

Zoning Case No. 0623-01 MPM Development, Corpus Christi Independent School District, and the City of Corpus Christi (District 5).

Ordinance rezoning property at or near 8101 Yorktown Boulevard from the "FR" Farm Rural District and the "RE" Residential Estate District to the "RS-4.5 Single-Family 4.5 District, the "CN-1" Neighborhood Commercial District, and the "CG-2" General Commercial District; Providing for a penalty not to exceed \$2,000 and publication. (Planning Commission and Staff Recommended approval).

WHEREAS, with proper notice to the public, a public hearing was held during a meeting of the Planning Commission during which all interested persons were allowed to appear and be heard;

WHEREAS, the Planning Commission has forwarded to the City Council its final report and recommendation regarding the application for an amendment to the City of Corpus Christi's Unified Development Code ("UDC") and corresponding UDC Zoning Map;

WHEREAS, with proper notice to the public, a public hearing was held during a meeting of the City Council, during which all interested persons were allowed to appear and be heard;

WHEREAS, the City Council has determined that this rezoning is not detrimental to the public health, safety, or general welfare of the City of Corpus Christi and its citizens; and

WHEREAS, the City Council finds that this rezoning will promote the best and most orderly development of the properties affected thereby, and to be affected thereby, in the City of Corpus Christi.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CORPUS CHRISTI, TEXAS:

SECTION 1. The Unified Development Code ("UDC") and corresponding UDC Zoning Map of the City of Corpus Christi, Texas, is amended by changing the zoning on the subject property being 261.30 acres as described/shown in Exhibit "A",

from the **"FR" Farm Rural District and the "RE" Residential Estate District:**

to **"RS-4.5" Single-Family 4.5 District** for Lots 4, 5, and 6 of the Master Preliminary Plat of Oso Creek Corner Subdivision as shown in Exhibit B and remaining 93.0987 acres out of Lot 3 of the Master Preliminary Plat of Oso Creek Corner Subdivision not rezoned to "CN-1";

to **"CN-1" Neighborhood Commercial District** for Lot 1 of the Master Preliminary Plat of Oso Creek Corner Subdivision and 37.3523 acres out of lot 3 of the Master Preliminary Plat of Oso Creek Corner Subdivision, as shown in Exhibit C; and

to **"CG-2" General Commercial District** for Lot 2 of the of the Master Preliminary Plat of Oso Creek Corner Subdivision.

The subject property is located at or near 8101 Yorktown Boulevard. Exhibit A, which is a Metes and Bounds and an associated map of the entire rezoned property, Exhibit B, which is the approved Master Preliminary Plat of Oso Creek Corner Subdivision, and Exhibit C, which is a Metes and Bounds and associated map of the property rezoned to CN-1, are attached to and incorporated in this ordinance.

SECTION 2. The UDC and corresponding UDC Zoning Map of the City, made effective July 1, 2011, and as amended from time to time, except as changed by this ordinance, both remain in full force and effect including the penalties for violations as made and provided for in Article 10 of the UDC.

SECTION 3. To the extent this amendment to the UDC represents a deviation from the City's Comprehensive Plan, the Comprehensive Plan is amended to conform to the UDC, as it is amended by this ordinance.

SECTION 4. All ordinances or parts of ordinances specifically pertaining to the zoning of the subject property that are in conflict with this ordinance are hereby expressly repealed.

SECTION 5. A violation of this ordinance, or requirements implemented under this ordinance, constitutes an offense punishable by a fine not to exceed \$2,000.00 for each offense; as provided in Article 1, Section 1.10.1 of the UDC, Article 10 of the UDC, and/or Section 1-6 of the Corpus Christi Code of Ordinances.

SECTION 6. Publication shall be made in the official publication of the City of Corpus Christi as required by the City Charter of the City of Corpus Christi.

SECTION 7. This ordinance shall become effective upon publication.

That the foregoing ordinance was read for the first time and passed to its second reading on this the ____ day of _____, 2023, by the following vote:

Paulette Guajardo	_____	Jim Klein	_____
Roland Barrera	_____	Mike Pusley	_____
Sylvia Campos	_____	Everett Roy	_____
Gil Hernandez	_____	Dan Suckley	_____
Michael Hunter	_____		

That the foregoing ordinance was read for the second time and passed finally on this the ____ day of _____, 2023, by the following vote:

Paulette Guajardo	_____	Jim Klein	_____
Roland Barrera	_____	Mike Pusley	_____
Sylvia Campos	_____	Everett Roy	_____
Gil Hernandez	_____	Dan Suckley	_____
Michael Hunter	_____		

PASSED AND APPROVED on this the ____ day of _____, 2023.

ATTEST:

Rebecca Huerta
City Secretary

Paulette Guajardo
Mayor

EXHIBIT A

EXHIBIT A: METES AND BOUNDS



QUIDDITY

Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290

Formerly: Jones Carter, Inc.
4350 Lockhill- Selma Rd., Suite 100
San Antonio, Texas 78249
Tel: 210.494.5511
Fax: 210.494.5519
www.quiddity.com

METES AND BOUNDS DESCRIPTION OF A 261.3077 ACRES OF LAND

A Metes and Bounds description of a 261.3077 acre tract of land situated in the Enriquez Villareal Survey, Abstract Number 1, City of Corpus Christi, Nueces County, Texas; being all of Lot 7, in a deed to MPM Development LP, recorded in Document No. 2020056996, Official Records, Nueces County, Texas (O.R.N.C.T.), a portion of Lots 8-10 in a deed to MPM Development LP recorded in Document No. 2022035657, O.R.N.C.T., all of Lots 12-14 described in a deed to MPM Development LP recorded in Document No. 2022024772, O.R.N.C.T., all of a called 14.634 acre tract of land described in a deed to MPM Development LP, recorded in Document No. 2022025556, O.R.N.C.T., a remaining portion of Lot 11 described in a deed to the City of Corpus Christi, recorded in Volume 2166, Page 458, Official Public Records, Nueces County, Texas (O.P.R.N.C.T.), a portion of a called 19.07 acre tract described as Lot 5, in a deed to the City of Corpus Christi recorded in Volume 2166, Page 458, O.P.R.N.C.T., a portion of a called 16.68 acre tract of land described as Lot 4 in a deed to the City of Corpus Christi recorded in Volume 2188, Page 326, O.P.R.N.C.T., a portion of a called 20.21 acre tract of land described as Lot 3 in a deed to the City of Corpus Christi recorded in Volume 2209, Page 294, O.P.R.N.C.T., a portion of a called 19.056 acre tract described as Lot 2 in a deed to MPM Development LP, recorded in Document No. 2022025557, O.R.N.C.T., a remaining portion of Lot 2 described in a deed to the City of Corpus Christi, recorded in Volume 2163, Page 238, O.P.R.N.C.T., a called 3.44 acre tract of land described in a deed to MPM Development LP, recorded in Document 2021021982, O.R.N.C.T. and a called 40.136 acre tract of land described in a deed to the Corpus Christi Independent School District recorded in Document No. 2022026992, O.R.N.C.T.; and being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod found at the northeasterly corner of Starlight Estates Unit 1, recorded in Volume 69, Pages 35-36, O.P.R.N.C.T. and the northwesterly corner of said right-of-way for Starry Road;

THENCE, North 73°57'08" East, 35.33 feet over-and-across said Starry Road, a 40 foot wide right-of-way, to THE POINT OF BEGINNING situated in the southwesterly right-of-way line of Yorktown Boulevard, variable in width;

THENCE, along the common line of the southwest right-of-way of Yorktown Boulevard, said Lot 7, and said Lots 8-10, South 61°14'46" East, 3115.87 feet to a point for corner;

THENCE, departing Yorktown Boulevard, South 28°40'55" West, 2.21 feet to a point for corner in the tidal boundary of Oso Creek;

THENCE, along the tidal boundary of Oso Creek the following twenty (20) courses and distances:

1. North 78°26'03" West, 15.35 feet to a point for corner;
2. South 82°29'26" West, 75.66 feet to a point for corner;
3. South 75°31'30" West, 127.93 feet to a point for corner;
4. South 41°28'06" West, 221.61 feet to a point for corner;
5. South 03°45'31" West, 107.40 feet to a point for corner;
6. South 10°21'30" West, 451.87 feet to a point for corner;
7. South 11°50'06" East, 313.31 feet to a point for corner;
8. South 05°31'29" East, 140.96 feet to a point for corner;
9. South 05°33'51" West, 393.91 feet to a point for corner;
10. South 01°54'51" East, 522.50 feet to a point for corner;
11. South 14°16'43" East, 147.00 feet to a point for corner;
12. South 11°25'01" West, 268.39 feet to a point for corner;
13. South 21°49'03" West, 305.76 feet to a point for corner;
14. South 76°17'16" West, 323.49 feet to a point for corner;
15. South 83°36'23" West, 354.79 feet to a point for corner;
16. North 80°52'05" West, 409.89 feet to a point for corner;
17. South 76°44'05" West, 216.20 feet to a point for corner;
18. North 86°22'19" West, 663.27 feet to a point for corner;
19. North 87°00'14" West, 395.14 feet to a point for corner;
20. North 82°43'51" West, 124.16 feet to a point for corner in the south line of said Lot 3;

THENCE, along the south line of said Lot 2 and Lot 3, North 61°18'48" West, 1196.80 feet to a point for corner;

THENCE, along the common line of a said 19.056 acre tract, a 11.90 acre tract described in a deed to Corpus Christi Island Apartment Villa Management recorded in Document No. 2021021292, O.P.R.N.C.T., and a 11.00 acre tract of land tract described in a deed to

EXHIBIT A: METES AND BOUNDS



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Corpus Christi Island Apartment Villa Management recorded in Document No. 202102191, O.P.R.N.C.T., North 28°41'12" East, 1339.53 feet to a point for corner;

THENCE, along the south line of a said 3.44 acre tract, North 61°17'22" West, 660.18 feet to a point for corner;

THENCE, along the centerline of Starry Road, 40' in width, North 28°46'32" East, 234.67 feet to a found cotton spindle for corner;

THENCE, along the common line of said 3.44 acre tract and a called 2.77 acre tract of land described in a deed to JB Partners recorded in Document No. 2008046694, O.P.R.N.C.T., South 61°17'22" East, 659.87 feet to a point for corner;

THENCE, along the common line of said 2.77 acre tract, a called 5.003 acre tract of land described in a warranty deed to Melanie Villarreal Jennings recorded in a Document No. 2021028118, O.P.R.N.C.T., a called 1.140 acre tract of land described in a deed to Lisa Ann Landers, recorded in Document No. 2006046653, O.P.R.N.C.T., a called 1.140 and 6.00 acre tracts of land described in a deed to Corpus Christi Island Apartments Villa Management Group, LLC recorded in Document No. 2021027229, O.P.R.N.C.T. and said Lots 12-14, North 28°41'58" East, 1065.09 feet to a found 1/2" iron rod with no cap for corner;

THENCE, along the common line of said Lot 7 and said 6.00 acre tract, North 61°14'55" West, 660.11 feet to a point for corner;

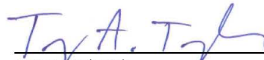
THENCE, along the southwest line of the Starlight Estates Unit 1, recorded in Volume 69, Pages 35-36, O.P.R.N.C.T. and said Lot 7 North 28°42'01" East, 1280.48 feet to the POINT OF BEGINNING, containing 261.3077 acre of land in Nueces County, Texas as shown on drawing filed under Job No. S0870-0123-00 in the office of Quiddity Engineering, San Antonio, Texas.

Note: This legal description has been prepared for zoning purposes only, this is not to be used for other purposes including land conveyance.

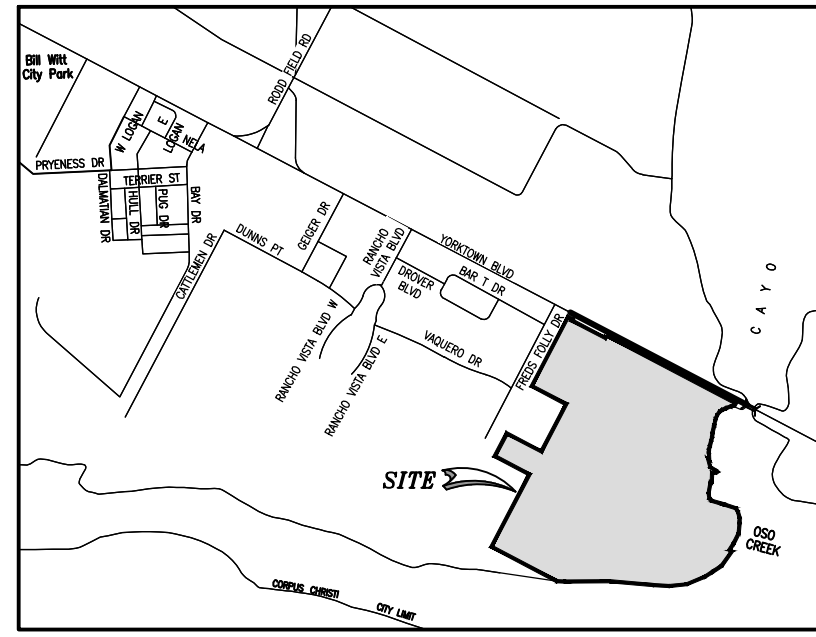
The bearings shown hereon are Texas Coordinate System grid, South Zone (NAD'83), as determined by Global Positioning System (GPS). The unit of linear measurement is U.S. Survey Feet.

Quiddity Engineering
Texas Board of Professional Engineers and Land Surveyors Registration No. F-23290





Troy A. Trobaugh
Registered Professional Land Surveyor #6241
Signature Date: May 10, 2023



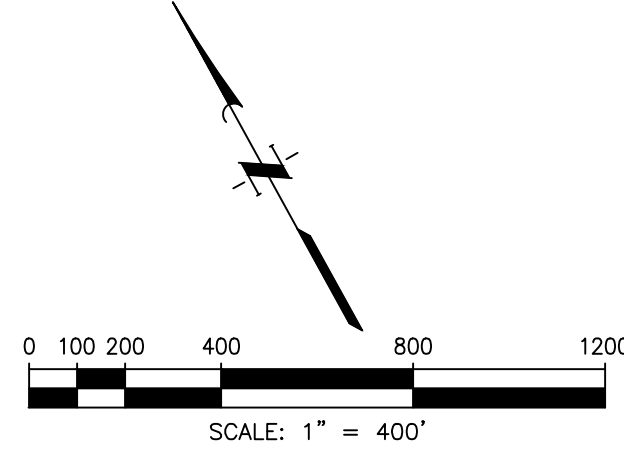
LOCATION MAP
SCALE: 1" = 3000'

CIVIL ENGINEER & LAND SURVEYOR



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



CONDITIONALLY APPROVED
OCTOBER 05, 2022
PLANNING COMMISSION

CONDITIONAL APPROVED
COMMENTS ADDRESSED
OCTOBER 14, 2022

MASTER PRELIMINARY PLAT
OF
OSO CREEK CORNER

A 269.947 ACRE TRACT OF LAND, BEING A PORTION OF LOTS 8, 9, 10, 11, 12, 13, 14, AND 15 SECTION 34, AND ALSO ALL OF LOTS 2, 3, 4, AND 5 OF SECTION 35, 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: October 13, 2022

UTILITY LEGEND

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

Zoning Table	
Existing Zoning	
Lot 1	Farm Rural District
Lot 2	Farm Rural District
Lot 3	Farm Rural District
Lot 4	Farm Rural District
Lot 5	Residential Estate District
Lot 6	Farm Rural District
Proposed Zoning	
Lot 1	General Commercial
Lot 2	General Commercial
Lot 3	Single Family Residential
Lot 4	Single Family Residential
Lot 5	Single Family Residential
Lot 6	Single Family Residential

Proposed Phasing Summary				
Phase	Acres	Anticipated Start Date	Anticipated Completion Date	Land Use
1	103.236	September 2022	May 2023	GC/RS
2	166.626	May 2023	May 2025	RS

