

PLAT - FULL SIZE - 18" x 24"
MUNOZ ENGINEERING, LLC © 2022 (M:\Projects - Grangefield Development, LLC\Oso Ranch\122002 - DRAWINGS\01 LAND\02 PLATTING\02 FINAL\01 DWG\osoranch-oso ranch-estate.dwg)

FINAL PLAT OF OSO RANCH UNIT 2

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. SAID 12.334 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 12.334 ACRES OF LAND, INCLUDING RIGHT-OF-WAYS AND EASEMENTS.
- LOT INFORMATION:
UNIT 2
SINGLE-FAMILY LOTS (RS-6) = 66
- FEMA INFORMATION
EFFECTIVE:
PLOTING THE PROPERTY BY SCALE ON FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NO. 4854640315D, MAP REVISED AUGUST 3, 1989, INDICATES THE PROPERTY IS LOCATED IN FLOOD ZONE C AND COMMUNITY-PANEL NO. 4854640318C, MAP REVISED JULY 18, 1985, INDICATES THE PROPERTY IS LOCATED IN FLOOD ZONE C
THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE ENGINEER OR SURVEYOR.
PRELIMINARY:
PLOTING THE PROPERTY BY SCALE ON FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NO. 48355C0545G, OCTOBER 23, 2015, INDICATES THE PROPERTY IS LOCATED IN FLOOD ZONE X AND COMMUNITY-PANEL NO. 48355C0540G, OCTOBER 23, 2015, 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 FLOUR BLUFF DRIVE FROM BLOCK 10, LOTS 3 - 6.
- NO PRIVATE DRIVEWAY ACCESS IS ALLOWED TO SOOTHING STREET FROM BLOCK 11, LOT 17, BLOCK 12, LOT 30.
- TEMPORARY ACCESS EASEMENT AND UTILITY EASEMENT SHALL BE REMOVED UPON THE PLATTING OF THE ADJACENT PROPERTY WHICH SHALL DEDICATE THIS AREA AS RIGHT-OF-WAY. THIS TEMPORARY ACCESS EASEMENT SHALL ALLOW FOR THE CONSTRUCTION OF PUBLIC/PRIVATE WATER UTILITY, WASTEWATER UTILITY, STORMWATER UTILITY AND APPURTENANCES OF EACH UTILITY, PAVEMENT SUBGRADE, BASE, HMAC/CONCRETE, CURB AND GUTTER, SIDEWALK, SIGNAGE, GRADING, AND ALL APPURTENANCES TO FACILITATE CONSTRUCTION OF THE ROADWAY.
- BLOCK 10, LOT 3 - 6 SHALL NOT HAVE ANY ABOVE GROUND IMPROVEMENTS ALLOWED WITHIN THE 20-FOOT UTILITY EASEMENT OR WITHIN THE TRANSMISSION LINE EASEMENT AND ROW AREA.

STATE OF TEXAS §
COUNTY OF _____ §

GRANGEFIELD DEVELOPMENT, 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: _____ BY: _____
JACQUELINE MARIE AZALLI ALYEH H. FARDY
MANAGER 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 _____ §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY ALYEH H. FARDY 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: _____

