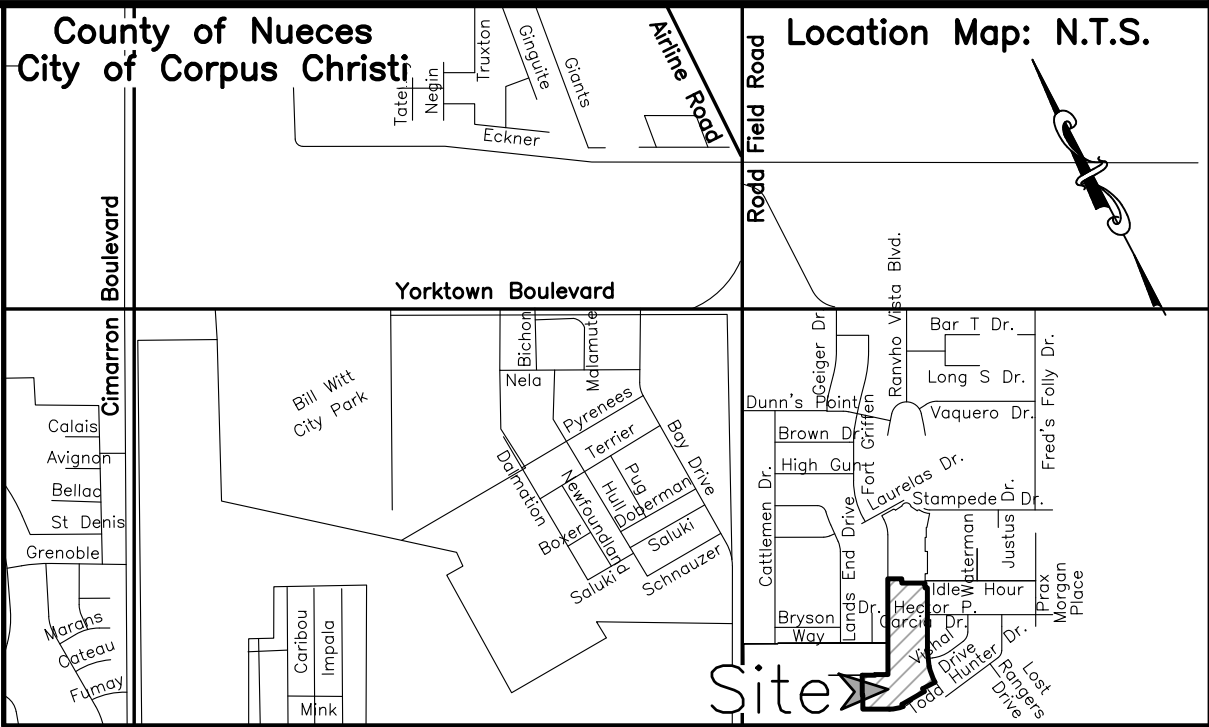


Notes:

- 1.) Total platted area contains 12.13 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.) 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.
- 4.) By graphic plotting only, this property is in Zone "B" 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 not in a Special Flood Hazard Area.
- 5.) The yard requirement, as depicted is a requirement of the Unified Development Code and is subject to change as the zoning may change.
- 6.) Contours shown hereon are referenced to the North American Vertical Datum of 1988 (NAVD88), Geoid 12A.



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____

William J. Green, 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____

Nina Nixon—Mendez, FAICP
Secretary

Eric Villarreal, P.E.
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____

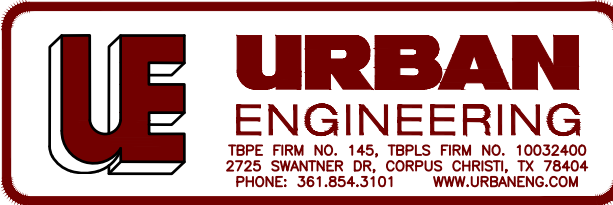
By: _____
Deputy

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



Submitted: 2/6/19
SCALE: None
JOB NO.: 39319.B8.06
SHEET: 1 of 4
DRAWN BY: XG

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urbansurvey1@urbaneng.com

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

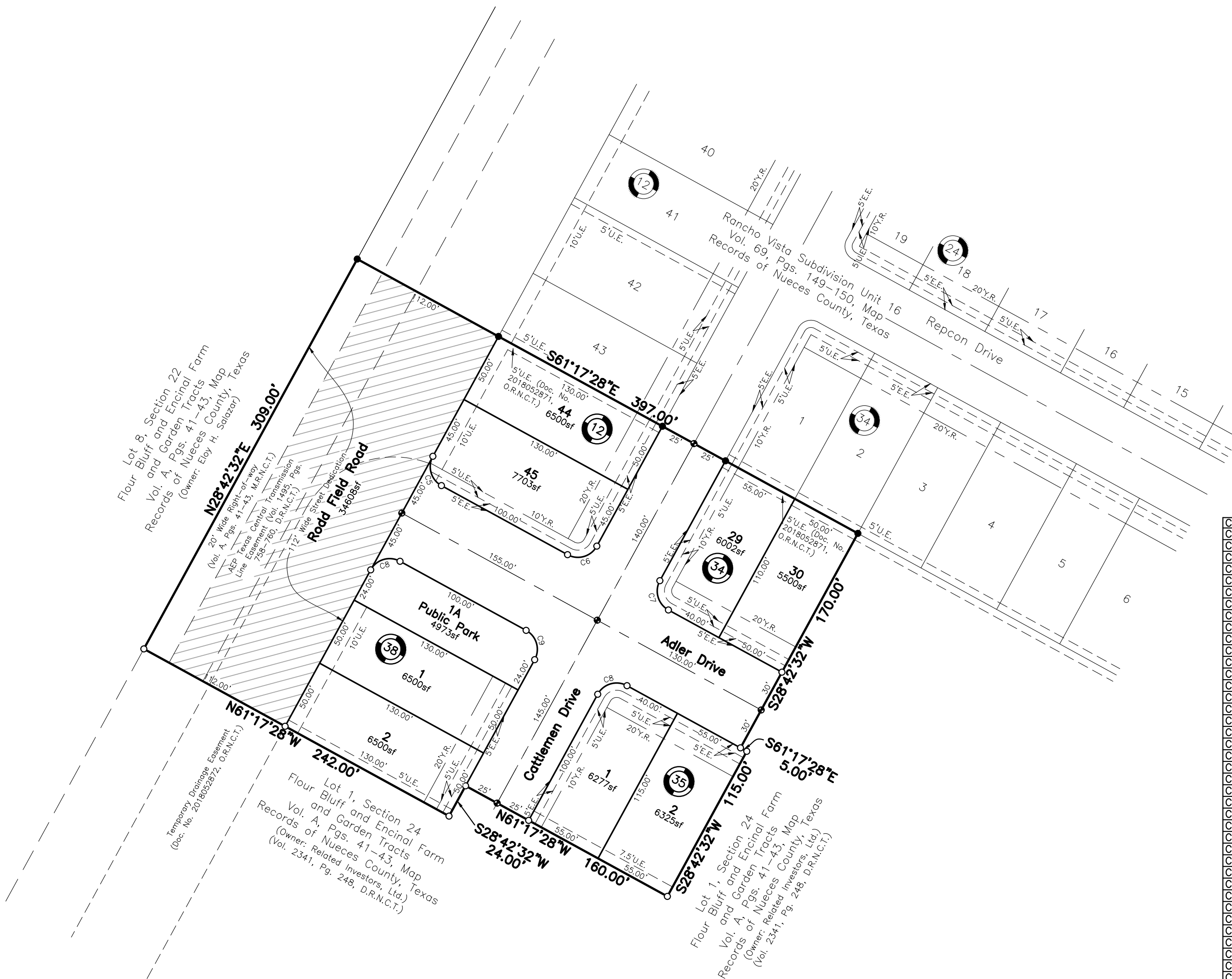
This instrument was acknowledged before me by PHILLIP J. RITLEY., as Senior Lending Officer of AMERICAN BANK, on behalf of said bank.

