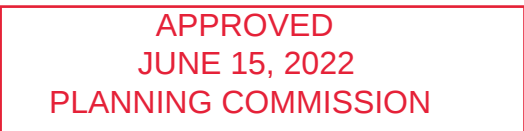


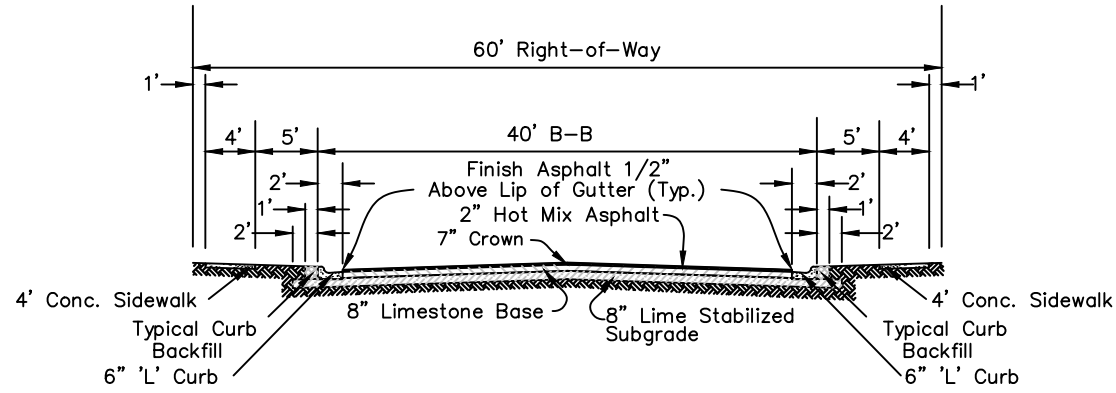
2. The property is currently undeveloped and Zoned RS-4.5.
3. By graphic plotting only, this property is in Zones "A13 (EL 12)", "A13 (EL 11)" and "B" on Flood Insurance Rate Map, Community Panel No. 485494 0540 c, City of Corpus Christi, Texas, which bears an effective date of March 18, 1985 and it is partially located in a Special Flood Hazard Area.
4. A pollution Prevention Plan will be submitted with any plans of development for this property.
5. There is no off-site drainage on this property and the storm sewer as shown, complies with the City of Corpus Christi Master Drainage Plan.
6. 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.
7. All jurisdictional wetlands shall be delineated and any required permit shall be obtained from the U.S. Army Corps of Engineers or other appropriate regulatory agencies before work that may disturb the wetlands commences.
8. All properties are meeting the minimum residential standards of the current zoning.
9. The following lots shall have no direct driveway access to South Oso Parkway: Lot 117, Block 29; Lots 36 and 37, Block 38; Lots 84 and 85, Block 39; Lots 26 and 33, Block 42; Lots 7 and 8, Block 50.
10. The following lots shall have no direct driveway access to Rodd Field Road: Lots 14 through 22 and 44, Block 38.
11. The following lots shall have no direct driveway access to Cattlemen Drive: Lot 47, Block 40; and Lots 1 and 62, Block 49.
12. The following lots shall have no direct driveway access to Prax Morgan Place: Lot 49, Block 27; Lot 25, Block 28; Lots 107 and 108, Block 29; and Lots 1 and 25, Block 47; .
13. The following lots shall have no direct driveway access to Lost Rangers Drive: Lot 8, Block 25; and Lot 41, Block 27.
14. The following lots shall have no direct driveway access to Ames Street: Lot 18, Block 28; Lots 54 and 76, Block 29; Lots 11 and 12, Block 47; and Lots 1 and 12, Block 51.
15. The following lots shall have no direct driveway access to Crazy Bear Lane: Lot 17, Block 47.
16. The following lots shall have no direct driveway access to Hunters Creek Drive: Lot 20, Block 49.
17. The following lots shall have no direct driveway access to Wild Trail Lane: Lots 59 and 71, Block 29; and Lots 6 and 7, Block 51.
18. The following lots shall have no direct driveway access to Indian Oaks Lane: Lot 31, Block 38; and Lot 36, Block 49.
19. The following lots shall have no direct driveway access to Dreamer Lane: Lot 24, Block 40.
20. The following lots shall have no direct driveway access to Tristan Drive: Lot 23, Block 35; and Lot 72, Block 39.
21. The following lots shall have no direct driveway access to Dream Catcher Drive: Lots 1 and 14, Block 50.
22. All temporary drainage easements shall be maintained by the Homeowner's Association.
23. This project is not within an AICUZ Boundary or Noise Contour.
24. All driveways to public Streets within the subdivision shall conform to access management standards outlined in Article 7 of the UDC and to the Oso Parkway Plan.
25. Street lights location map will be provide with each Final Plat.
26. All street SIGNS (including STOP signs) and markings must be furnished and installed by the Developer.
27. The FF elevation for each lot must be 18 inch higher than the highest CL elevation fronting the lot.
28. Per park agreement adopted by City council, Parks along Rancho Vista Boulevard will be Public Parks maintained by the HOA.
29. Lot 131, Block 29 and Lot 1A, Block 48 are existing wetland areas that will be maintained by the HOA.
30. Water, Wastewater and Park fees shall be paid prior to recordation of each final plat.
31. All Units shown are approximate. The location, size and layout of future phases will fluctuate with the market. Approximate phases shown on this plan are for the purpose of general planning. It is anticipated that the subdivision will develop at a rate of approximately 100 units per year. This rate will also fluctuate with the market.

