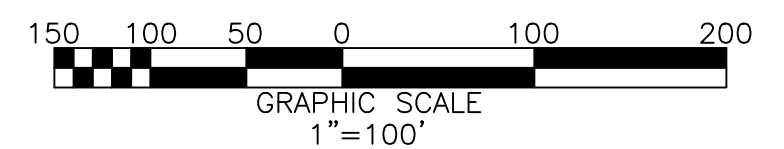


- Notes:**
- 1.) Total platted area contains 65.21 Acres of Land. (Includes Street Dedication)
 - 2.) The receiving water for the storm water runoff from this property is the Oso Creek. The TCEQ has not classified the aquatic life use for the Oso Creek, but it is recognized as an environmentally sensitive 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 Zones "B" and "A13 (EI 11)" 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.
 - 5.) Contours shown hereon are referenced to the North American Vertical Datum of 1988 (NAVD88), Geoid 12A.
 - 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.) Temporary Drainage on Lot 1, Block 36 and Lot 1, Block 37 will be maintained by the developer.

RANCHO VISTA PHASE 2 PRELIMINARY PLAT

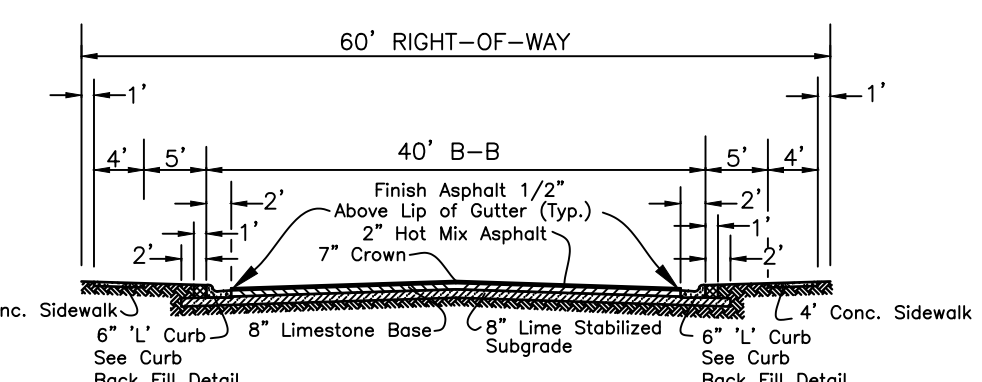
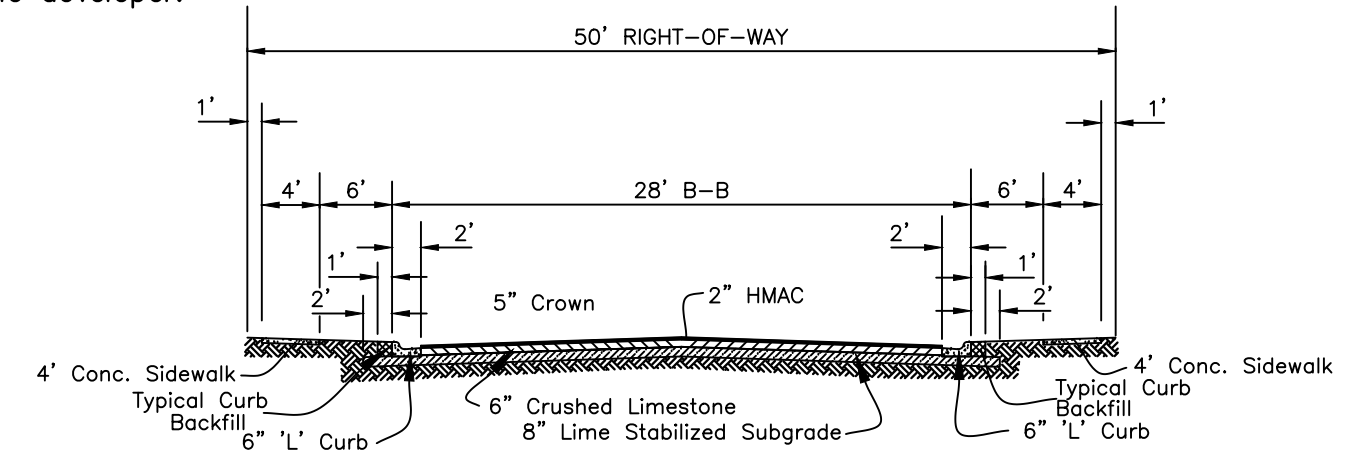
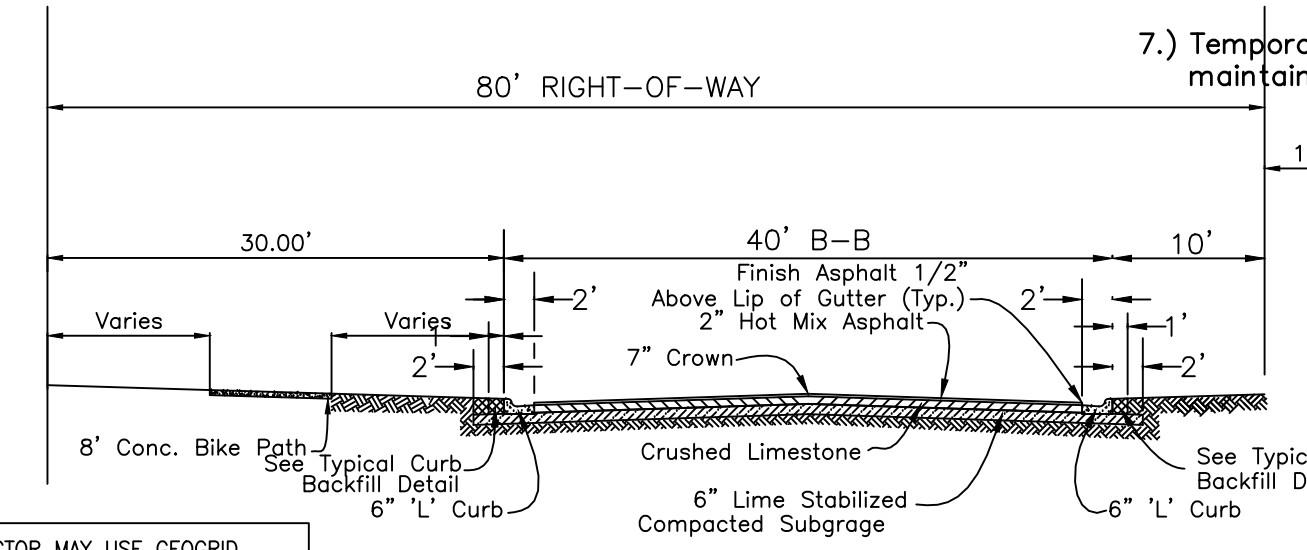
LEGAL DESCRIPTION

