

STATE OF TEXAS §
COUNTY OF NUECES §

WE, THE GEORGE B. GAINES FAMILY LIMITED PARTNERSHIP, LTD., HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LAND EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING PLAT, SUBJECT TO A LIEN IN FAVOR OF _____, THAT WE HAVE HAD SAID LAND SURVEYED AND SUBDIVIDED AS SHOWN, THAT STREETS AND EASEMENTS AS SHOWN HAVE BEEN HERETOFORE DEDICATED, OR IF NOT PREVIOUSLY DEDICATED, STREETS ARE HEREBY DEDICATED IN FEE SIMPLE TO THE PUBLIC USE FOREVER AND EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC USE FOREVER, AND THAT THIS PLAT WAS MADE FOR THE PURPOSES OF DESCRIPTION AND DEDICATION.

THIS THE ____ DAY OF _____, 20____.

MARILYNN G. YANKEE, GENERAL PARTNER

STATE OF TEXAS §
COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____

THIS THE ____ DAY OF _____, 20____.

NOTARY PUBLIC, IN AND FOR
THE STATE OF TEXAS

STATE OF TEXAS §
COUNTY OF NUECES §

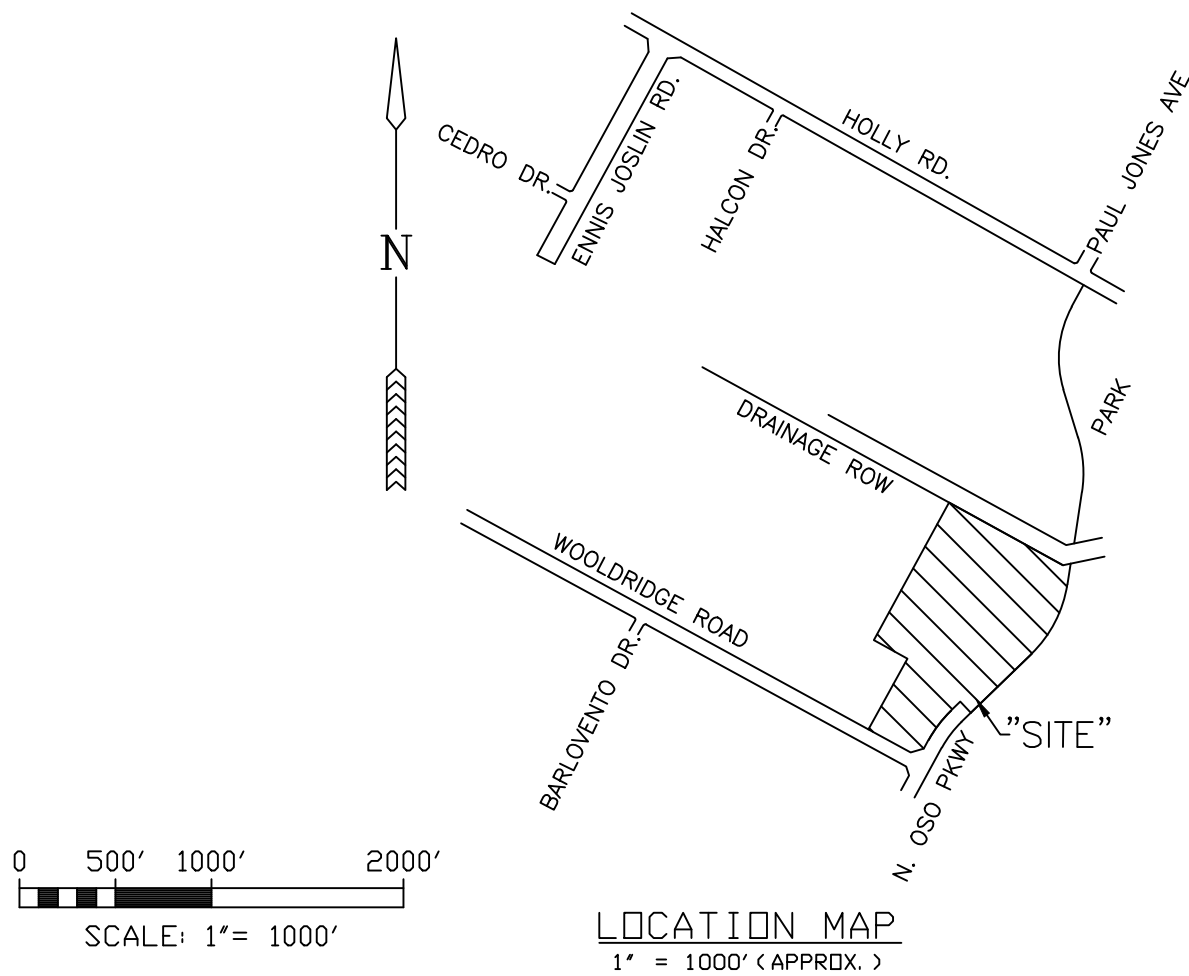
I, NIXON M. WELSH, REGISTERED PROFESSIONAL LAND SURVEYOR OF BASS & WELSH ENGINEERING, HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION, IS TRUE AND CORRECT AND THAT WE HAVE BEEN ENGAGED TO SET ALL LOT CORNERS UPON COMPLETION OF SUBDIVISION CONSTRUCTION IMPROVEMENTS WITHOUT DELAY.