ENGINEER:
Urban Engineering Firm #145
2725 Swantner Drive
Corpus Christi, Texas 78404
(361)854-3101



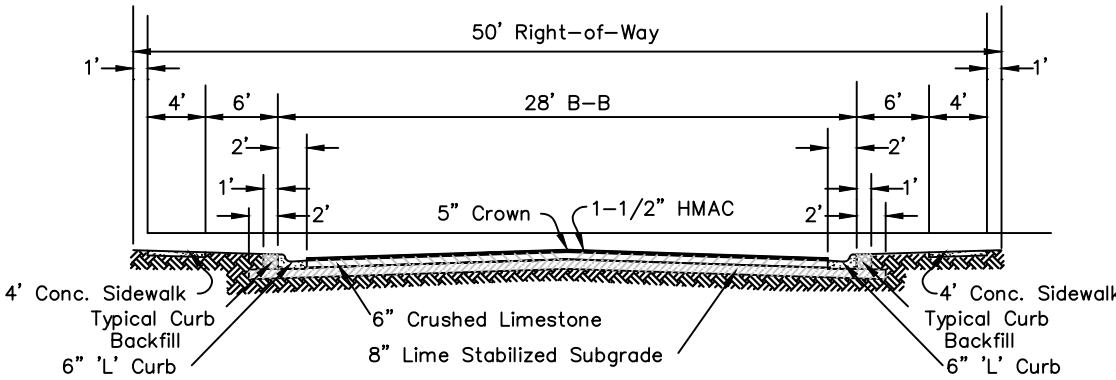
PRELIMINARY PLAT
for
RANCHO VISTA SUBDIVISION
Corpus Christi, Texas

Sheet 1 of 4



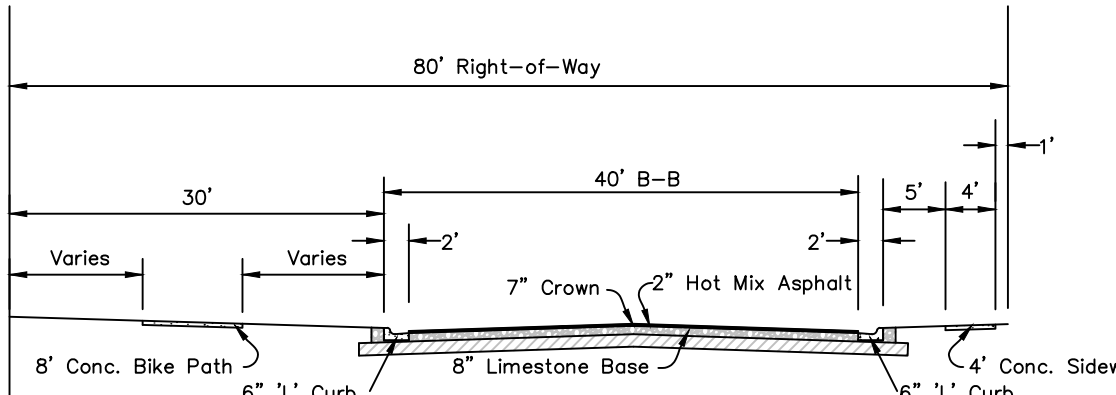
SPECIFICATIONS:

NOTE:
For Clay Soils Only: Street cross section shall be constructed over a 12 inch section of compacted raw subgrade to 90% Standard Proctor, from which the 8 inch lined subgrade shall be scarified and constructed.



SPECIFICATIONS:

NOTE:
For Clay Soils Only: Street cross section shall be constructed over a 12 inch section of compacted raw subgrade to 90% Standard Proctor, from which the 8 inch lined subgrade shall be scarified and constructed.