This the ____ day of _____, 20____

Notary Public in and for the State of Texas

Legend:

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

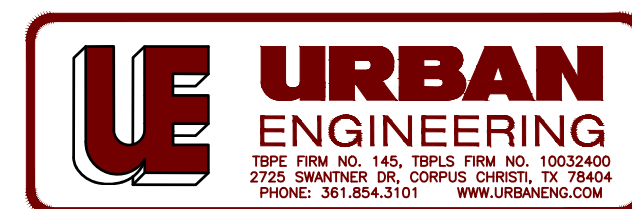
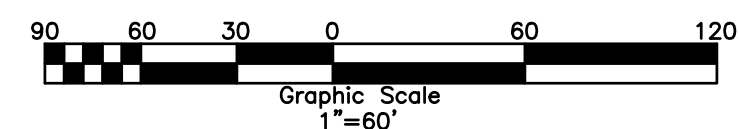


Plat of
Rancho Vista Subdivision
Unit 17

being 12.13 Acres of Land out of Lots 1 through 3, Section 24, and 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.

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	14°31'36"	565.38	143.34	N08°51'48"E	142.96'
C2	1°53'40"	707.00	23.37	N00°34'05"E	23.37'
C3	58°20'	917.00	15.56	N01°36'14"W	15.56'
C4	21°54'30"	305.00	116.62	S72°14'43"E	115.91'
C5	90°00'00"	15.00	23.56	S16°17'28"E	21.21'
C6	90°00'00"	15.00	23.56	N73°42'32"E	21.21'
C7	90°00'00"	15.00	23.56	S16°17'28"E	21.21'
C8	90°00'00"	15.00	23.56	N73°42'32"E	21.21'
C9	90°00'00"	15.00	23.56	S16°17'28"E	21.21'
C10	5°09'58"	763.32	68.82	S02°12'14"W	68.80'
C11	92°13'15"	15.00	24.14	S50°53'51"W	21.62'
C12	87°45'58"	15.00	22.98	N39°06'32"W	20.80'
C13	4°14'40"	737.00	54.59	S01°51'58"W	54.58'
C14	0°7'23"	729.00	1.56	S00°19'03"E	1.56'
C15	29°04'53"	707.00	358.85	S14°09'42"W	355.01'
C16	90°00'00"	15.00	23.56	N73°42'09"E	21.21'
C17	90°00'00"	15.00	23.56	S16°17'51"E	21.21'
C18	9°27'44"	311.00	51.36	N23°58'17"E	51.30'
C19	9°27'44"	289.00	47.73	N23°58'17"E	47.67'
C20	7°42'04"	311.00	41.80	N24°51'07"E	41.77'
C21	1°45'40"	319.00	9.81	N20°07'15"E	9.81'
C22	8°35'35"	281.00	42.14	N23°32'12"E	42.10'
C23	52°09'	289.00	4.38	N28°16'04"E	4.38'
C24	90°00'00"	15.00	23.56	S73°42'09"W	21.21'
C25	90°00'23"	15.00	23.56	S16°17'40"E	21.21'
C26	8°07'48"	311.00	44.13	S24°38'37"W	44.09'
C27	8°07'48"	281.00	39.87	S24°38'37"W	39.84'
C28	90°00'00"	15.00	23.56	N16°17'51"W	21.21'
C29	4°02'18"	729.00	51.38	N26°41'00"E	51.37'
C30	5°01'47"	737.00	64.70	N22°08'57"E	64.68'
C31	10°23'33"	729.00	132.23	N14°26'17"E	132.05'
C32	87°45'58"	15.00	22.98	N53°07'30"E	20.80'
C33	92°13'15"	15.00	24.14	S36°52'54"E	21.62'
C34	2°40'07"	763.32	35.55	N10°33'47"E	35.55'
C35	4°48'15"	755.32	63.33	S14°17'58"W	63.31'
C36	12°00'26"	763.32	159.96	S22°42'19"W	159.67'
C37	89°59'37"	15.00	23.56	N73°42'20"E	21.21'
C38	8°07'48"	311.00	44.13	N24°38'37"E	44.09'
C39	8°07'48"	289.00	41.01	N24°38'37"E	40.97'
C40	18°28'39"	785.32	253.26	N19°28'12"E	252.16'
C41	86°46'36"	15.00	22.72	S53°37'11"W	20.61'
C42	21°42'03"	130.00	49.24	S72°08'30"E	48.94'
C43	90°00'00"	15.00	23.56	S16°17'28"E	21.21'
C44	90°00'00"	15.00	23.56	N73°42'32"E	21.21'
C45	21°42'03"	190.00	71.96	N72°08'30"W	71.53'
C46	86°46'36"	15.00	22.72	S39°36'13"E	20.61'
C47	4°09'49"	785.32	57.07	N01°42'10"E	57.06'
C48	21°42'03"	160.00	60.60	S72°08'30"E	60.24'
C49	7°23'13"	774.32	99.83	N03°18'52"E	99.76'
C50	21°42'03"	774.32	293.27	N17°51'30"E	291.52'
C51	8°07'48"	300.00	42.57	N24°38'37"E	42.53'
C52	8°07'48"	300.00	42.57	N24°38'37"E	42.53'
C53	9°27'44"	300.00	49.54	N23°58'17"E	49.49'
C54	9°27'44"	300.00	49.54	N23°58'17"E	49.49'
C55	21°41'40"	718.00	271.86	N17°51'19"E	270.24'
C56	7°23'13"	718.00	92.57	N03°18'52"E	92.51'