THIS THE ____ DAY OF _____, 20____.

NIXON M. WELSH, R. P. L. S.

NOTES:

1. THE BASIS OF BEARINGS IS THE STATE OF TEXAS LAMBERT GRID, SOUTH ZONE, NAD 1983.
2. FEMA INFORMATION AS SHOWN OR NOTED HEREON IS FROM FEMA MAP, COMMUNITY PANEL 485464 0315 D, REVISED AUGUST 3, 1989. ALL OF THE SUBJECT SITE IS IN FEMA ZONE "B".
3. THE SUBJECT SITE CONTAINS 17.101 ACRES INCLUDING STREET DEDICATIONS.
4. 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.
5. PRIVATE RESIDENTIAL DRIVEWAY ONTO WOOLDRIDGE ROAD AND N. OSO PARKWAY SHALL BE PROHIBITED.
6. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
7. THE MINIMUM FINISHED FLOOR ELEVATION FOR STRUCTURES IN THIS SUBDIVISION SHALL BE 18" ABOVE THE HIGHEST ABUTTING STREET CENTERLINE ELEVATION.



PLAT OF
OSO VIEW

A 17.101 ACRE TRACT OF LAND, MORE OR LESS, A PORTION OF LOTS 11 AND 12, SECTION 32, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, A MAP OF WHICH IS RECORDED IN V. "A", P. 41 - 43, MAP RECORDS, NUECES COUNTY, TX
CORPUS CHRISTI, NUECES COUNTY, TEXAS

BASS & WELSH ENGINEERING
FIRM NO. F-52, 3054 S. ALAMEDA ST.
CORPUS CHRISTI, TEXAS 78404

DATE PLOTTED: 04/27/15
COMP. NO.: PLAT-SHT1
JOB NO.: 15006
SCALE: 1" = 60'
PLAT SCALE: SAME
SHEET 1 OF 2

STATE OF TEXAS §
COUNTY OF NUECES §

WE, _____(NAME), HEREBY CERTIFY THAT WE ARE THE HOLDERS OF A LIEN ON THE LAND EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING MAP AND THAT WE APPROVE THE SUBDIVISION AND DEDICATION FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

BY: _____

TITLE: _____

STATE OF TEXAS §
COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____ (NAME), .

_____ (TITLE), OF _____

THIS THE ____ DAY OF _____, 20____.

NOTARY PUBLIC, IN AND FOR THE
STATE OF TEXAS

STATE OF TEXAS §
COUNTY OF NUECES §

THE FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE DEPARTMENT OF DEVELOPMENT SERVICES OF THE CITY OF CORPUS CHRISTI, TEXAS

RATNA POTTUMUTHU, P.E., LEED, AP
DEVELOPMENT SERVICES ENGINEER

DATE

STATE OF TEXAS §
COUNTY OF NUECES §

THE FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED ON BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS BY THE PLANNING COMMISSION.

THIS THE ____ DAY OF _____, 20____.

CHAIRMAN
PHILIP J. RAMIREZ, A.I.A., LEED AP

SECRETARY
DANIEL M. GRIMSBO, P.E., A.I.C.P

STATE OF TEXAS §
COUNTY OF NUECES §

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE ____ DAY OF _____, 20____ WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THE ____ DAY OF _____, 20____ AT ____ O'CLOCK ____M., AND DULY RECORDED THE ____ DAY OF _____, 20____ AT ____ O'CLOCK ____M. IN THE MAP RECORDS OF SAID COUNTY IN VOLUME _____, PAGE _____, INSTRUMENT NUMBER _____.
WITNESS MY HAND AND SEAL OF THE COUNTY COURT IN AND FOR SAID COUNTY AT OFFICE IN CORPUS CHRISTI, NUECES COUNTY, TEXAS, THE DAY AND YEAR LAST WRITTEN.

BY: _____

DEPUTY

KARA SANDS, CLERK

COUNTY COURT
NUECES COUNTY, TEXAS

EDWARD S. PARTRIDGE, TRUSTEE AND 5J CRITTERS, LTD.,
DOC. NO. 2003001259, O.R., PORTION LOTS 13 & 14, SECT
32, FB & EF & GT, V. "A", P. 41 - 43, M.R., 36 AC.

ROBERT AND KAREN SILVERNAIL, DOC.
NO. 2006036713, O.R., PORTION LOT
12, SECT 32, FB & EF & GT, V.
"A", P. 41 - 43, M.R., 2.00 AC.