80 R.O.W. (40 B-B)
Not to Scale

SPECIFICATIONS:

2" Type D Hot Mix Asphalt Concrete

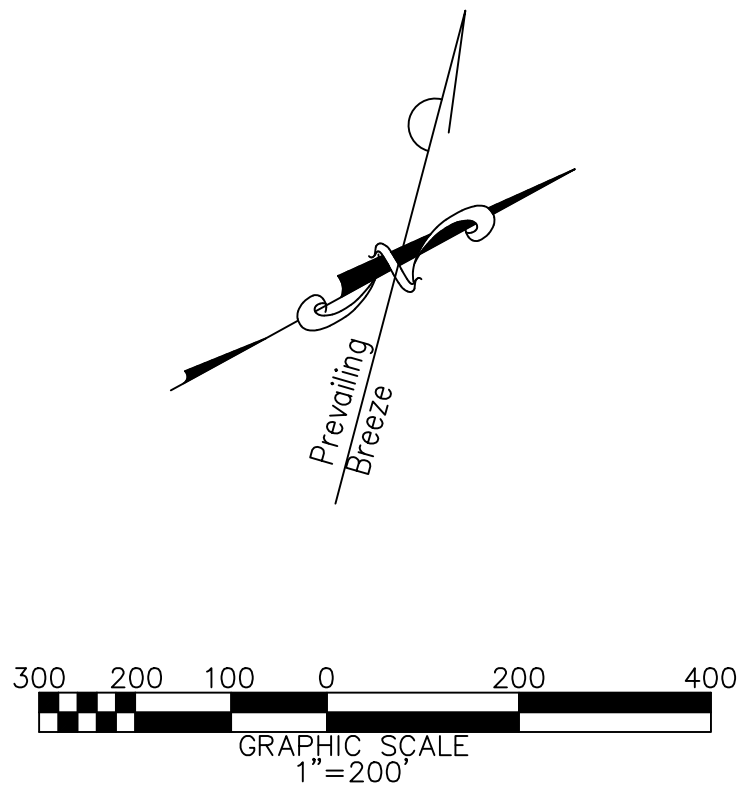
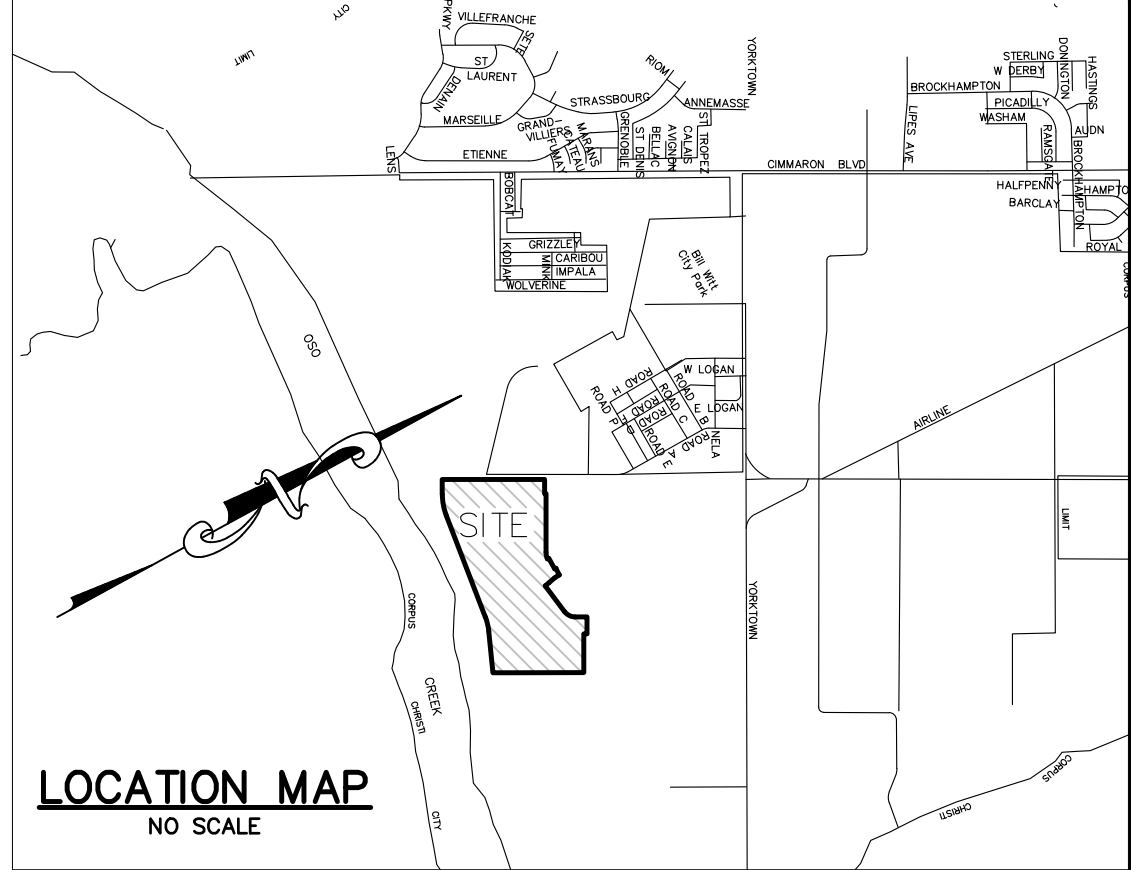
