

STATE OF TEXAS §
COUNTY OF NUECES §

WE, DORSAL DEVELOPMENT, LLC, 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 EASEMENTS AND STREETS AS SHOWN HAVE BEEN HERETOFORE DEDICATED, OR IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PUBLIC USE FOREVER, AND THAT THIS PLAT WAS MADE THE PURPOSE OF DESCRIPTION AND DEDICATION.

THIS THE ____ DAY OF _____, 20____.

ATA O. AZALI, PRESIDENT

STATE OF TEXAS §
COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY ATA O. AZALI, PRESIDENT OF DORSAL DEVELOPMENT, LLC.

THIS THE ____ DAY OF _____, 20____.

NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS §
COUNTY OF NUECES §

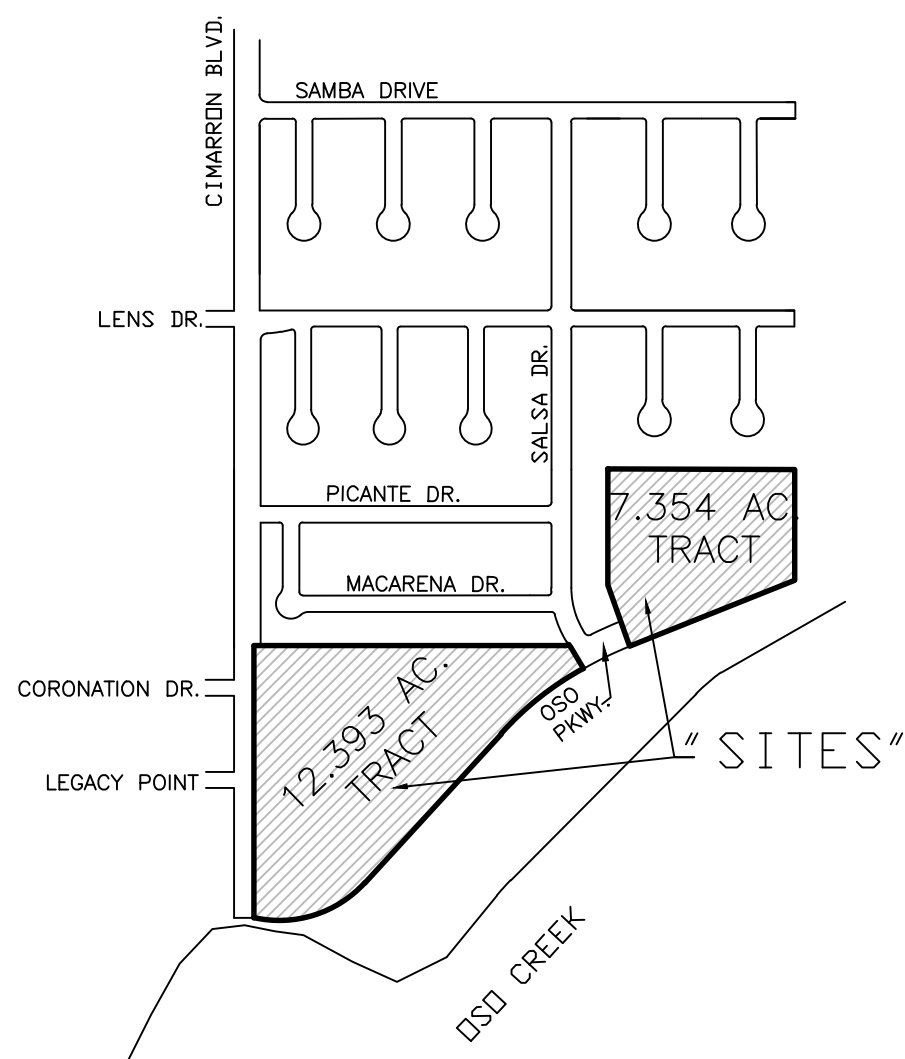
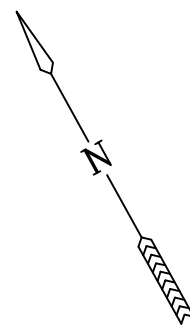
I, NIXON M. WELSH, REGISTERED PROFESSIONAL LAND SURVEYOR OF BASS & WELSH ENGINEERING, HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION, IS TRUE AND CORRECT AND THAT WE HAVE BEEN ENGAGED TO SET ALL LOT CORNERS UPON COMPLETION OF SUBDIVISION CONSTRUCTION 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. THE SUBJECT SITE IS A PORTION OF A FORMER U.S. NAVAL AIRFIELD. RUNWAYS MADE OF CONCRETE OR ASPHALT, STORM SEWER PIPES AND INLETS, BUILDINGS AND OTHER APPURTENANCES MAY HAVE EXISTED OR STILL EXIST AT THE SUBJECT SITE.
3. ALL OF THE SUBJECT SITE LIES IN FEMA ZONE "X" OTHER AREAS, UNLESS SHOWN OTHERWISE, PURSUANT TO FEMA MAP, 48355C0520G, STAMPED "REVISED PRELIMINARY" AND DATED MAY 30, 2018.
4. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO CREEK. THE TCEQ HAS NOT CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO CREEK, BUT IT IS RECOGNIZED AS AN ENVIRONMENTALLY SENSITIVE AREA. THE OSO CREEK FLOWS DIRECTLY INTO THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS" AND CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
5. SET 5/8" IRON RODS AT ALL LOT CORNERS UNLESS SHOWN OTHERWISE. ALL SET IRON RODS CONTAIN A CAP LABELED BASS AND WELSH ENGINEERING.
6. PRIVATE DRIVEWAY ACCESS FROM LOT 30, BLOCK 2 TO CIMARRON BOULEVARD IS PROHIBITED.
7. IF LOT 1, BLOCK 1 IS DEVELOPED WITH RESIDENTIAL USES, THE PUBLIC OPEN SPACE REQUIREMENT FEE WILL BE REQUIRED DURING THE PERMITTING PHASE OF THE DEVELOPMENT.
8. THE SUBJECT SITE CONTAINS 12.393 ACRES PLUS 7.354 ACRES INCLUDING STREETS, IN TOTAL 19.747 ACRES.
9. DRIVEWAYS TO OSO PARKWAY FOR LOTS IN BLOCK 2 SHALL BE AT LOCATIONS AS SHOWN IN PLAT.
10. LEGAL DESCRIPTION - TWO TRACTS OF LAND, A 12.393 ACRE TRACT, MORE OR LESS, A PORTION OF LOTS 17, 18, 25 & 26, SECTION 22, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, A MAP OF WHICH IS RECORDED IN V. "A", PAGES 41 - 43, MAP RECORDS, NUECES COUNTY, TEXAS, AND A 7.354 ACRE TRACT, MORE OR LESS, A PORTION OF LOTS 18, 19, AND 25, SAID SECTION 22, IN TOTAL 19.747 ACRES OF LAND, MORE OR LESS, CORPUS CHRISTI, NUECES CO., TX
11. SHARED DRIVEWAY PROVISIONS FOR ALL SINGLE-FAMILY RESIDENTIAL LOT FRONTAGE ALONG OSO PARKWAY HEREIN REPRESENTED ON THIS PLAT SHALL BE EMPLOYED UNLESS THE ADJUTING ROADWAY SEGMENT HAS BEEN ELIMINATED FROM A GOVERNING CITY TRANSPORTATION PLAN.