65.21 Acres of Land, out of Lots 5 and 12, Section 24 and Lots 21 and 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 and being a portion of the same property described in Warranty Deed with Vendor's Lien from Thelma C. Peterson and Robert Ervin Peterson to Gulfway Shopping Center, recorded in Document No. 2004034665, Official Public Records of Nueces County, Texas.



LEGEND:

- EXISTING CONTOURS
- UTILITY EASEMENT
- YARD REQUIREMENT
- PHASE LINE
- OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS
- VOLUME
- PAGE



CONTRACTOR MAY USE GEOGRID (TENSAR TX 5) IN LIEU OF LIME STABILIZED SUBGRADE. ALL COMPACTION AND MOISTURE CONTROL SPECIFICATION FOR SUBGRADE PREPARATION REMAINS IN EFFECT.

SPECIFICATIONS:
 2" Type D Hot Mix Asphalt Concrete
 8" Crushed Limestone (TY A, GR 1); Compacted to 98% Standard Proctor Density
 8" Comp. Lime Stabilized Subgrade (5% by Wt.); Compacted to 95% Standard Proctor Density
 Moisture shall be within ±3% of Optimum Moisture.
 Prime Coat MC-30 at 0.15 Gal/Sq. Yd.

Note:
 For Clay Soils Only: Local and Residential Collector cross sections 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:
 2" Type D Hot Mix Asphalt Concrete
 6" Crushed Limestone (TY A, GR 1); Compacted to 98% Std. Proctor Density
 Moisture shall be within ±3% Optimum Moisture
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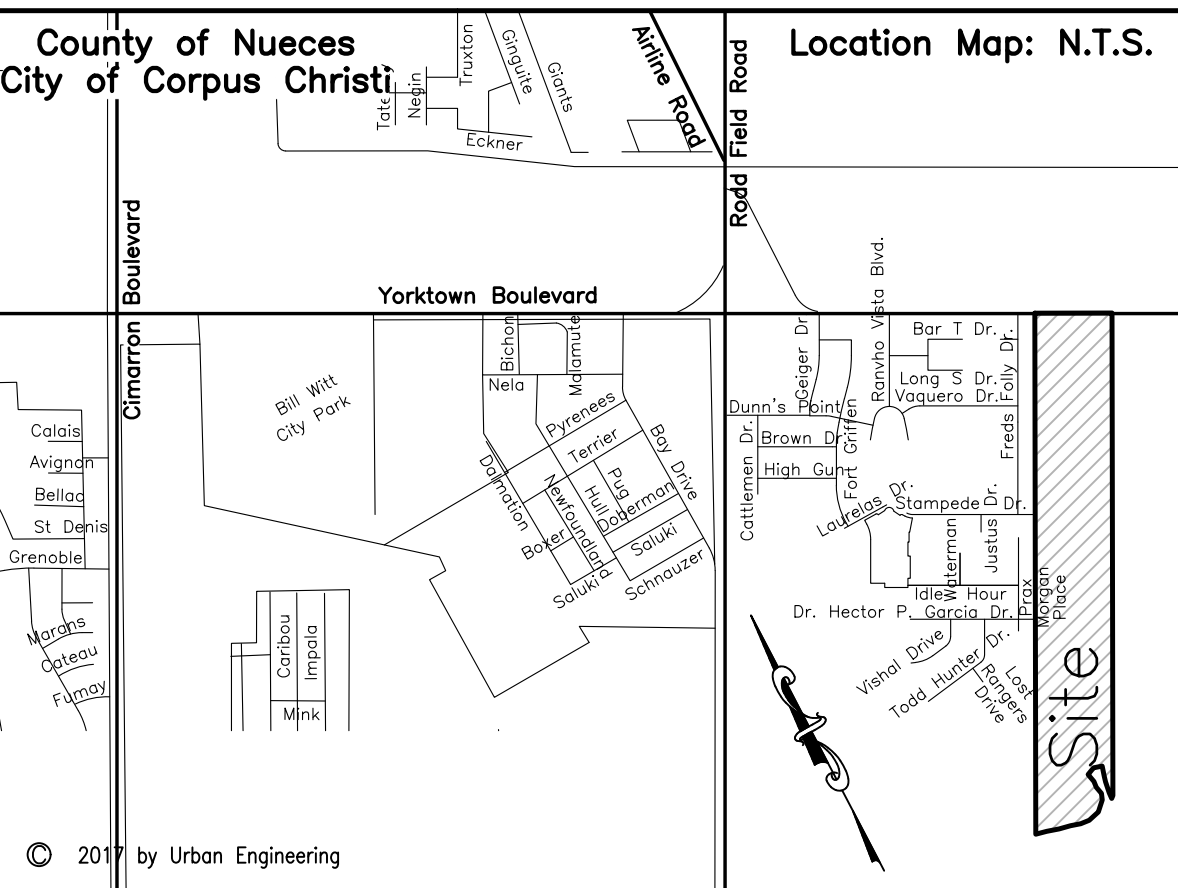
Note:
 For Clay Soils Only: Street cross section shall be constructed over a 12 inch section of compacted raw subgrade to 90% Standard Proctor, from which the 8 inch lined subgrade shall be scarified and constructed.