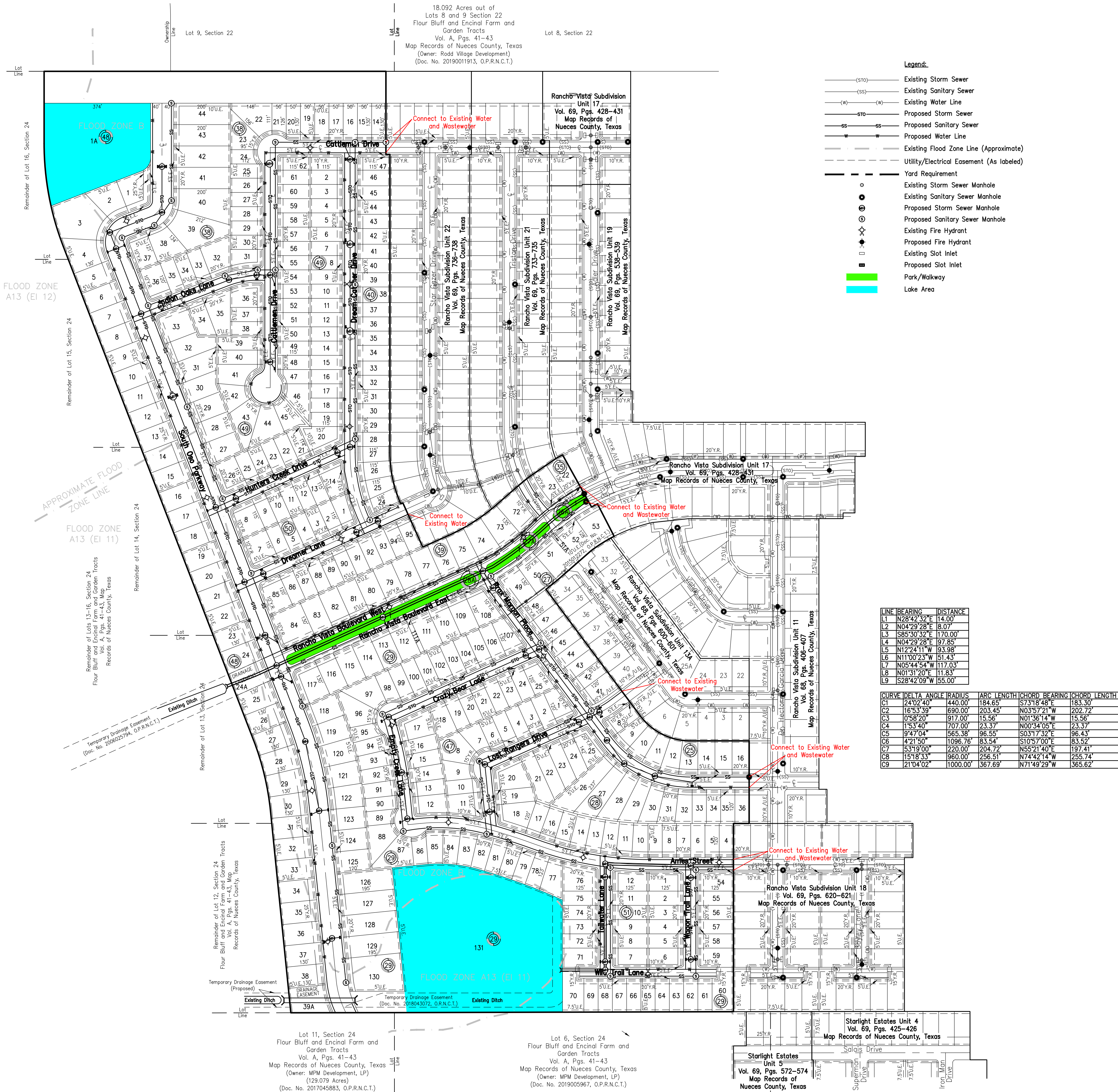
8" Limestone Base (TY A, GR 1); Compacted to 98% Std. Proctor Density
 Moisture shall be within $\pm 3\%$ of Optimum Moisture