LOCATION MAP
1" = 600'

**PLAT OF
QUEEN'S CROSSING UNIT 2**
TWO TRACTS OF LAND, A 12.393 ACRE TRACT, MORE OR LESS, A PORTION OF LOTS 17, 18, 25 & 26, SECTION 22, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, A MAP OF WHICH IS RECORDED IN V. "A", PAGES 41 - 43, MAP RECORDS, NUECES COUNTY, TEXAS, AND A 7.354 ACRE TRACT, MORE OR LESS, A PORTION OF LOTS 18, 19, AND 25, SAID SECTION 22, IN TOTAL 19.747 ACRES OF LAND, MORE OR LESS, CORPUS CHRISTI, NUECES COUNTY, TEXAS

BASS & WELSH ENGINEERING
3054 S. ALAMEDA STREET
CORPUS CHRISTI, TEXAS 78404

DATE PLOTTED: 08/18/21
COMP. NO.: PLAT-SH1.DWG
JOB NO.: 05069
SCALE: AS SHOWN
PLOT SCALE: 1" = 60'
SHEET 1 OF 3

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 MAPS 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 _____ 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

BRETT F. FLINT, P.E.
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____.

JEREMY BAUGH
CHAIRMAN

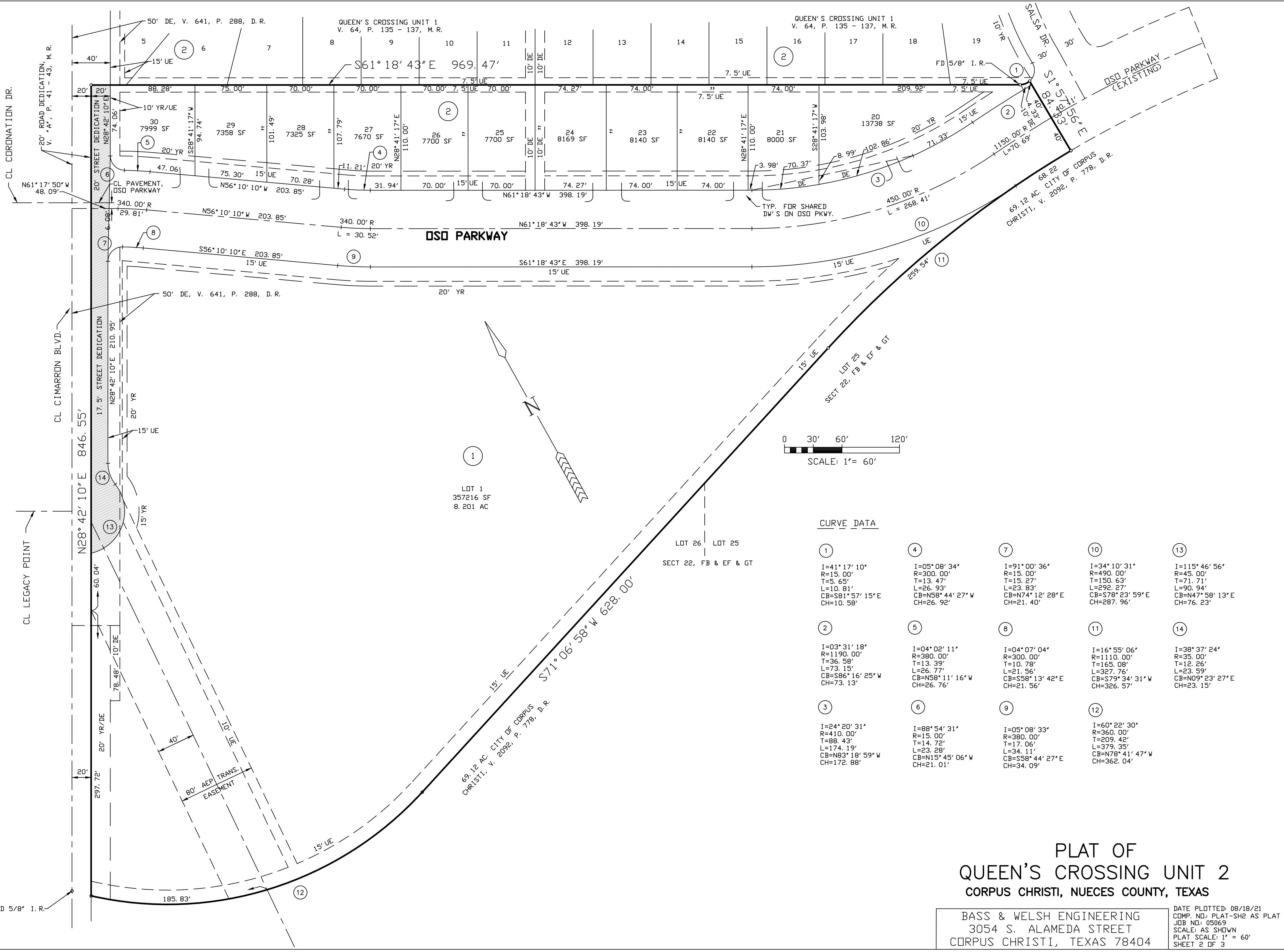
AL RAYMOND, III, AIA
SECRETARY

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



OSD PARKWAY

LOT 1
357216 SF
8.201 AC

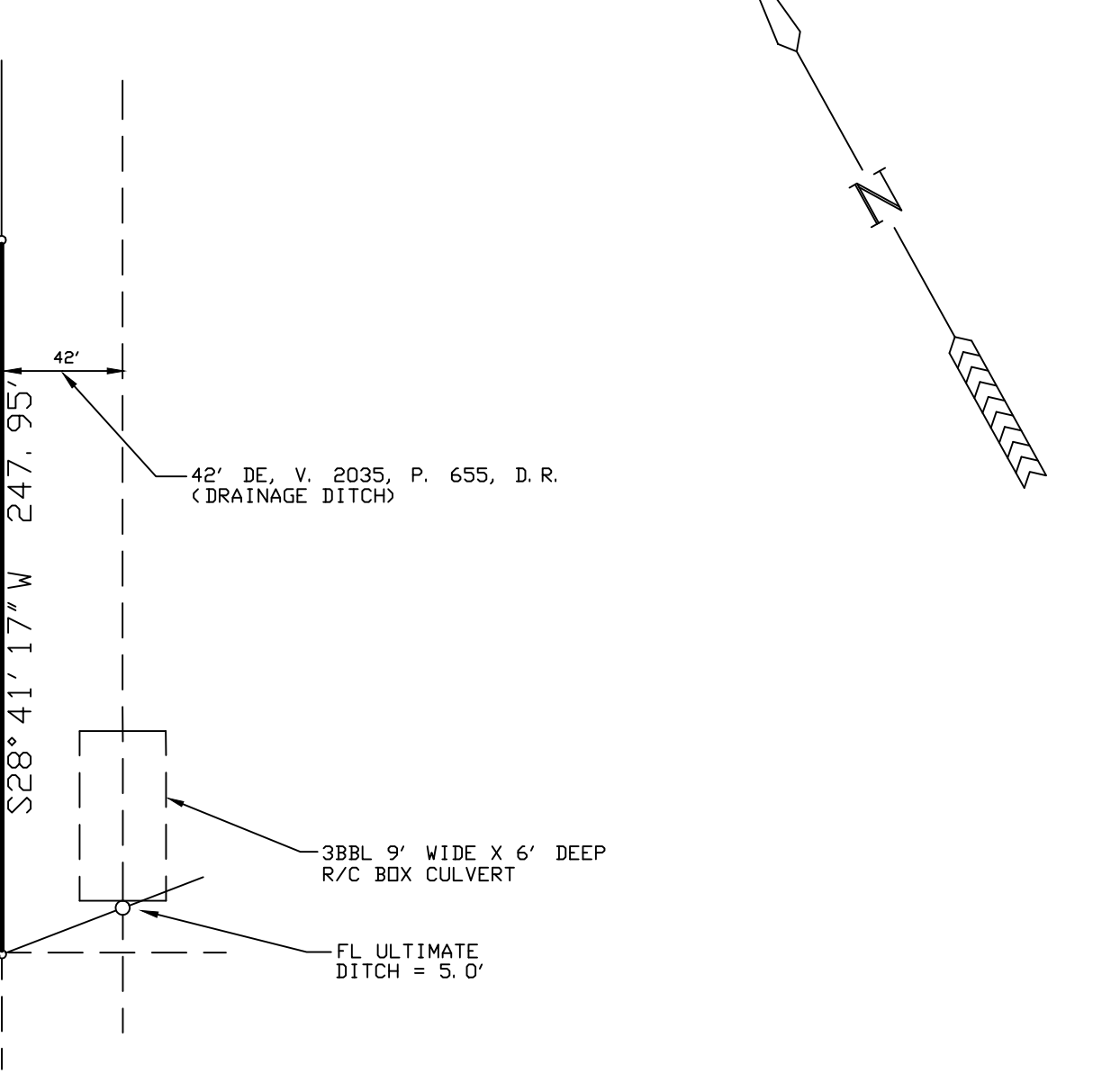
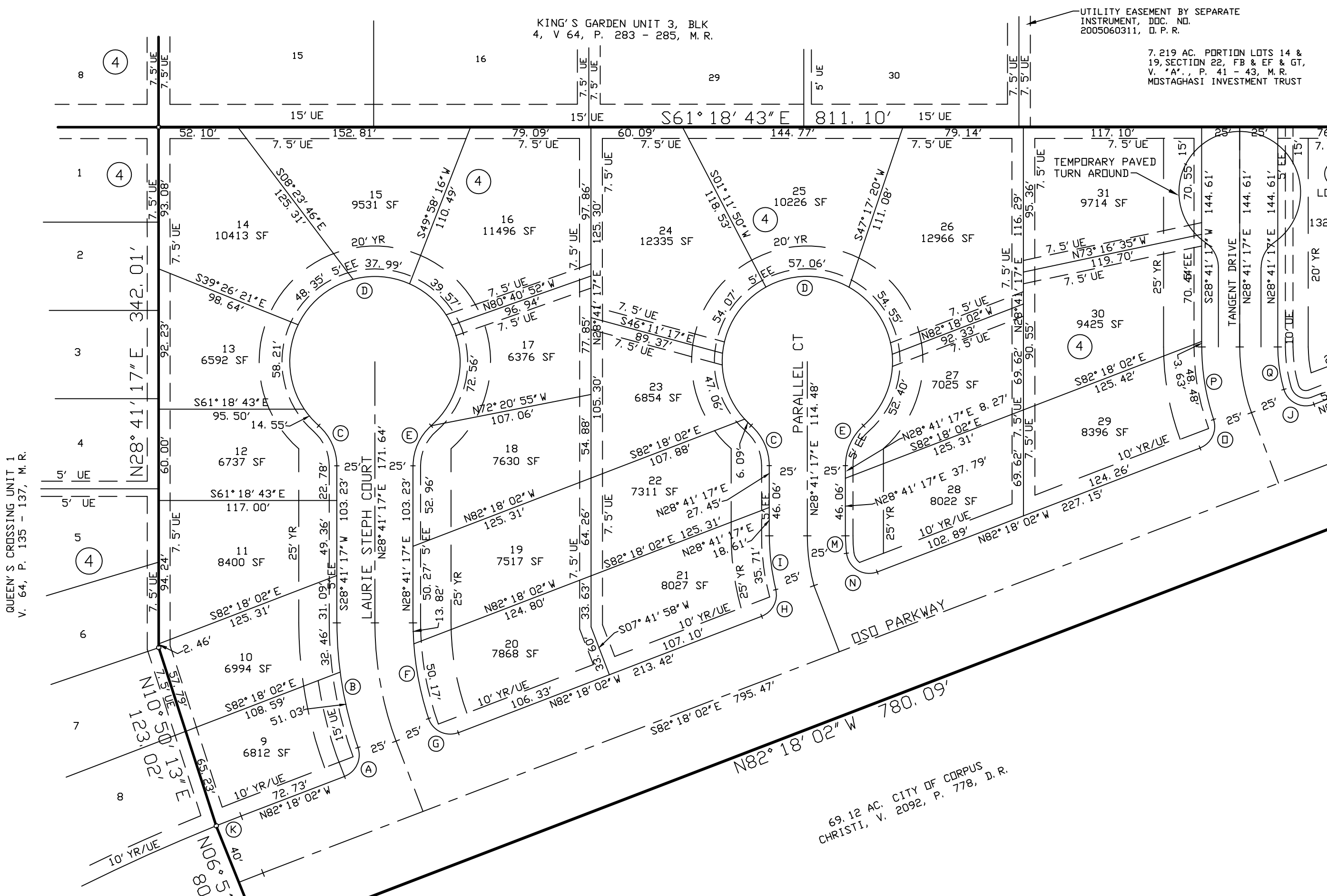
CURVE DATA

