

General Notes:

1. 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.
2. The yard requirement, as depicted is a requirement of the Unified Development Code and is subject to change as the zoning may change.
3. The following lots shall have no direct driveway access to Rodd Field Road: Lots 14–24, Block 38.
4. The following lots shall have no direct driveway access to Cattlemen Drive: Lot 25, Block 38; Lots 64 and 65, Block 39 and Lot 47, Block 40.
5. All driveways to public Streets within the subdivision shall conform to access management standards outlined in Article 7 of the UDC.

Surveyor's Notes:

1. Total platted area contains 13.81 Acres of Land. (Includes Street Dedication)
2. 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.
3. Existing Flood Map, by graphic plotting only, this property is currently in Zone "B" of the Flood Insurance Rate Map (FIRM), Community Panel Number 485494 0540 C, Nueces County, Texas, which bears an revised date of March 18, 1985 and is not in a Special Flood Hazard Area. The existing FIRM Panel 485494 0540 C is based on the National Geodetic Vertical Datum of 1929 (NGVD).
4. Proposed Flood Map, this property is proposed to lie within Zone "X" of the Flood Insurance Rate Map (FIRM), Community Panel Number 48355C0540G, Nueces County, Texas, which bears a preliminary date of May 30, 2018. The Proposed FIRM Panel 48355C0540G is based on the North American Vertical Datum of 1988 (NAVD88).
5. The yard requirement, as depicted is a requirement of the Unified Development Code and is subject to change as the zoning may change.

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.

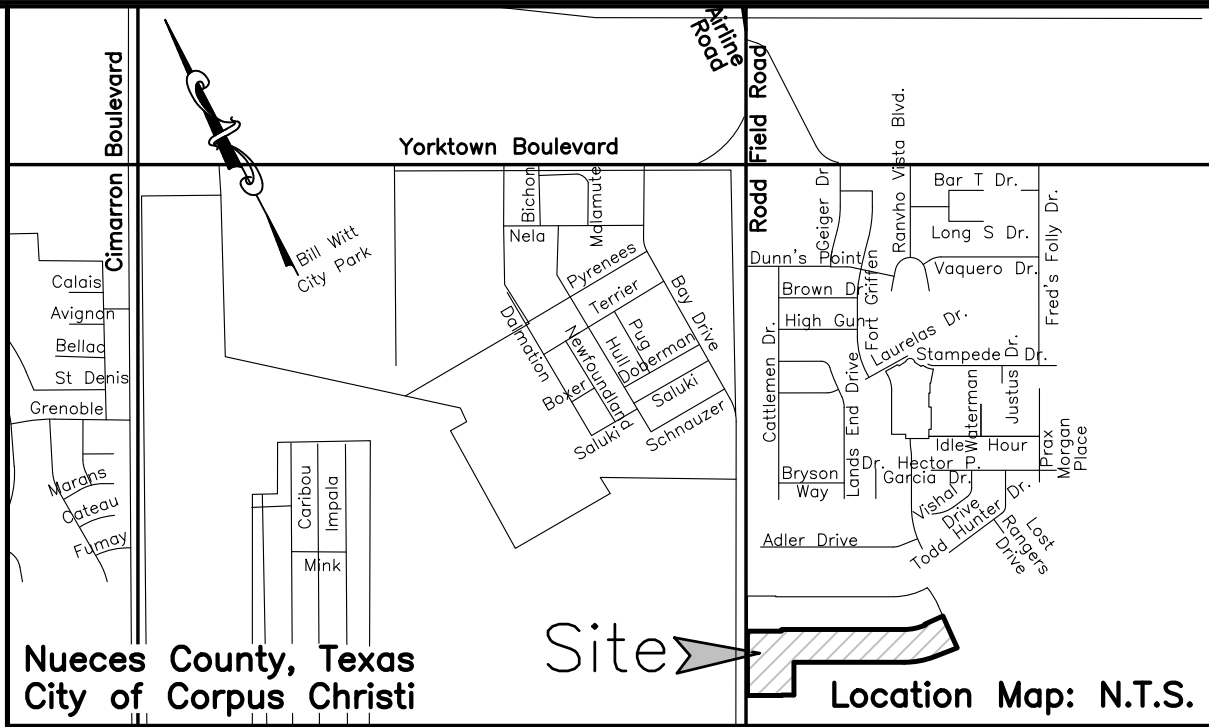
This the _____ day of _____, 20____.

Notary Public in and for the State of Texas

APPROVED PLAT
SEPT15, 2021
PLANNING COMMISSION

Plat of
Rancho Vista Subdivision
Unit 23

being 13.81 Acres of Land out of Lots 3, 14, 15 and 16, 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____.