Comp. Lime Subgrade (5% by WL); Compacted to 95% Standard Proctor Density
 Moisture shall be within $\pm 3\%$ of Optimum Moisture

Prime Coat MC-30 at 0.15 Gal/Sq. Yd.

Notes:

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2. The property is currently undeveloped and Zoned RS-4.5.
3. By graphic plotting only, this property is in Zones "A13 (EL 12)", "A13 (EL 11)" and "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 it is partially located in a Special Flood Hazard Area.
4. There is no off-site drainage on this property and the storm sewer as shown, complies with the City of Corpus Christi Master Drainage Plan.
5. 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.
6. All jurisdictional wetlands shall be delineated and any required permit shall be obtained from the U.S. Army Corps of Engineers or other appropriate regulatory agencies before work that may disturb the wetlands commences.
7. All temporary drainage easements shall be maintained by the Homeowner's Association.
8. This project is not within an AICUZ Boundary or Noise Contour.
9. All driveways to public Streets within the subdivision shall conform to access management standards outlined in Article 7 of the UDC and to the Oso Parkway Plan.
10. Street lights location map will be provide with each Final Plat.
11. All street SIGNS (including STOP signs) and markings must be furnished and installed by the Developer.
12. The FF elevation for each lot must be 18 inch higher than the highest CL elevation fronting the lot.
13. Per park agreement adopted by City council, Parks along Rancho Vista Boulevard will be Public Parks maintained by the HOA.
14. Lot 131, Block 29 and Lot 1A, Block 48 are existing wetland areas that will be maintained by the HOA.
15. Water, Wastewater and Park fees shall be paid prior to recordation of each final plat.



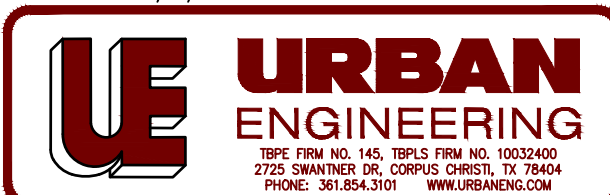
APPROVED
JUNE 15, 2022
PLANNING COMMISSION

Utility Map
for
RANCHO VISTA SUBDIVISION
Corpus Christi, Texas

Being 98.70 Acres± out Lots 1-5, 12-16, Section 24 and Lots 21 and 28, Section 25 of the Flour Bluff & Encinal Farm & Garden Tracts a map of which is in Volume A, Pages 41-43, Map Records of Nueces County, Texas.

Revised: 6/9/2022

Sheet 2 of 4



JOB NO. 39319.C1.03 MFH/kg February 16, 2022

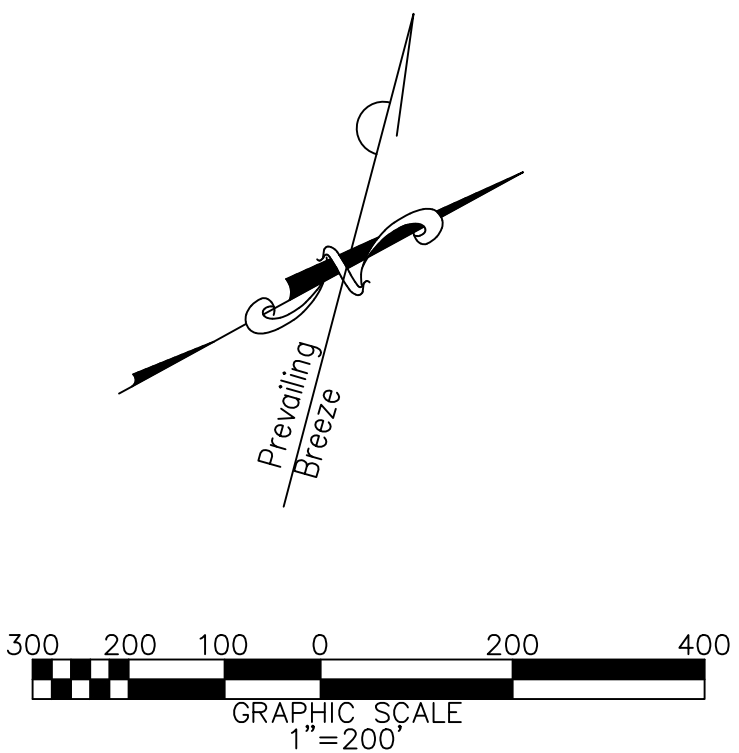
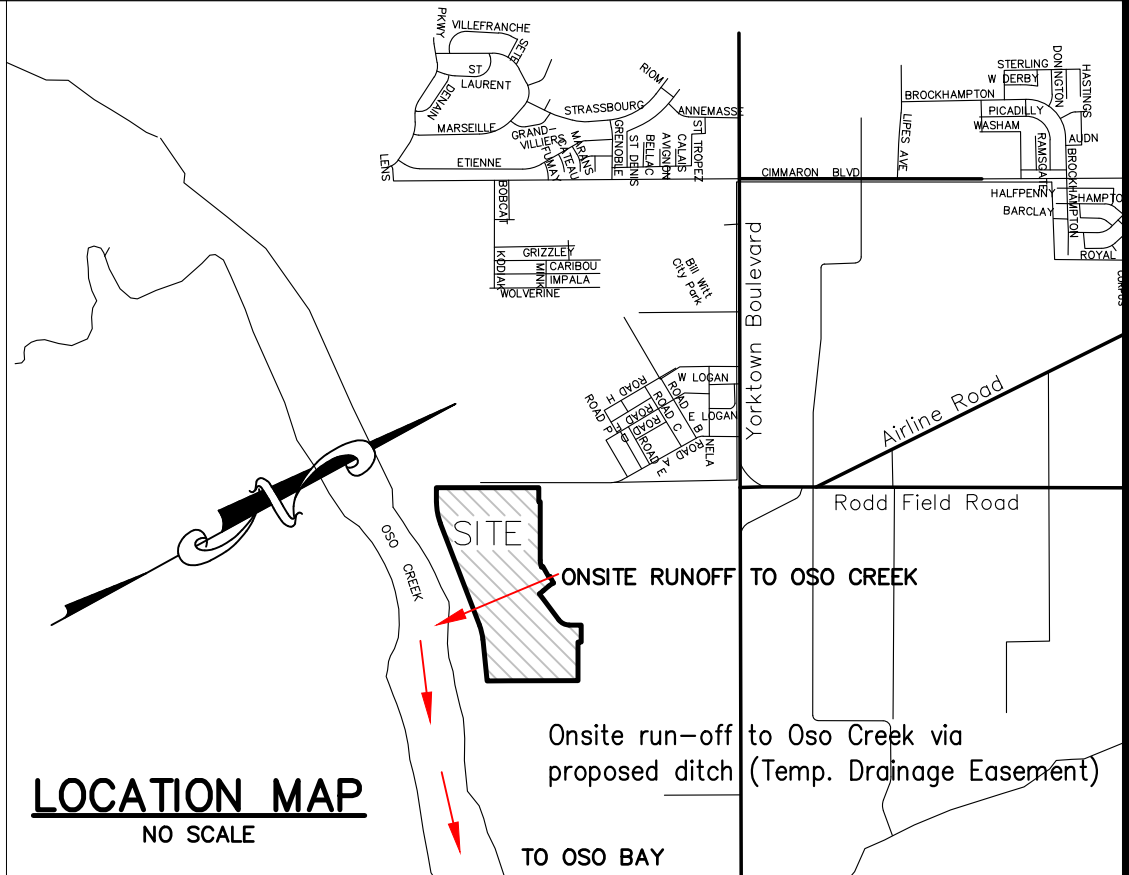
OWNER/DEVELOPER:
Brasletton Development Company, Ltd.
5337 Yorktown, Suite 10D
Corpus Christi, Texas 78413
(361)991-4710