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

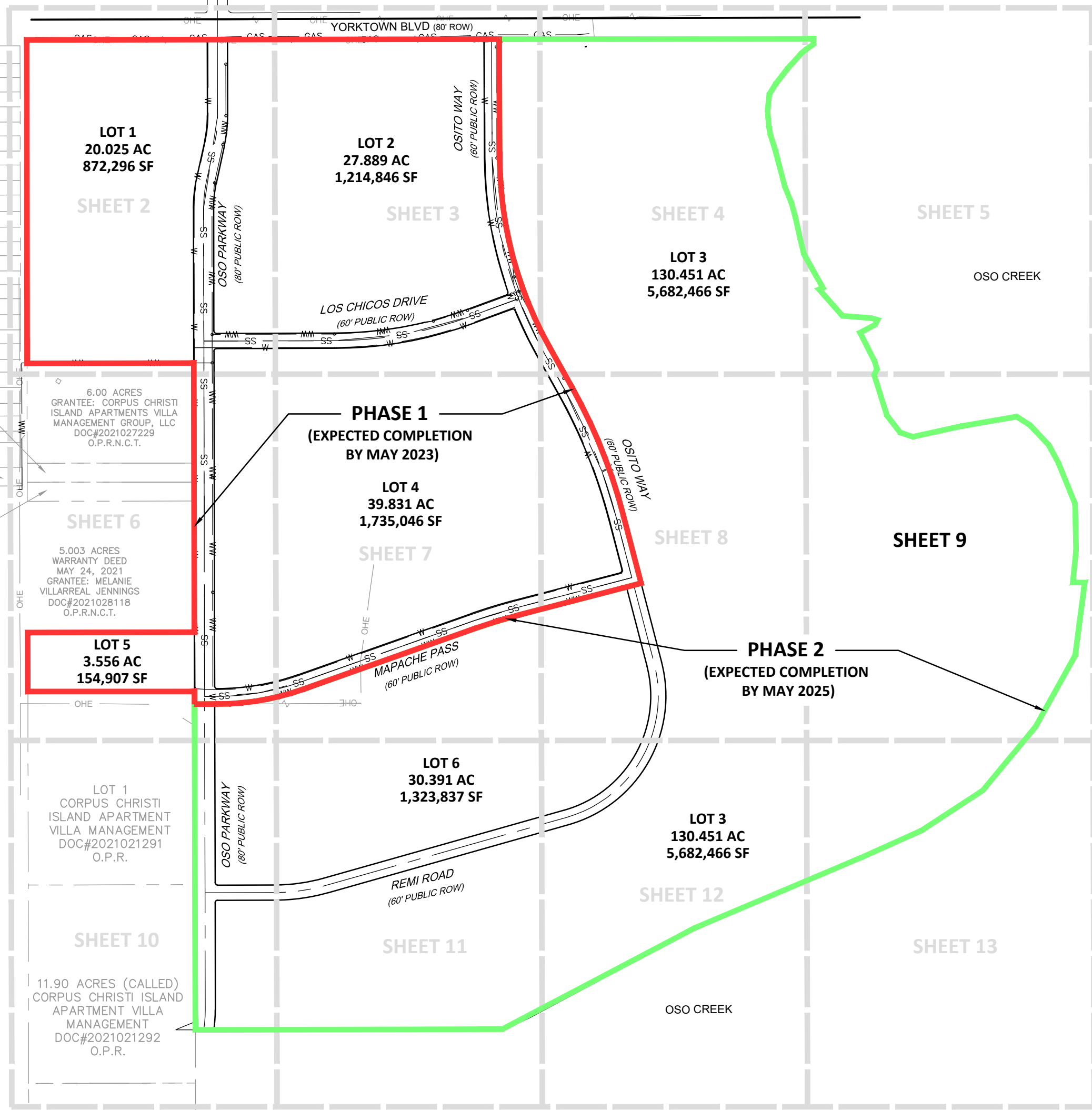
1.140 ACRES
GRANTEE: CORPUS CHRISTI ISLAND APARTMENTS VILLA MANAGEMENT GROUP, LLC
DOC#2021027229
O.P.R.N.C.T.

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
CITY OF CORPUS CHRISTI
DOC#2017043998
O.P.R.

5.725 ACRES (CALLED)
CORPUS CHRISTI ISLAND APARTMENT VILLA MANAGEMENT
DOC#2021021055
O.P.R.

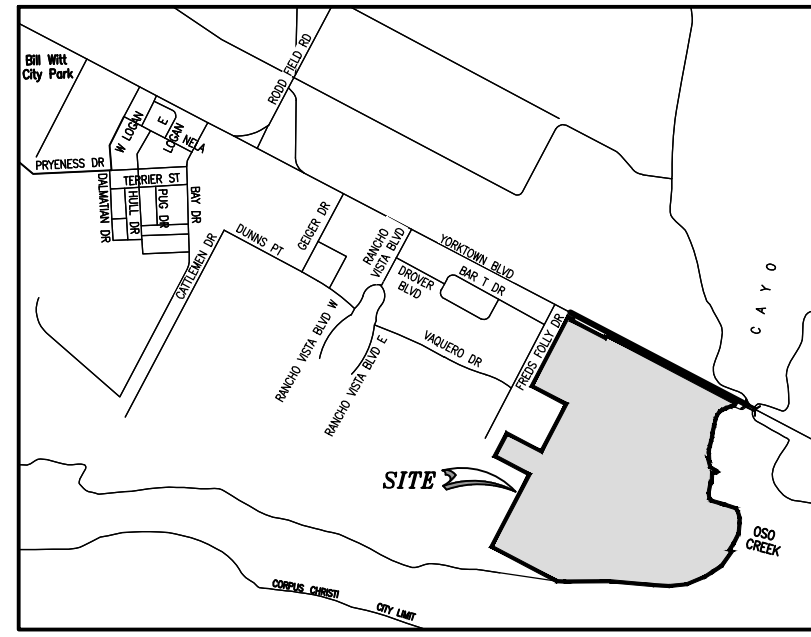


- GENERAL NOTES**
- TOTAL NUMBER OF BUILDABLE LOTS: 6
 - THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO CREEK. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO CREEK AS "EXCEPTIONAL" AND "OYSTER WATERS". TCEQ ALSO CATEGORIZED THE OSO CREEK AS "CONTACT RECREATION" 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 272.856 ACRES OF LAND INCLUDING STREET DEDICATION.
 - ACCORDING TO FEMA FLOOD INSURANCE RATE MAP, PANEL 48355C0540G, DATED OCTOBER 13, 2022, A PORTION THIS TRACT IS LOCATED IN ZONE "AE" AND UNSHADED & SHADED ZONE "X".
 - ACCORDING TO THE NATIONAL WETLANDS INVENTORY, POTENTIAL WETLANDS EXIST ON SITE.
 - WATER, WASTEWATER LOT/ACREAGE AND PARK FEES SHALL BE PAID PRIOR TO RECORDATION OF THE FINAL PLAT.
 - ALL UTILITY AND TEMPORARY R.O.W. EASEMENTS DEDICATED BY SEPARATE INSTRUMENT SHALL BE RECORDED AND LABELED ON THE FINAL PLAT.
 - 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.
 - DEVELOPER WILL BE SUBMITTING A PERMANENT STREET CLOSURE APPLICATION FOR STARRY ROAD TO THE CITY OF CORPUS CHRISTI, AND THE CLOSURE IS CONTINGENT TO AN APPROVED CLOSURE BY THE CITY OF CORPUS CHRISTI.

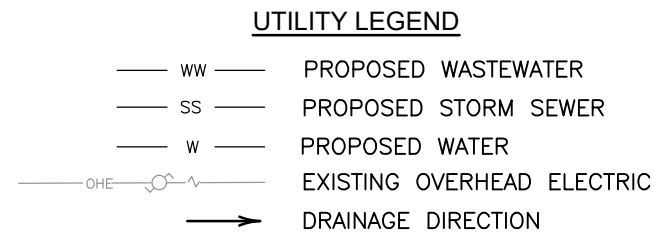
LEGEND

- 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
- DE ----- DRAINAGE EASEMENT

SEE SHEET 13 FOR LINE AND CURVE TABLES



LOCATION MAP
SCALE: 1" = 3000'

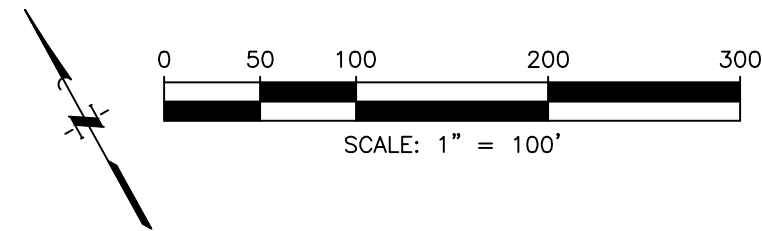


CIVIL ENGINEER & LAND SURVEYOR



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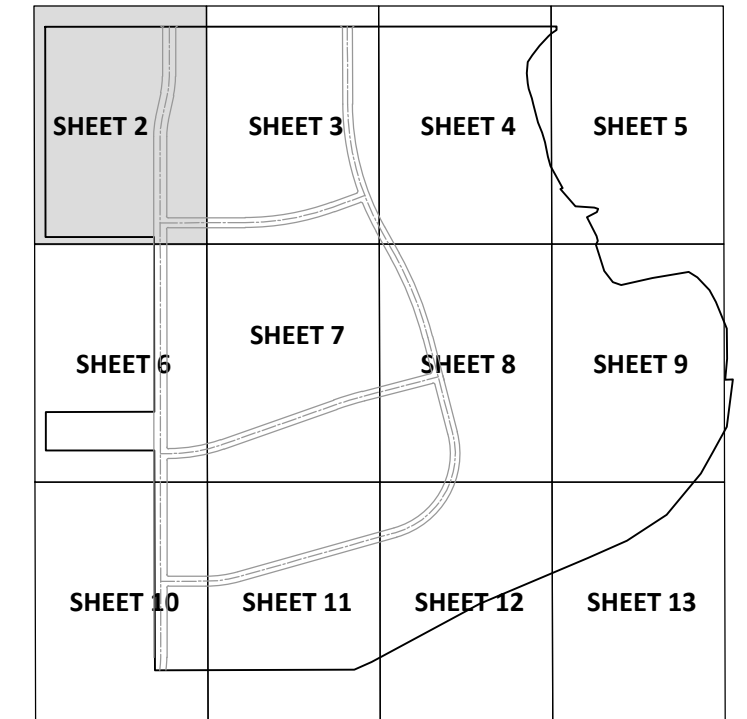
CONDITIONALLY APPROVED
OCTOBER 05, 2022
PLANNING COMMISSION

CONDITIONAL APPROVED
COMMENTS ADDRESSED
OCTOBER 14, 2022

MASTER PRELIMINARY PLAT
OF
OSO CREEK CORNER

A 269.947 ACRE TRACT OF LAND, BEING A PORTION OF LOTS 8, 9, 10, 11, 12, 13, 14, AND 15 SECTION 34, AND ALSO ALL OF LOTS 2, 3, 4, AND 5 OF SECTION 35, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, IN VOLUME "A", PAGES 41-43, MAP RECORDS, NUECES COUNTY, TEXAS, CORPUS CHRISTI, TEXAS

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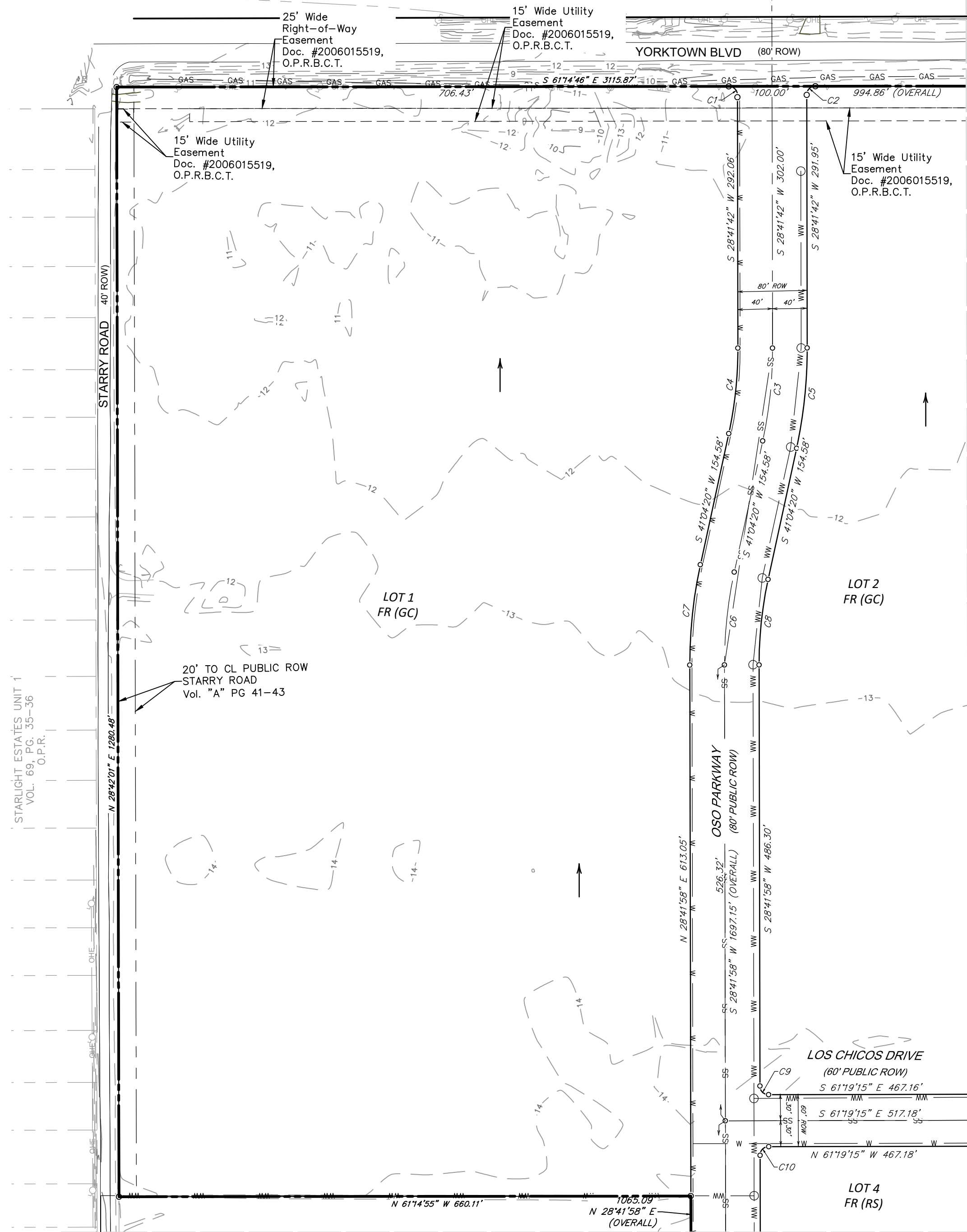
KEY MAP

GENERAL NOTES

1. TOTAL NUMBER OF BUILDABLE LOTS: 6
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.
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LEGEND

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DE	-----	DRAINAGE EASEMENT



SEE SHEET 13 FOR LINE AND CURVE TABLES

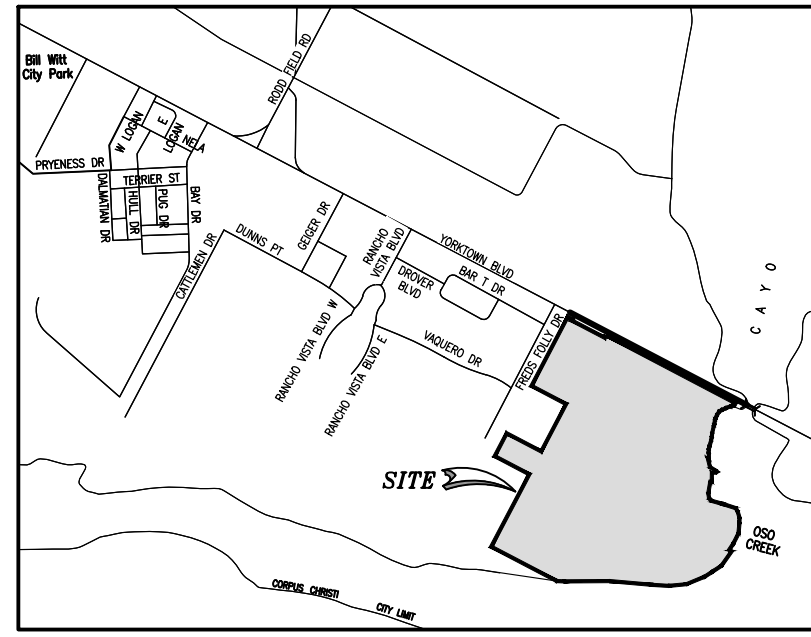
MATCH LINE ~ SEE SHEET 5

SHEET 2 OF 13

MATCH LINE ~ SEE SHEET 3

QUIDDITY ENGINEERING Job No. S0870-0123-00

Date: Oct 13, 2022, 2:27pm User: JMS File: K:\S0870\S0870-0123-00\Yorktown\2 Design Phase\CAD\Plotting\S0870-0123-00 OSO CREEK Plat.dwg



LOCATION MAP
SCALE: 1" = 3000'

