

STATE OF TEXAS §
COUNTY OF NUECES §

WE, MOSTAGHASI ENTERPRISES, INC., HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LAND EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING PLAT, SUBJECT TO A LIEN IN FAVOR OF _____, THAT WE HAVE HAD SAID LAND SURVEYED AND SUBDIVIDED AS SHOWN, THAT PUBLIC EASEMENTS AS SHOWN HAVE BEEN HERETOFORE DEDICATED, OR IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PUBLIC USE FOREVER, THAT STREETS AS SHOWN HAVE BEEN HERETOFORE DEDICATED, OR IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PUBLIC USE FOREVER IN FEE SIMPLE AND THAT THIS PLAT WAS MADE FOR THE PURPOSES OF DESCRIPTION AND DEDICATION.

THIS THE _____ DAY OF _____, 20____.

HOSSEIN MOSTAGHASI, PRESIDENT

STATE OF TEXAS §
COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY HOSSEIN MOSTAGHASI, PRESIDENT OF MOSTAGHASI ENTERPRISES, INC.

THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

STATE OF TEXAS §
COUNTY OF NUECES §

I, NIXON M. WELSH, REGISTERED PROFESSIONAL LAND SURVEYOR OF BASS & WELSH ENGINEERING, HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION, IS TRUE AND CORRECT AND THAT WE HAVE BEEN ENGAGED TO SET ALL LOT CORNERS UPON COMPLETION OF SUBDIVISION CONSTRUCTION IMPROVEMENTS WITHOUT DELAY.

THIS THE _____ DAY OF _____, 20____.

NIXON M. WELSH
REGISTERED PROFESSIONAL LAND SURVEYOR,
TEXAS NUMBER 2211

STATE OF TEXAS §
COUNTY OF NUECES §

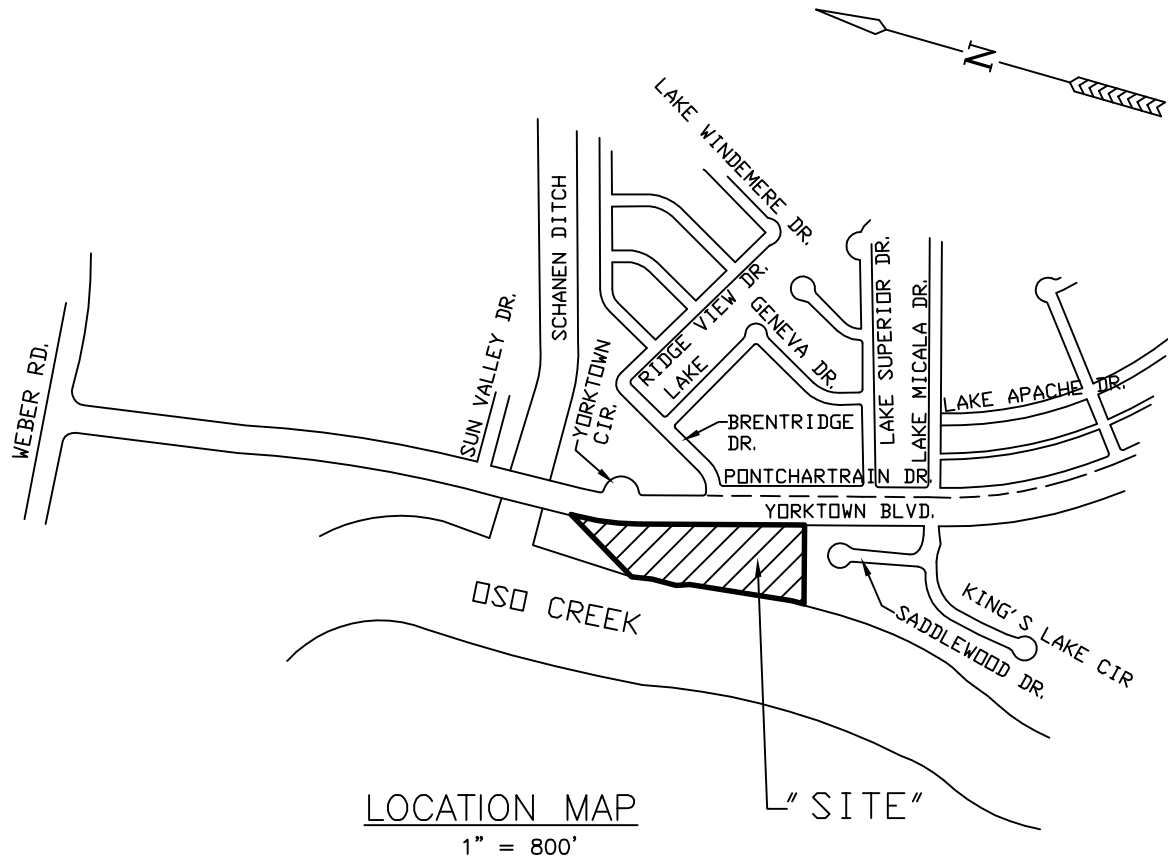
I, DAVID L. NESBITT, LICENSED STATE LAND SURVEYOR, HAVE DETERMINED BY FIELD OBSERVATION THAT THE GRADIENT BOUNDARY OF OSO CREEK SHOWN ON THIS PLAT, IS THE SAME AS THE GRADIENT BOUNDARY AS DETERMINED BY GEORGE PYLE, L.S.L.S., AS SHOWN IN THE TEXAS GENERAL LAND OFFICE NUECES COUNTY ROLLED SKETCH #90, DATED AUGUST 24, 1983 AND IS THE TRUE AND CORRECT BOUNDARY FOR THIS SUBDIVISION AS OF APRIL 1, 2011.