ENGINEER:
Urban Engineering Firm #145
2725 Swantner Drive
Corpus Christi, Texas 78404
(361)854-3101

Lot 11, Section 24
Flour Bluff and Encinal Farm and
Garden Tracts
Vol. A, Pgs. 41-43
Map Records of Nueces County, Texas
(Owner: MFM Development, LP)
(129.079 Acres)
(Doc. No. 2017045883, O.P.R.N.C.T.)

Lot 8, Section 24
Flour Bluff and Encinal Farm and
Garden Tracts
Vol. A, Pgs. 41-43
Map Records of Nueces County, Texas
(Owner: MFM Development, LP)
(129.079 Acres)
(Doc. No. 2019005967, O.P.R.N.C.T.)

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4. A pollution Prevention Plan will be submitted with any plans of development for this property.
5. There is no off-site drainage on this property and the storm sewer as shown, complies with the City of Corpus Christi Master Drainage Plan.
6. 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.
7. All jurisdictional wetlands shall be delineated and any required permit shall be obtained from the U.S. Army Corps of Engineers or other appropriate regulatory agencies before work that may disturb the wetlands commences.
8. All temporary drainage easements shall be maintained by the Homeowner's Association.
9. This development meets the City's Master Drainage Plan and the proposed drainage will not adversely affect the drainage pattern or design of the adjacent properties.
10. This project is not within an AICUZ Boundary or Noise Contour.
11. All driveways to public Streets within the subdivision shall conform to access management standards outlined in Article 7 of the UDC and to the Oso Parkway Plan.
12. Street lights location map will be provide with each Final Plat.
13. All street SIGNS (including STOP signs) and markings must be furnished and installed by the Developer.
14. The FF elevation for each lot must be 18 inch higher than the highest CL elevation fronting the lot.
15. Per park agreement adopted by City council, Parks along Rancho Vista Boulevard will be Public Parks maintained by the HOA.
16. Lot 131, Block 29 and Lot 1A, Block 48 are existing wetland areas that will be maintained by the HOA.
17. Water, Wastewater and Park fees shall be paid prior to recordation of each final plat.
18. TxDOT review is required for drainage and driveway access onto state maintained roadways.
19. Ditches will be graded to drain within 48 hours.
20. There are no known natural water bodies, jurisdictional wetlands, endangered species habitat, State Submerged Lands or critical dunes on the site.
21. Property is currently undeveloped Farm Fields. Pre-development land use assumptions – Vacant Farm Fields Post development land use assumptions – Single Family Residential use



