

State of Texas
County of Nueces

Gulfway Shopping Center, a Texas 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: Gulfway Shopping Center, a Texas Partnership

By: GSC Holdings, Ltd., its General Partner

By: GSC, LLC, its General Partner

By: _____ By: _____
Bill J. Brown, Member Christy Ann Peterson Brown, Member

By: Nuss Family Partnership, General Partner

By: _____ By: _____
Henry Nuss, General Partner Patricia Ray Peterson Nuss, General Partner

State of Texas
County of Nueces

This instrument was acknowledged before me by Bill J. Brown, as a member of GSC, LLC, general partner of GSC Holdings, Ltd., general partner of Gulfway Shopping Center, a Texas Partnership.

This the _____ day of _____, 20_____.

Notary Public in and for the State of Texas

State of Texas
County of Nueces

This instrument was acknowledged before me by Christy Ann Peterson Brown, as a member of GSC, LLC, general partner of GSC Holdings, Ltd., general partner of Gulfway Shopping Center, a Texas Partnership.

This the _____ day of _____, 20_____.

Notary Public in and for the State of Texas

State of Texas
County of Nueces

This instrument was acknowledged before me by Henry Nuss, as a general partner of Nuss Family Partnership, General of Gulfway Shopping Center, a Texas Partnership.

This the _____ day of _____, 20_____.

Notary Public in and for the State of Texas

State of Texas
County of Nueces

This instrument was acknowledged before me by Patricia Ray Peterson Nuss as a general partner of Nuss Family Partnership, General partner of Gulfway Shopping Center, a Texas Partnership.

This the _____ day of _____, 20_____.

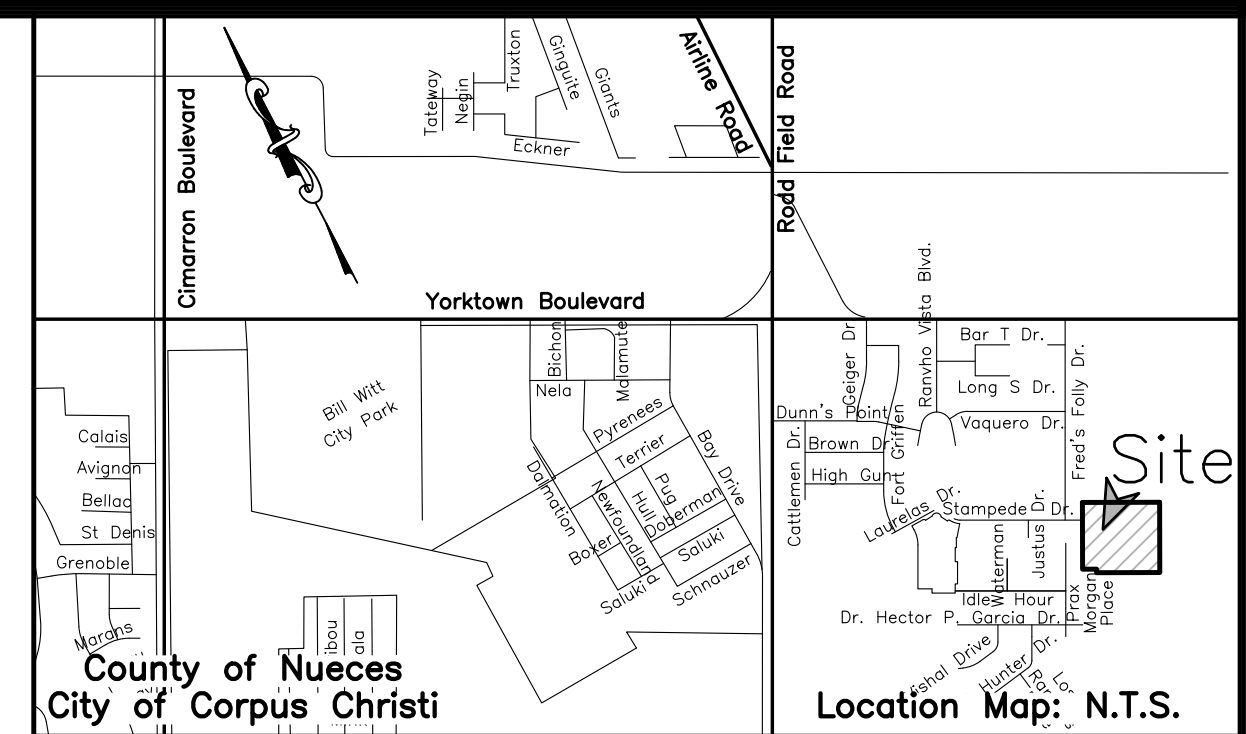
Notary Public in and for the State of Texas