① I=41°17'10" R=15.00' T=5.65' L=10.81' CB=S81°57'15"E CH=10.58'	④ I=05°08'34" R=300.00' T=13.47' L=26.93' CB=N58°44'27"W CH=26.92'	⑦ I=91°00'36" R=15.00' T=15.27' L=23.83' CB=N74°12'28"E CH=21.40'	⑩ I=34°10'31" R=490.00' T=150.63' L=292.27' CB=S78°23'59"E CH=287.96'	⑬ I=115°46'56" R=45.00' T=71.71' L=90.94' CB=N47°58'13"E CH=76.23'
② I=03°31'18" R=1190.00' T=36.58' L=73.15' CB=S86°16'25"W CH=73.13'	⑤ I=04°02'11" R=380.00' T=13.39' L=26.77' CB=N58°11'16"W CH=26.76'	⑧ I=04°07'04" R=300.00' T=10.78' L=21.56' CB=S58°13'42"E CH=21.56'	⑪ I=16°55'06" R=1110.00' T=165.08' L=327.76' CB=S79°34'31"W CH=326.57'	⑭ I=38°37'24" R=35.00' T=12.26' L=23.59' CB=N09°23'27"E CH=23.15'
③ I=24°20'31" R=410.00' T=88.43' L=174.19' CB=N83°18'59"W CH=172.88'	⑥ I=88°54'31" R=15.00' T=14.72' L=23.28' CB=N15°45'06"W CH=21.01'	⑨ I=05°08'33" R=380.00' T=17.06' L=34.11' CB=S58°44'27"E CH=34.09'	⑫ I=60°22'30" R=360.00' T=209.42' L=379.35' CB=N78°41'47"W CH=362.04'	