UTILITY LEGEND

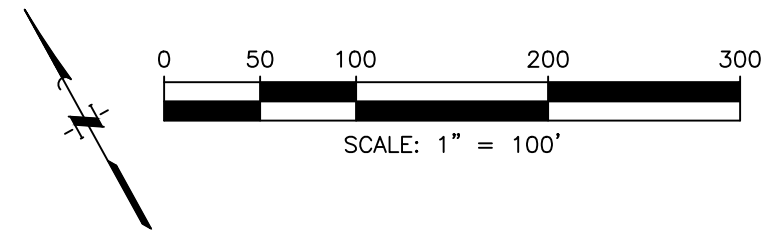
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→	DRAINAGE DIRECTION

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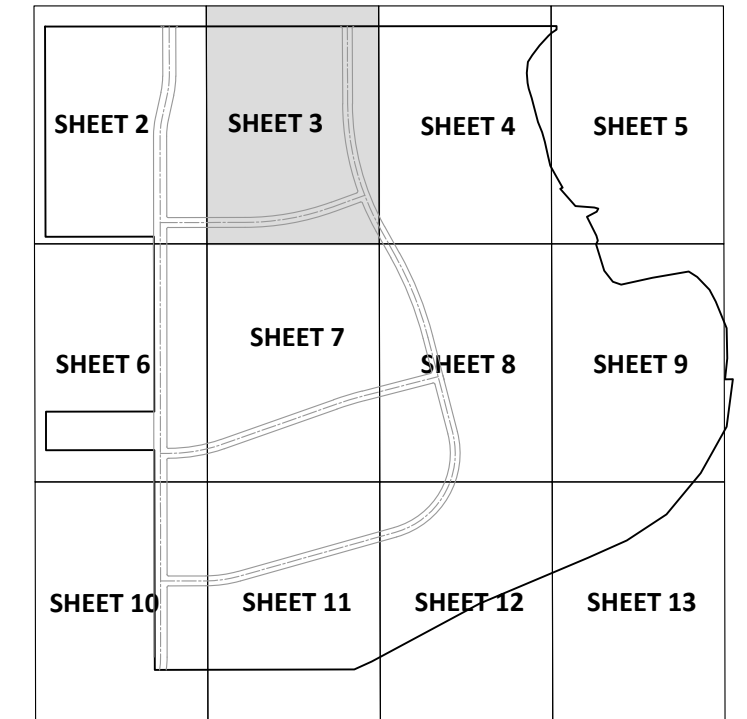
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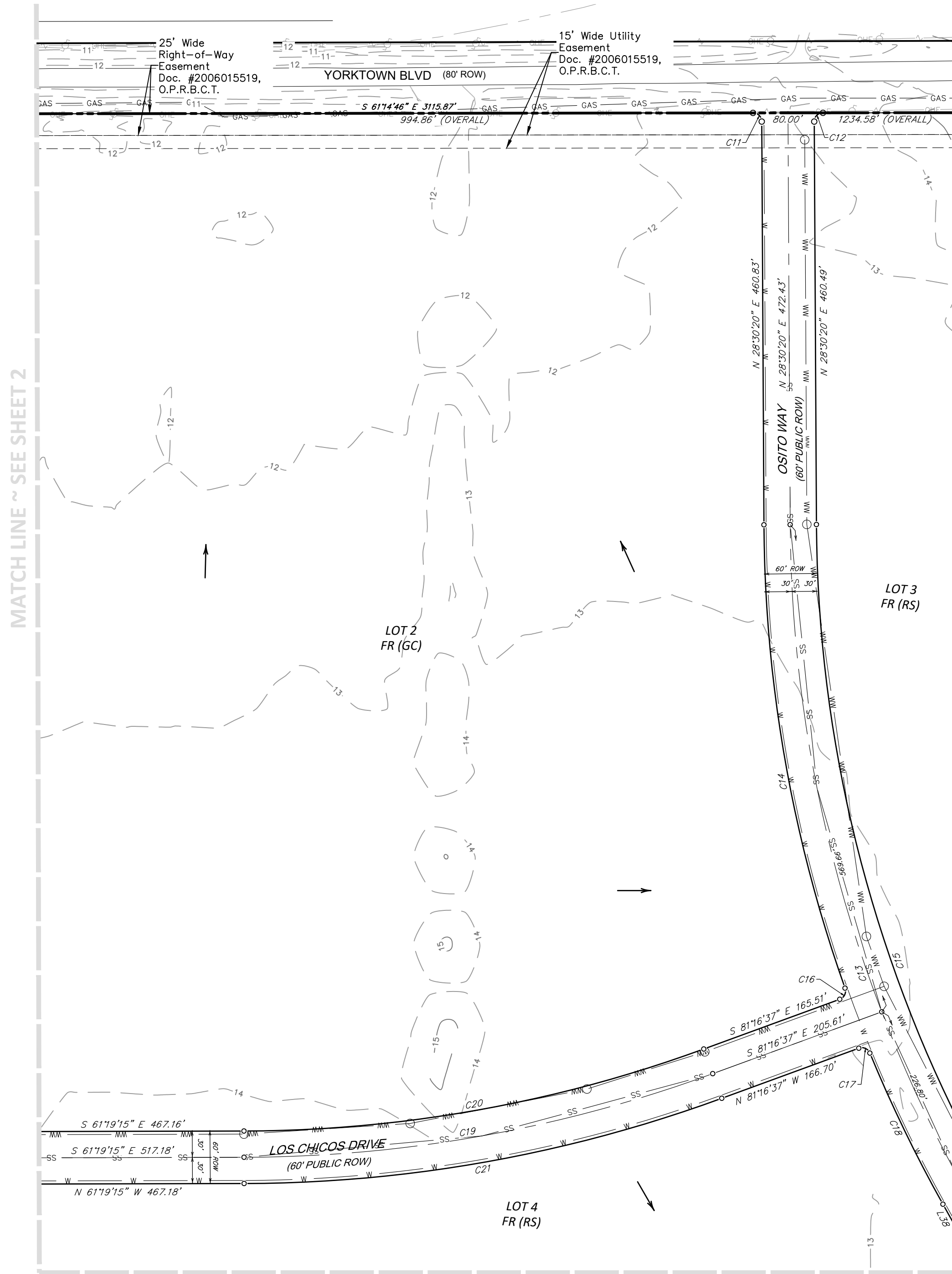


KEY MAP
GENERAL NOTES

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LEGEND

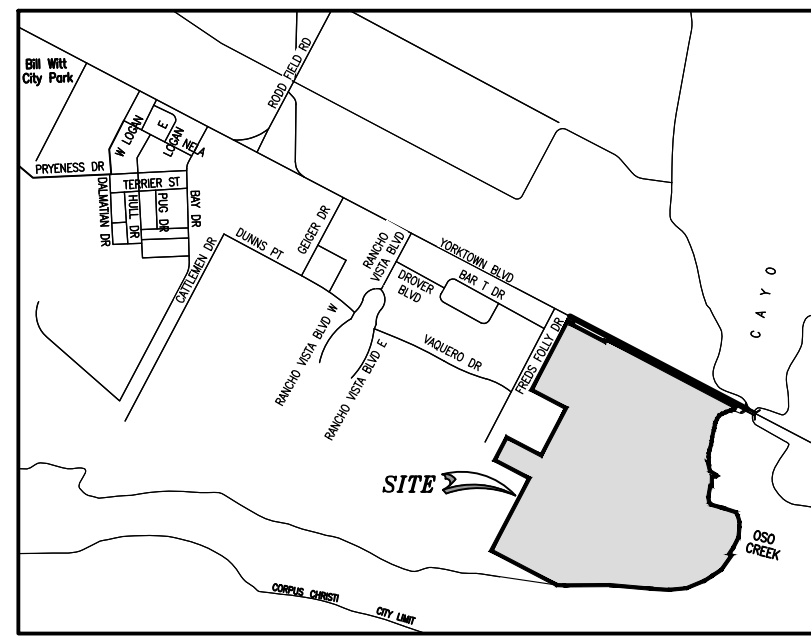
OPRNCT	OFFICIAL PUBLIC RECORDS NUECES COUNTY TX
DRNCT	DEED RECORDS NUECES COUNTY TX
MRNCT	MAP RECORDS NUECES COUNTY TX
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"F"	FOUND 1/2-INCH IRON ROD
"FPK"	FOUND PK-NAIL
YR	YARD REQUIREMENT (SEE NOTE 5)
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT



SEE SHEET 13 FOR LINE
AND CURVE TABLES

MATCH LINE ~ SEE SHEET 7

SHEET 3 OF 13



LOCATION MAP
SCALE: 1" = 3000'

UTILITY LEGEND

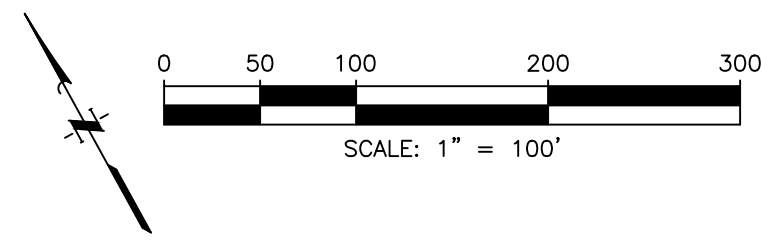
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— w —	PROPOSED WATER
— OHE —	EXISTING OVERHEAD ELECTRIC
→	DRAINAGE DIRECTION

CIVIL ENGINEER & LAND SURVEYOR



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



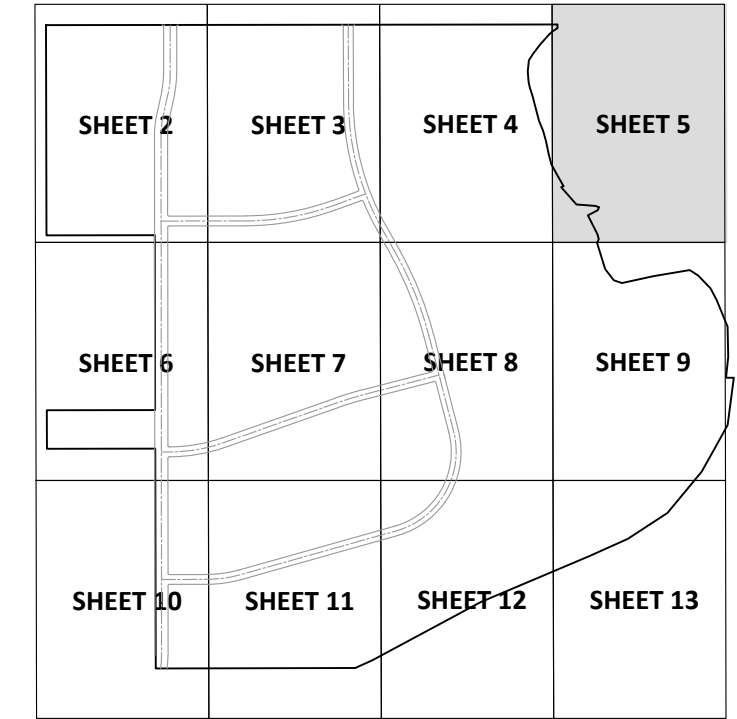
CONDITIONALLY APPROVED
OCTOBER 05, 2022
PLANNING COMMISSION

CONDITIONAL APPROVED
COMMENTS ADDRESSED
OCTOBER 14, 2022

MASTER PRELIMINARY PLAT
OF
OSO CREEK CORNER

A 269.947 ACRE TRACT OF LAND, BEING A PORTION OF LOTS 8, 9, 10, 11, 12, 13, 14, AND 15 SECTION 34, AND ALSO ALL OF LOTS 2, 3, 4, AND 5 OF SECTION 35, 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: October 13, 2022



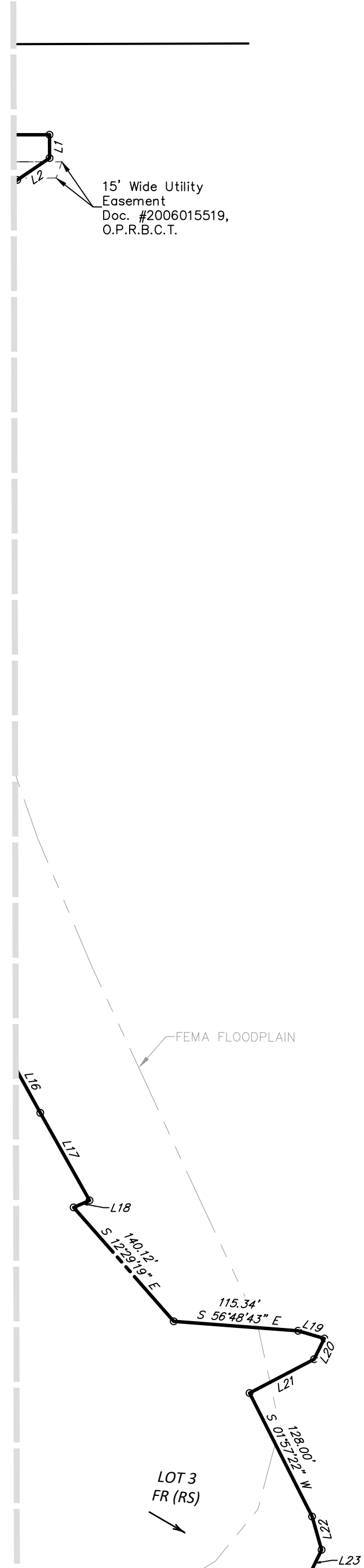
KEY MAP
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LEGEND

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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
DE	-----	DRAINAGE EASEMENT

MATCH LINE ~ SEE SHEET 4



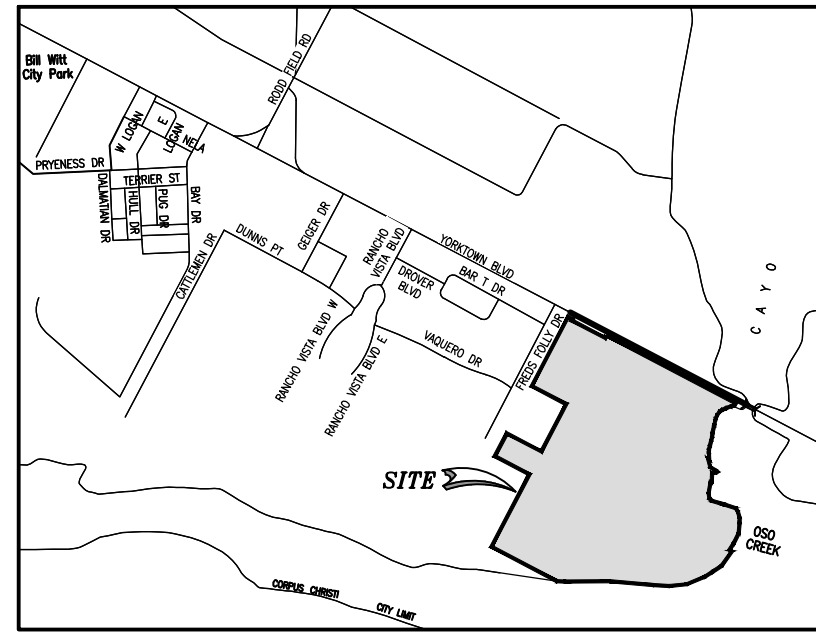
SEE SHEET 13 FOR LINE AND CURVE TABLES

MATCH LINE ~ SEE SHEET 9

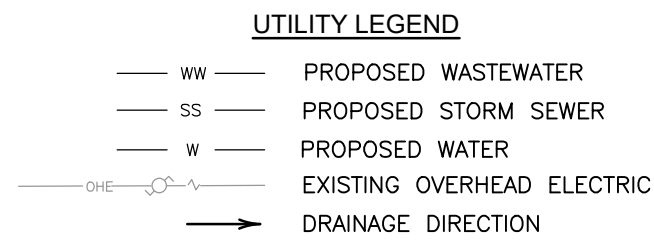
SHEET 5 OF 13

QUIDDITY ENGINEERING Job No. S0870-0123-00

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LOCATION MAP
SCALE: 1" = 3000'