SPECIFICATIONS:
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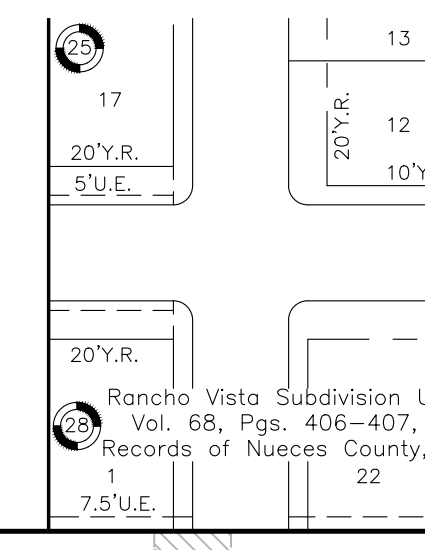
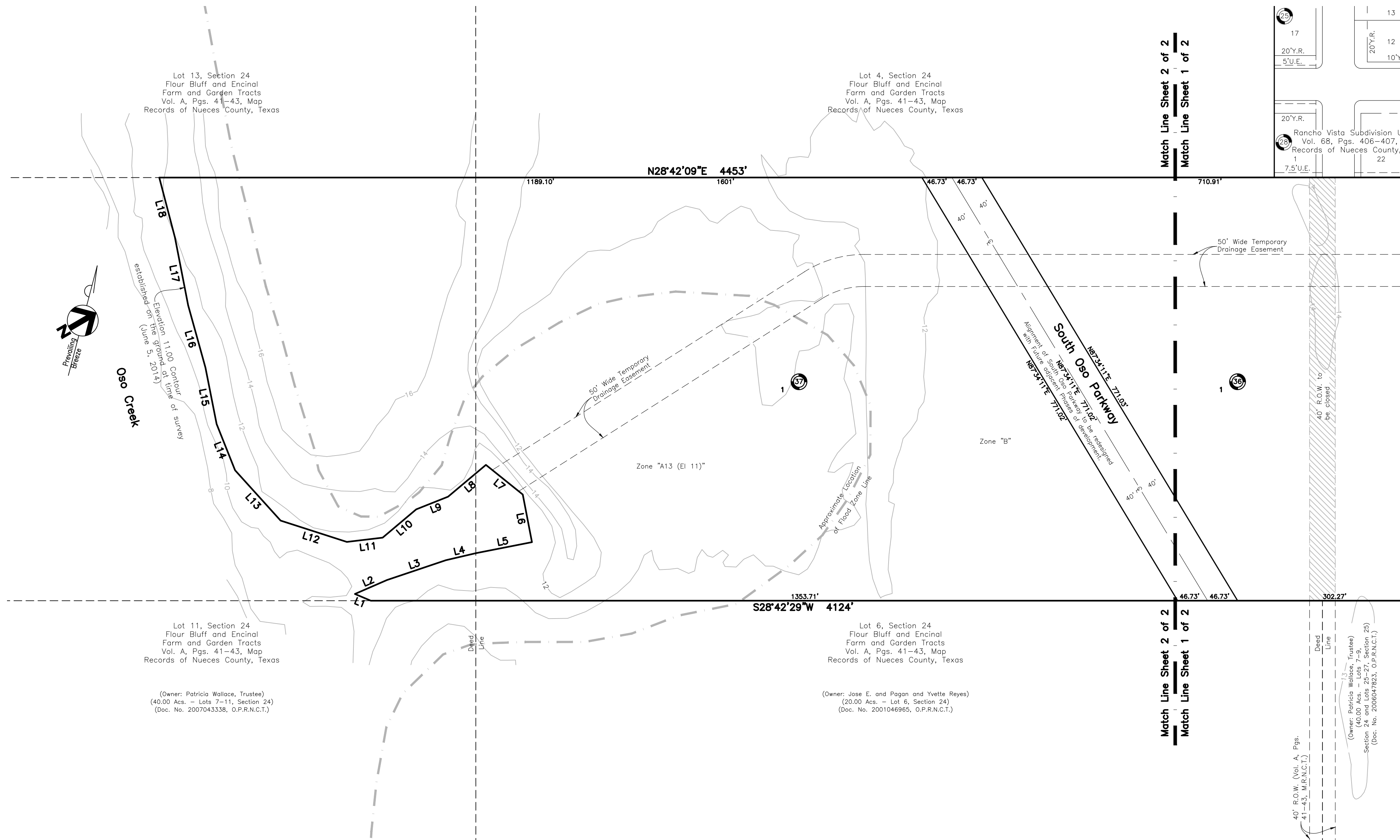
Engineer/Surveyor:
 Urban Engineering
 2725 Swantner Drive
 Corpus Christi, Texas 78404
 (361)854-3101

Owner/Developer:
 Gulfway Shopping Center
 P.O. Box 8229
 Corpus Christi, Texas 78412
 (361)991-4950



Revised: 12/11/17
 Submitted: 7/12/17
 SCALE: 1"=100'
 JOB NO.: 41934-B7.01
 SHEET: 1 of 2
 DRAWN BY: XG
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 urbansurvey1@urbaneng.com