LINE	BEARING	DISTANCE
L1	N28°42'32"E	14.00'
L2	N04°29'28"E	8.07'
L3	S85°30'32"E	170.00'
L4	N04°29'28"E	97.85'
L5	N12°24'11"W	93.98'
L6	N11°00'23"W	51.43'
L7	N05°44'54"W	117.03'
L8	N01°31'20"E	11.83'
L9	S28°42'09"W	55.00'

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	24'02.40"	440.00	184.65'	S73°18'48"E	183.30
C2	16'53.39"	690.00	203.45'	N03°57'21"W	202.72
C3	0'58.20"	917.00	15.56'	N01°36'14"E	15.56'
C4	1'53.40"	707.00	23.37'	N00°34'05"E	23.37'
C5	9'47.04"	565.38	96.55'	S03°17'32"E	96.43'
C6	4'21.50"	1096.76	83.54'	S10°57'00"E	83.52'
C7	5'31.90"	220.00	204.72'	N55°21'40"E	197.41'
C8	15'18.33"	960.00	256.51'	N74°42'14"W	255.74'
C9	21'04.02"	1000.00	367.69'	N71°49'29"W	365.62'

DRAINAGE ASSUMPTIONS:
CURRENT MASTER PLAN 5 YEAR STORM
 $T_c = 30$ min. (Minimum)
INTENSITY (5-YR) = 4.02 in./hr.

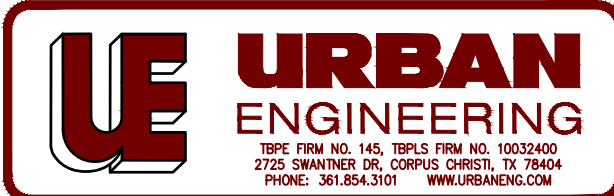
PRE-DEVELOPMENT	POST-DEVELOPMENT
A=86.91 AC.	A=86.91 AC.
T _C =30 min.	T _C =30 min.
C=0.30	C=0.45
I ₅ =3.30 in./hr.	I ₅ =4.02 in./hr.
I ₂₅ =4.40 in./hr.	I ₂₅ =5.56 in./hr.
I ₁₀₀ =7.00 in./hr.	I ₁₀₀ =6.97 in./hr.
Q ₅ =86.04 cfs	Q ₅ =157.22 cfs
Q ₂₅ =114.72 cfs	Q ₂₅ =217.45cfs
Q ₁₀₀ =182.51 cfs	Q ₁₀₀ =272.59 cfs

Storm Water Quality Management Plan
for
LANCHO VISTA SUBDIVISION
Corpus Christi, Texas

Being 98.70 Acres± out Lots 1-5, 12-16, Section 24 and Lots 21 and 28, Section 25 of the Flour Bluff & Encinal Farm & Garden Tracts a map of which is in Volume A, Pages 41-43, Map Records of Nueces County, Texas.