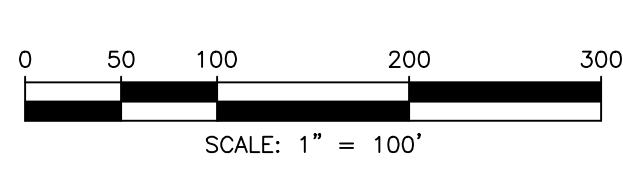


CIVIL ENGINEER & LAND SURVEYOR

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CONTACT: Joseph E. York V, PE
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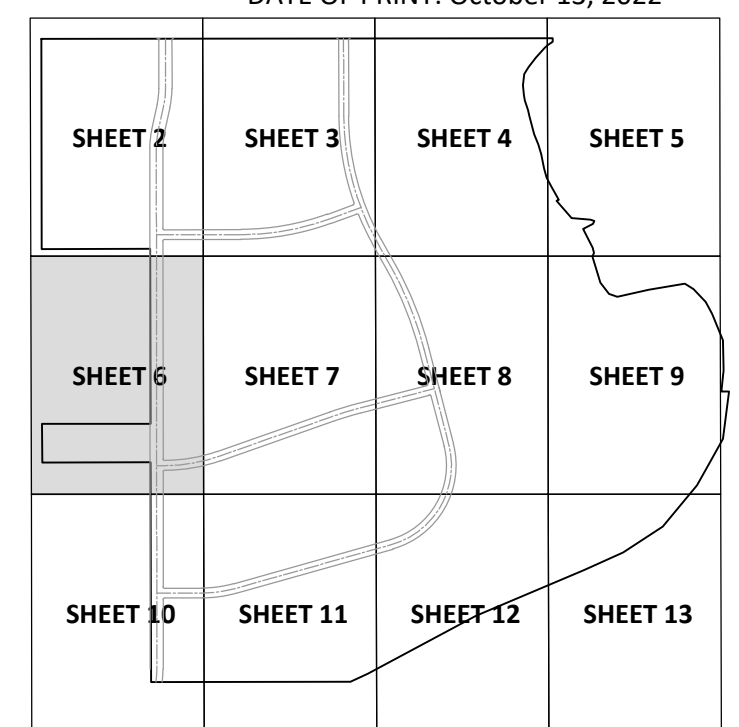
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PLANNING COMMISSION

CONDITIONAL APPROVED
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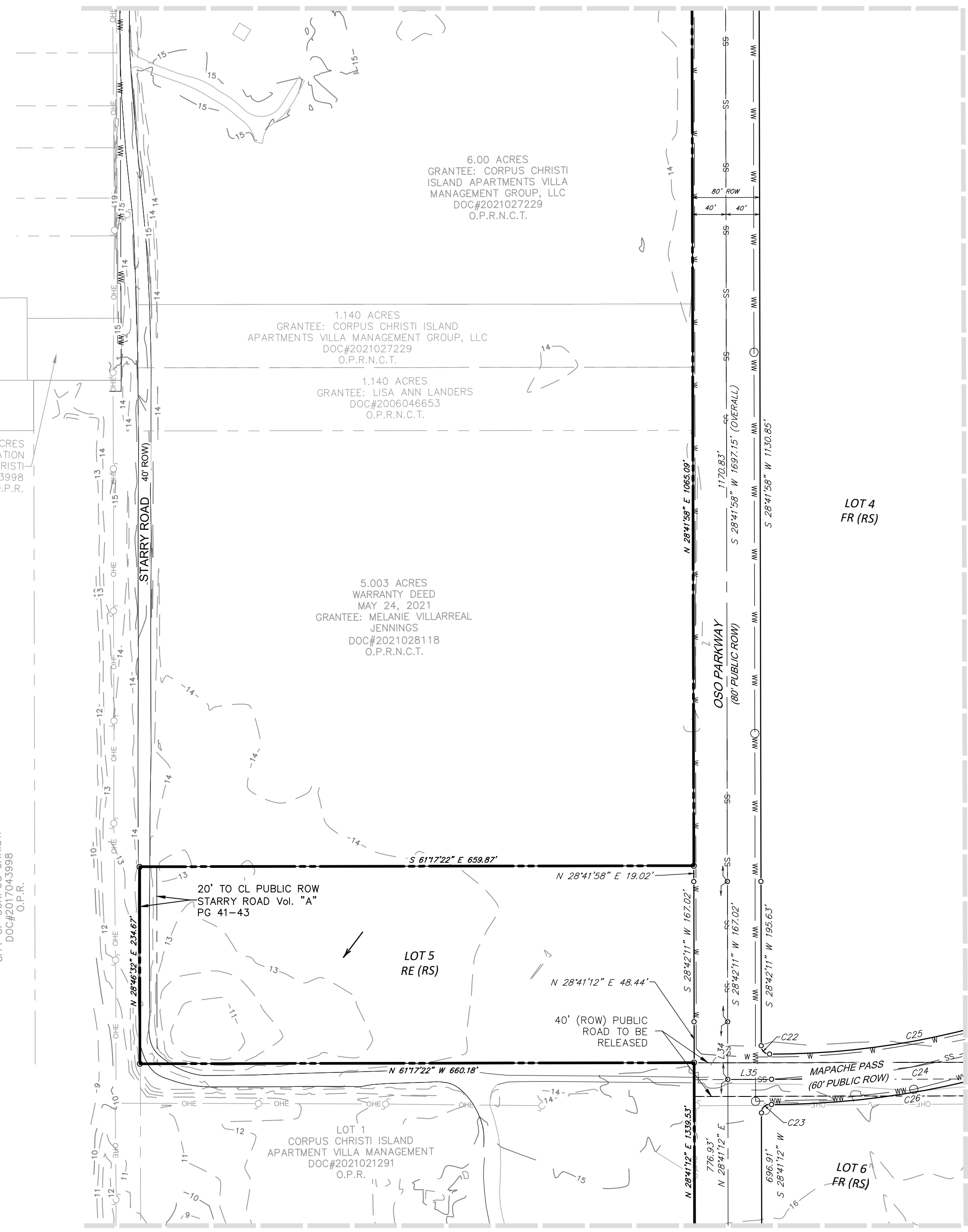


KEY MAP
GENERAL NOTES

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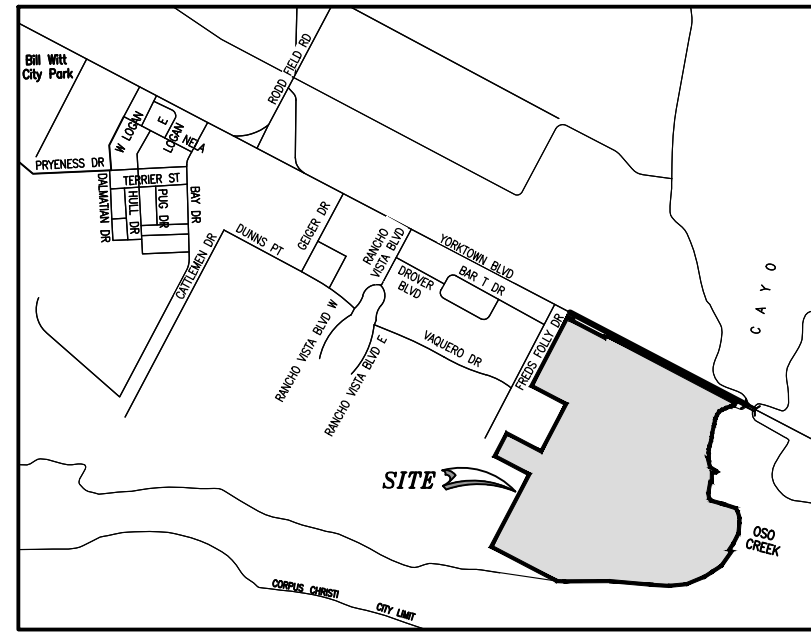
SEE SHEET 13 FOR LINE AND CURVE TABLES

MATCH LINE ~ SEE SHEET 10

SHEET 6 OF 13

QUIDDITY ENGINEERING Job No. S0870-0123-00

Date: OCT 13, 2022, 2:28pm User: JWS File: K:\S0870\S0870-0123-00\Taskcom\2 Design Phase\CAD\Printing\S0870-0123-00 OSO CREEK Plat.dwg



LOCATION MAP
SCALE: 1" = 3000'

UTILITY LEGEND

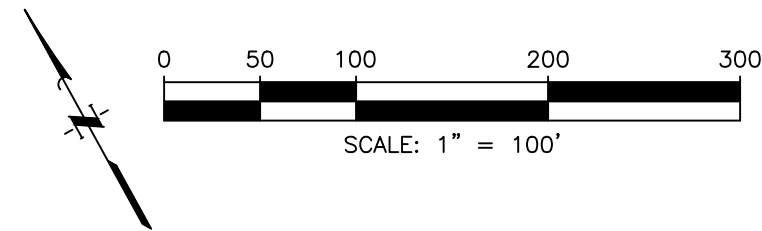
— WW —	PROPOSED WASTEWATER
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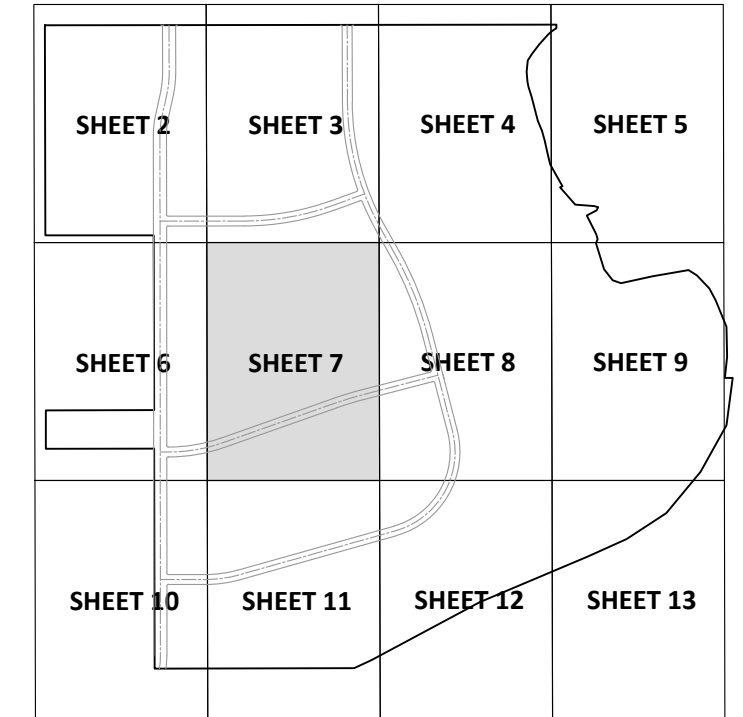
CONDITIONALLY APPROVED
OCTOBER 05, 2022
PLANNING COMMISSION

CONDITIONAL APPROVED
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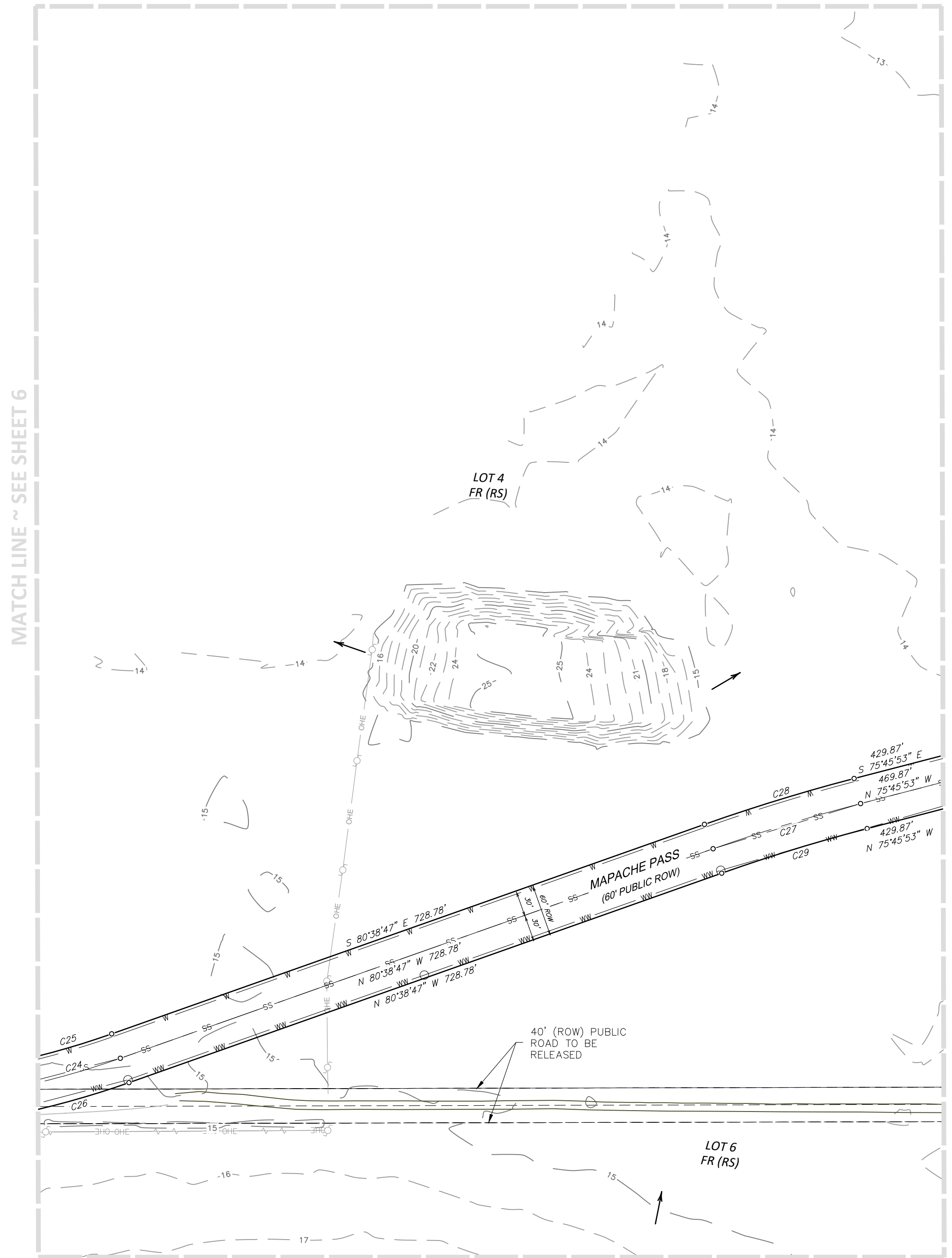


KEY MAP
GENERAL NOTES

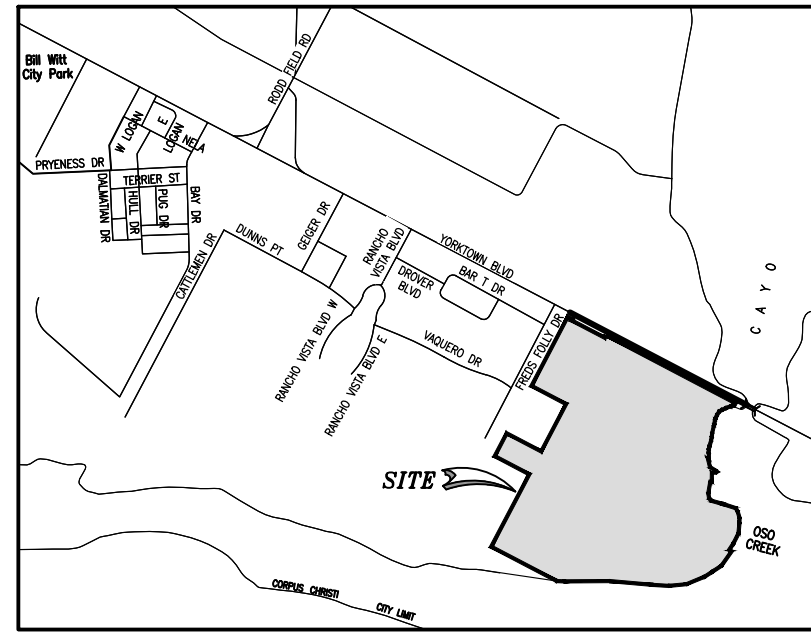
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UE	-----	UTILITY EASEMENT
DE	-----	DRAINAGE EASEMENT



SEE SHEET 13 FOR LINE AND CURVE TABLES



LOCATION MAP
SCALE: 1" = 3000'

UTILITY LEGEND

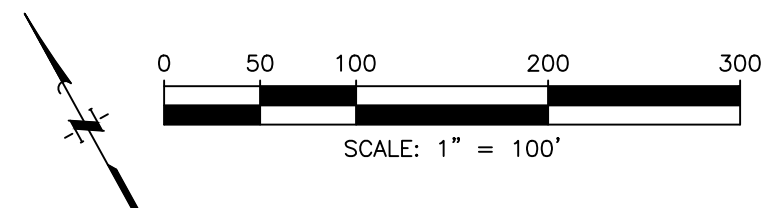
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CIVIL ENGINEER & LAND SURVEYOR