LINE	BEARING	DISTANCE
L1	S28°42'32"W	5.50'
L2	N28°42'32"E	36.25'
L3	N28°42'09"E	41.60'
L4	S61°17'51"E	20.00'
L5	N01°31'20"E	11.83'
L6	N86°00'42"W	8.00'
L7	N89°44'38"E	8.00'
L8	N82°59'31"W	4.33'
L9	S78°06'09"E	8.00'
L10	S73°17'54"E	8.00'
L11	N28°42'32"E	16.95'
L12	N61°17'28"W	8.00'
L13	S28°42'32"W	64.00'
L14	N61°17'28"W	8.00'
L15	N28°42'32"E	98.30'
L16	N61°17'28"W	8.00'
L17	S28°42'32"W	64.00'
L18	S61°17'28"E	8.00'
L19	N28°42'32"E	36.85'
L20	N61°17'51"W	4.29'
L21	N28°42'09"E	109.00'
L22	N61°17'51"W	8.00'
L23	N28°42'09"E	64.00'
L24	N28°42'09"E	64.00'
L25	S61°17'51"E	8.00'
L26	N28°42'09"E	107.18'
L27	S65°20'09"E	8.00'
L28	S70°21'56"E	8.00'
L29	N19°14'24"E	11.17'
L30	S28°42'09"W	36.08'
L31	S28°42'09"W	36.08'
L32	N68°59'55"W	8.00'
L33	N19°14'24"E	11.17'
L34	N62°10'00"W	8.00'
L35	S28°42'09"W	96.86'
L36	S61°17'51"E	4.28'
L37	S28°42'32"W	36.85'
L38	S61°17'28"E	8.00'
L39	N28°42'32"E	64.00'
L40	N61°17'28"W	8.00'
L41	N28°42'32"E	17.46'
L42	S20°34'43"W	5.01'
L43	N69°25'17"W	8.00'
L44	N20°34'43"E	23.06'
L45	S61°17'28"E	8.00'
L46	N28°42'32"E	11.65'
L47	S28°42'09"W	36.08'
L48	N19°14'24"E	11.17'
L49	S28°42'32"W	11.65'
L50	N20°34'43"E	28.07'
L51	N28°42'32"E	11.65'
L52	N20°34'43"E	28.07'
L53	S61°17'51"E	56.29'
L54	S82°59'31"E	56.32'
L55	S82°59'31"E	4.33'



Submitted: 2/6/19
SCALE: 1"=60'
JOB NO.: 39319.B8.06
SHEET: 2 of 4
DRAWN BY: XG

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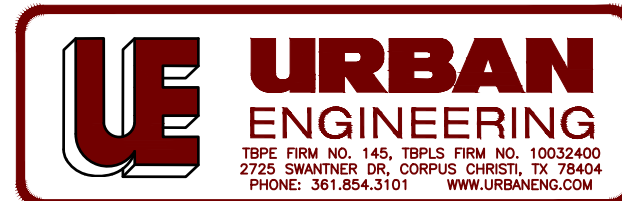
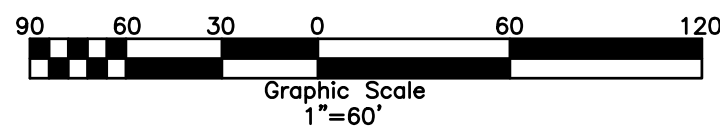
CURVE	DELTA	ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	14°31'36"		565.38'	143.34'	N08°51'48"E	142.96'
C2	1°53'40"		707.00'	23.37'	N00°34'05"E	23.37'
C3	58°20"		917.00'	15.56'	N01°36'14"W	15.56'
C4	21°54'30"		305.00'	116.62'	S72°14'43"E	115.91'
C5	90°00'00"		15.00'	23.56'	S16°17'28"E	21.21'
C6	90°00'00"		15.00'	23.56'	N73°42'32"E	21.21'
C7	90°00'00"		15.00'	23.56'	S16°17'28"E	21.21'
C8	90°00'00"		15.00'	23.56'	N73°42'32"E	21.21'
C9	90°00'00"		15.00'	23.56'	S16°17'28"E	21.21'
C10	5°09'58"		763.32'	68.82'	S02°12'14"W	68.80'
C11	92°13'15"		15.00'	24.14'	S50°53'51"W	21.62'
C12	87°45'58"		15.00'	22.98'	N39°06'32"W	20.80'
C13	4°14'40"		737.00'	54.59'	S01°51'58"W	54.58'
C14	0°7'23"		729.00'	1.56'	S00°19'03"E	1.56'
C15	29°04'53"		707.00'	358.85'	S14°09'42"W	355.01'
C16	90°00'00"		15.00'	23.56'	N73°42'09"E	21.21'
C17	90°00'00"		15.00'	23.56'	S16°17'51"E	21.21'
C18	9°27'44"		311.00'	51.36'	N23°58'17"E	51.30'
C19	9°27'44"		289.00'	47.73'	N23°58'17"E	47.67'
C20	7°42'04"		311.00'	41.80'	N24°51'07"E	41.77'
C21	1°45'40"		319.00'	9.81'	N20°07'15"E	9.81'
C22	8°35'35"		281.00'	42.14'	N23°32'12"E	42.10'
C23	5°2'09"		289.00'	4.38'	N28°16'04"E	4.38'
C24	90°00'00"		15.00'	23.56'	S73°42'09"W	21.21'
C25	90°00'23"		15.00'	23.56'	S16°17'40"E	21.21'
C26	8°07'48"		311.00'	44.13'	S24°38'37"W	44.09'
C27	8°07'48"		281.00'	39.87'	S24°38'37"W	39.84'
C28	90°00'00"		15.00'	23.56'	N16°17'51"W	21.21'
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C30	5°01'47"		737.00'	64.70'	N22°08'57"E	64.68'
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C32	87°45'58"		15.00'	22.98'	N53°07'30"E	20.80'
C33	92°13'15"		15.00'	24.14'	S36°52'54"E	21.62'
C34	2°40'07"		763.32'	35.55'	N10°33'47"E	35.55'
C35	4°48'15"		755.32'	63.33'	S14°17'58"W	63.31'
C36	12°00'26"		763.32'	159.96'	S22°42'19"W	159.67'
C37	89°59'37"		15.00'	23.56'	N73°42'20"E	21.21'
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C39	8°07'48"		289.00'	41.01'	N24°38'37"E	40.97'
C40	18°28'39"		785.32'	253.26'	N19°28'12"E	252.16'
C41	86°46'36"		15.00'	22.72'	S53°37'11"W	20.61'
C42	21°42'03"		130.00'	49.24'	S72°08'30"E	48.94'
C43	90°00'00"		15.00'	23.56'	S16°17'28"E	21.21'
C44	90°00'00"		15.00'	23.56'	N73°42'32"E	21.21'
C45	21°42'03"		190.00'	71.96'	N72°08'30"W	71.53'
C46	86°46'36"		15.00'	22.72'	S39°36'13"E	20.61'
C47	4°09'49"		785.32'	57.07'	N01°42'10"E	57.06'
C48	21°42'03"		160.00'	60.60'	S72°08'30"E	60.24'
C49	7°23'13"		774.32'	99.83'	N03°18'52"E	99.76'
C50	21°42'03"		774.32'	293.27'	N17°51'30"E	291.52'
C51	8°07'48"		300.00'	42.57'	N24°38'37"E	42.53'
C52	8°07'48"		300.00'	42.57'	N24°38'37"E	42.53'
C53	9°27'44"		300.00'	49.54'	N23°58'17"E	49.49'
C54	9°27'44"		300.00'	49.54'	N23°58'17"E	49.49'
C55	21°41'40"		718.00'	271.86'	N17°51'19"E	270.24'
C56	7°23'13"		718.00'	92.57'	N03°18'52"E	92.51'