Revised: 6/9/2022

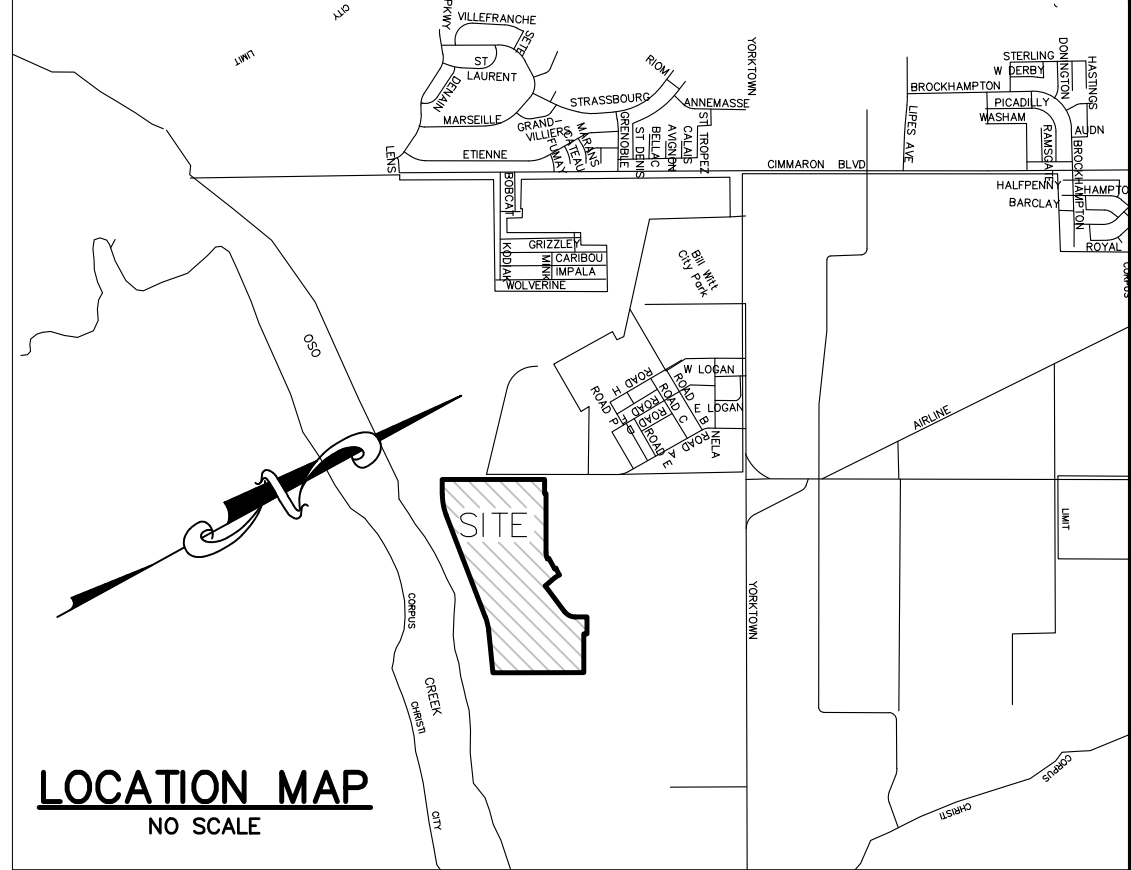
Sheet 3 of 4



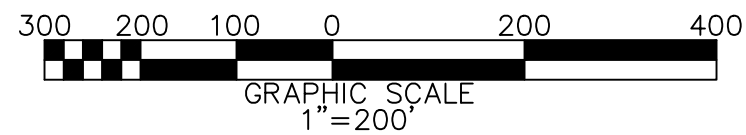
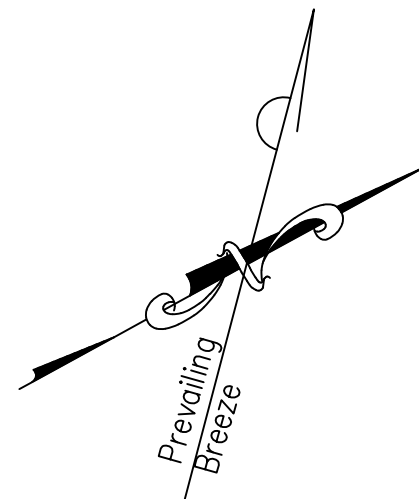
JOB NO. 39319.C1.03 MFH/xq February 16, 2022

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7. This project is not within an AICUZ Boundary or Noise Contour.
8. All driveways to public Streets within the subdivision shall conform to access management standards outlined in Article 7 of the UDC and to the Oso Parkway Plan.
9. Street lights location map will be provide with each Final Plat.
10. All street SIGNS (including STOP signs) and markings must be furnished and installed by the Developer.
11. The FF elevation for each lot must be 18 inch higher than the highest CL elevation fronting the lot.
12. Lot 1, Block 41 is a private park that will be owned and maintained by the HOA. Per park agreement adopted by City council, Parks along Rancho Vista Boulevard will be Public Parks maintained by the HOA.
13. Lot 152, Block 29 and Lot 111, Block 38 are existing wetland areas that will be maintained by the HOA.



LOCATION MAP
NO SCALE



Legend:
★ Proposed Light Pole

APPROVED
JUNE 15, 2022
PLANNING COMMISSION

Street Lighting Plan
for
RANCHO VISTA SUBDIVISION
Corpus Christi, Texas

Being 98.70 Acres± out Lots 1-5, 12-16, Section 24 and Lots 21 and 28, Section 25 of the Flour Bluff & Encinal Farm & Garden Tracts a map of which is in Volume A, Pages 41-43, Map Records of Nueces County, Texas.

Revised: 6/9/2022 Sheet 4 of 4



JOB NO. 39319.C1.03 MFH/kg February 16, 2022

OWNER/DEVELOPER:
Braseltton Development Company, Ltd.
5337 Yorktown, Suite 100
Corpus Christi, Texas 78413
(361)991-4710

ENGINEER:
Urban Engineering Firm #145
2725 Swantner Drive
Corpus Christi, Texas 78404
(361)854-3101

Lot 11, Section 24
Flour Bluff and Encinal Farm and
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(Owner: MFH Development, LP)
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Lot 8, Section 24
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(Owner: MFH Development, LP)
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