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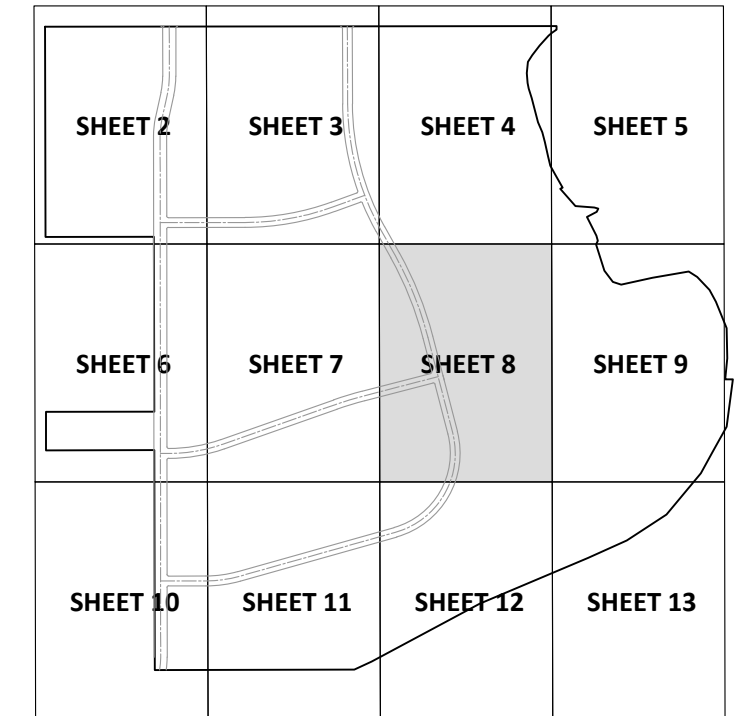
CONDITIONALLY APPROVED
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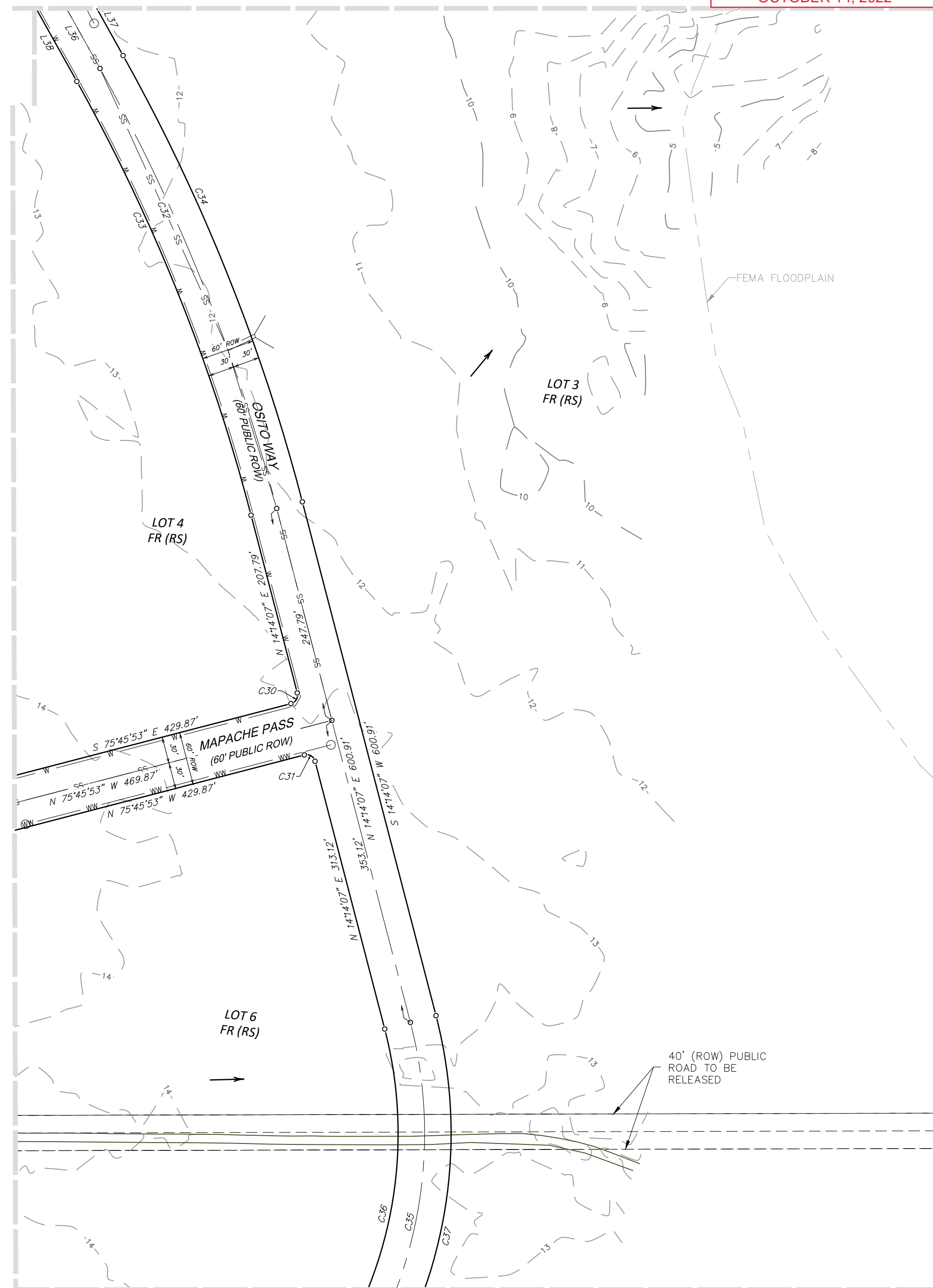
LEGEND

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MRNCT	MAP RECORDS NUECES COUNTY TX
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YR	YARD REQUIREMENT (SEE NOTE 5)
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT

MATCH LINE ~ SEE SHEET 7

MATCH LINE ~ SEE SHEET 4

MATCH LINE ~ SEE SHEET 9



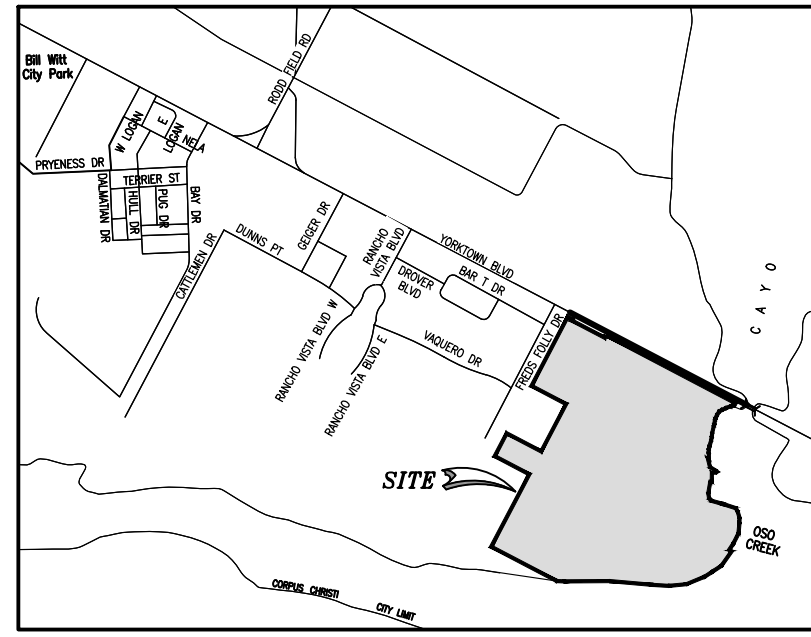
SEE SHEET 13 FOR LINE
AND CURVE TABLES

MATCH LINE ~ SEE SHEET 12

SHEET 8 OF 13

QUIDDITY ENGINEERING Job No. S0870-0123-00

Date: OCT 13, 2022, 1:50pm User: JMS
File: K:\S0870\S0870-0123-00\Task\012 Design Phase\CAD\Plotting\S0870-0123-00 OSO CREEK Plat.dwg



LOCATION MAP
SCALE: 1" = 3000'

UTILITY LEGEND

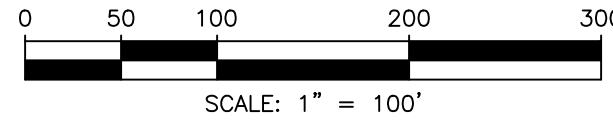
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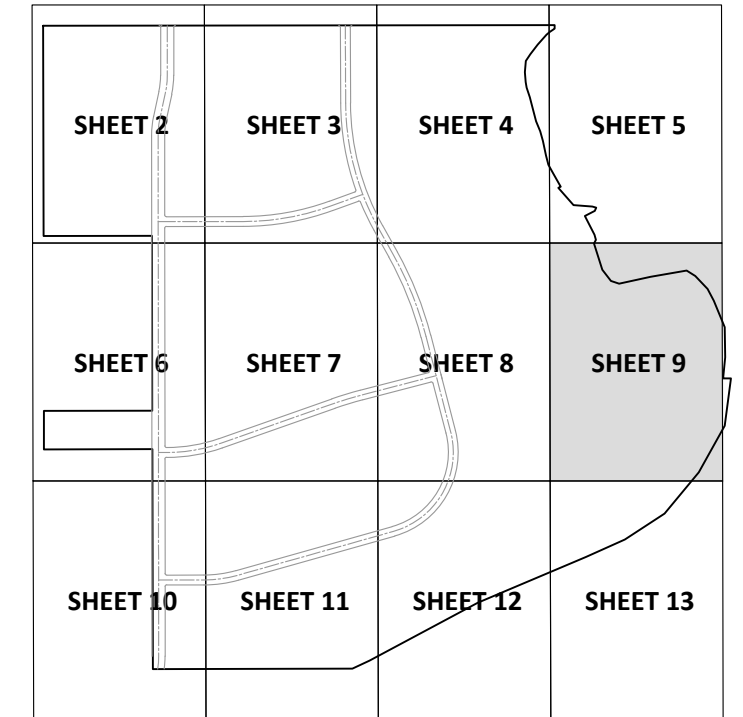
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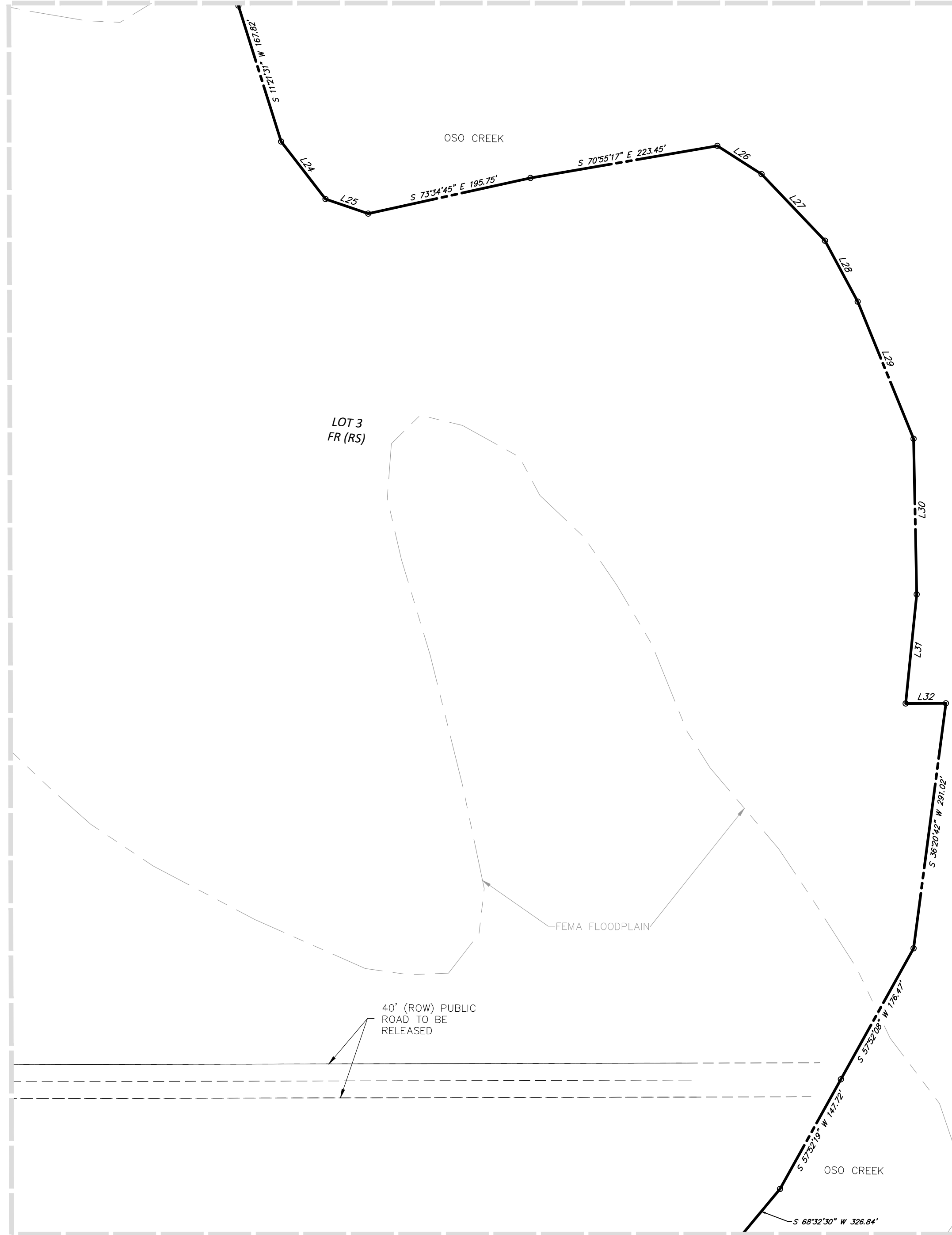
KEY MAP
GENERAL NOTES

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LEGEND

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DRNCT	-----	DEED RECORDS NUECES COUNTY TX
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"S"	-----	SET 1/2-INCH IRON ROD (W/CAP STAMPED "JONES CARTER")
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"FPK"	-----	FOUND PK-NAIL
YR	-----	YARD REQUIREMENT (SEE NOTE 5)
UE	-----	UTILITY EASEMENT
DE	-----	DRAINAGE EASEMENT

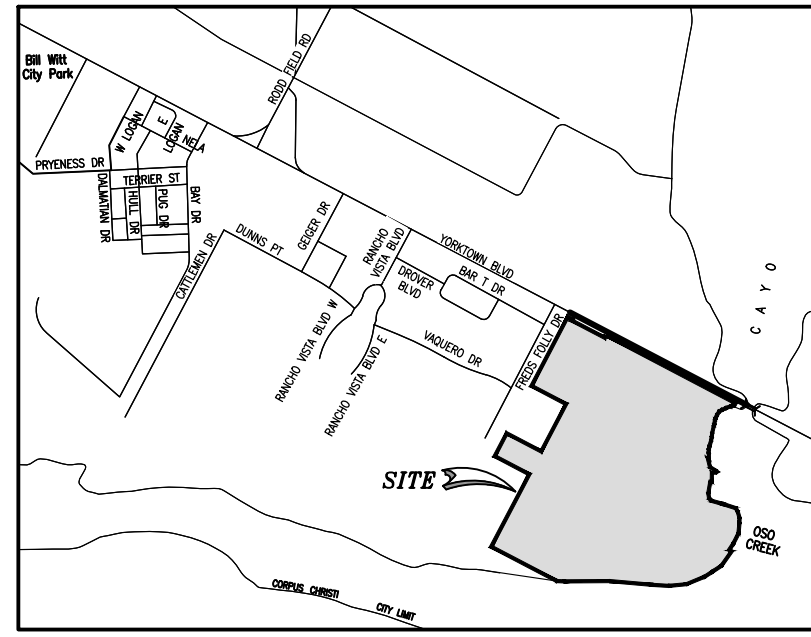
MATCH LINE ~ SEE SHEET 8



SEE SHEET 13 FOR LINE AND CURVE TABLES

MATCH LINE ~ SEE SHEET 13

SHEET 9 OF 13



LOCATION MAP
SCALE: 1" = 3000'

UTILITY LEGEND

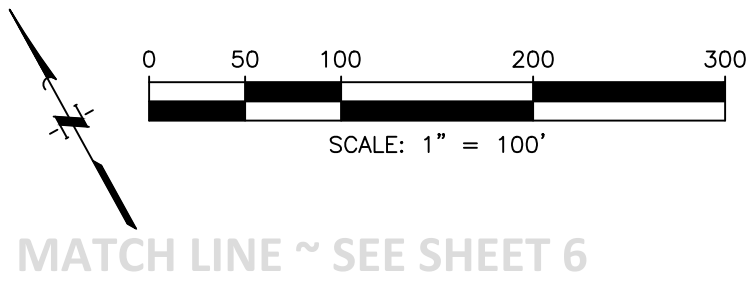
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CIVIL ENGINEER & LAND SURVEYOR