N61°07'56"W
200.05'

N28°36'11"E 816.87'

N28°54'30"E
420.44'

20' X 35' TEMPORARY
TURN-AROUND EASEMENTS TO
EXPIRE WHEN STREET IS
EXTENDED TO THE NORTHWEST

LOST MAPLES PARK DR.

LOST MAPLES PARK DR.

YOSEMITE PARK DR.

S61°12'43"E 676.76'

CL 100' DRAINAGE ROW,
V. 1922, P. 604, D.R.

CURVE DATA

- (A) Δ=17°16'17"
R=640.00'
T=97.20'
L=192.92'
CB=S37°19'22"W
CH=192.19'
- (B) Δ=02°39'41"
R=645.00'
T=29.96'
L=29.96'
CB=S30°01'03"W
CH=29.96'
- (C) Δ=01°48'59"
R=560.00'
T=8.88'
L=17.75'
CB=S09°38'07"W
CH=17.75'
- (D) Δ=41°24'35"
R=35.00'
T=13.23'
L=25.30'
CB=N40°39'01"W
CH=24.75'
- (E) Δ=172°49'09"
R=45.00'
T=717.18'
L=135.73'
CB=S73°38'42"W
CH=89.82'
- (F) Δ=41°24'35"
R=35.00'
T=13.23'
L=25.30'
CB=N07°56'25"E
CH=24.75'
- (G) Δ=31°32'38"
R=200.00'
T=56.49'
L=110.11'
CB=S44°25'00"W
CH=108.72'
- (H) Δ=58°27'23"
R=10.00'
T=5.60'
L=10.20'
CB=S89°25'01"W
CH=9.77'
- (I) Δ=21°23'24"
R=100.00'
T=18.89'
L=37.33'
CB=N50°39'36"W
CH=37.12'
- (J) Δ=85°55'40"
R=15.00'
T=13.97'
L=22.50'
CB=N02°59'56"E
CH=20.45'
- (K) Δ=92°05'50"
R=15.00'
T=15.56'
L=24.11'
CB=N87°59'22"W
CH=21.60'
- (L) Δ=19°24'53"
R=150.00'
T=25.66'
L=50.83'
CB=N51°38'52"W
CH=50.58'
- (M) Δ=141°16'32"
R=45.00'
T=128.05'
L=110.96'
CB=S89°25'01"W
CH=84.91'
- (N) Δ=41°24'35"
R=35.00'
T=13.23'
L=25.30'
CB=S39°29'02"W
CH=24.75'
- (O) Δ=31°32'37"
R=250.00'
T=70.61'
L=137.64'
CB=S44°25'01"W
CH=135.90'
- (P) Δ=90°00'00"
R=10.00'
T=10.00'
L=15.71'
CB=S73°38'42"W
CH=14.14'
- (Q) Δ=107°19'07"
R=15.00'
T=20.39'
L=28.10'
CB=N07°41'44"W
CH=24.17'
- (R) Δ=76°48'22"
R=15.00'
T=11.89'
L=20.11'
CB=S80°14'31"W
CH=18.64'
- (S) Δ=37°14'23"
R=640.00'
T=215.63'
L=415.97'
CB=N27°20'50"E
CH=408.69'
- (T) Δ=22°52'16"
R=560.00'
T=113.28'
L=223.54'
CB=N30°24'12"E
CH=222.06'
- (U) Δ=95°49'56"
R=15.00'
T=16.61'
L=25.09'
CB=N28°56'54"W
CH=22.26'
- (V) Δ=91°03'59"
R=15.00'
T=15.28'
L=23.84'
CB=S56°04'35"W
CH=21.41'
- (W) Δ=17°02'07"
R=100.00'
T=14.98'
L=29.73'
CB=N69°52'22"W
CH=29.62'
- (X) Δ=15°30'34"
R=150.00'
T=20.43'
L=40.60'
CB=N69°06'35"W
CH=40.48'
- (Y) Δ=90°00'00"
R=10.00'
T=10.00'
L=15.71'
CB=N16°21'16"W
CH=14.14'

OSO BAY PARK, BLOCK 1,
LOT 1, V. 68, P. 8, M.R.

PLAT OF OSO VIEW CORPUS CHRISTI, NUECES COUNTY, TEXAS

BASS & WELSH ENGINEERING
FIRM NO. F-52, 3054 S. ALAMEDA ST.
CORPUS CHRISTI, TEXAS 78404

DATE PLOTTED: 4/27/15
COMP. NO.: PLAT-SH2.DWG
JOB NO.: 15006
SCALE: 1" = 60'
PLOT SCALE: SAME
SHEET 2 OF 2

0 30' 60' 120'
SCALE: 1" = 60'

OSO BAY PARK, BLOCK 1,
LOT 1, V. 68, P. 8, M.R.