

Notes:

- 1.) Total platted area contains 4.83 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.) Bearings based on GPS, NAD83, State Plane Coordinate System, Texas South Zone 4205.
- 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.) Contours shown are based on NAVD 88 Datum.
- 6.) 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.
- 7.) The yard requirement, as depicted, is a requirement of the Unified Development Code and is subject to change as the zoning may change.
- 8.) Lot 1, Block 22A (Park), is owned and will be maintained by the HOA.
- 9.) Lots 7A, Block 22 and Lots 5 and 11, Block 26 are non-buildable lots, maintained by the HOA.
- 10.) Private driveway access shall be prohibited onto Idle Hour Drive and Elizondo Drive.

Plat of
Rancho Vista Subdivision
Unit 14

4.83 acres of land out of Lots 30 and 31, 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 all of Lots 10 and 23, Block 15, Rancho Vista Subdivision Unit 7, a map of which is recorded in Volume 68, Pages 83 and 84, Map Records of Nueces County, Texas.

State of Texas
County of Nueces

YORKTOWN OSO JOINT VENTURE, 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: YORKTOWN OSO JOINT VENTURE

By: _____
FRED BRASELTON, Managing Partner

State of Texas
County of Nueces

This instrument was acknowledged before me by FRED BRASELTON, as Managing Partner of YORKTOWN OSO JOINT VENTURE, on behalf of said JOINT VENTURE.

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 YORKTOWN OSO JOINT VENTURE, 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

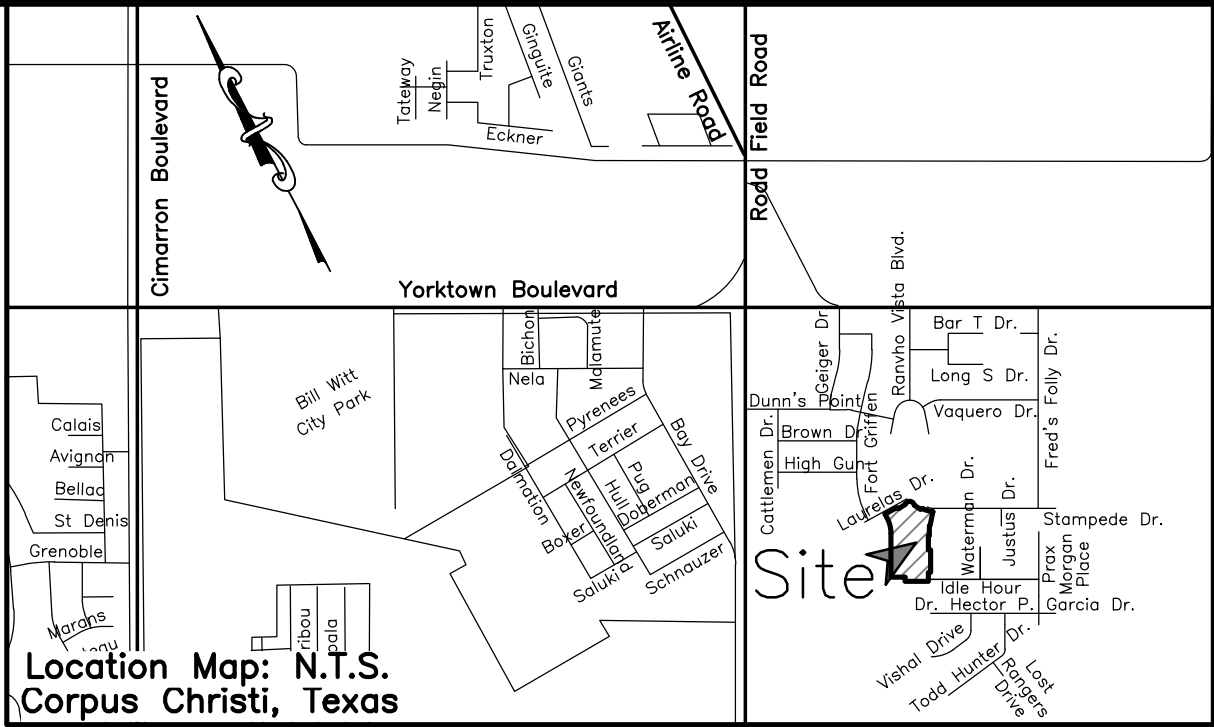
By: _____
PHILLIP J. RITLEY, Senior Lending Officer

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



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_____.