Brett Flint, 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____

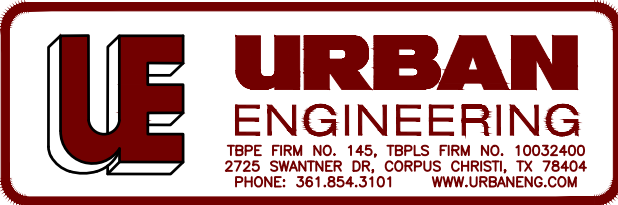
By: _____
Deputy

State of Texas
County of Nueces

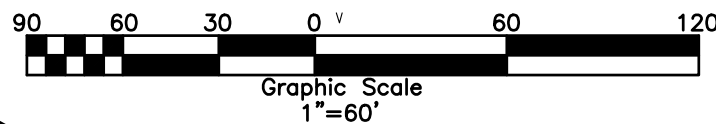
I, James D. Carr, a Registered Professional Land Surveyor for Urban Engineering, have prepared the foregoing map from a survey made on the ground under my direction and is true and correct to the best of my knowledge, information and belief; I have been engaged under contract to set all Lot and Block 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
Revised: 8/13/2021
Submitted: 05/05/2021
SCALE: None
JOB NO.: 39319.C1.00
SHEET: 1 of 3
DRAWN BY: JAB
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urbansurvey1@urbaneng.com



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.



LINE	BEARING	DISTANCE
L1	S28°42'32"W	5.00'
L2	N28°42'32"E	14.00'
L3	N04°29'28"E	8.07'
L4	S82°21'30"E	18.65'
L5	N82°21'30"W	16.47'
L6	S82°21'30"E	16.47'
L7	N04°29'28"E	25.00'
L8	N04°29'28"E	25.00'

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	90°00'00"	10.00'	15.71'	N73°42'32"E	14.14'
C2	90°00'00"	10.00'	15.71'	N16°17'28"W	14.14'
C3	90°00'00"	10.00'	15.71'	N73°42'32"E	14.14'
C4	90°00'00"	10.00'	15.71'	N16°17'28"W	14.14'
C5	21°04'02"	555.00'	204.07'	S71°49'29"E	202.92'
C6	93°09'02"	10.00'	16.26'	N51°03'59"E	14.53'
C7	90°00'00"	10.00'	15.71'	S40°30'32"E	14.14'
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C13	6°51'15"	440.00'	52.64'	S68°21'31"E	52.61'
C14	5°42'39"	440.00'	43.86'	S74°38'28"E	43.84'
C15	7°50'21"	440.00'	60.20'	S81°24'58"E	60.15'
C16	3°11'38"	555.00'	30.94'	N80°45'41"W	30.93'
C17	7°22'44"	555.00'	71.48'	N75°28'30"W	71.43'
C18	6°51'15"	555.00'	66.39'	N68°21'31"W	66.35'
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C24	4°35'06"	605.00'	48.41'	S78°04'00"E	48.40'
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C26	2°03'59"	325.00'	11.72'	S83°23'30"E	11.72'
C27	1°05'02"	325.00'	6.15'	S84°58'01"E	6.15'
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C32	4°40'52"	720.00'	58.82'	N64°15'50"W	58.81'
C33	0°37'56"	720.00'	7.94'	N61°36'26"W	7.94'

Legend:

- 5/8 Inch Iron Rod with cap stamped "URBAN ENGR CCTX" Set
- 5/8 Inch Iron Rod with cap stamped "URBAN ENGR CCTX" Found

Lot 9, Section 22
Flour Bluff and Encinal Farm
Vol. A, Pgs. 41-43, Map
Records of Nueces County, Texas
(Owner: Eloy H. Salazar and Ricardo A. Martinez)
(Doc. No. 200029101, O.P.R.N.C.T.)

Lot 8, Section 22
Flour Bluff and Encinal Farm
Vol. A, Pgs. 41-43, Map
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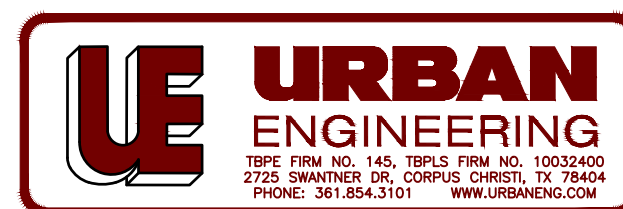
Lot 16, Section 24
Flour Bluff and Encinal Farm
Vol. A, Pgs. 41-43, Map
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(Owner: Braselton Development Company, Ltd.)
(Doc. No. 2020039538, O.P.R.N.C.T.)

