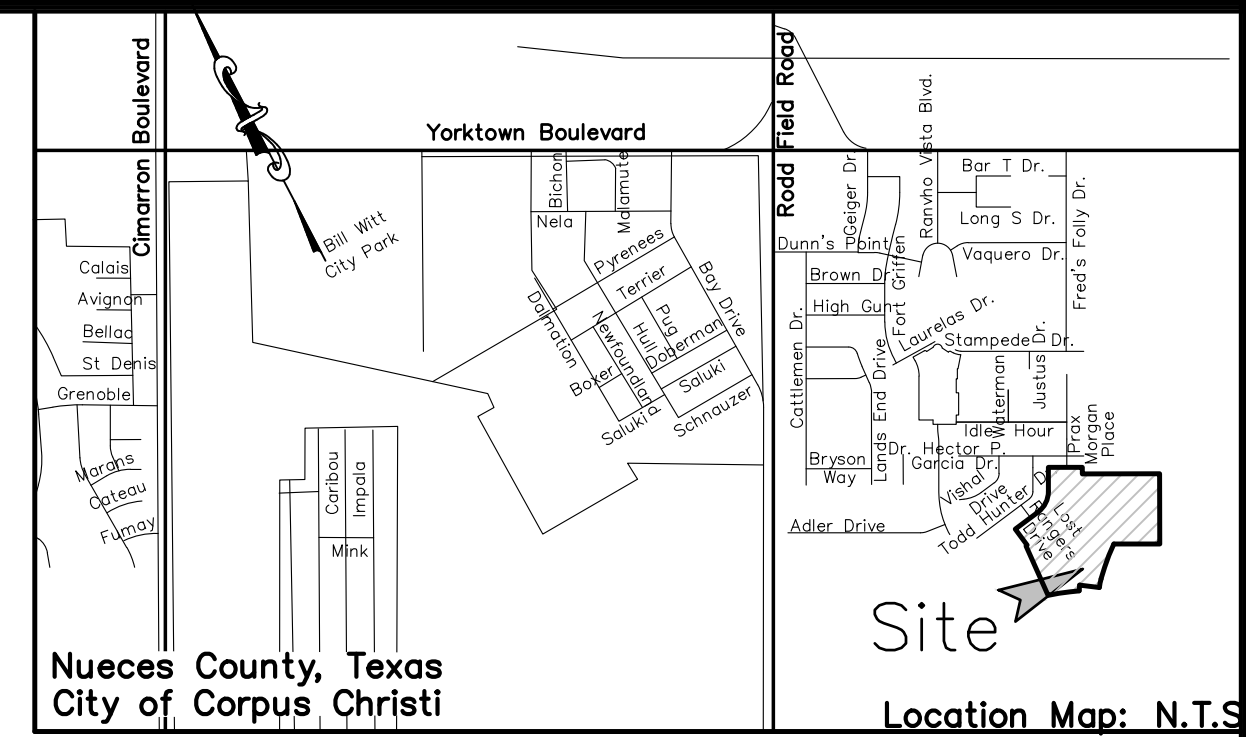


Surveyor's Notes:

- Total platted area contains 20.29 Acres of Land. (Includes Street Dedication)
- 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.
- Existing Flood Map: By graphic plotting only, this property is currently in Zones "A13 (El 11)" and "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 it is partially located in a Special Flood Hazard Area. The existing FIRM Panel 485494 0540 C is based on the National Geodetic Vertical Datum of 1929 (NGVD).
- 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).
- Lot 9, Block 25; and Lots 4, 9, 15 and 21, Block 28; Lots 65 and 77, Block 29; and Lot 5, Block 47 will be allowed to encroach eaves/overhangs into utility easements located along the side lot lines. If damages are caused by repair of utilities in said easements, responsibility will be assumed by the property owners.

General Notes:

- 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.
- The following lots shall have no direct driveway access to Wild Trail Lane: Lots 6 and 7, Block 51.
- The following lots shall have no direct driveway access to Lost Rangers Drive: Lot 8, Block 25; and Lot 41, Block 27.
- The following lots shall have no direct driveway access to Ames Street: Lots 54 and 76, Block 29; Lot 18, Block 25; and Lots 1 and 12, Block 51.
- All driveways to public Streets within the subdivision shall conform to access management standards outlined in Article 7 of the UDC.
- The yard requirement, as depicted, is a requirement of the Unified Development Code and is subject to change as the zoning may change.