Daniel McGinn, A.I.C.P.
Interim Secretary

Philip J. Ramirez, A.I.A., LEED AP, 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

at _____ O'clock ____M.
_____, 20_____

Kara Sands, County Clerk
Nueces County, Texas

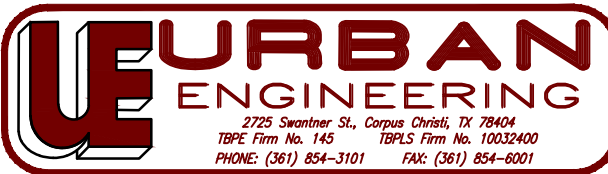
By: _____
Deputy

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.

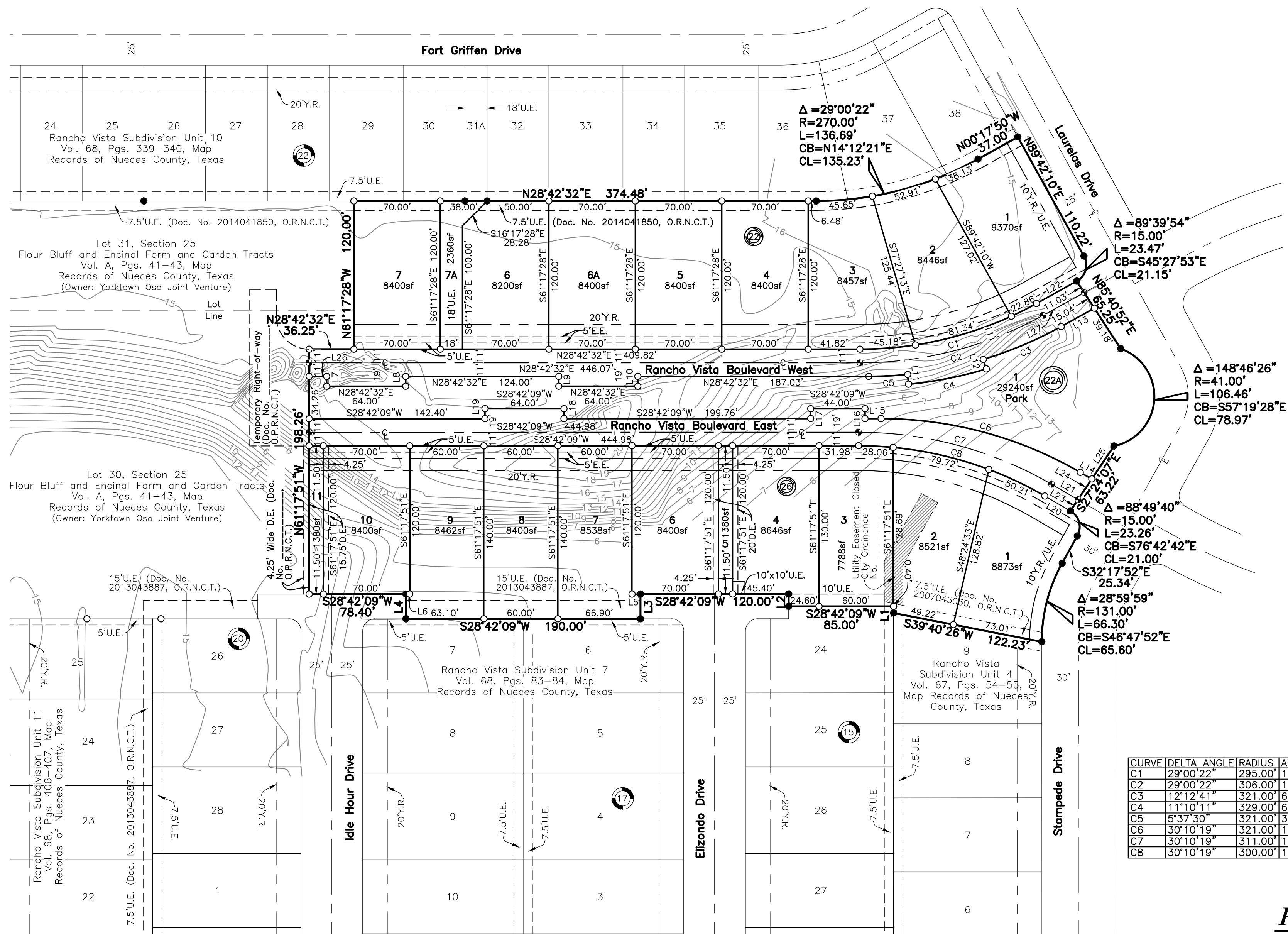
This the _____ day of _____, 20_____.