Plat of
Rancho Vista Subdivision
Unit 23

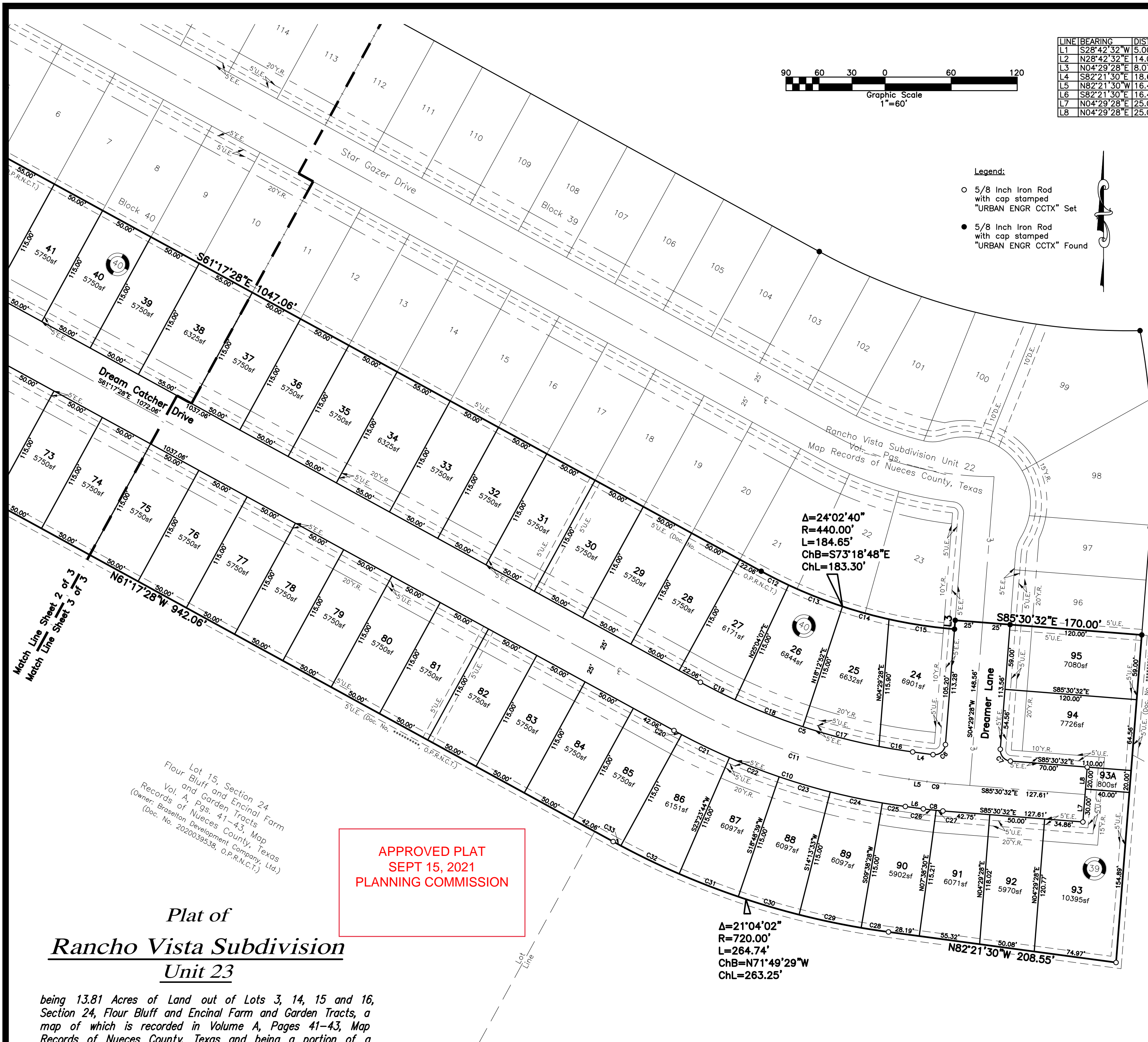
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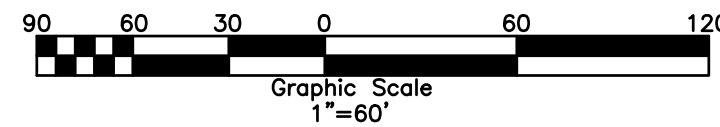


Revised: 8/13/2021
Submitted: 05/05/2021
SCALE: 1"= 60'
JOB NO.: 39319.C1.00
SHEET: 2 of 3
DRAWN BY: JAB
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urbansurvey1@urbaneng.com



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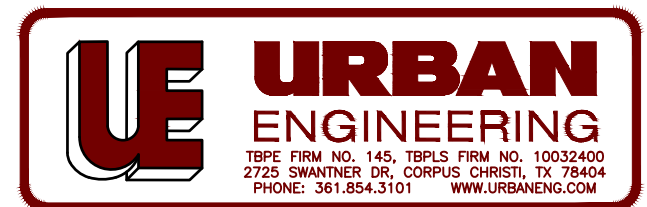
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Flour Lot 3, Section 24
Bluff and Encinal Farm
Vol. A, Pgs. 41-43, Map
Records of Nueces County, Texas
(Owner: Braselton Development Company, Ltd.)
(Doc. No. 2020039538, O.P.R.N.C.T.)

Flour Lot 14, Section 24
Bluff and Encinal Farm
Vol. A, Pgs. 41-43, Map
Records of Nueces County, Texas
(Owner: Braselton Development Company, Ltd.)
(Doc. No. 2020039538, O.P.R.N.C.T.)



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