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
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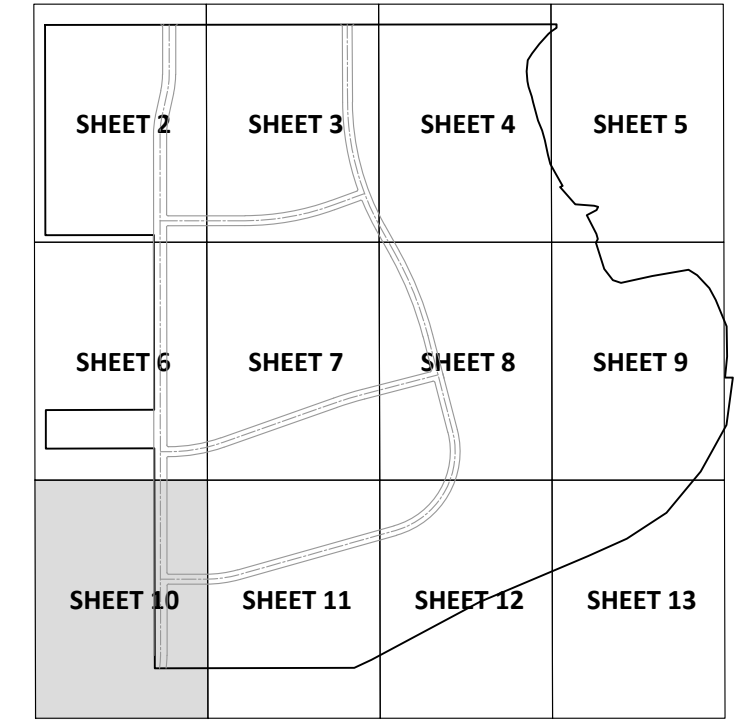
CONDITIONALLY APPROVED
OCTOBER 05, 2022
PLANNING COMMISSION

CONDITIONAL APPROVED
COMMENTS ADDRESSED
OCTOBER 14, 2022

MASTER PRELIMINARY PLAT
OF
OSO CREEK CORNER

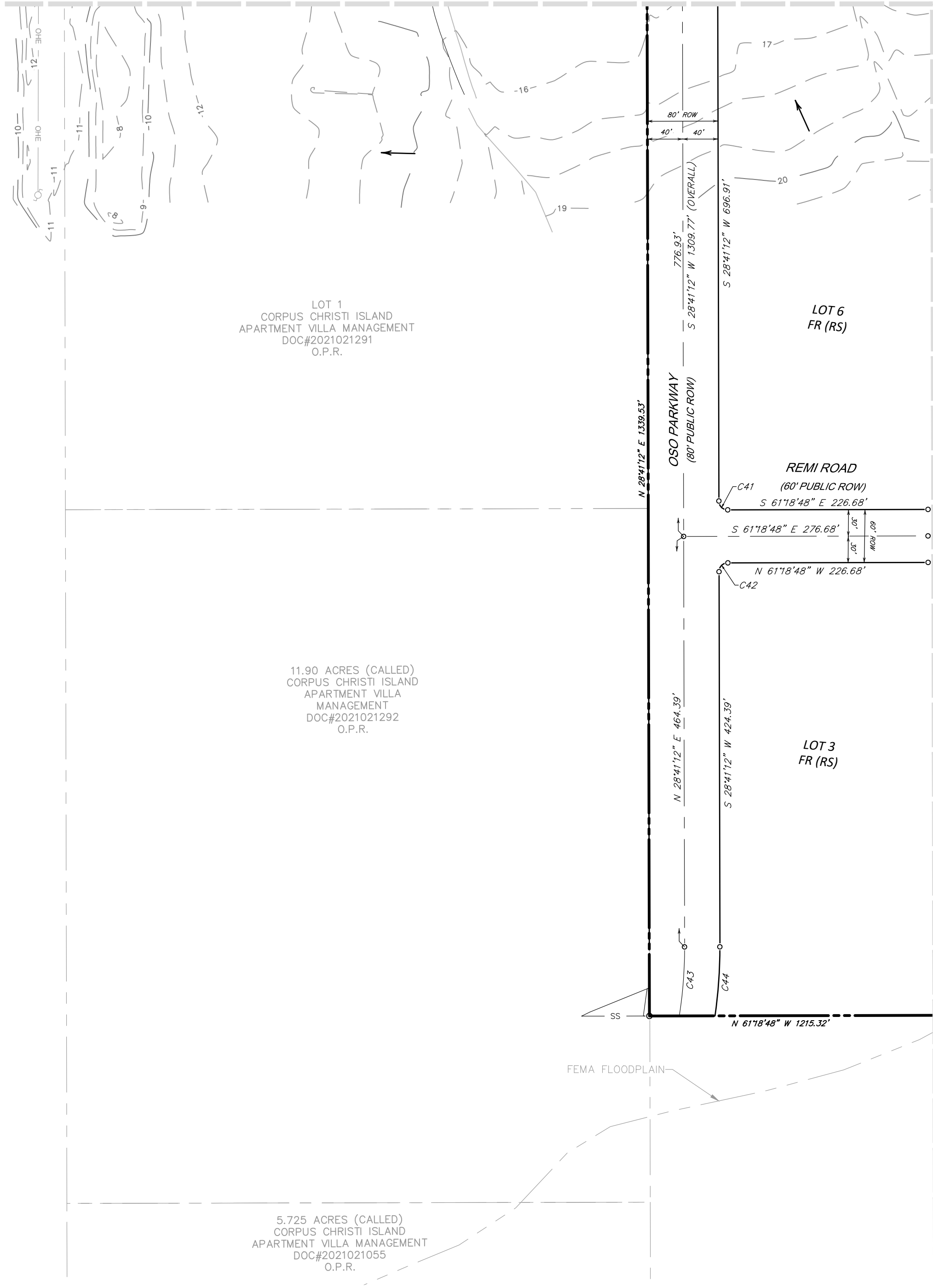
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DATE OF PRINT: October 13, 2022



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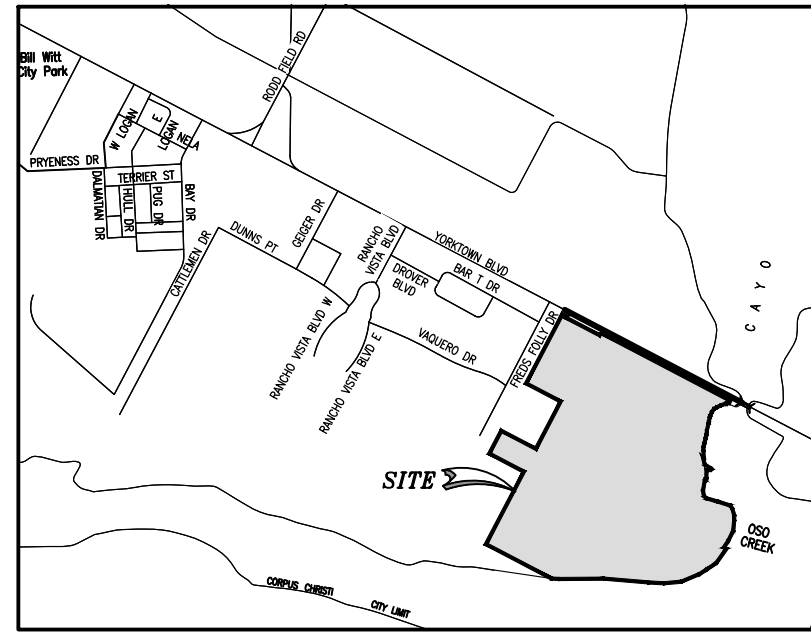
SEE SHEET 13 FOR LINE AND CURVE TABLES

SHEET 10 OF 13

LEGEND	
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QUIDDITY ENGINEERING Job No. S0870-0123-00

Date: OCT 13, 2022, 11:51pm User: D: AWS File: K:\S0870\S0870-0123-00\Task\DWG Design Phase\CAD\Plotting\S0870-0123-00 OSO CREEK Plat.dwg



LOCATION MAP
SCALE: 1" = 3000'

UTILITY LEGEND

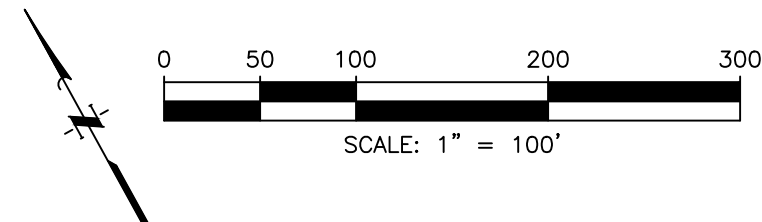
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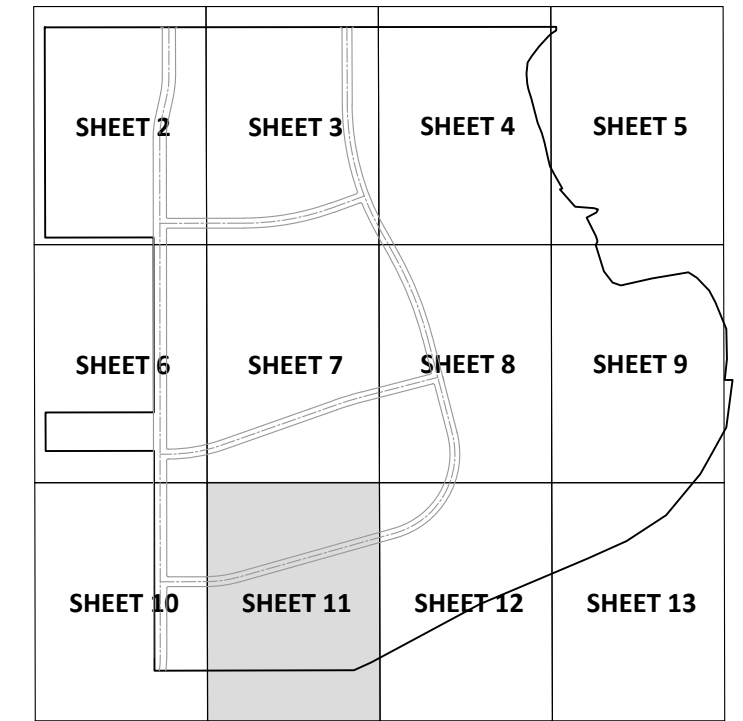
CONDITIONALLY APPROVED
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PLANNING COMMISSION

CONDITIONAL APPROVED
COMMENTS ADDRESSED
OCTOBER 14, 2022

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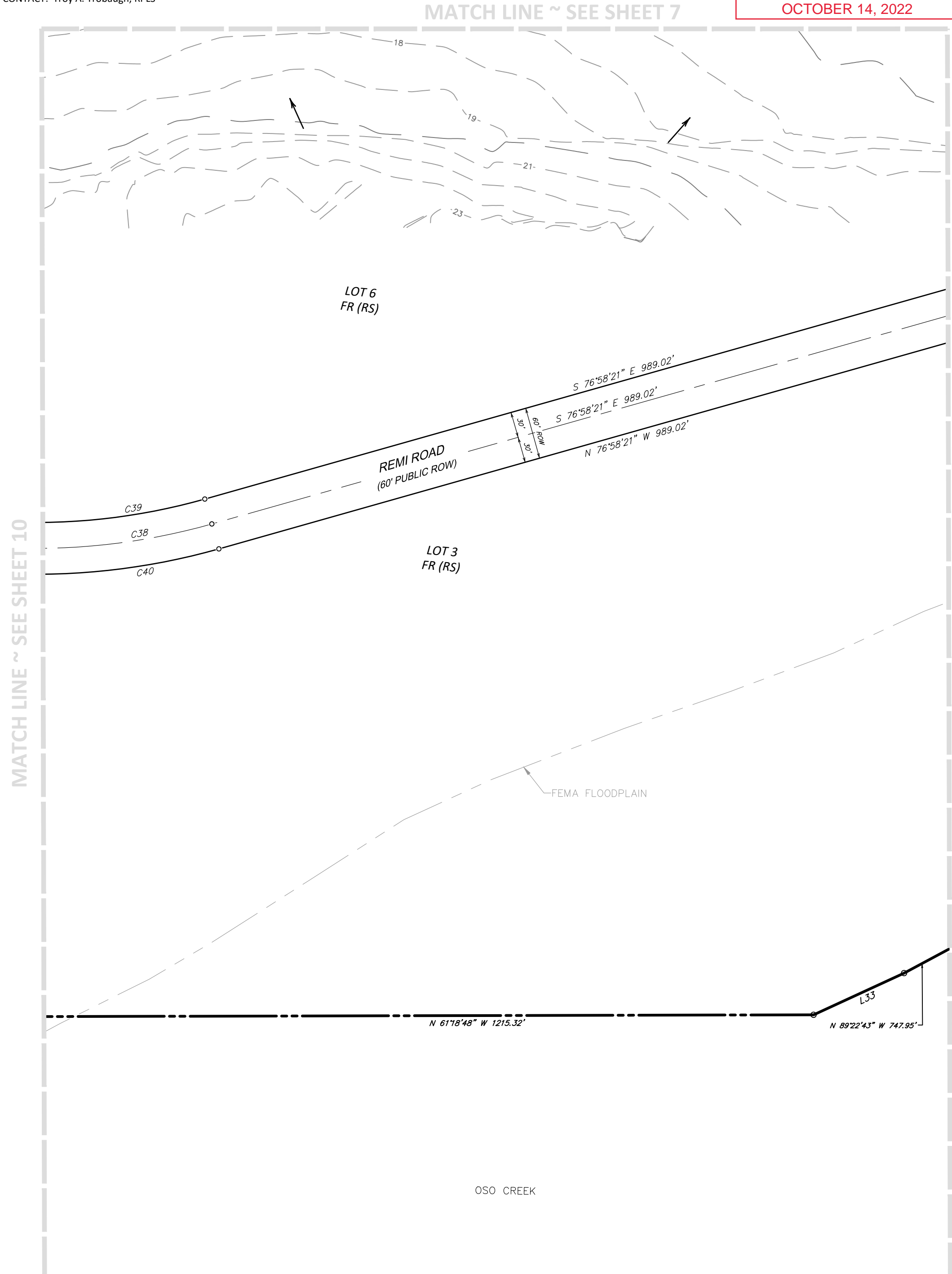


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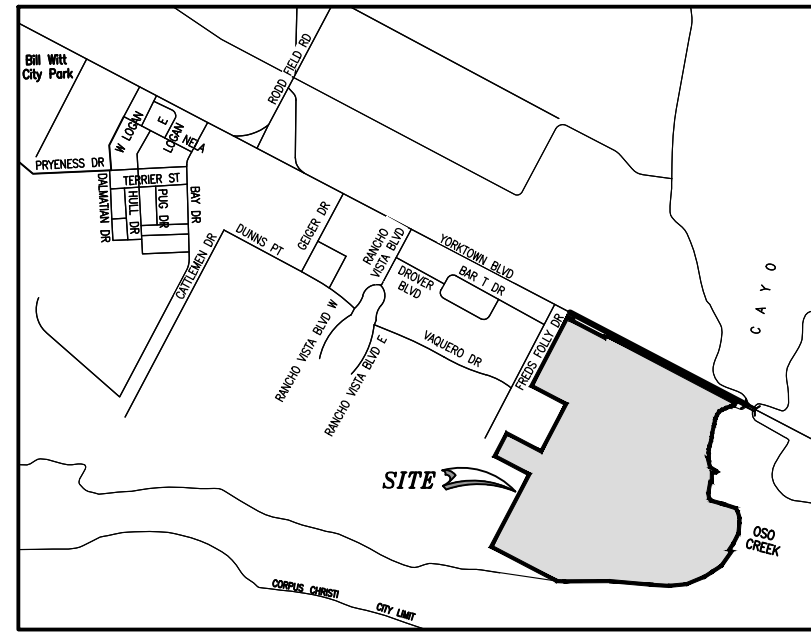


SEE SHEET 13 FOR LINE AND CURVE TABLES

SHEET 11 OF 13

QUIDDITY ENGINEERING Job No. S0870-0123-00

Date: OCT 13, 2022, 11:52am User: JMS
File: K:\S0870\S0870-0123-00\Taskcom\2 Design Phase\CAD\Plotting\S0870-0123-00 OSO CREEK Plat.dwg



LOCATION MAP
SCALE: 1" = 3000'