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

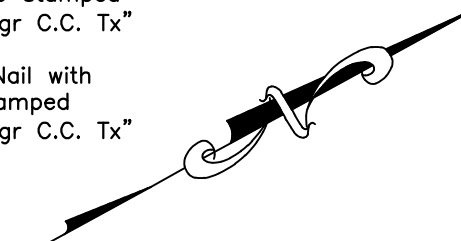


DATE: May 18, 2016
SCALE: 1"=60'
JOB NO.: 39319.B6.01
SHEET: 1 of 2
DRAWN BY: XG

S:\Surveying\39319.B6.01\39319.B6.01.dwg 2016-05-18 10:30:00 AM by Urban Engineering



- Legend:**
- Set 5/8" I.R. with red plastic cap stamped "Urban Engr C.C. Tx"
 - Fd. 5/8" I.R. with red plastic cap stamped "Urban Engr C.C. Tx"
 - ⦿ Set Mag Nail with washer stamped "Urban Engr C.C. Tx"

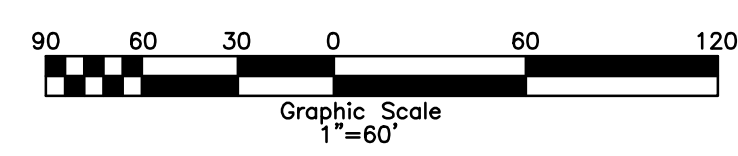


LINE	BEARING	DISTANCE
L1	N61°17'51"W	5.36'
L2	N61°17'51"W	10.00'
L3	S61°17'51"E	20.00'
L4	N61°17'51"W	20.00'
L5	S28°42'09"W	6.90'
L6	S28°42'09"W	3.10'
L7	S61°17'28"E	8.00'
L8	N61°17'28"W	8.00'
L9	S61°17'28"E	8.00'
L10	N61°17'28"W	8.00'
L11	S66°54'58"E	8.00'
L12	N78°05'09"W	8.00'
L13	N00°17'50"W	30.82'
L14	S58°52'27"W	10.82'
L15	S28°42'09"W	13.00'
L16	N61°17'51"W	8.00'
L17	S61°17'51"E	8.00'
L18	N61°17'51"W	8.00'
L19	S61°17'51"E	8.00'
L20	S58°52'27"W	24.02'
L21	S58°52'27"W	24.73'
L22	S00°17'50"E	37.24'
L23	S27°24'07"E	11.02'
L24	S27°24'07"E	20.04'
L25	S27°24'07"E	32.15'
L26	N28°42'32"E	14.25'
L27	N00°17'50"W	38.02'

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	29°00'22"	295.00'	149.34'	76.31'	N14°12'21"E	147.75'
C2	29°00'22"	306.00'	154.91'	79.15'	N14°12'21"E	153.26'
C3	12°12'41"	321.00'	68.41'	34.34'	N05°48'30"E	68.28'
C4	11°10'11"	329.00'	64.14'	32.17'	N17°29'56"E	64.04'
C5	5°37'30"	321.00'	31.51'	15.77'	N25°53'47"E	31.50'
C6	30°10'19"	321.00'	169.04'	86.53'	S43°47'18"W	167.09'
C7	30°10'19"	311.00'	163.77'	83.83'	S43°47'18"W	161.89'
C8	30°10'19"	300.00'	157.98'	80.87'	S43°47'18"W	156.16'

**Plat of
Rancho Vista Subdivision
Unit 14**

4.83 acres of land out of Lots 30 and 31, 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 all of Lots 10 and 23, Block 15, Rancho Vista Subdivision Unit 7, a map of which is recorded in Volume 68, Pages 83 and 84, Map Records of Nueces County, Texas.



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