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L4	S61°17'51"E	20.00'
L5	N01°31'20"E	11.83'
L6	N86°00'42"W	8.00'
L7	N89°44'38"E	8.00'
L8	N82°59'51"W	4.33'
L9	S78°06'09"E	8.00'
L10	S73°17'54"E	8.00'
L11	N28°42'32"E	16.95'
L12	N61°17'28"W	8.00'
L13	S28°42'32"W	64.00'
L14	N61°17'28"W	8.00'
L15	N28°42'32"E	98.30'
L16	N61°17'28"W	8.00'
L17	S28°42'32"E	64.00'
L18	S61°17'28"E	8.00'
L19	N89°44'38"E	36.85'
L20	N61°17'51"W	4.29'
L21	N28°42'09"E	109.00'
L22	N28°42'09"E	109.00'
L23	N61°17'51"W	8.00'
L24	N28°42'09"E	64.00'
L25	S61°17'51"E	8.00'
L26	N28°42'09"E	107.18'
L27	S65°20'09"E	8.00'
L28	S70°21'56"E	8.00'
L29	N19°14'24"E	11.17'
L30	S28°42'09"W	36.08'
L31	S28°42'09"W	36.08'
L32	N68°59'55"W	8.00'
L33	N19°14'24"E	11.17'
L34	N62°10'00"W	8.00'
L35	S28°42'09"W	96.86'
L36	S61°17'51"E	4.28'
L37	S28°42'32"W	36.85'
L38	S61°17'28"E	8.00'
L39	N28°42'32"E	64.00'
L40	N61°17'28"W	8.00'
L41	N28°42'32"E	17.46'
L42	S20°34'43"W	5.01'
L43	N69°25'17"W	8.00'
L44	N20°34'43"E	23.06'
L45	S61°17'28"E	8.00'
L46	N28°42'32"E	11.65'
L47	S28°42'09"W	36.08'
L48	N19°14'24"E	11.17'
L49	S28°42'32"W	11.65'
L50	N20°34'43"E	28.07'
L51	N28°42'32"E	11.65'
L52	N20°34'43"E	28.07'
L53	S61°17'51"E	56.29'
L54	S82°59'31"E	56.32'
L55	S82°59'31"E	4.33'



Plat of Rancho Vista Subdivision Unit 17

being 12.13 Acres of Land out of Lots 1 through 3, Section 24, and 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.



Submitted: 2/6/19
SCALE: 1"=60'
JOB NO.: 39319.B8.06
SHEET: 3 of 4
DRAWN BY: XG

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urbansurvey1@urbaneng.com

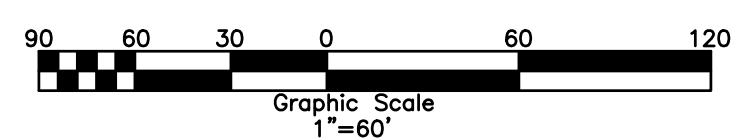
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	14°31'36"	565.38	143.34	N08°51'48"E	142.96'
C2	1°53'40"	707.00	23.37	N00°34'05"E	23.37'
C3	5°58'20"	917.00	15.56	N01°36'14"W	15.56'
C4	21°54'30"	305.00	116.62	S72°14'43"E	115.91'
C5	90°00'00"	15.00	23.56	S16°17'28"E	21.21'
C6	90°00'00"	15.00	23.56	N73°42'32"E	21.21'
C7	90°00'00"	15.00	23.56	S16°17'28"E	21.21'
C8	90°00'00"	15.00	23.56	N73°42'32"E	21.21'
C9	90°00'00"	15.00	23.56	S16°17'28"E	21.21'
C10	5°09'58"	763.32	68.82	S02°12'14"W	68.80'
C11	92°13'15"	15.00	24.14	S50°53'51"W	21.62'
C12	87°45'58"	15.00	22.98	N39°06'32"W	20.80'
C13	4°14'40"	737.00	54.59	S01°51'58"W	54.58'
C14	0°7'23"	729.00	1.56	S00°19'03"E	1.56'
C15	29°04'53"	707.00	358.85	S14°09'42"W	355.01'
C16	90°00'00"	15.00	23.56	N73°42'09"E	21.21'
C17	90°00'00"	15.00	23.56	S16°17'51"E	21.21'
C18	9°27'44"	311.00	51.36	N23°58'17"E	51.30'
C19	9°27'44"	289.00	47.73	N23°58'17"E	47.67'
C20	7°42'04"	311.00	41.80	N24°51'07"E	41.77'
C21	1°45'40"	319.00	9.81	N20°07'15"E	9.81'
C22	8°35'35"	281.00	42.14	N23°32'12"E	42.10'
C23	5°2'09"	289.00	4.38	N28°16'04"E	4.38'
C24	90°00'00"	15.00	23.56	S73°42'09"W	21.21'
C25	90°00'23"	15.00	23.56	S16°17'40"E	21.21'
C26	8°07'48"	311.00	44.13	S24°38'37"W	44.09'
C27	8°07'48"	281.00	39.87	S24°38'37"W	39.84'
C28	90°00'00"	15.00	23.56	N16°17'51"W	21.21'
C29	4°02'18"	729.00	51.38	N26°41'00"E	51.37'
C30	5°01'47"	737.00	64.70	N22°08'57"E	64.68'
C31	10°23'33"	729.00	132.23	N14°26'17"E	132.05'
C32	87°45'58"	15.00	22.98	N53°07'30"E	20.80'
C33	92°13'15"	15.00	24.14	S36°52'54"E	21.62'
C34	2°40'07"	763.32	35.55	N10°33'47"E	35.55'
C35	4°48'15"	755.32	63.33	S14°17'58"W	63.31'
C36	12°00'26"	763.32	159.96	S22°42'19"W	159.67'
C37	89°59'37"	15.00	23.56	N73°42'20"E	21.21'
C38	8°07'48"	311.00	44.13	N24°38'37"E	44.09'
C39	8°07'48"	289.00	41.01	N24°38'37"E	40.97'
C40	18°28'39"	785.32	253.26	N19°28'12"E	252.16'
C41	86°46'36"	15.00	22.72	S53°37'11"W	20.61'
C42	21°42'03"	130.00	49.24	S72°08'30"E	48.94'
C43	90°00'00"	15.00	23.56	S16°17'28"E	21.21'
C44	90°00'00"	15.00	23.56	N73°42'32"E	21.21'
C45	21°42'03"	190.00	71.96	N72°08'30"W	71.53'
C46	86°46'36"	15.00	22.72	S39°36'13"E	20.61'
C47	4°09'49"	785.32	57.07	N01°42'10"E	57.06'
C48	21°42'03"	160.00	60.60	S72°08'30"E	60.24'
C49	7°23'13"	774.32	99.83	N03°18'52"E	99.76'
C50	21°42'03"	774.32	293.27	N17°51'30"E	291.52'
C51	8°07'48"	300.00	42.57	N24°38'37"E	42.53'
C52	8°07'48"	300.00	42.57	N24°38'37"E	42.53'
C53	9°27'44"	300.00	49.54	N23°58'17"E	49.49'
C54	9°27'44"	300.00	49.54	N23°58'17"E	49.49'
C55	21°41'40"	718.00	271.86	N17°51'19"E	270.24'
C56	7°23'13"	718.00	92.57	N03°18'52"E	92.51'