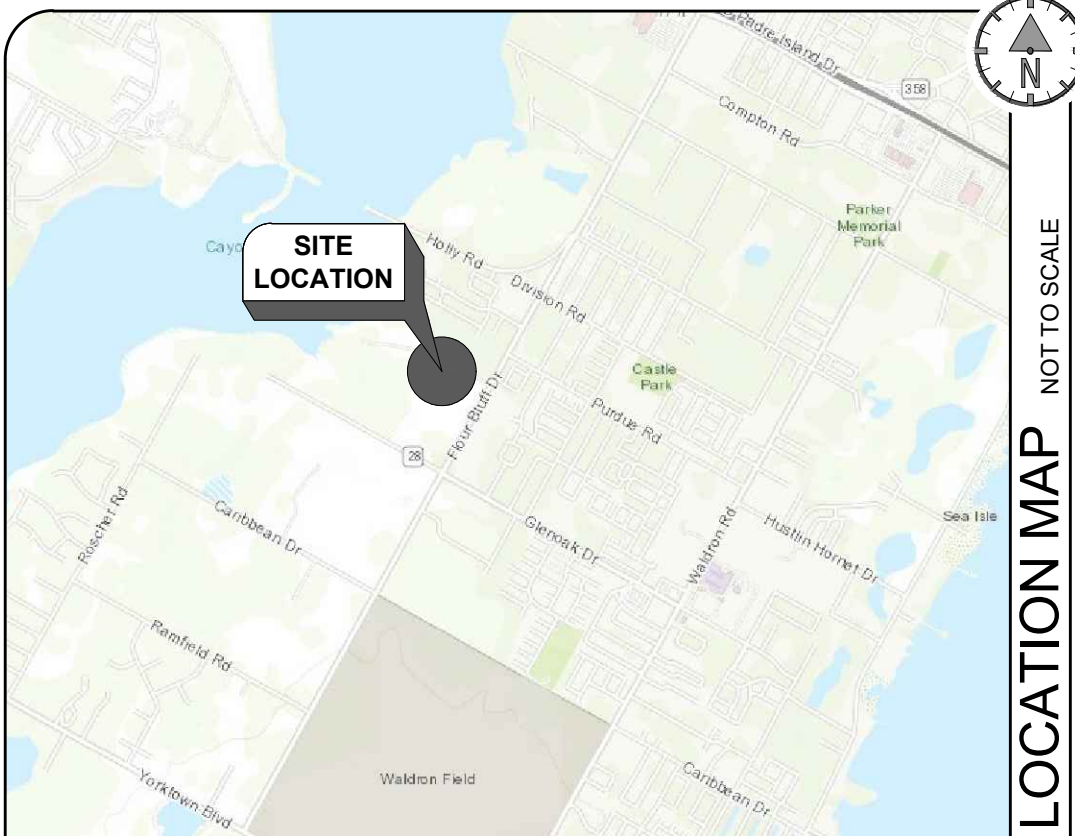
STATE OF TEXAS §
COUNTY OF _____ §

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: _____

CURVE TABLE					
CURVE ID	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	12.01'	20.00'	34.41°	S11° 19' 45"W	11.83'
C2	29.67'	60.00'	28.33°	N8° 17' 18"E	29.37'
C3	37.70'	60.00'	36.00°	N40° 27' 16"E	37.08'
C4	35.82'	60.00'	34.21°	N75° 33' 37"E	35.29'
C5	39.51'	60.00'	37.73°	S68° 28' 17"E	38.80'
C6	23.62'	60.00'	22.55°	S38° 19' 55"E	23.46'
C7	12.01'	20.00'	34.41°	N44° 15' 44"W	11.83'

LINE TABLE		
LINE ID	LENGTH	BEARING
L1	21.21'	N73° 32' 01"E
L2	14.14'	S16° 27' 59"E
L3	14.14'	N73° 32' 01"E



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____.

BRETT FLINT, P.E.
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____.

DANIEL DIBBLE AL RAYMOND, III, AIA
CHAIRMAN SECRETARY

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
⦿	FOUND 1/2-INCH IRON PIPE	⦿	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 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		LSLS - 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					

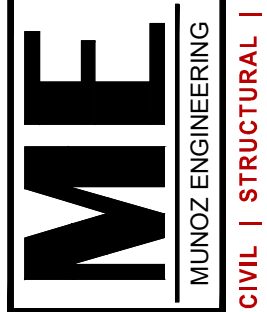
ENGINEER
SURVEYOR
OWNER
ENGINEER PID
ENGINEER PID
DRAWN BY
CHECK BY
APP'D BY
DRAWING DATE