UTILITY LEGEND

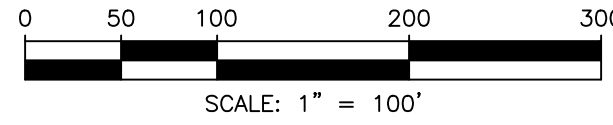
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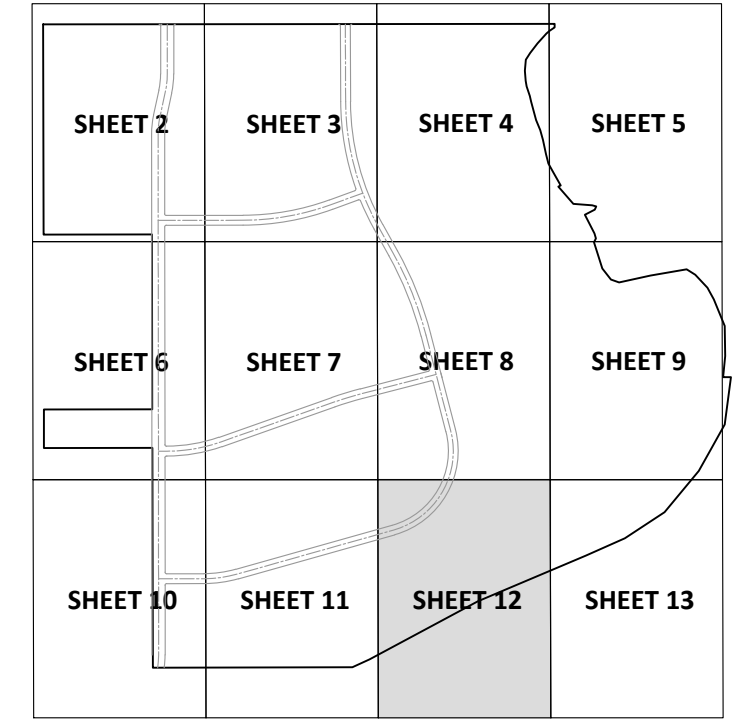
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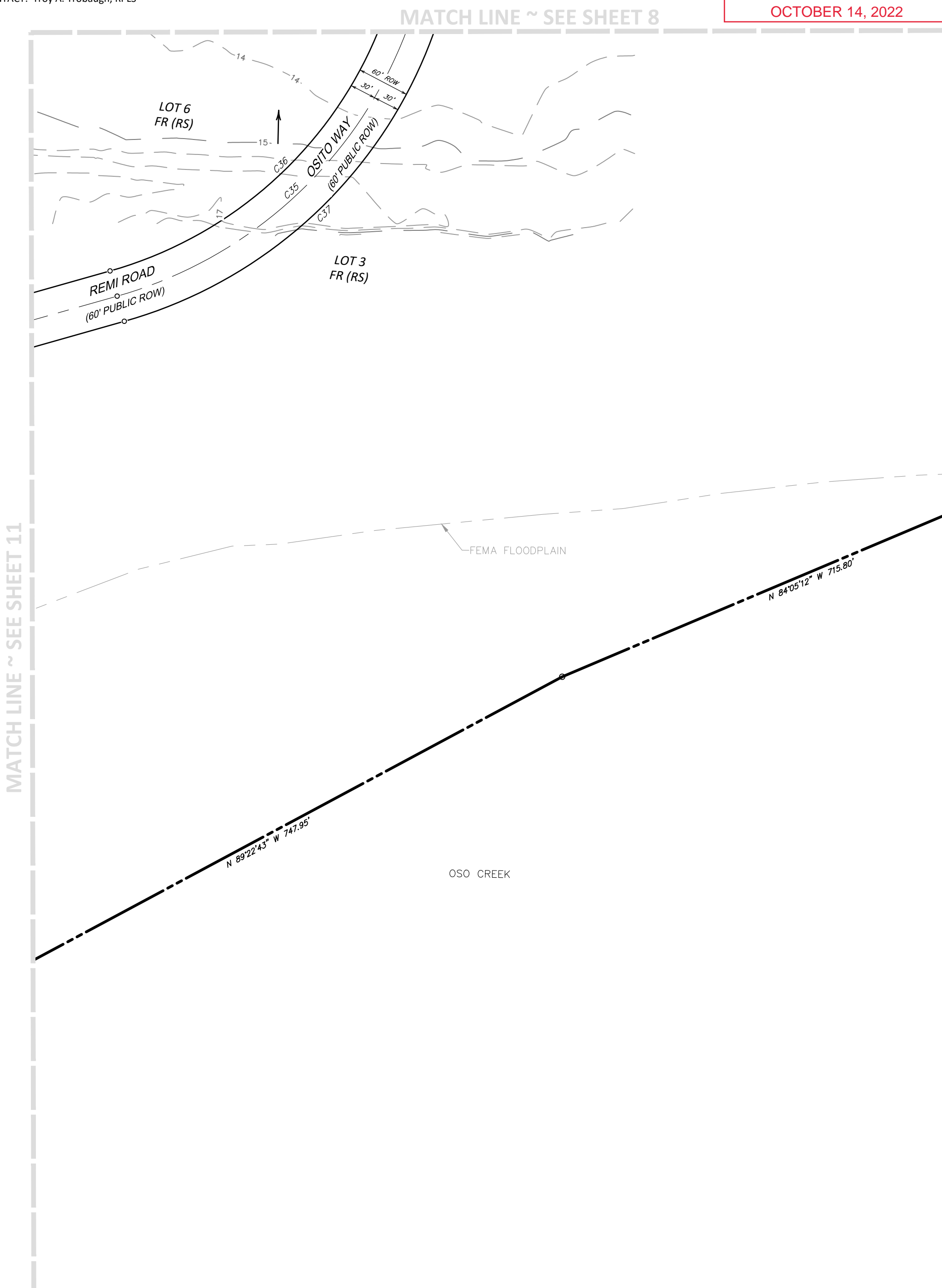


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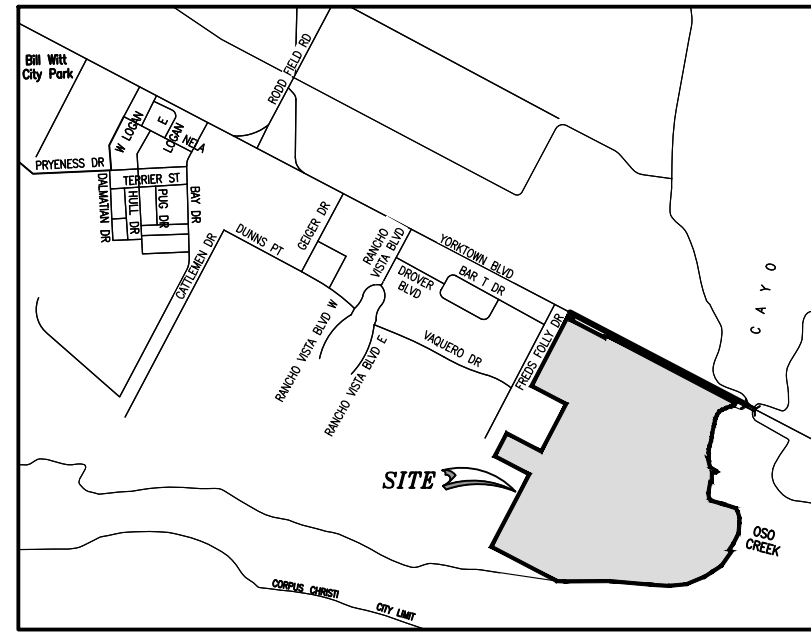
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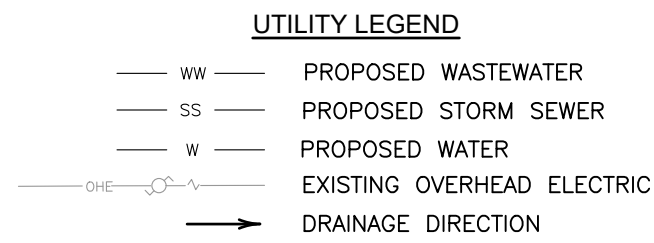
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SEE SHEET 13 FOR LINE
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LOCATION MAP
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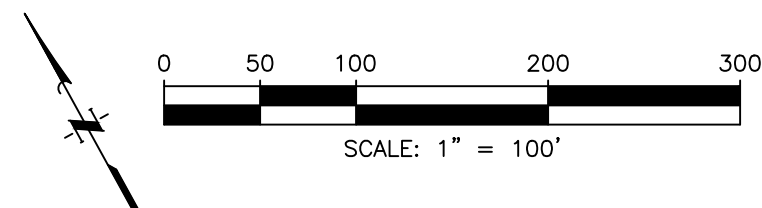


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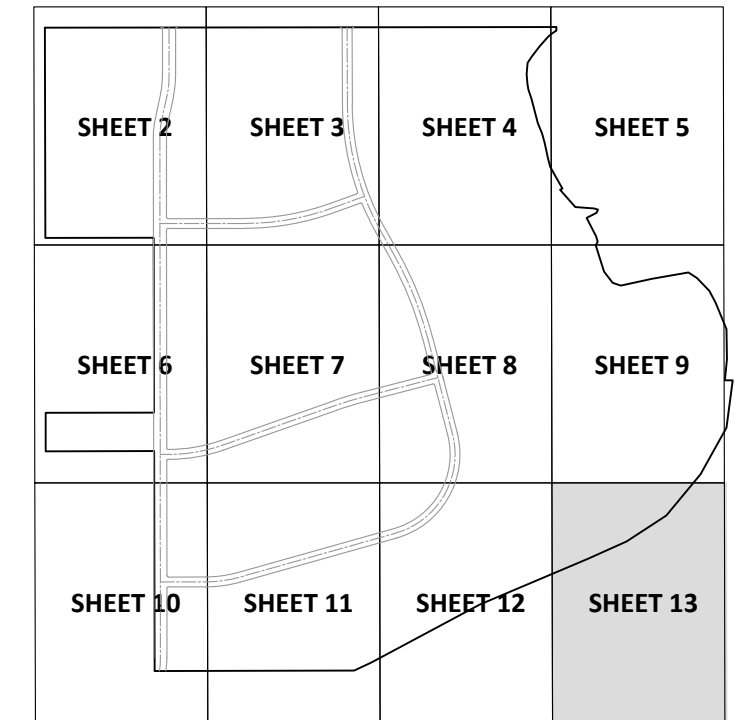
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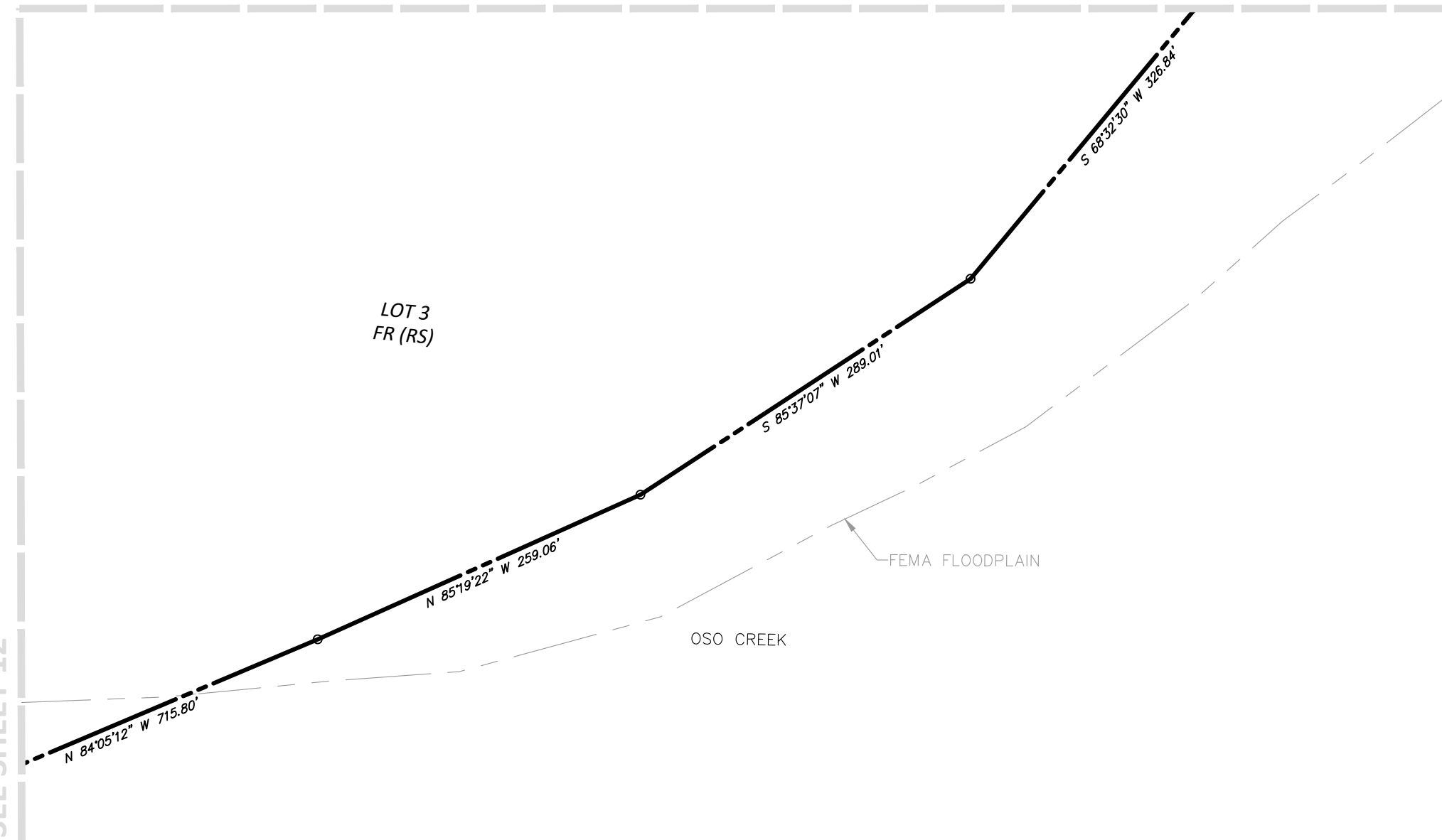
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MATCH LINE ~ SEE SHEET 12



CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT
C1	10.00'	15.70'	89°56'28"	S16°16'32"E	14.13'	9.99'
C2	10.00'	15.72'	90°03'32"	S73°43'28"W	14.15'	10.01'
C3	500.00'	108.01'	12°22'39"	S34°53'01"W	107.80'	54.22'
C4	460.00'	99.37'	12°22'39"	S34°53'01"W	99.18'	49.88'
C5	540.00'	116.65'	12°22'39"	S34°53'01"W	116.43'	58.56'
C6	500.00'	107.97'	12°22'22"	S34°53'09"W	107.76'	54.20'
C7	540.00'	116.61'	12°22'22"	S34°53'09"W	116.39'	58.53'
C8	460.00'	99.34'	12°22'22"	S34°53'09"W	99.14'	49.86'
C9	10.00'	15.71'	90°01'13"	S16°18'39"E	14.14'	10.00'
C10	10.00'	15.70'	89°58'42"	S73°41'21"W	14.14'	10.00'
C11	10.00'	15.66'	89°44'50"	N16°22'05"W	14.11'	9.96'
C12	10.00'	15.75'	90°14'54"	N73°37'47"E	14.17'	10.04'
C13	1580.00'	796.45'	28°52'55"	N14°03'52"E	788.05'	406.88'
C14	1610.00'	540.11'	19°13'16"	N18°03'42"E	537.58'	272.62'
C15	1550.00'	781.33'	28°52'53"	N14°03'52"E	773.08'	399.15'
C16	10.00'	15.61'	89°26'19"	N54°00'13"E	14.07'	9.90'
C17	10.00'	15.31'	87°43'52"	N37°24'41"W	13.86'	9.61'
C18	1610.00'	191.94'	6°49'50"	N3°02'20"E	191.83'	96.08'
C19	1570.00'	546.83'	19°57'22"	S71°17'56"E	544.07'	276.21'
C20	1540.00'	536.38'	19°57'22"	S71°17'56"E	533.67'	270.93'
C21	1600.00'	557.28'	19°57'22"	N71°17'56"W	554.47'	281.49'
C22	10.00'	15.68'	89°51'30"	S16°13'34"E	14.12'	9.98'
C23	10.00'	15.73'	90°08'43"	S73°45'34"W	14.16'	10.03'
C24	985.00'	332.77'	19°21'25"	N70°58'05"W	331.19'	167.99'
C25	955.00'	324.88'	19°29'28"	S70°54'03"E	323.31'	164.02'
C26	1015.00'	345.06'	19°28'42"	N70°54'26"W	343.40'	174.21'
C27	2100.00'	178.93'	4°52'54"	N78°12'20"W	178.87'	89.52'
C28	2130.00'	181.48'	4°52'54"	S78°12'20"E	181.43'	90.80'
C29	2070.00'	176.37'	4°52'54"	N78°12'20"W	176.32'	88.24'
C30	10.00'	15.71'	90°00'00"	N59°14'07"E	14.14'	10.00'
C31	10.00'	15.71'	90°00'00"	N30°45'53"W	14.14'	10.00'
C32	2110.00'	538.10'	14°36'42"	N6°55'46"E	536.64'	270.52'
C33	2080.00'	530.45'	14°36'42"	N6°55'46"E	529.01'	266.67'
C34	2140.00'	545.75'	14°36'42"	N6°55'46"E	544.27'	274.36'
C35	500.00'	774.86'	88°47'32"	N58°37'53"E	699.61'	489.57'
C36	470.00'	728.37'	88°47'32"	N58°37'53"E	657.64'	460.19'
C37	530.00'	821.35'	88°47'32"	S58°37'53"W	741.59'	518.94'
C38	750.00'	204.98'	15°39'34"	S69°08'34"E	204.34'	103.13'
C39	720.00'	196.78'	15°39'34"	S69°08'34"E	196.17'	99.01'
C40	780.00'	213.18'	15°39'34"	N69°08'34"W	212.52'	107.26'
C41	10.00'	15.71'	90°00'00"	S16°18'48"E	14.14'	10.00'
C42	10.00'	15.71'	90°00'00"	S73°41'12"W	14.14'	10.00'
C43	500.00'	78.51'	8°59'49"	S33°11'07"W	78.43'	39.34'
C44	540.00'	78.47'	8°19'32"	S32°50'59"W	78.40'	39.30'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 28°40'55" W	21.51'
L2	S 84°41'07" W	36.04'
L3	S 77°48'40" W	25.48'
L4	S 70°57'56" W	81.26'
L5	S 66°16'43" W	73.76'
L6	S 61°56'25" W	48.77'
L7	S 34°22'00" W	68.17'
L8	S 24°12'04" W	61.32'
L9	S 17°46'24" W	34.37'
L10	S 10°56'31" W	61.49'
L11	S 14°52'03" W	35.17'
L12	S 06°25'19" W	66.88'
L13	S 13°17'48" W	61.24'
L14	S 16°36'00" W	89.38'
L15	S 14°50'46" W	58.69'
L16	S 00°08'14" E	60.57'
L17	S 00°34'27" E	92.82'
L18	N 85°06'52" W	16.04'
L19	S 44°53'37" E	25.15'
L20	S 54°58'04" W	21.34'
L21	N 88°47'15" W	67.39'
L22	S 12°52'03" W	32.01'
L23	S 54°53'44" W	25.09'
L24	S 08°52'06" E	85.56'
L25	S 42°18'58" E	53.14'
L26	S 28°34'06" E	61.80'
L27	S 14°48'09" E	108.39'
L28	S 00°34'42" W	81.42'
L29	S 06°37'49" W	174.46'
L30	S 27°41'27" W	183.28'
L31	S 34°35'08" W	129.11'
L32	S 61°18'48" W	47.44'
L33	N 85°53'33" W	115.53'
L34	N 28°41'12" E	68.48'
L35	N 61°18'48" W	52.19'
L36	N 00°22'35" E	184.49'
L37	S 00°22'35" E	184.49'
L38	N 00°22'35" W	184.49'