LINE BEARING	DISTANCE
L1	S28°42'32"W 5.50'
L2	N28°42'32"E 36.25'
L3	N28°42'09"E 41.60'
L4	S61°17'51"E 20.00'
L5	N01°31'20"E 11.83'
L6	N86°00'42"W 8.00'
L7	N89°44'38"E 8.00'
L8	N82°59'31"W 4.33'
L9	S78°06'09"E 8.00'
L10	S73°17'54"E 8.00'
L11	N28°42'32"E 16.95'
L12	N61°17'28"W 8.00'
L13	S28°42'32"W 64.00'
L14	N61°17'28"W 8.00'
L15	N28°42'32"E 98.30'
L16	N61°17'28"W 8.00'
L17	S28°42'32"W 64.00'
L18	S61°17'28"E 8.00'
L19	N28°42'32"E 36.85'
L20	N61°17'51"W 4.29'
L21	N28°42'09"E 109.00'
L22	N61°17'51"W 8.00'
L23	N28°42'09"E 64.00'
L24	S61°17'51"E 8.00'
L25	N28°42'09"E 107.18'
L26	S65°20'09"E 8.00'
L27	S70°21'56"E 8.00'
L28	N19°14'24"E 11.17'
L29	S28°42'09"W 36.08'
L30	S28°42'09"W 36.08'
L31	N68°59'55"W 8.00'
L32	N19°14'24"E 11.17'
L33	S28°42'09"W 96.86'
L34	S61°17'51"E 4.28'
L35	S28°42'32"E 36.85'
L36	N61°17'28"E 8.00'
L37	N28°42'32"E 64.00'
L38	N61°17'28"W 8.00'
L39	N28°42'32"E 17.46'
L40	S20°34'43"W 5.01'
L41	N69°25'17"W 8.00'
L42	N20°34'43"E 23.06'
L43	S61°17'28"E 8.00'
L44	N28°42'32"E 11.65'
L45	S28°42'09"W 36.08'
L46	N19°14'24"E 11.17'
L47	S28°42'32"W 11.65'
L48	N20°34'43"E 28.07'
L49	N28°42'32"E 11.65'
L50	N20°34'43"E 28.07'
L51	N28°42'32"E 56.29'
L52	S61°17'51"E 56.32'
L53	S82°59'31"E 4.33'
L54	S82°59'31"E 4.33'
L55	S82°59'31"E 4.33'



Plat of
Rancho Vista Subdivision
 Unit 17

being 12.13 Acres of Land out of Lots 1 through 3, Section 24, and Lots 30 and 31, Section 25, 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.



URBAN ENGINEERING

TBPE FIRM NO. 145, TBPLS FIRM NO. 10032400
 2725 SWANTNER DR. CORPUS CHRISTI, TX 78404
 PHONE: 361.854.3101 WWW.URBANENG.COM

Submitted: 2/6/19
 SCALE: 1"=60'
 JOB NO.: 39319.B8.06
 SHEET: 3 of 4
 DRAWN BY: XG
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 urbansurvey1@urbaneng.com

- Legend:
- 5/8 Inch Iron Rod with cap stamped "URBAN ENGR CCTX" Found
 - 5/8 Inch Iron Rod with cap stamped "URBAN ENGR CCTX" Set
 - MAG Nail with Washer stamped "URBAN ENGR CCTX" Set

