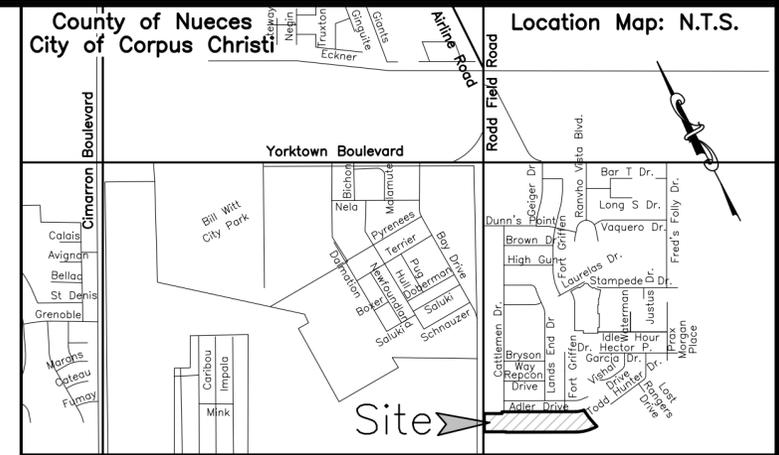


Notes:

- Total platted area contains 9.160 Acres of Land. (Includes Street Dedication)
- 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.
- Grid Bearings and Distances shown hereon are referenced to the Texas Coordinate System of 1983, Texas South Zone 4205, and are based on the North American Datum of 1983(2011) Epoch 2010.00.
- By graphic plotting only, this property is in Zone "B" on Flood Insurance Rate Map, Community Panel No. 485494 0540 C, City of Corpus Christi, Texas, which bears an effective date of March 18, 1985 and is not in a Special Flood Hazard Area.
- The yard requirement, as depicted is a requirement of the Unified Development Code and is subject to change as the zoning may change.
- All driveways to all lots must be located on the shorter length of the lot.
- The Developer will pay cash in lieu of Rodd field street construction.



**Plat of**  
***Rancho Vista Subdivision***  
***Unit 21***

*being 9.160 Acres of Land out of Lots 1, 2 and 3, Section 24, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Pages 41-43, Map Records of Nueces County, Texas and being a portion of a 94.32 Acre Tract of Land as described in a Special Warranty Deed with Vendor's Lien from Related Investors, Ltd. to Braselton Development Company, Ltd., recorded in Document No. 2020039538, Official Public Records of Nueces County, Texas.*

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\_\_\_\_

\_\_\_\_\_  
 Jalal Saleh, 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, Texas by the Planning Commission.

This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
 Al Raymond III, AIA  
 Secretary

\_\_\_\_\_  
 Jeremy Baugh  
 Chairman

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 said County in Volume \_\_\_\_\_, Page \_\_\_\_\_, Map Records.

Witness my hand and seal of the County Court, in and for said County, at office in Corpus Christi, Texas, the day and year last written.

No. \_\_\_\_\_  
 Filed for Record

\_\_\_\_\_  
 Kara Sands, County Clerk  
 Nueces County, Texas

at \_\_\_\_\_ O'clock \_\_\_\_M.  
 \_\_\_\_\_, 20\_\_\_\_

By: \_\_\_\_\_  
 Deputy

State of Texas  
 County of Nueces

I, James D. Carr, a Registered Professional Land Surveyor for Urban Engineering, have prepared the foregoing map from a survey made on the ground under my direction and is true and correct to the best of my knowledge, information and belief; I have been engaged under contract to set all Lot and Block corners as shown herein and to complete such operations with due and reasonable diligence consistent with sound professional practice.

This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
 James D. Carr, R.P.L.S.  
 Texas License No. 6458

State of Texas  
 County of Nueces

Braselton Development Company, Ltd., a Texas limited partnership, hereby certifies that it is the owner of the lands embraced within the boundaries of the foregoing plat; that it has had said lands surveyed and subdivided as shown; that streets shown are dedicated, to the public use forever; that easements as shown are dedicated to the public use for the installation, operation and use of public utilities; and that this map was made for the purpose of description and dedication.

This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

By: Braselton Development Company, Ltd., a Texas limited partnership

By: Braselton Management Company, LLC, its general partner

By: \_\_\_\_\_  
 Fred Braselton, President

State of Texas  
 County of Nueces

This instrument was acknowledged before me by Fred Braselton, as President of Braselton Management Company, LLC, general partner of Braselton Development Company, Ltd., a Texas limited partnership, on behalf of said entity in said capacity.