APPROVED
JUNE 15, 2022
PLANNING COMMISSION

Plat of
Rancho Vista Subdivision
Unit 25

being 20.29 Acres of Land out of Lots 4, 5 and 6, 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 and a portion of a 24.14 Acre Tract of Land as described in a Special Warranty Deed with Vendor's Lien from Gulfway Shopping Center to Braselton Development Company, Ltd., recorded in Document No. 2020039533, 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

Dan Dibble
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

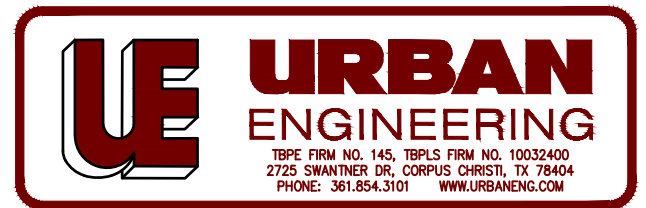
State of Texas
County of Nueces

I, Dan L. Urban, 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____

Dan L. Urban, R.P.L.S.
Texas License No. 4710

Revised: 4/11/2022
Submitted: 2/16/2022
SCALE: None
JOB NO.: 39319.C2.00
SHEET: 1 of 3
DRAWN BY: XG



©2022 by Urban Engineering
urbansurvey1@urbaneng.com

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

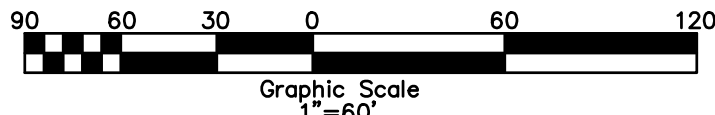
Preliminary, this document shall not be recorded
for any purpose and shall not be used or viewed
or relied upon as a final survey document.

Plat of Rancho Vista Subdivision Unit 25

being 20.29 Acres of Land out of Lots 4, 5 and 6, 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 and a portion of a 24.14 Acre Tract of Land as described in a Special Warranty Deed with Vendor's Lien from Gulfway Shopping Center to Braselton Development Company, Ltd., recorded in Document No. 2020039533, Official Public Records of Nueces County, Texas.

APPROVED
JUNE 15, 2022
PLANNING COMMISSION

- Legend:
- 5/8" Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Found
 - 5/8" Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set



Remainder of Lot 4, Section 24
Flour Bluff and Encinal Farm and Garden Tracts
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.)

Remainder of Lot 5, Section 24
Flour Bluff and Encinal Farm and Garden Tracts
Vol. A, Pgs. 41-43, Map
Records of Nueces County, Texas
(Owner: Braselton Development Company, Ltd.)
(Doc. No. 2020039533, O.P.R.N.C.T.)