**PLAT OF
QUEEN'S CROSSING UNIT 2
CORPUS CHRISTI, NUECES COUNTY, TEXAS**

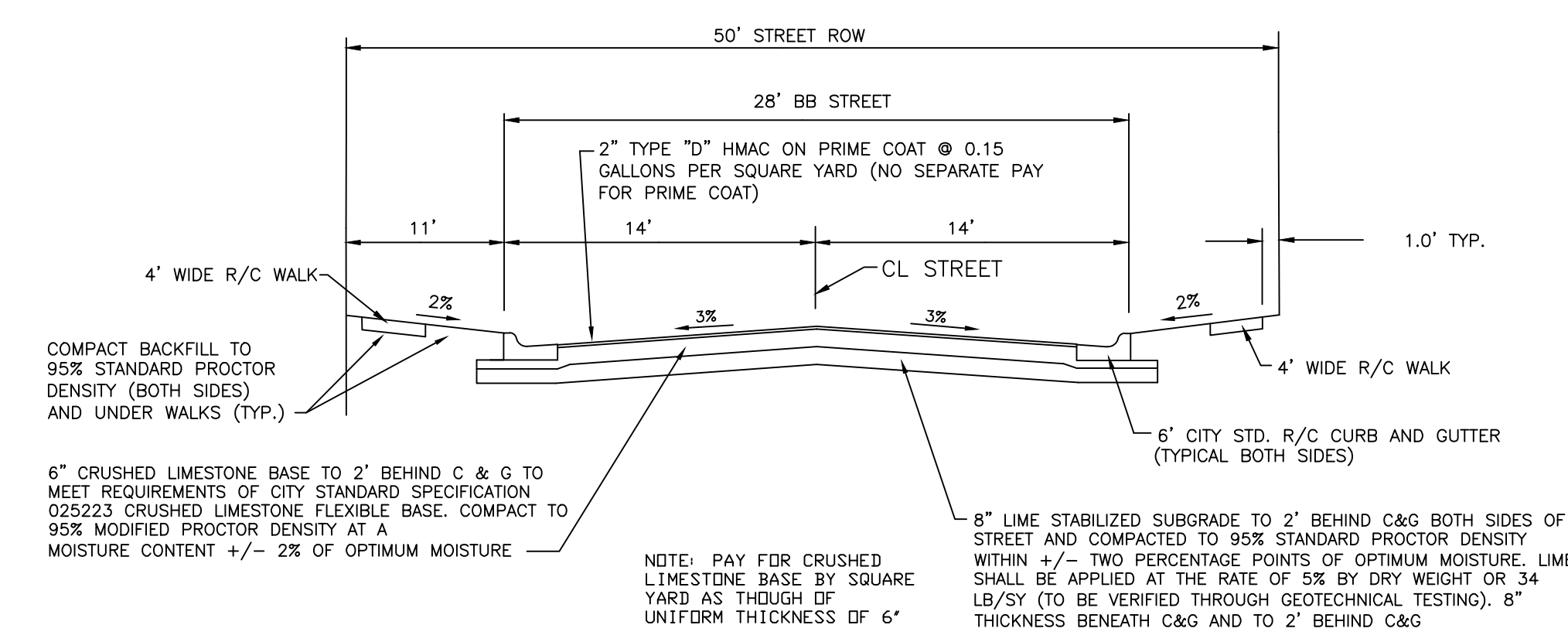
BASS & WELSH ENGINEERING
3054 S. ALAMEDA STREET
CORPUS CHRISTI, TEXAS 78404

DATE PLOTTED: 08/18/21
COMP. NO.: PLAT-SH2 AS PLAT
JOB NO.: 05069
SCALE: AS SHOWN
PLAT SCALE: 1" = 60'
SHEET 2 OF 3



CURVE DATA

(A) D=88' 08' 50" R=15.00' T=14.52' L=23.08' CB=S53° 37' 33" W CH=20.87'	(H) D=82° 39' 07" R=15.00' T=13.19' L=21.64' CB=S56° 22' 24" W CH=19.81'	(I) D=87° 31' 42" R=15.00' T=14.37' L=22.91' CB=S53° 56' 07" W CH=20.75'
(B) D=19° 08' 08" R=250.00' T=42.14' L=83.50' CB=S19° 07' 13" W CH=83.11'	(J) D=13° 38' 26" R=150.00' T=17.94' L=35.71' CB=S21° 52' 04" W CH=35.63'	(P) D=18° 31' 01" R=150.00' T=24.45' L=48.48' CB=S19° 25' 47" W CH=48.27'
(C) D=48° 45' 01" R=35.00' T=15.86' L=29.78' CB=S04° 53' 48" E CH=28.89'	(K) D=94° 48' 08" R=15.00' T=16.31' L=24.82' CB=N34° 53' 58" W CH=22.08'	(Q) D=16° 11' 11" R=100.00' T=14.22' L=28.25' CB=N20° 35' 41" E CH=28.16'
(D) D=277° 30' 03" R=56.00' T=49.11' L=271.22' CB=N61° 18' 43" W CH=73.85'	(L) D=00° 50' 53" R=1110.00' T=8.22' L=16.43' CB=N82° 43' 29" W CH=16.43'	