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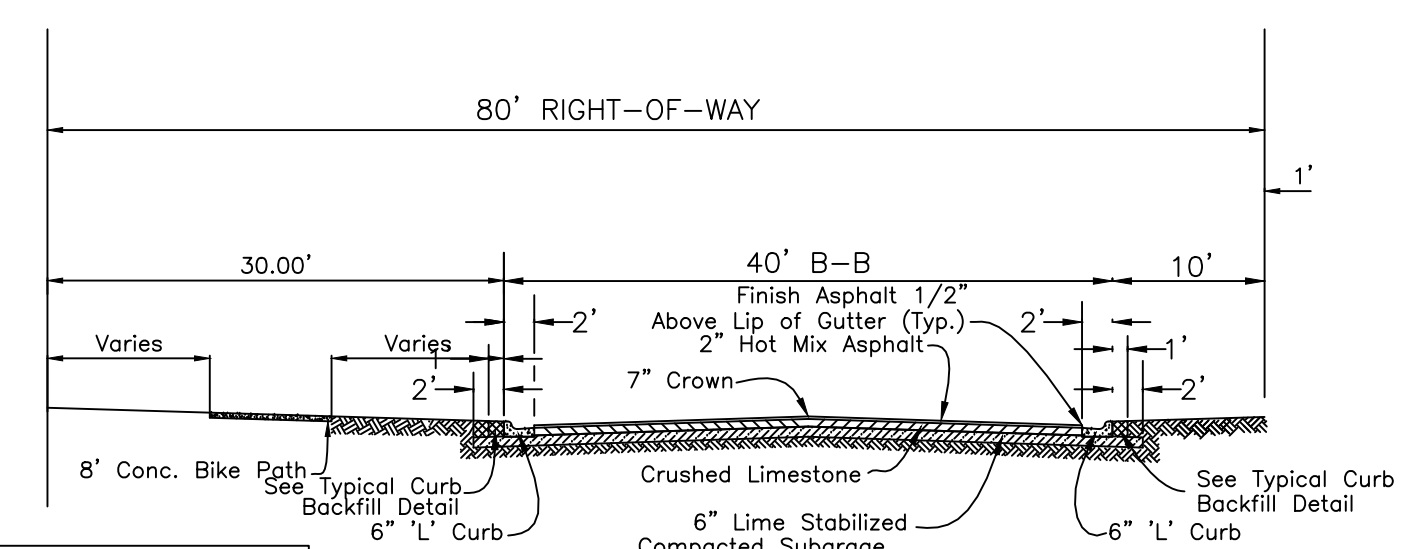


LINE	BEARING	DISTANCE
L1	S51°38'24" W	26.89'
L2	N05°11'25" E	54.40'
L3	N10°03'16" E	97.04'
L4	N15°32'56" E	148.27'
L5	N17°35'58" E	188.82'
L6	N72°11'24" W	75.65'
L7	S67°29'51" W	73.75'
L8	S11°20'08" E	177.04'
L9	S07°01'45" W	53.44'
L10	S11°26'07" E	68.45'
L11	S21°53'02" W	56.24'
L12	S45°32'41" W	1108.50'
L13	S76°35'33" W	1105.85'
L14	N83°02'03" W	77.59'
L15	N72°29'37" W	89.71'
L16	N76°43'26" W	1100.75'
L17	N72°18'06" W	1107.75'
L18	N75°07'58" W	96.65'

RANCHO VISTA PHASE 2 PRELIMINARY PLAT

LEGAL DESCRIPTION

65.21 Acres of Land, out of Lots 5 and 12, Section 24 and Lots 21 and 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 and being a portion of the same property described in Warranty Deed with Vendor's Lien from Thelma C. Peterson and Robert Ervin Peterson to Gulfway Shopping Center, recorded in Document No. 2004034665, Official Public Records of Nueces County, Texas.



80' RIGHT-OF-WAY STREET SECTION (40' B-B)
Not to Scale

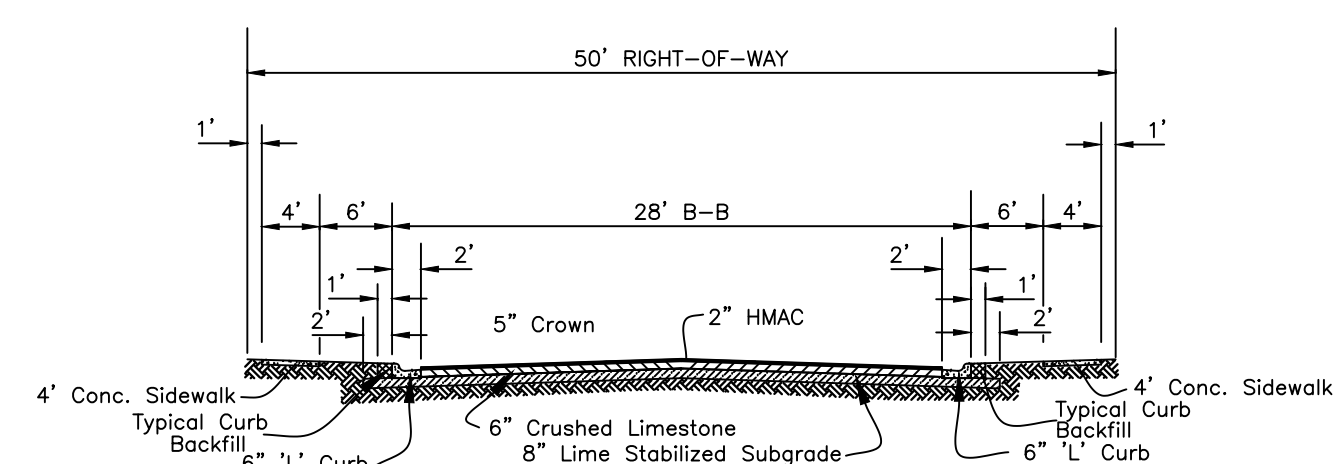
CONTRACTOR MAY USE GEGRID (TENSAR TX 5) IN LIEU OF LIME STABILIZED SUBGRADE. ALL COMPACTION AND MOISTURE CONTROL SPECIFICATION FOR SUBGRADE PREPARATION REMAINS IN EFFECT.