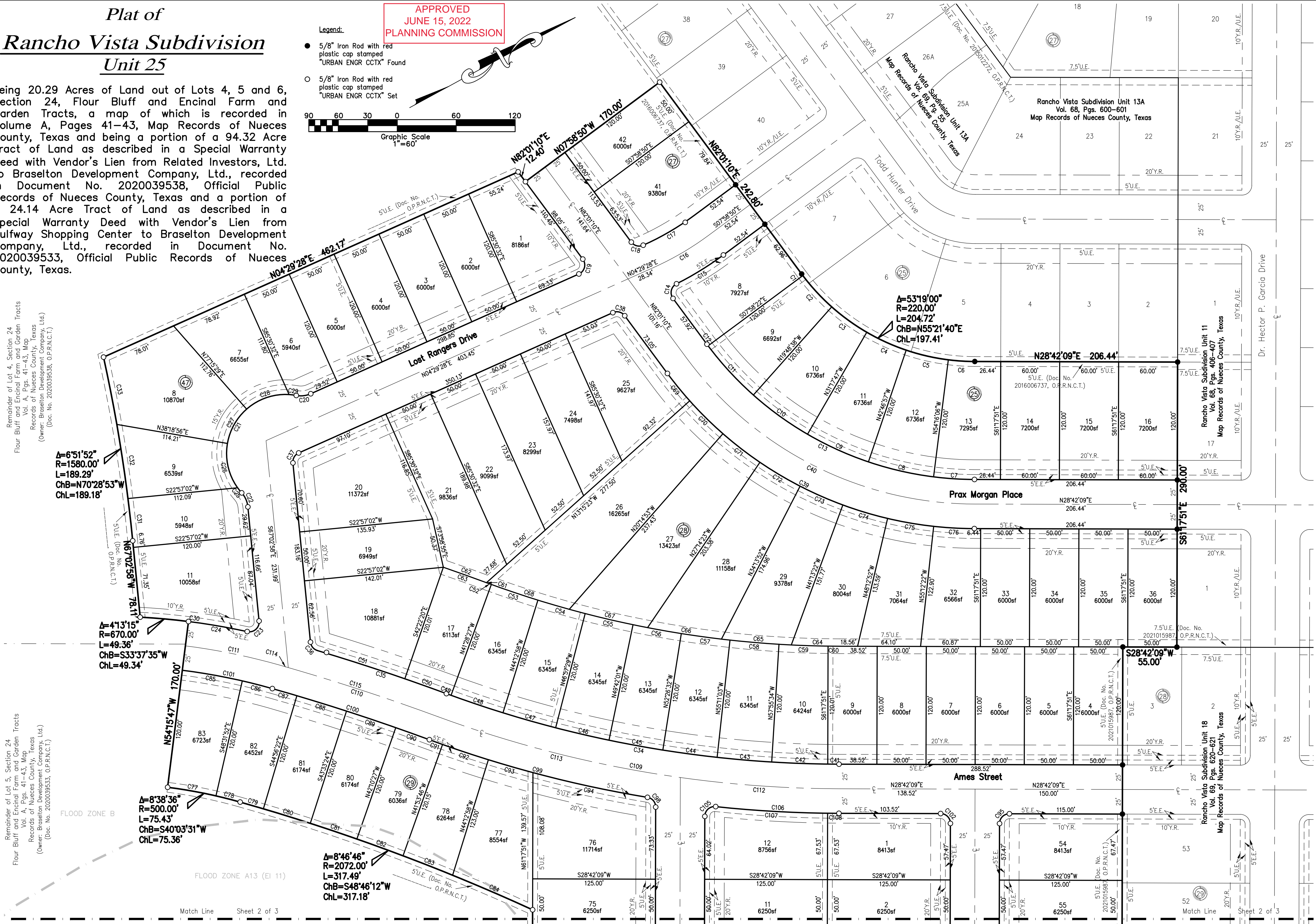
A=6°51'52"
R=1580.00'
L=189.29'
ChB=N70°28'53"W
ChL=189.18'

A=4°13'15"
R=670.00'
L=49.36'
ChB=S33°37'35"W
ChL=49.34'

A=8°38'36"
R=500.00'
L=75.43'
ChB=S40°03'31"W
ChL=75.36'

A=8°46'46"
R=2072.00'
L=317.49'
ChB=S48°46'12"W
ChL=317.18'

A=53°19'00"
R=220.00'
L=204.72'
ChB=N55°21'40"E
ChL=197.41'