THOMAS TIEFF, PE
RONALD BRISTER, RPLS
GRANGEFIELD DEV.
CORPUS CHRISTI, TX 78411
Office 361-850-1800
Fax 361-850-1802
bristersurveying@corpus.twbco.com
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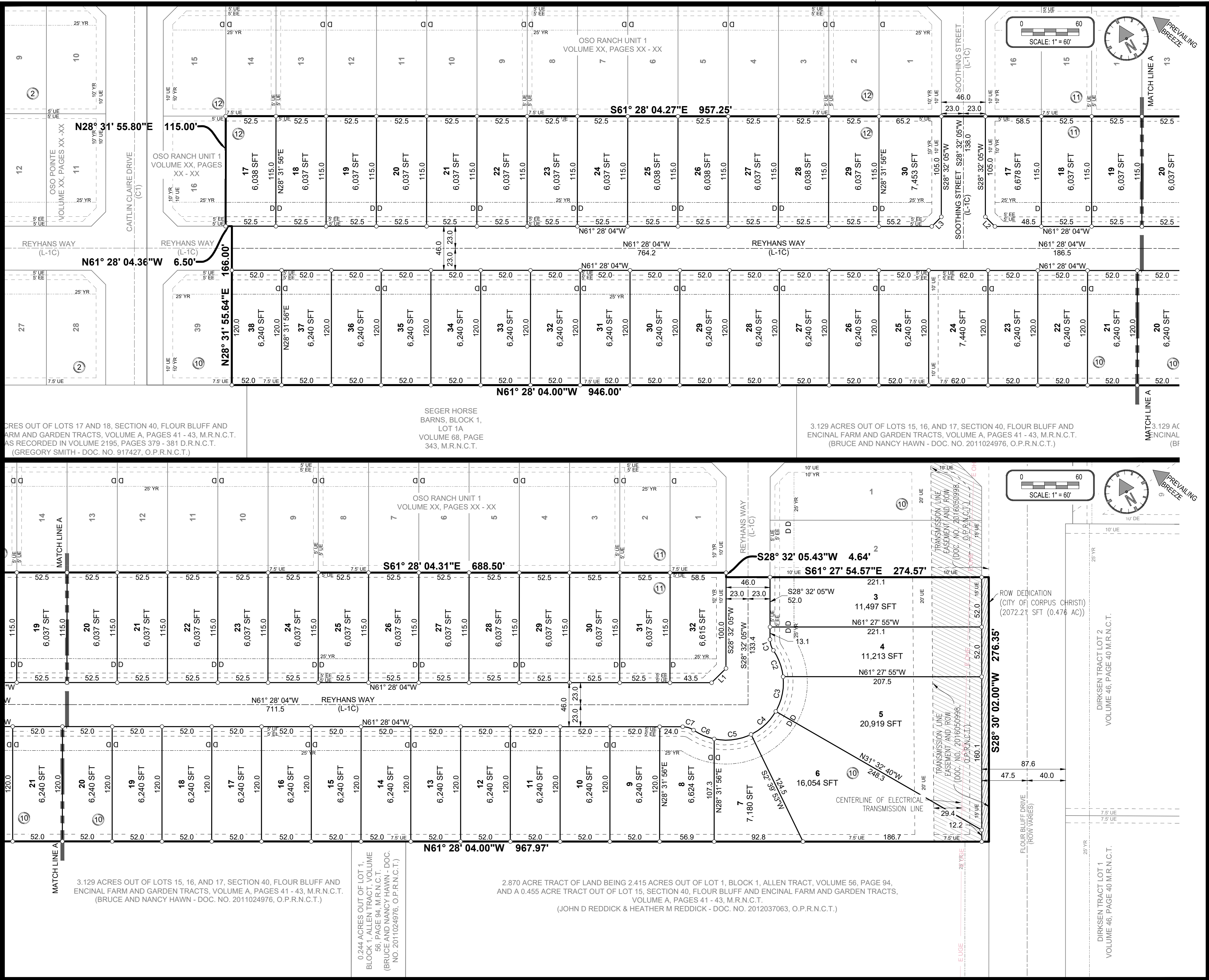


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OSO RANCH UNIT 2
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CIVIL | STRUCTURAL | MARINE | LAND DEVELOPMENT

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Firm Registration No. 10072800

ENGINEER: THOMAS TIEFF, PE
SURVEYOR: RONALD BRISTER, RE
OWNER: GRANGEFIELD DEV
ENGINEER PID: SURVEYOR PID
DRAWN BY: CHD BY: APP BY: RB
DRAWING DATE: 06/30/2022