

RANCHO VISTA PRELIMINARY PLAT

(UPDATED FOR REMAINING PORTIONS)

LEGAL DESCRIPTION

Being 213 acres± out Lots 1-5, 12-16, Section 24 and Lots 21 and 28, Section 25 of the Flour Bluff & Encinal Farm & Garden Tracts a map of which is in Volume A, Pages 41-43, M.R.N.C.T.

ENGINEER:

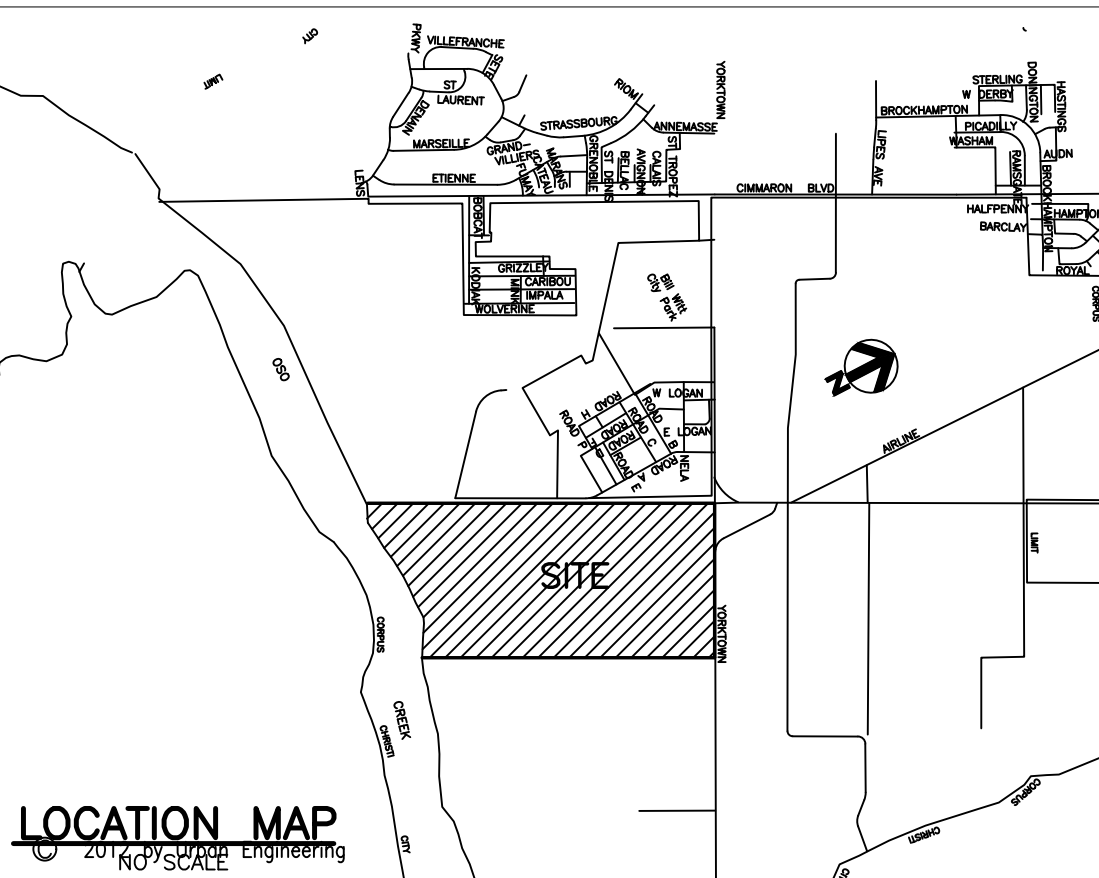
Urban Engineering Firm No. 145
2725 Swantner Drive
Corpus Christi, Texas 78404
1-361-854-3101

DEVELOPER:

Yorktown Oso Joint Venture
Bart Braselton, Partner
5337 Yorktown, Suite 10D
Corpus Christi, Texas 78413

Notes:

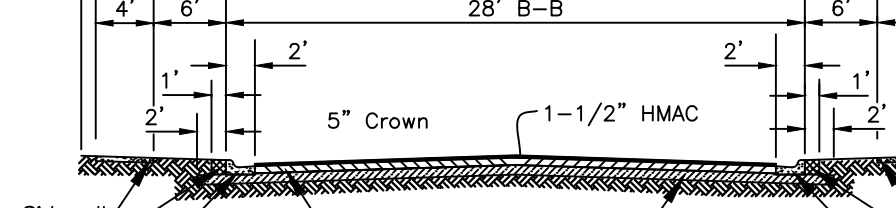
- The property is currently undeveloped and Zoned farm rural (FR).
- By graphic plotting only, this property is in Zones "A13 (EL 12)", "A13 (EL 11)", "B" and "C" on Flood Insurance Rate Map, Community Panel No. 485494 0540 c, City of Corpus Christi, Texas, which bears an effective date of March 18, 1985 and is partially located in a Special Flood Hazard Area.
- A pollution Prevention Plan will be submitted with any plans of development for this property.
- All areas to the south of Oso Parkway are to be "Private" development and gated.
- There is no off-site drainage on this property and the storm sewer as shown, complies with the City of Corpus Christi Master Drainage Plan.
- 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 actual boundary of Oso Creek shall be determined at the time of final platting.
- All jurisdictional wetlands shall be delineated and any required permit shall be obtained from the U.S. Army Corps of Engineers or other appropriate regulatory agencies before work that may disturb the wetlands commences.
- All private lakes and parks shall be owned and maintained by the Homeowner's Association.
- All properties will be rezoned to the proper zoning prior to filing the final plat and construction.
- The following lots shall have no direct driveway access to the Oso Parkway: Lots 8, 9 of 19, Block 31; Lots 1, 45, 46 or 61, Block 32; Lots 85, 86, 98, 99, 113, 114, 128, 129, 139, 140 or 150, Block 38. The following lots shall have no direct driveway access to Rodd Field Road: Lots 44 and 45, Block 12; Lots 1 through 25, Block 38. Lot 22, Block 22, shall have no direct driveway access to Blessed Way Drive.
- All temporary drainage easements shall be maintained by the Homeowner's Association.
- This project is not within an AICUZ Boundary or Noise Contour.