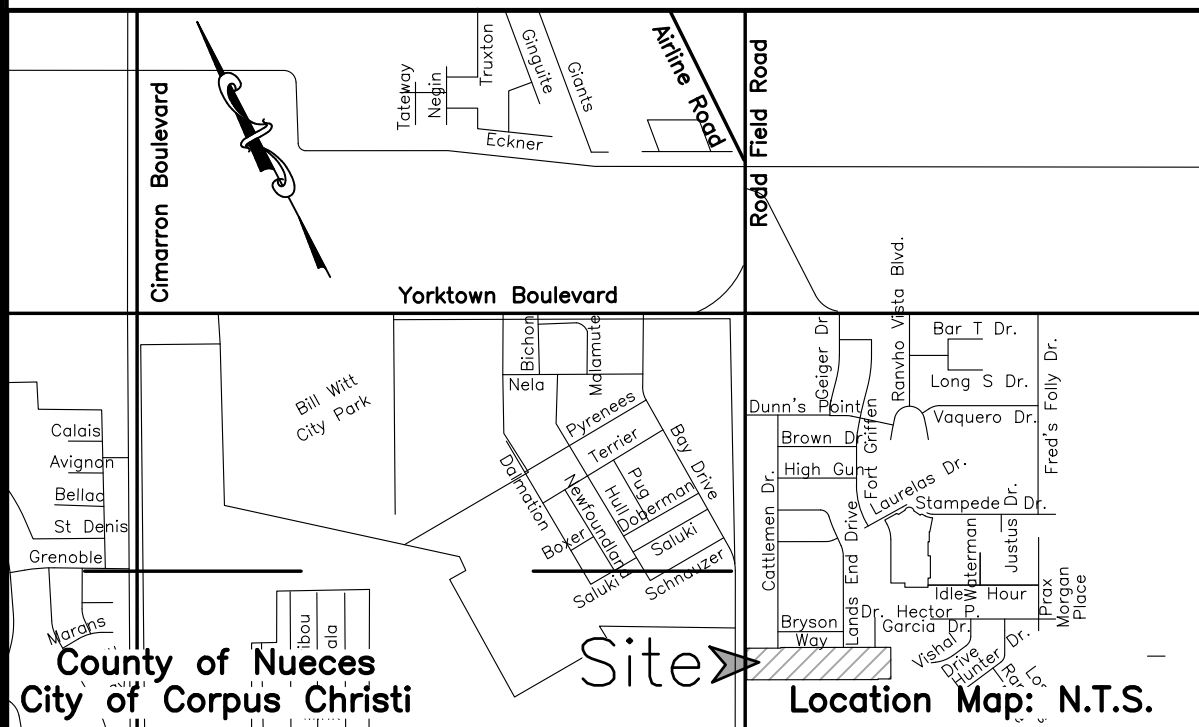
Flour Bluff and Encinal Farm
Vol. A, Pgs. 41-43, Map
Records of Nueces County, Texas
(Owner: Eloy H. Salazar)

Lot 1, Section 24
Flour Bluff and Encinal Farm
Vol. A, Pgs. 41-43, Map
Records of Nueces County, Texas
(Owner: Related Investors, Ltd.)
(Vol. 2341, Pg. 248, D.R.N.C.T.)

Engineer/Surveyor:
Urban Engineering
2725 Swannier Drive
Corpus Christi, Texas 78404
(361)854-3101

Owner/Developer:
Yorktown Oso Joint Venture
5337 Yorktown Boulevard, Suite 10-D
Corpus Christi, Texas 78413
(361)991-4710

- Legend:**
- 5/8 Inch Iron Rod with cap stamped "URBAN ENGR CCTX" Found
 - 5/8 Inch Iron Rod with cap stamped "URBAN ENGR CCTX" Set
 - MAG Nail with Washer stamped "URBAN ENGR CCTX" Set
 - (STO)— Existing Storm Sewer Line
 - (W)— Existing Water Line
 - (SS)— Existing Sanitary Sewer Line
 - Existing Fire Hydrant
 - Existing Sanitary Sewer Manhole
 - Existing Storm Sewer Manhole
 - Existing Slot Inlet
 - STO— Proposed Storm Sewer Line
 - W— Proposed Water Line
 - SS— Proposed Sanitary Sewer Line
 - Proposed Sanitary Sewer Manhole
 - Proposed Storm Sewer Manhole
 - Proposed Fire Hydrant
 - Proposed Street Light



Utility Plan of Rancho Vista Subdivision Unit 17

being 12.15 Acres of Land out of Lots 1 and 2, Section 24,
and 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.



**URBAN
ENGINEERING**
TBPB FIRM NO. 145, TBPB FIRM NO. 10032400
2725 SWANNIER DR., CORPUS CHRISTI, TX 78404
PHONE: 361.854.3101 WWW.URBANENG.COM

Submitted: 2/6/19
SCALE: 1"=60'
JOB NO.: 39319.B8.06
SHEET: 1 of 1
DRAWN BY: XG
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Legend:

- 5/8 Inch Iron Rod with cap stamped "URBAN ENGR CCTX" Found
- 5/8 Inch Iron Rod with cap stamped "URBAN ENGR CCTX" Set
- MAG Nail with Washer stamped "URBAN ENGR CCTX" Set
- (STO)— Existing Storm Sewer Line
- (W)— Existing Water Line
- (SS)— Existing Sanitary Sewer Line
- ◆ Existing Fire Hydrant
- ⊙ Existing Sanitary Sewer Manhole
- ⊙ Existing Storm Sewer Manhole
- ⊙ Existing Slot Inlet
- STO— Proposed Storm Sewer Line
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- SS— Proposed Sanitary Sewer Line
- Proposed Sanitary Sewer Manhole
- Proposed Storm Sewer Manhole
- ⊙ Proposed Fire Hydrant
- ⊙ Proposed Street Light