Plat of Rancho Vista Subdivision Phase 2 Unit 15

9.01 Acres of Land out of Lot 28, Section 25, 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.

Notes:

- 1.) Total platted area contains 9.01 Acres of Land. (Includes Street Dedication)
- 2.) 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.
- 3.) 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.
- 4.) By graphic plotting only, this property is in Zone "B" on Flood Insurance Rate Map, Community Panel No. 485494 0540 C, Nueces County, Texas, which bears an effective date of March 18, 1985 and is not in a Special Flood Hazard Area.
- 5.) The yard requirement, as depicted is a requirement of the Unified Development Code and is subject to change as the zoning may change.
- 6.) Contours shown hereon are referenced to the North American Vertical Datum of 1988 (NAVD88), Geoid 12A.
- 7.) Private driveway access onto Breese Drive from Lot 35, Block 2 is prohibited. Private driveway access onto Stampede Drive from Lot 1, Block 21 is prohibited.



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_____.

Ratna Pottumuthu, P.E., LEED AP
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_____.

William J. Green, P.E.
Interim Secretary

Eric Villarreal, PE, 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

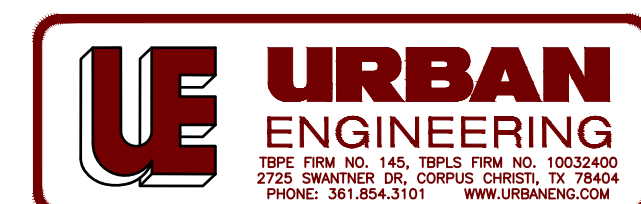
State of Texas
County of Nueces

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_____.

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.

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

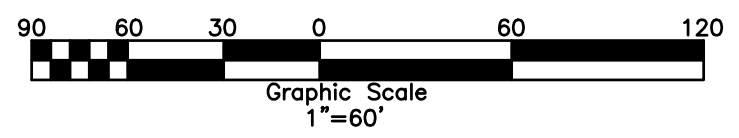


Submitted: 7/12/17
SCALE: None
JOB NO.: 41934.B7.02
SHEET: 1 of 2
DRAWN BY: XG

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urbansurvey1@urbaneng.com



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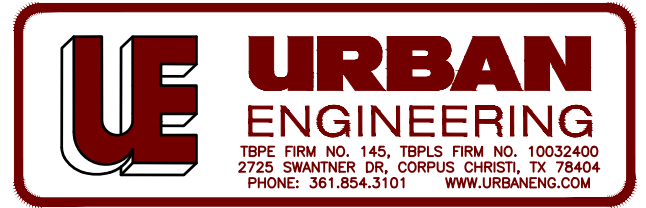
Plat of Rancho Vista Subdivision Phase 2 Unit 15

9.01 Acres of Land out of Lot 28, Section 25, 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.

- 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	90°00'00"		15.00'	23.56'	S16°17'51"E	21.21'
C2	90°00'00"		10.00'	15.71'	N73°42'09"E	14.14'
C3	90°00'00"		10.00'	15.71'	S16°17'51"E	14.14'
C4	90°00'00"		10.00'	15.71'	S73°42'09"W	14.14'
C5	90°00'00"		10.00'	15.71'	N16°17'51"W	14.14'
C6	90°00'00"		15.00'	23.56'	N73°42'09"E	21.21'
C7	1°13'08"		292.50'	6.22'	S61°54'25"E	6.22'
C8	6°11'28"		292.50'	31.61'	S58°12'07"E	31.59'
C9	6°11'28"		342.50'	37.01'	N58°12'07"W	36.99'
C10	90°00'00"		15.00'	23.56'	N16°17'51"W	21.21'
C11	90°59'16"		15.00'	23.82'	S74°11'47"W	21.40'
C12	6°11'28"		317.50'	34.31'	S58°12'07"E	34.29'

LINE	BEARING	DISTANCE
L1	S61°17'51"E	1.89'
L2	S55°06'23"E	6.70'
L3	N61°17'51"W	6.79'



Submitted: 7/12/17
 SCALE: 1"=60'
 JOB NO.: 41934.B7.02
 SHEET: 2 of 2
 DRAWN BY: XG
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 urbansurvey1@urbaneng.com