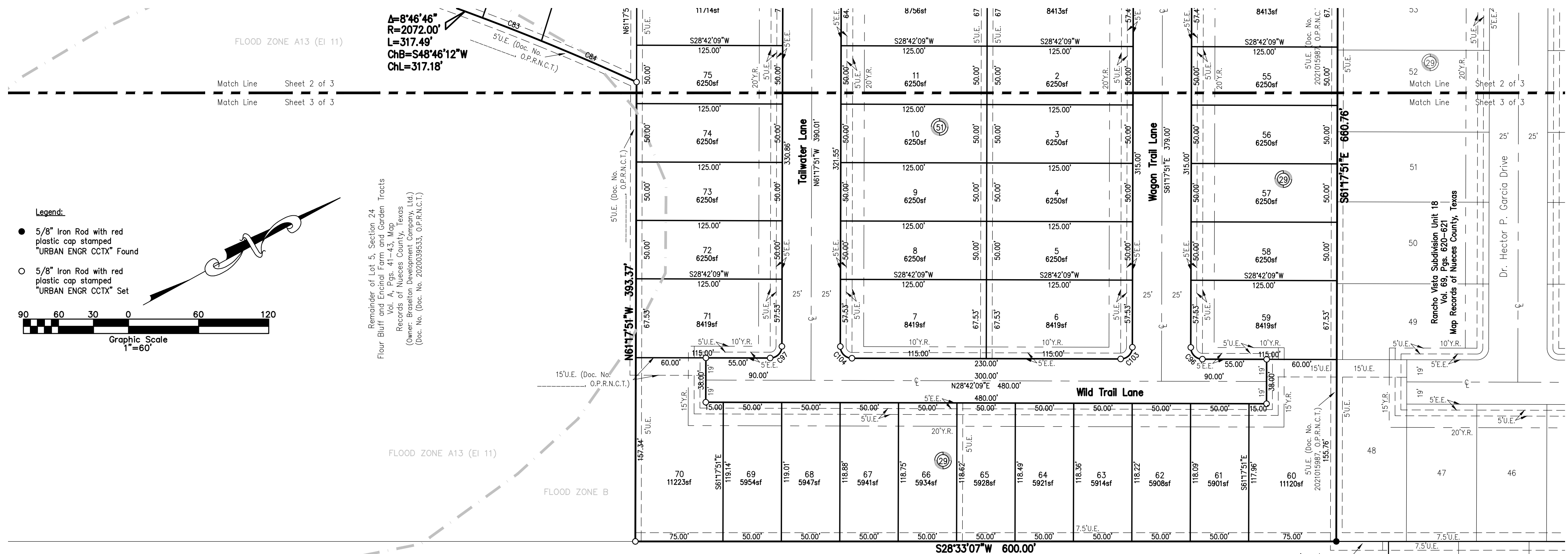
Match Line Sheet 2 of 3
Match Line Sheet 3 of 3

Match Line Sheet 2 of 3
Match Line Sheet 3 of 3

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.

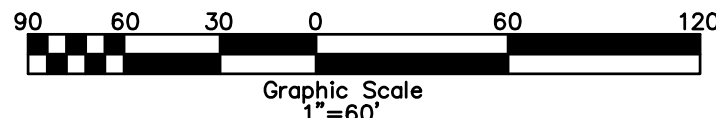
URBAN ENGINEERING
TYPE FIRM NO. 145, TSP'S FIRM NO. 10032400
2723 SWANNECK DR. CORPUS CHRISTI, TX 78404
PHONE: 361.854.3101 WWW.URBANENG.COM

Revised: 4/11/2022
Submitted: 2/16/2022
SCALE: 1"=60'
JOB NO.: 39319.C2.00
SHEET: 2 of 3
DRAWN BY: XG
©2022 by Urban Engineering
urbansurvey1@urbaneng.com



Legend:

