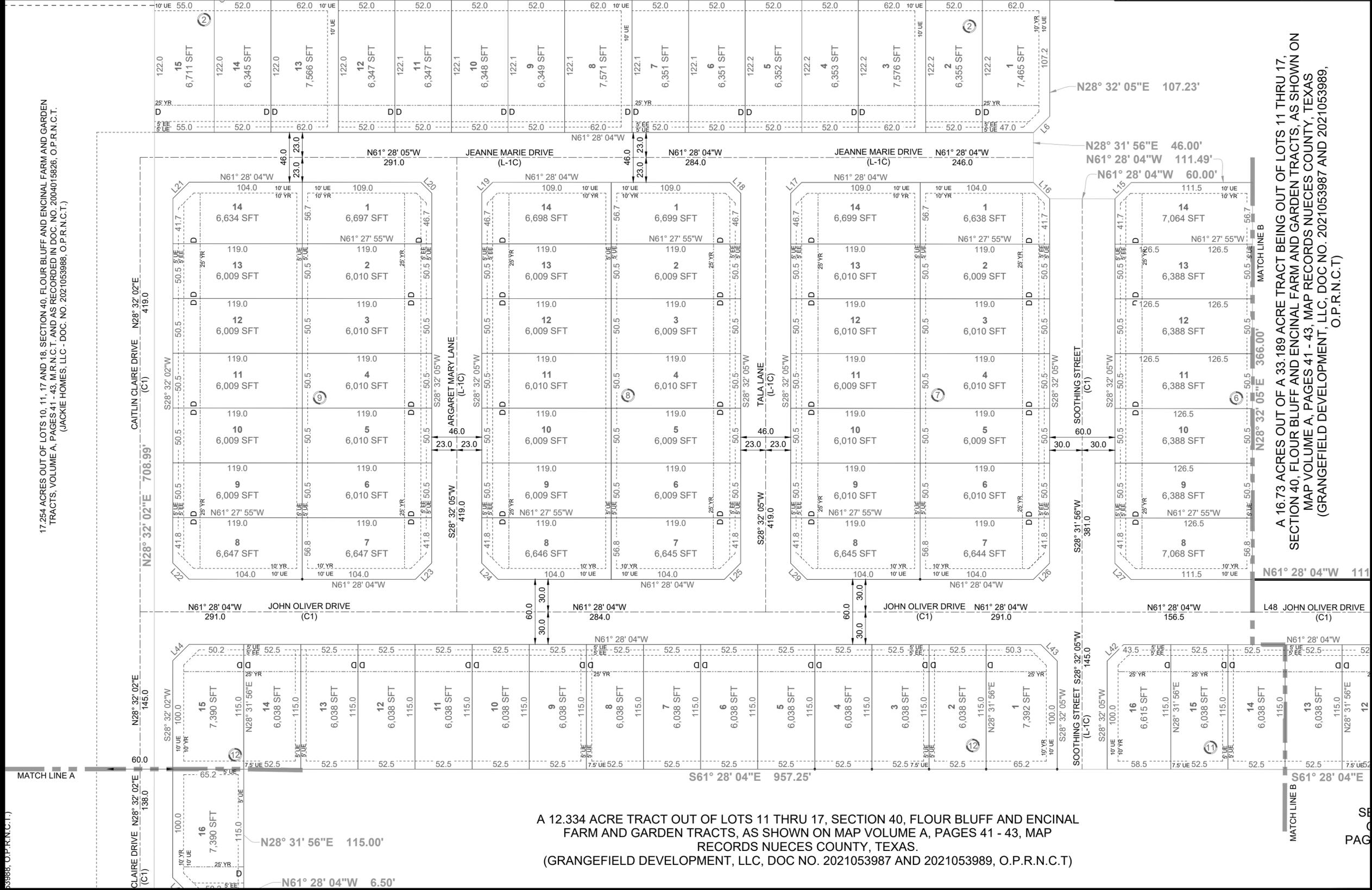
REMAINDER OF 11.04 ACRES OUT
OF LOTS 12 AND 13, SECTION 40,
FLOUR BLUFF AND ENCINAL FARM
AND GARDEN TRACTS, VOLUME A,
PAGES 41 - 43, M.R.N.C.T.
(MVR CONSTRUCTION COMPANY -
DOC. NO. 2019035741, M.R.N.C.T.)

PORTION OF LOT 1, BLOCK 1, EL
RECUERDO SUBDIVISION
VOLUME 59, PAGE 97 M.R.N.C.T.

17.254 ACRES OUT OF LOTS 10, 11, 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 DOC. NO. 2004015826, O.P.R.N.C.T.
(JACKIE HOMES, LLC - DOC. NO. 2021053988, O.P.R.N.C.T.)

A 12.334 ACRE TRACT OUT OF LOTS 11 THRU 17, SECTION 40, FLOUR BLUFF AND ENCINAL
FARM AND GARDEN TRACTS, AS SHOWN ON MAP VOLUME A, PAGES 41 - 43, MAP
RECORDS NUECES COUNTY, TEXAS.
(GRANGEFIELD DEVELOPMENT, LLC, DOC NO. 2021053987 AND 2021053989, O.P.R.N.C.T)

A 16.73 ACRES OUT OF A 33.189 ACRE TRACT BEING OUT OF LOTS 11 THRU 17,
SECTION 40, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, AS SHOWN ON
MAP VOLUME A, PAGES 41 - 43, MAP RECORDS NUECES COUNTY, TEXAS
(GRANGEFIELD DEVELOPMENT, LLC, DOC NO. 2021053987 AND 2021053989,
O.P.R.N.C.T)

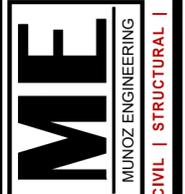


ENGINEER
RAMIRO MUNOZ III, P.E.
SURVEYOR
RONALD BRISTER, RPLS
OWNER
GRANGEFIELD DEV.
BRISTER SURVEYING, LLC
361-850-1800
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TM, RM III
DRAWING DATE
12/23/2024

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COUNTY, TEXAS. SAID 45.623 ACRE TRACT ALSO BEING OUT OF THE TRACTS DESCRIBED IN DEEDS RECORDED
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