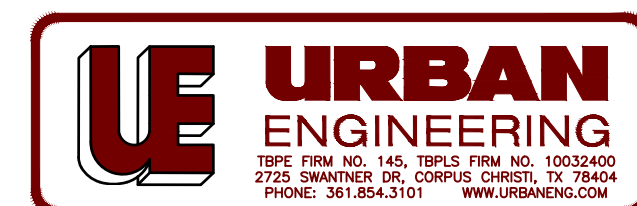


*Utility Plan
of
Rancho Vista Subdivision
Unit 17*

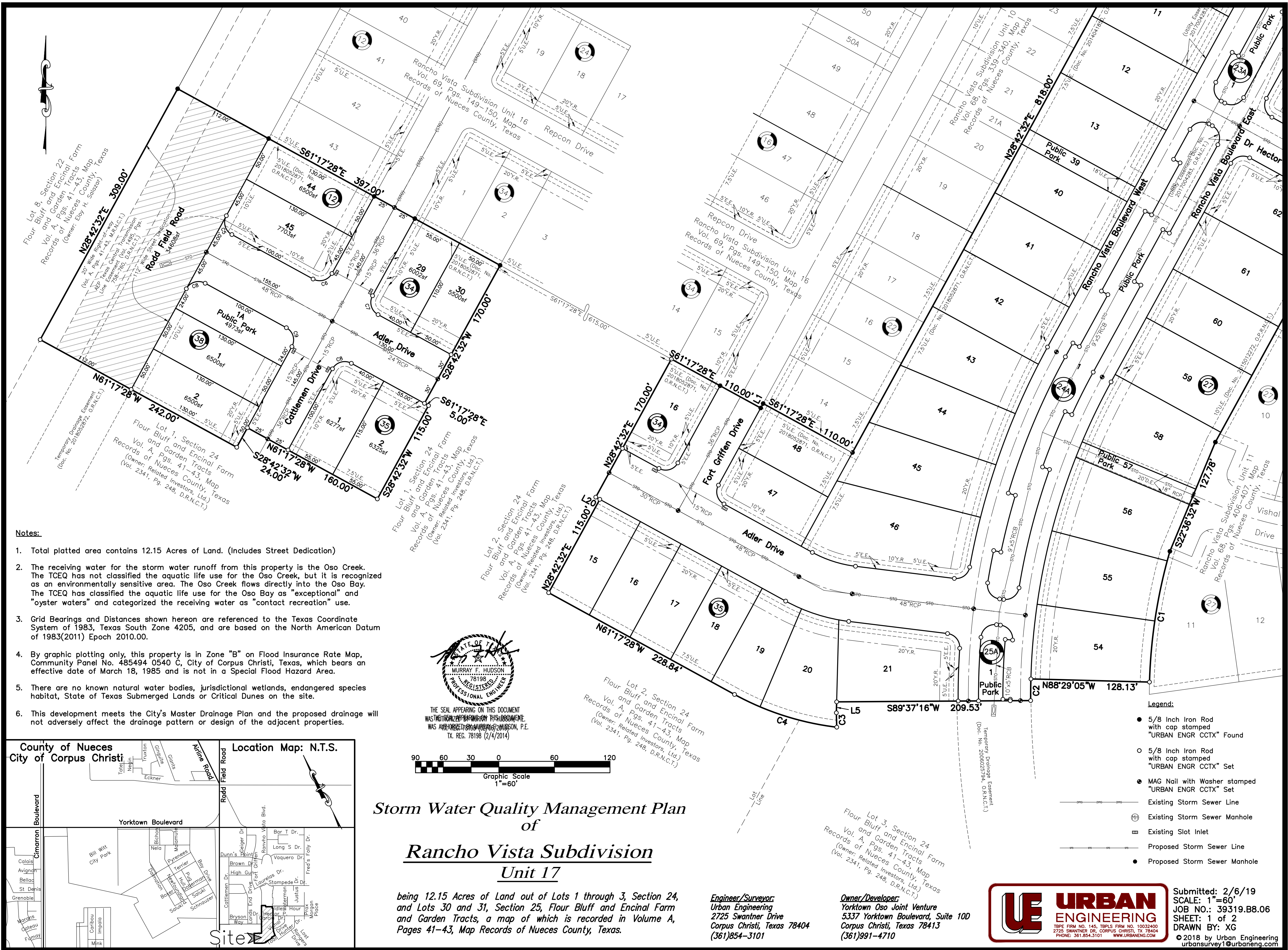
being 12.15 Acres of Land out of Lots 1 and 2, Section 24, and Lots 30 and 31, Section 25, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Pages 41-43, Map Records of Nueces County, Texas.

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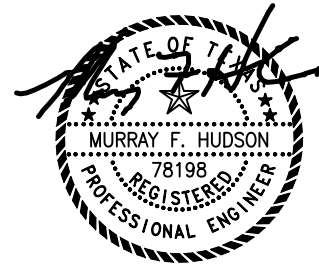


Submitted: 2/6/19
SCALE: 1"=60'
JOB NO.: 39319.B8.06
SHEET: 1 of 1
DRAWN BY: XG
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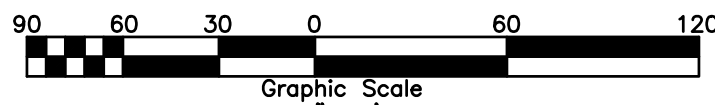


Notes:

1. Total platted area contains 12.15 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. 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.
4. By graphic plotting only, this property is in Zone "B" 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 not in a Special Flood Hazard Area.
5. There are no known natural water bodies, jurisdictional wetlands, endangered species habitat, State of Texas Submerged Lands or Critical Dunes on the site.
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.



THE SEAL APPEARING ON THIS DOCUMENT
WAS NOTICED BY MURRAY F. HUDSON, P.E.
WAS AUTHORIZED BY MURRAY F. HUDSON, P.E.
TX. REG. 78198 (2/4/2014)

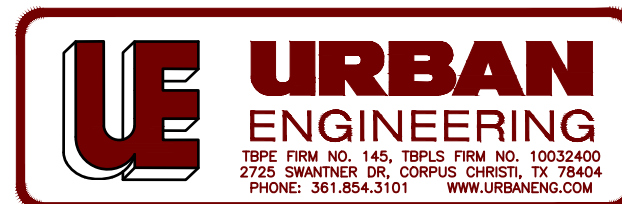


Storm Water Quality Management Plan of Rancho Vista Subdivision Unit 17

being 12.15 Acres of Land out of Lots 1 through 3, Section 24,
and 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.

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2725 Swannier Drive
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Owner/Developer:
Yorktown Oso Joint Venture
5337 Yorktown Boulevard, Suite 10D
Corpus Christi, Texas 78413
(361)991-4710