THIS THE _____ DAY OF _____, 20____.

DAVID L. NESBITT
LICENSED STATE LAND SURVEYOR

NOTES:

1. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
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. SET 5/8" I.R.'S AT ALL LOT CORNERS.
4. THE BASIS OF BEARINGS IS THE COMMON WEST BOUNDARY LINE OF RANCH LAKE UNIT 1 AND EAST RIGHT-OF-WAY LINE OF YORKTOWN BOULEVARD, SAID COMMON LINE BEING 120' EAST OF AND PARALLEL TO THE COMMON WEST RIGHT-OF-WAY LINE OF SAID YORKTOWN BOULEVARD AND EAST BOUNDARY LINE OF THE SUBJECT TRACT, S16°14'08"E, AS SHOWN.
5. PRIVATE DRIVEWAY ACCESS ONTO YORKTOWN BOULEVARD IS PROHIBITED.
6. THERE ARE NO KNOWN NATURAL WATER BODIES, JURISDICTIONAL WETLANDS, ENDANGERED SPECIES HABITAT, STATE OF SUBMERGED LANDS, OR CRITICAL DUNES ON THE SITE.
7. THE TOTAL PLATTED AREA IS 5.093 ACRES INCLUDING STREET DEDICATIONS.
8. THE MINIMUM FINISHED FLOOR ELEVATION FOR STRUCTURES THIS SUBDIVISION SHALL 18.50. SEE ELEVATION OF DRAINAGE INLET IN PLAT HEREOF.



PLAT OF
RANCH LAKE UNIT 2
A 5.093 ACRE TRACT OF LAND, MORE OR LESS, BEING A PORTION OF LOT 7,
SECTION 19, BOHEMIAN COLONY LANDS, A MAP OF WHICH IS RECORDED IN V. "A",
P. 48, MAP RECORDS, NUECES COUNTY, TEXAS
CORPUS CHRISTI, NUECES COUNTY, TEXAS

BASS & WELSH ENGINEERING
FIRM NO. F-52, 3054 S. ALAMEDA ST.
CORPUS CHRISTI, TEXAS 78404

DATE PLOTTED: 5/22/15
COMP. NO.: PLAT-SH1-U2
JOB NO.: 10039
SCALE: AS SHOWN
PLOT SCALE: 1" = 60'
SHEET 1 OF 2

STATE OF TEXAS §
COUNTY OF NUECES §

WE, _____(NAME), HEREBY CERTIFY THAT WE ARE THE HOLDERS OF A LIEN ON THE LAND EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING MAP AND THAT WE APPROVE THE SUBDIVISION AND DEDICATION FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

BY: _____

TITLE: _____

STATE OF TEXAS §
COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____(NAME),
_____(TITLE) OF _____.

THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

STATE OF TEXAS §
COUNTY OF NUECES §

THE FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE DEPARTMENT OF DEVELOPMENT SERVICES OF THE CITY OF CORPUS CHRISTI, TEXAS

RATNA POTTUMUTHU, P.E., LEED AP
DEVELOPMENT SERVICES ENGINEER

DATE

STATE OF TEXAS §
COUNTY OF NUECES §

THE 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____.

CHAIRMAN
PHILIP J. RAMIREZ, A.I.A., LEED AP

SECRETARY
DANIEL M. GRIMSBO, P.E., A.I.C.P

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 THE MAP RECORDS OF SAID COUNTY IN VOLUME _____, PAGE _____, INSTRUMENT NUMBER _____.
WITNESS MY HAND AND SEAL OF THE COUNTY COURT IN AND FOR SAID COUNTY AT OFFICE IN CORPUS CHRISTI, NUECES COUNTY, TEXAS, THE DAY AND YEAR LAST WRITTEN.