SPECIFICATIONS:

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- 8" Crushed Limestone (TY A, GR 1); Compacted to 98% Standard Proctor Density
- 6" Comp. Lime Stabilized Subgrade (5% by Wt.); Compacted to 95% Standard Proctor Density
- Moisture shall be within ±3% of Optimum Moisture.
- Prime Coat MC-30 at 0.15 Gal/Sq. Yd.

NOTE:

For Clay Soils Only: Local and Residential Collector cross sections 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.



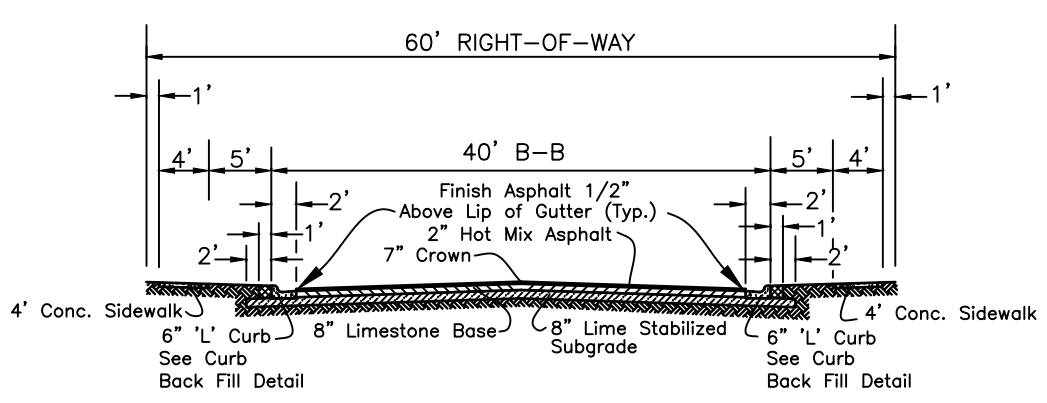
TYPICAL 50' RIGHT-OF-WAY STREET SECTION
Not to Scale

SPECIFICATIONS:

- 2" Type D Hot Mix Asphalt Concrete
- 6" Crushed Limestone (TY A, GR 1); Compacted to 98% Std. Proctor Density
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- Prime Coat MC-30 at 0.15 Gal/Sq. Yd.

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.



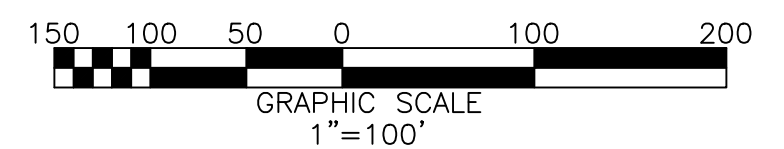
TYPICAL 60' RIGHT-OF-WAY STREET SECTION
Not to Scale

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 ±3% of Optimum Moisture
- 8" Comp. Lime Subgrade (5% by Wt.); Compacted to 95% Standard Proctor Density
- Moisture shall be within ±3% of Optimum Moisture
- Prime Coat MC-30 at 0.15 Gal/Sq. Yd.

NOTE:

For Clay Soils Only: Local and Residential Collector cross sections 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.



LEGEND:

- EXISTING CONTOURS
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- PHASE LINE
- O.P.R.N.C.T. OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS
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- PG. PAGE



Revised: 12/1/17
Submitted: 7/12/17
SCALE: 1"=100'
JOB NO.: 41934.B7.01
SHEET: 2 of 2
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