Submitted: 2/6/19
SCALE: 1"=60'
JOB NO.: 39319.B8.06
SHEET: 1 of 2
DRAWN BY: XG

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urbansurvey1@urbaneng.com

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	14°31'36"	565.38'	143.34'	S08°51'48"W	142.96'
C2	1°53'40"	707.00'	23.37'	S00°34'05"W	23.37'
C3	58°20'	917.00'	15.56'	S01°36'14"E	15.56'
C4	21°54'30"	305.00'	116.62'	N72°14'43"W	115.91'
C5	90°00'00"	15.00'	23.56'	N16°17'28"W	21.21'
C6	90°00'00"	15.00'	23.56'	S73°42'32"W	21.21'
C7	90°00'00"	15.00'	23.56'	N16°17'28"W	21.21'
C8	90°00'00"	15.00'	23.56'	N73°42'32"E	21.21'
C9	90°00'00"	15.00'	23.56'	S16°17'28"E	21.21'
C10	5°09'58"	763.32'	68.82'	N02°12'14"E	68.80'
C11	92°13'15"	15.00'	24.14'	N50°53'51"E	21.62'
C12	87°45'58"	15.00'	22.98'	S39°06'32"E	20.80'
C13	5°01'48"	737.00'	64.70'	S02°15'33"W	64.68'
C14	0°7'23"	729.00'	1.56'	S00°19'03"E	1.56'
C15	29°04'53"	707.00'	358.85'	N14°09'42"E	355.01'
C16	90°00'00"	15.00'	23.56'	N73°42'09"E	21.21'
C17	90°00'00"	15.00'	23.56'	N16°17'51"W	21.21'
C18	9°27'44"	311.00'	51.36'	N23°58'17"E	51.30'
C19	9°27'44"	289.00'	47.73'	N23°58'17"E	47.67'
C20	7°42'04"	311.00'	41.80'	S24°51'07"W	41.77'
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C24	90°00'00"	15.00'	23.56'	S73°42'09"W	21.21'
C25	90°00'23"	15.00'	23.56'	N16°17'40"W	21.21'
C26	8°07'48"	311.00'	44.13'	N24°38'37"E	44.09'
C27	8°07'48"	281.00'	39.87'	N24°38'37"E	39.84'
C28	90°00'00"	15.00'	23.56'	S16°17'51"E	21.21'
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C32	87°45'58"	15.00'	22.98'	S53°07'30"W	20.80'
C33	92°13'15"	15.00'	24.14'	N36°52'54"W	21.62'
C34	2°40'07"	763.32'	35.55'	N10°33'47"E	35.55'
C35	4°48'15"	755.32'	63.33'	N14°17'58"E	63.31'
C36	12°00'26"	763.32'	159.96'	N22°42'19"E	159.67'
C37	89°59'37"	15.00'	23.56'	N73°42'20"E	21.21'
C38	8°07'48"	311.00'	44.13'	S24°38'37"W	44.09'
C39	8°07'48"	289.00'	41.01'	S24°38'37"W	40.97'
C40	18°28'39"	785.32'	253.26'	S19°28'12"W	252.16'
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C52	8°07'48"	300.00'	42.57'	N24°38'37"E	42.53'
C53	9°27'44"	300.00'	49.54'	S23°58'17"W	49.49'
C54	9°27'44"	300.00'	49.54'	S23°58'17"W	49.49'
C55	21°41'40"	718.00'	271.86'	S17°51'19"W	270.24'
C56	7°23'13"	718.00'	92.57'	S03°18'52"W	92.51'

LINE	BEARING	DISTANCE
L1	N28°42'32"E	5.50'
L2	S28°42'32"W	36.25'
L3	S28°42'09"W	41.60'
L4	S61°17'51"E	20.00'
L5	S01°31'20"W	11.83'
L6	N85°13'33"W	8.00'
L7	N89°44'38"E	8.00'
L8	N82°59'31"W	4.33'
L9	S78°06'09"E	8.00'
L10	N73°17'54"W	8.00'
L11	N28°42'32"E	16.95'
L12	S61°17'28"E	8.00'
L13	N28°42'32"E	64.00'
L14	N61°17'28"W	8.00'
L15	N28°42'32"E	98.30'
L16	S61°17'28"E	8.00'
L17	N28°42'32"E	64.00'
L18	N61°17'28"W	8.00'
L19	N28°42'32"E	36.85'
L20	N61°17'28"W	5.00'
L21	S61°17'51"E	4.29'
L22	S28°42'09"W	109.00'
L23	N61°17'51"W	8.00'
L24	S28°42'09"W	64.00'
L25	S61°17'51"E	8.00'
L26	S28°42'09"W	107.18'
L27	N65°20'09"W	8.00'
L28	S70°21'56"E	8.00'
L29	N19°14'24"E	11.17'
L30	N28°42'09"E	36.08'
L31	S28°42'09"W	36.08'
L32	N68°59'55"W	8.00'
L33	S19°14'24"W	11.17'
L34	S62°10'00"E	8.00'
L35	S28°42'09"W	96.86'
L36	N61°17'51"W	4.28'
L37	N28°42'32"E	36.85'
L38	S61°17'28"E	8.00'
L39	N28°42'32"E	64.00'
L40	N61°17'28"W	8.00'
L41	N28°42'32"E	17.46'
L42	N20°34'43"E	5.01'
L43	S69°25'17"E	8.00'
L44	N20°34'43"E	23.06'
L45	N61°17'28"W	8.00'
L46	N28°42'32"E	11.65'
L47	S28°42'09"W	36.08'
L48	S19°14'24"W	11.17'
L49	S28°42'32"W	11.65'
L50	S20°34'43"W	28.07'
L51	N28°42'32"E	11.65'
L52	N20°34'43"E	28.07'
L53	N61°17'51"W	56.29'
L54	N82°59'31"W	56.32'
L55	S82°59'31"E	4.33'



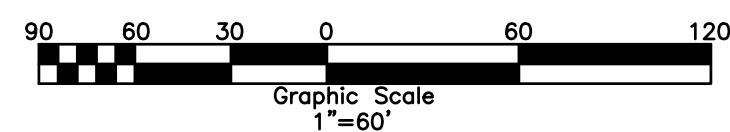
Adler/Cattlement (West)
A=2.80 Acres

Pre	Post
C=0.3	C=0.60
TC=30min.	TC=30min.
I5=4.33 IN/HR	I5=4.33 IN/HR
I25=5.67 IN/HR	I25=5.67 IN/HR
I100=6.78 IN/HR	I100=6.78 IN/HR
Q5=3.64 IN/HR	Q5=7.27 IN/HR
Q25=4.76 IN/HR	Q25=9.53 IN/HR
Q100=5.70 IN/HR	Q100=11.39 IN/HR

See attached drainage plans for upstream Units 16 and 14. Detailed hydraulic analysis to be provided with construction drawings.

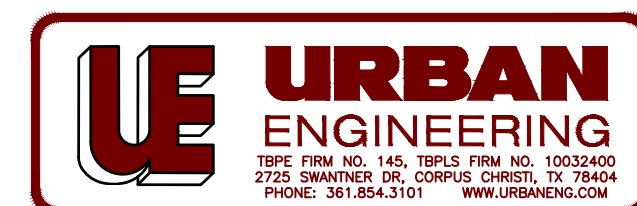
Rancho Vista Boulevard/Adler (East)
A=9.35 Acres

Pre	Post
C=0.3	C=0.60
TC=30min.	TC=30min.
I5=4.33 IN/HR	I5=4.33 IN/HR
I25=5.67 IN/HR	I25=5.67 IN/HR
I100=6.78 IN/HR	I100=6.78 IN/HR
Q5=12.15 IN/HR	Q5=24.29 IN/HR
Q25=15.90 IN/HR	Q25=31.81 IN/HR
Q100=19.02 IN/HR	Q100=38.04 IN/HR



Storm Water Quality Management Plan of Rancho Vista Subdivision Unit 17

being 12.15 Acres of Land out of Lots 1 through 3, Section 24, and 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.



Submitted: 2/6/19
SCALE: 1"=60'
JOB NO.: 39319.B8.06
SHEET: 2 of 2
DRAWN BY: XG
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