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



CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	0°32'09"	220.00	2.06	N81°45'05"E	2.06
C2	11°17'39"	220.00	43.37	N75°50'11"E	43.30
C3	11°29'10"	220.00	44.10	N64°26'47"E	44.03
C4	11°29'10"	220.00	44.10	N52°57'38"E	44.03
C5	11°29'10"	220.00	44.10	N41°28'28"E	44.03
C6	7°01'44"	220.00	26.99	N32°13'01"E	26.97
C7	7°01'44"	340.00	41.71	N32°13'01"E	41.68
C8	11°29'10"	340.00	68.16	N41°28'28"E	68.05
C9	11°29'10"	340.00	68.16	N52°57'38"E	68.05
C10	11°29'10"	340.00	68.16	N64°26'47"E	68.05
C11	11°29'10"	340.00	68.16	N75°55'57"E	68.05
C12	0°20'38"	340.00	2.04	N81°50'51"E	2.04
C13	53°19'00"	340.00	316.39	N55°21'39"E	305.10
C14	99°52'35"	10.00	17.43	S48°02'33"W	15.31
C15	9°52'35"	325.00	56.02	N03°02'33"W	55.95
C16	12°28'18"	300.00	65.30	N01°44'41"W	65.17
C17	12°31'23"	275.00	60.11	N01°43'09"W	59.99
C18	77°28'37"	10.00	13.52	N43°16'51"E	12.52
C19	102°28'18"	10.00	17.88	N46°44'41"W	15.59
C20	34°33'37"	25.00	15.08	N21°46'16"E	14.85
C21	142°26'52"	60.00	149.17	S32°10'21"E	113.61
C22	36°20'50"	25.00	15.86	N85°13'22"W	15.59
C23	107°58'11"	10.00	18.84	N13°03'52"W	16.18
C24	5°11'01"	670.00	60.61	S38°19'43"W	60.59
C25	6°20'53"	60.00	6.65	N79°46'39"E	6.64
C26	45°21'51"	60.00	47.51	S74°21'59"E	46.27
C27	38°56'33"	60.00	40.78	S32°12'47"E	40.00
C28	44°46'24"	60.00	46.89	S09°38'41"W	45.70
C29	7°01'12"	60.00	7.35	S35°32'29"W	7.35
C30	9°24'15"	670.00	109.97	S36°13'06"W	109.85
C31	1°34'05"	1580.00	43.24	N67°50'00"W	43.24
C32	2°45'56"	1580.00	76.27	N70°00'01"W	76.26
C33	2°31'50"	1580.00	69.78	N72°38'54"W	69.78
C34	20°04'24"	1164.89	408.11	N38°44'21"E	406.03
C35	3°32'10"	2242.00	138.37	S47°00'27"W	138.35
C36	67°42'40"	10.00	11.82	N79°05'43"E	11.14
C37	71°32'25"	10.00	12.49	S31°16'45"E	11.69
C38	77°31'42"	10.00	13.53	S43°15'19"W	12.52
C39	53°19'00"	390.00	362.92	N55°21'39"E	349.96
C40	53°19'00"	365.00	339.65	N55°21'39"E	327.53
C41	0°33'53"	1164.89	11.48	N28°59'05"E	11.48
C42	2°48'25"	1164.89	57.07	N30°40'14"E	57.06
C43	2°44'31"	1164.89	55.75	N33°26'42"E	55.74
C44	2°44'31"	1164.89	55.75	N36°11'13"E	55.74
C45	2°44'31"	1164.89	55.75	N38°55'44"E	55.74
C46	2°44'31"	1164.89	55.75	N41°40'15"E	55.74
C47	2°44'31"	1164.89	55.75	N44°24'46"E	55.74
C48	2°44'31"	1164.89	55.75	N47°09'17"E	55.74
C49	0°15'00"	1164.89	5.08	N48°39'03"E	5.08
C50	1°08'53"	2242.00	44.92	S48°12'06"W	44.92
C51	2°23'17"	2242.00	93.45	S46°26'01"W	93.44
C52	0°15'00"	1044.89	4.56	N48°39'03"E	4.56
C53	2°44'31"	1044.89	50.00	N47°09'17"E	50.00
C54	2°44'31"	1044.89	50.00	N44°24'46"E	50.00
C55	2°44'31"	1044.89	50.00	N41°40'15"E	50.00
C56	2°44'31"	1044.89	50.00	N38°55'44"E	50.00
C57	2°44'31"	1044.89	50.00	N36°11'13"E	50.00