This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
 Notary Public in and for the State of Texas

State of Texas  
 County of Nueces

AMERICAN BANK, hereby certifies that it holds a lien on the property owned by Braselton Development Company, Ltd., a Texas limited partnership, as shown on the foregoing map and it approves of the subdivision and dedication for the purposes and considerations therein expressed.

This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

By: AMERICAN BANK

By: \_\_\_\_\_  
 PHILLIP J. RITLEY, Senior Lending Officer

State of Texas  
 County of Nueces

This instrument was acknowledged before me by PHILLIP J. RITLEY., as Senior Lending Officer of AMERICAN BANK, on behalf of said bank.

This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
 Notary Public in and for the State of Texas

**Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.**



Submitted: 11/18/20  
 SCALE: None  
 JOB NO.: 39319.C0.03  
 SHEET: 1 of 3  
 DRAWN BY: XG

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 urbansurvey1@urbaneng.com

Flour Bluff, Section 22  
and Garden Tracts  
Records of Nueces County, Texas  
(Owner: Eloy H. Suarez and Ricardo A. Martinez)  
(Doc. No. 200029101, O.P.R.N.C.T.)

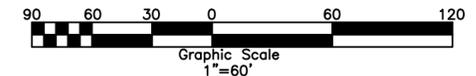
Temporary Drainage Easement  
(Doc. No. 201932822, O.P.R.N.C.T.)

Lot 1, Section 24  
Flour Bluff and Encinal Farm  
and Garden Tracts  
Records of Nueces County, Texas  
(Owner: Braselton Development Company, Ltd.)  
(Doc. No. 2020039538, O.P.R.N.C.T.)

LINE	BEARING	DISTANCE
L1	N28°42'32"E	24.00'
L2	S05°44'54"E	117.03'
L3	S11°00'23"E	51.43'
L4	S12°24'11"E	93.98'
L5	N28°42'32"E	6.00'

- Legend:**
- 5/8 Inch Iron Rod with cap stamped "URBAN ENGR CCTX" Found
  - 5/8 Inch Iron Rod with cap stamped "URBAN ENGR CCTX" Set
  - MAG Nail with Washer stamped "URBAN ENGR CCTX" Set

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	21°54'30"	305.00'	116.62'	S72°14'43"E	115.91'
C2	1°58'41"	690.00'	23.82'	S11°24'50"E	23.82'
C3	29°43'11"	585.00'	303.45'	N76°09'04"W	300.05'
C4	25°22'45"	420.00'	186.04'	N73°58'51"W	184.52'
C5	90°00'00"	10.00'	15.71'	N16°17'28"W	14.14'
C6	90°00'00"	10.00'	15.71'	S73°42'32"W	14.14'
C7	26°55'54"	470.00'	220.92'	N74°45'25"W	218.89'
C8	26°12'01"	445.00'	203.49'	N74°23'29"W	201.72'



**Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.**

## Plat of Rancho Vista Subdivision Unit 21

being 9.160 Acres of Land out of Lots 1, 2 and 3, Section 24, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Pages 41-43, Map Records of Nueces County, Texas and being a portion of a 94.32 Acre Tract of Land as described in a Special Warranty Deed with Vendor's Lien from Related Investors, Ltd. to Braselton Development Company, Ltd., recorded in Document No. 2020039538, Official Public Records of Nueces County, Texas.



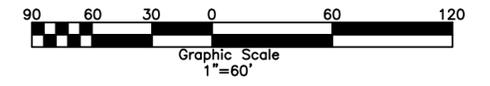
Submitted: 11/18/20  
SCALE: 1"=60'  
JOB NO.: 39319.C0.03  
SHEET: 2 of 3  
DRAWN BY: XG  
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urbansurvey1@urbaneng.com



- Legend:**
- 5/8 Inch Iron Rod with cap stamped "URBAN ENGR CCTX" Found
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**Plat of**  
**Rancho Vista Subdivision**  
**Unit 21**

being 9.160 Acres of Land out of Lots 1, 2 and 3, Section 24, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Pages 41-43, Map Records of Nueces County, Texas and being a portion of a 94.32 Acre Tract of Land as described in a Special Warranty Deed with Vendor's Lien from Related Investors, Ltd. to Braselton Development Company, Ltd., recorded in Document No. 2020039538, Official Public Records of Nueces County, Texas.



Submitted: 11/18/20  
SCALE: 1"=60'  
JOB NO.: 39319.C0.03  
SHEET: 3 of 3  
DRAWN BY: XG  
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