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-MAIL
YR	YARD REQUIREMENT (SEE NOTE 5)
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT



**METES AND BOUNDS
DESCRIPTION OF A
37.3523 ACRES OF LAND**

A Metes and Bounds description of a 37.3523 acre tract of land situated in the Enriquez Villareal Survey, Abstract Number 1, City of Corpus Christi, Nueces County, Texas; being a portion of Lots 8-10 in a deed to MPM Development LP recorded in Document No. 2022035657, O.R.N.C.T., a portion of Lots 12-14 described in a deed to MPM Development LP recorded in Document No. 2022024772, O.R.N.C.T., a portion of a called 14.634 acre tract of land described in a deed to MPM Development LP, recorded in Document No. 2022025556, O.R.N.C.T. and a remaining portion of Lot 11 described in a deed to the City of Corpus Christi, recorded in Volume 2166, Page 458, Official Public Records, Nueces County, Texas (O.P.R.N.C.T.); and being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod found at the northeasterly corner of Starlight Estates Unit 1, recorded in Volume 69, Pages 35-36, O.P.R.N.C.T. and the northwesterly corner of the right-of-way for Starry Road;

THENCE, North 89°47'13" East, 51.65 feet over-and-across said Starry Road, a 40 foot wide right-of-way, to a point situated in the southwesterly right-of-way line of Yorktown Boulevard, variable in width;

THENCE, along the common line of the southwest right-of-way of Yorktown Boulevard, said Lot 7, and said Lots 8-10, the following two (2) courses and distances:

1. South 61°14'46" East, 1880.39 feet to THE POINT OF BEGINNING;
2. South 61°14'46" East, 1215.58 feet to a point for corner at the tidal boundary of Oso Creek;

THENCE, departing Yorktown Boulevard, South 28°40'55" West, 2.21 feet to a point for corner in the tidal boundary of Oso Creek;

THENCE, along the tidal boundary of Oso Creek the following eight (8) courses and distances:

1. North 78°26'03" West, 15.35 feet to a point for corner;
2. South 82°29'26" West, 75.66 feet to a point for corner;
3. South 75°31'30" West, 127.93 feet to a point for corner;
4. South 41°28'06" West, 221.61 feet to a point for corner;
5. South 03°45'31" West, 107.40 feet to a point for corner;
6. South 10°21'30" West, 451.87 feet to a point for corner;
7. South 11°50'06" East, 313.31 feet to a point for corner;
8. South 05°31'29" East, 80.06 feet to a point for corner;

THENCE, over-and-across said Lot 11, said 14.634 acre tract and said Lots 12-14, North 83°19'58" West, 1156.42 feet to a point of curvature;

THENCE, along a proposed easterly right-of-way of Osito Way (60' wide) of Oso Creek Corner Phase 1 (plat pending) the following five (5) courses and distances:

1. Along the arc of a curve to the left having a radius of 2060.01 feet, a central angle of 11°15'26", a long chord bearing of North 01°31'22" East, 404.10 feet, and a total arc length of 404.75 feet, to a point of reverse curvature;
2. Along the arc of a reverse curve to the right having a radius of 1240.09 feet, a central angle of 32°51'24", a long chord bearing of North 12°19'32" East, 701.43 feet, and a total arc length of 711.14 feet, to a point of tangency;
3. North 28°45'14" East, 543.21 feet to a point of curvature;
4. Along the arc of a tangent curve to the right having a radius of 20.00 feet, a central angle of 90°00'00", a long chord bearing of North 73°45'14" East, 28.28 feet, and a total arc length of 31.42 feet, to a point of tangency;
5. North 28°45'14" East, 25.00 feet to the POINT OF BEGINNING, containing 37.3523 acre of land in Nueces County, Texas as shown on drawing filed under Job No. S0870-0123-00 in the office of Quiddity Engineering, San Antonio, Texas.



QUIDDITY

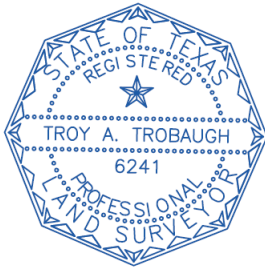
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290

Formerly: Jones Carter, Inc.
4350 Lockhill- Selma Rd., Suite 100
San Antonio, Texas 78249
Tel: 210.494.5511
Fax: 210.494.5519
www.quiddity.com

Note: This legal description has been prepared for zoning purposes only, this is not to be used for other purposes including land conveyance.

The bearings shown hereon are Texas Coordinate System grid, South Zone (NAD'83), as determined by Global Positioning System (GPS). The unit of linear measurement is U.S. Survey Feet.

Quiddity Engineering
Texas Board of Professional Engineers and Land Surveyors Registration No. F-23290

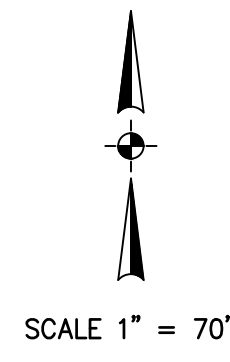


Troy A. Trobaugh
Registered Professional Land Surveyor #6241

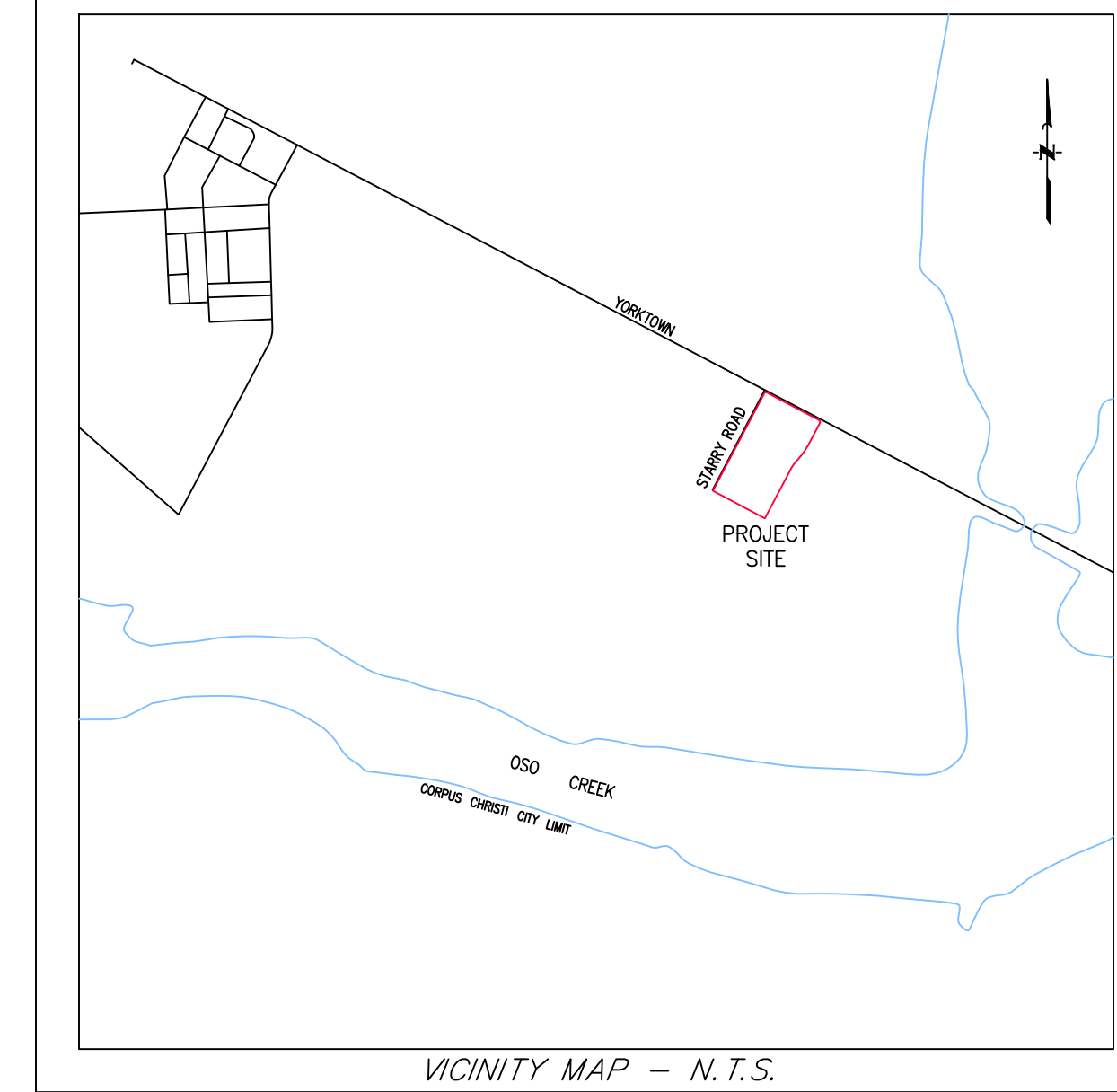
Signature Date: July 7, 2023

EXHIBIT C

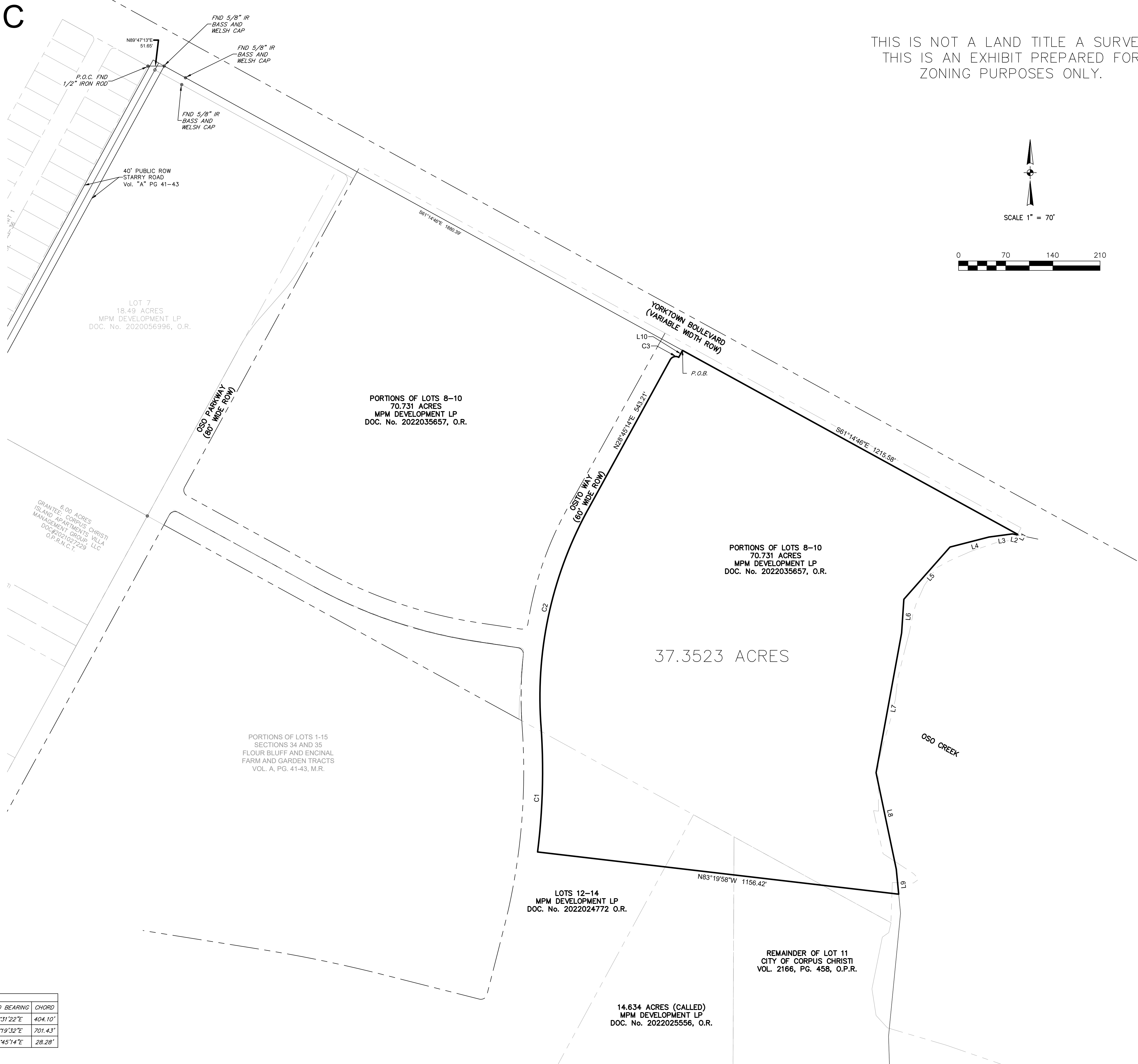
THIS IS NOT A LAND TITLE A SURVEY.
THIS IS AN EXHIBIT PREPARED FOR
ZONING PURPOSES ONLY.



SCALE 1" = 70'



VICINITY MAP - N.T.S.



LEGEND

- IRON ROD FOUND
- CONCRETE MONUMENT FOUND
- DISK
- FENCE POST
- SIGN
- TELEPHONE PEDESTAL
- TELEPHONE CABLE MARKER
- UTILITY POLE
- GUY ANCHOR
- OVERHEAD UTILITIES
- BARBED WIRE FENCE
- EDGE OF ASPHALT
- 10x10 SCHEDULE B ITEM NO. OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS
- M.R. MAP RECORDS OF NUECES COUNTY, TEXAS
- O.R. OFFICIAL RECORDS OF NUECES COUNTY, TEXAS
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING

NOTES:
1. The bearings shown hereon are referenced to the Texas Coordinate System of 1983, South Zone. Coordinates and distances shown are Surface Values. Combined Scale Factor is 1.00004.

LINE	BEARING	LENGTH
L1	S 28°40'55" W	2.21'
L2	N 78°26'03" W	15.35'
L3	S 82°29'26" W	75.66'
L4	S 75°31'30" W	127.93'
L5	S 41°28'06" W	221.61'
L6	S 03°45'31" W	107.40'
L7	S 10°21'30" W	451.87'
L8	S 11°50'06" E	313.31'
L9	S 05°31'29" E	80.06'
L10	N 28°45'14" E	25.00'

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	117°5'26"	2060.01'	404.75'	N01°31'22"E	404.10'
C2	32°51'24"	1240.09'	711.14'	N12°19'32"E	701.43'
C3	90°00'00"	20.00'	31.42'	N73°45'14"E	28.28'

ZONING EXHIBIT
BEING
37.3523 ACRES
OUT OF THE
ENRIQUEZ VILLAREAL SURVEY, A-1
CITY OF CORPUS CHRISTI
NUECES COUNTY, TEXAS
JULY 2023
PAGE 1 OF 1