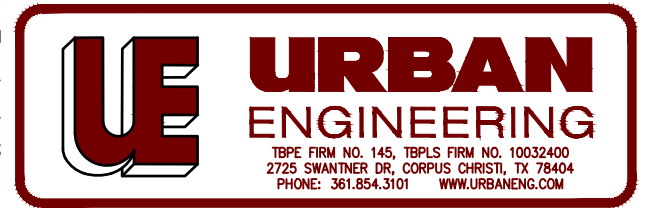
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C58	2°44'31"	1044.89	50.00	N33°26'42"E	50.00
C59	2°44'31"	1044.89	50.00	N30°42'11"E	50.00
C60	0°37'46"	1044.89	11.48	N29°01'02"E	11.48
C61	0°01'01"	2391.22	0.70	S48°46'02"W	0.70
C62	1°07'02"	2391.22	46.62	S48°12'01"W	46.62
C63	1°08'02"	2391.22	47.32	S48°12'31"W	47.32
C64	2°40'52"	1044.89	48.90	N30°02'35"E	48.89
C65	3°54'46"	1044.89	71.36	N33°20'24"E	71.34
C66	4°10'28"	1044.89	76.13	N37°23'02"E	76.11
C67	4°29'18"	1044.89	81.85	N41°42'55"E	81.83
C68	4°48'58"	1044.89	87.83	N46°22'03"E	87.81
C69	5°16'33"	390.00	35.91	N79°22'53"E	35.90
C70	6°59'30"	390.00	47.59	N73°14'52"E	47.56
C71	6°59'30"	390.00	47.59	N66°15'22"E	47.56
C72	6°59'30"	390.00	47.59	N59°15'53"E	47.56
C73	6°59'30"	390.00	47.59	N52°16'23"E	47.56
C74	6°59'30"	390.00	47.59	N45°16'53"E	47.56
C75	6°59'30"	390.00	47.59	N38°17'23"E	47.56
C76	6°05'29"	390.00	41.46	N31°44'54"E	41.44
C77	5°43'55"	500.00	50.02	S38°36'10"W	50.00
C78	2°54'41"	500.00	25.41	S42°55'28"W	25.40
C79	0°40'49"	2072.00	24.60	S44°43'14"W	24.60
C80	1°22'58"	2072.00	50.00	S45°45'07"W	50.00
C81	1°22'58"	2072.00	50.00	S47°08'04"W	50.00
C82	1°22'58"	2072.00	50.00	S48°31'02"W	50.00
C83	1°29'54"	2072.00	54.19	S49°57'28"W	54.19
C84	2°27'09"	2072.00	88.70	S51°56'00"W	88.69
C85	5°43'55"	620.00	62.03	N38°36'10"E	62.00
C86	2°54'41"	620.00	31.51	N42°55'28"E	31.50
C87	0°40'49"	2192.00	26.03	N44°43'14"E	26.03
C88	1°22'58"	2192.00	52.90	N45°45'07"E	52.90
C89	1°22'58"	2192.00	52.90	N47°08'04"E	52.90
C90	0°56'59"	2192.00	36.34	N48°18'03"E	36.34
C91	0°40'19"	1214.89	14.25	N48°26'23"E	14.25
C92	2°19'12"	1214.89	49.19	N46°56'38"E	49.19
C93	2°13'32"	1214.89	47.19	N44°40'15"E	47.19
C94	5°37'31"	1214.89	119.28	N40°44'44"E	119.23
C95	90°00'00"	10.00	15.71	S16°17'51"E	14.14
C96	90°00'00"	10.00	15.71	N73°42'09"E	14.14
C97	90°00'00"	10.00	15.71	N16°17'51"W	14.14
C98	80°46'10"	10.00	14.10	S78°19'04"W	12.96
C99	10°50'34"	1214.89	229.91	N43°21'15"E	229.57
C100	4°23'43"	2192.00	168.16	N46°34'41"E	168.11
C101	8°38'36"	620.00	93.53	N40°03'31"E	93.44
C102	90°00'00"	10.00	15.71	S73°42'09"W	14.14
C103	90°00'00"	10.00	15.71	N16°17'51"W	14.14
C104	90°00'00"	10.00	15.71	N73°42'09"E	14.14
C105	95°55'37"	10.00	16.74	S13°20'03"E	14.85
C106	5°55'37"	1214.89	125.67	N31°39'57"E	125.62
C107	5°23'07"	1214.89	114.19	N31°56'12"E	114.15
C108	0°32'29"	1214.89	11.48	N28°58'23"E	11.48
C109	20°04'24"	1189.89	416.87	N38°44'21"E	414.74
C110	4°23'43"	2217.00	170.07	S46°34'41"W	170.03
C111	8°38'36"	645.00	97.30	S40°03'31"W	97.21
C112	7°47'59"	1189.89	161.98	N32°36'08"E	161.85
C113	12°16'25"	1189.89	254.89	N42°38'20"E	254.40
C114	0°15'14"	2217.00	9.82	S44°30'26"W	9.82
C115	4°08'30"	2217.00	160.25	S46°42'18"W	160.22

APPROVED
JUNE 15, 2022
PLANNING COMMISSION

Plat of Rancho Vista Subdivision Unit 25

being 20.29 Acres of Land out of Lots 4, 5 and 6, 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 and a portion of a 24.14 Acre Tract of Land as described in a Special Warranty Deed with Vendor's Lien from Gulfway Shopping Center to Braselton Development Company, Ltd., recorded in Document No. 2020039533, Official Public Records of Nueces County, Texas.

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.



Revised: 4/11/2022
Submitted: 2/16/2022
SCALE: 1"=60'
JOB NO.: 39319.C2.00
SHEET: 3 of 3
DRAWN BY: XG
©2022 by Urban Engineering
urbansurvey1@urbaneng.com