(E) D=48° 45' 01" R=35.00' T=15.86' L=29.78' CB=N53° 03' 48" E CH=28.89'	(M) D=06° 36' 48" R=100.00' T=5.78' L=11.54' CB=S25° 22' 53" W CH=11.54'	
(F) D=18° 20' 02" R=200.00' T=32.27' L=64.00' CB=N19° 31' 16" E CH=63.72'	(N) D=104° 22' 30" R=15.00' T=15.71' L=27.33' CB=N30° 06' 47" W CH=23.70'	
(G) D=92° 39' 17" R=15.00' T=15.71' L=24.26' CB=N35° 58' 24" W CH=21.70'		



6" CRUSHED LIMESTONE BASE TO 2' BEHIND C & G TO MEET REQUIREMENTS OF CITY STANDARD SPECIFICATION 025223 CRUSHED LIMESTONE FLEXIBLE BASE. COMPACT TO 95% MODIFIED PROCTOR DENSITY AT A MOISTURE CONTENT +/- 2% OF OPTIMUM MOISTURE

NOTE: PAY FOR CRUSHED LIMESTONE BASE BY SQUARE YARD AS THOUGH OF UNIFORM THICKNESS OF 6"

8" LIME STABILIZED SUBGRADE TO 2' BEHIND C&G BOTH SIDES OF STREET AND COMPACTED TO 95% STANDARD PROCTOR DENSITY WITHIN +/- TWO PERCENTAGE POINTS OF OPTIMUM MOISTURE. LIME SHALL BE APPLIED AT THE RATE OF 5% BY DRY WEIGHT OR 34 LB/SY (TO BE VERIFIED THROUGH GEOTECHNICAL TESTING). 8" THICKNESS BENEATH C&G AND TO 2' BEHIND C&G

**PLAT OF
QUEEN'S CROSSING UNIT 2
CORPUS CHRISTI, NUECES COUNTY, TEXAS**

BASS & WELSH ENGINEERING
3054 S. ALAMEDA STREET
CORPUS CHRISTI, TEXAS 78404

DATE PLOTTED: 08/18/21
COMP. NO.: PLAT-SH3
JOB NO.: 05069
SCALE: AS SHOWN
PLAT SCALE: 1" = 60'
SHEET 3 OF 3