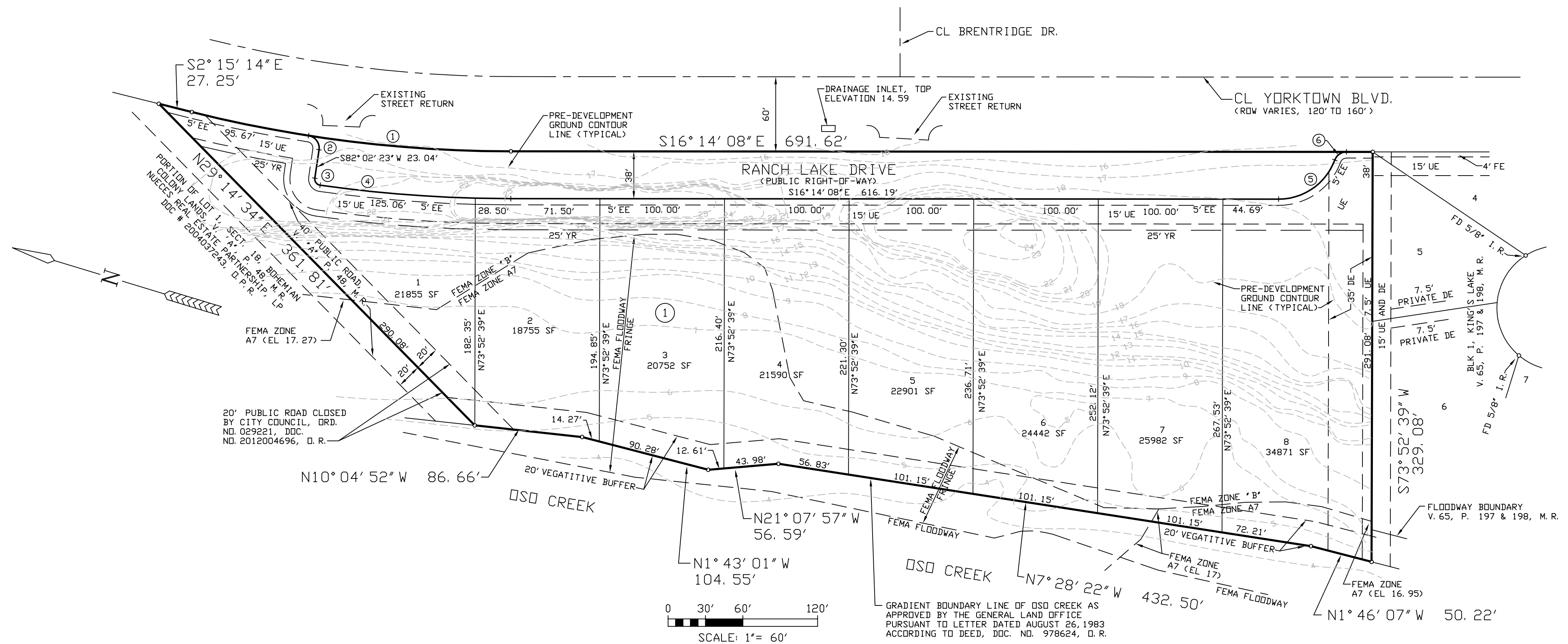
BY: _____

DEPUTY

KARA SANDS, CLERK

COUNTY COURT

NUECES COUNTY, TEXAS



- ① I=13° 58' 54"
R=1060.00'
T=129.98'
L=258.67'
CB=S9° 14' 41" E
CH=258.03'
- ② I=89° 27' 52"
R=10.00'
T=9.91'
L=15.61'
CB=S37° 18' 27" W
CH=14.08'
- ③ I=90° 15' 44"
R=5.00'
T=5.02'
L=7.88'
CB=S36° 54' 31" W
CH=7.09'
- ④ I=8° 00' 47"
R=1098.00'
T=76.91'
L=153.56'
CB=S12° 13' 44" E
CH=153.44'
- ⑤ I=69° 49' 43"
R=48.00'
T=33.50'
L=58.50'
CB=S51° 08' 59" E
CH=54.95'
- ⑥ I=69° 49' 43"
R=10.00'
T=6.98'
L=12.19'
CB=S51° 08' 59" E
CH=11.45'

FEMA FLOOD ZONE NOTES:

THE SUBJECT SITE LIES IN ZONE A7 (EL. 16.95 TO 17.27) AND ZONE "B" ACCORDING TO COMMUNITY PANEL NO. 485494 0520D FOR NUECES COUNTY, TEXAS, UNINCORPORATED AREAS, REVISED JUNE 4, 1987. THE FEMA FLOODWAY AND FLOODWAY FRINGE AREAS AS INDICATED ARE FROM FEMA "FLOOD BOUNDARY AND FLOODWAY MAP" FOR NUECES COUNTY, TEXAS, UNINCORPORATED AREAS, COMMUNITY PANEL NO. 485494 0520, MAP REVISED JUNE 4, 1987. ACCORDING TO THESE MAPS THE MAXIMUM FLOOD LEVEL IS EL 17.27 FOR THIS SITE FOR THE 100-YEAR FLOOD AND APPROXIMATELY 21.00 FOR THE 500 YEAR FLOOD.

PLAT OF RANCH LAKE UNIT 2, CONTINUED CORPUS CHRISTI, NUECES COUNTY, TEXAS

BASS & WELSH ENGINEERING
FIRM NO. F-52, 3054 S. ALAMEDA ST.
CORPUS CHRISTI, TEXAS 78404

DATE PLOTTED: 5/26/15
COMP. NO.: PLAT-SH2-U2
JOB NO.: 10039
SCALE: AS SHOWN
PLOT SCALE: 1" = 60'
SHEET 2 OF 2