Lot 11, Section 24
Flour Bluff & Encinal Farm & Garden Tracts
Vol. A, Pgs. 41-43, M.R.N.C.T.

(Owner: MFM Development, LP)
(Doc. No. 2017045883, O.P.R.N.C.T.)

50' RIGHT-OF-WAY



TYPICAL 50' RIGHT-OF-WAY STREET SECTION

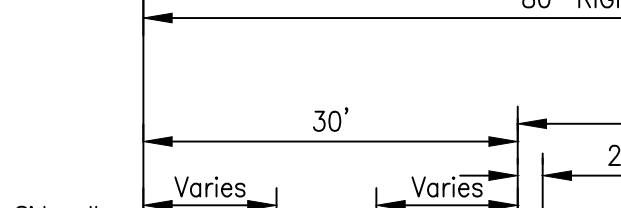
Not to Scale
SPECIFICATIONS:
1-1/2" Type D Hot Mix Asphalt Concrete
6" Crushed Limestone (TY A, GR 1); Compacted to 98% Std. Proctor Density
Moisture shall be within ±3% Optimum Moisture
8" Comp. Lime Subgrade (5% by Dry Wt.); Compacted to 95% Std. Proctor Density
Moisture shall be within ±3% Optimum Moisture
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.

Lot 6, Section 24
Flour Bluff & Encinal Farm & Garden Tracts
Vol. A, Pgs. 41-43, M.R.N.C.T.

(Owner: Jose E. and Pagan and Yvette Reyes)
(Doc. No. 2017045883, O.P.R.N.C.T.)

80' RIGHT-OF-WAY



TYPICAL 80' RIGHT-OF-WAY STREET SECTION

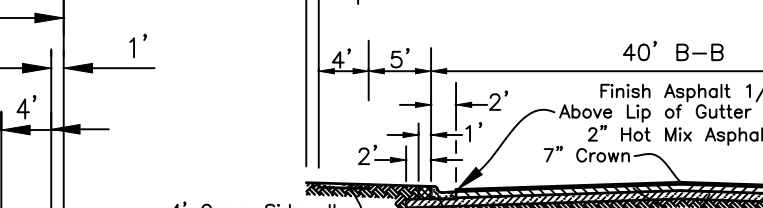
Not to Scale
SPECIFICATIONS:
2" Type D Hot Mix Asphalt Concrete
8" Limestone Base (TY A, GR 1); Compacted to 98% Std. Proctor Density
Moisture shall be within ±3% Optimum Moisture
8" Comp. Lime Subgrade (5% by Wt.); Compacted to 95% Standard Proctor Density
Moisture shall be within ±3% Optimum Moisture
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.

Lot 27, Section 25
Flour Bluff & Encinal Farm & Garden Tracts
Vol. A, Pgs. 41-43, M.R.N.C.T.

(Owner: MFM Development, LP)
(Doc. No. 2017045883, O.P.R.N.C.T.)

60' RIGHT-OF-WAY



TYPICAL 60' RIGHT-OF-WAY STREET SECTION

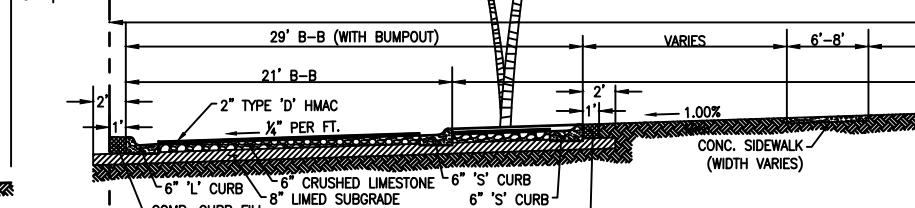
Not to Scale
SPECIFICATIONS:
2" Type D Hot Mix Asphalt Concrete
8" Limestone Base (TY A, GR 1); Compacted to 98% Std. Proctor Density
Moisture shall be within ±3% Optimum Moisture
8" Comp. Lime Subgrade (5% by Wt.); Compacted to 95% Standard Proctor Density
Moisture shall be within ±3% Optimum Moisture
Prime Coat MC-30 at 0.15 Gal/Sq. Yd.

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Lot 22, Section 25
Flour Bluff & Encinal Farm & Garden Tracts
Vol. A, Pgs. 41-43, M.R.N.C.T.

(Owner: Patricia Wallace, Trustee #1)
(Doc. No. 2017045883, O.P.R.N.C.T.)

80' RIGHT-OF-WAY



TYPICAL 80' 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
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JOB NO. 39319.B7.05 MFH/xg November, 2018
300 200 100 0 200 400
GRAPHIC SCALE
1"=200'