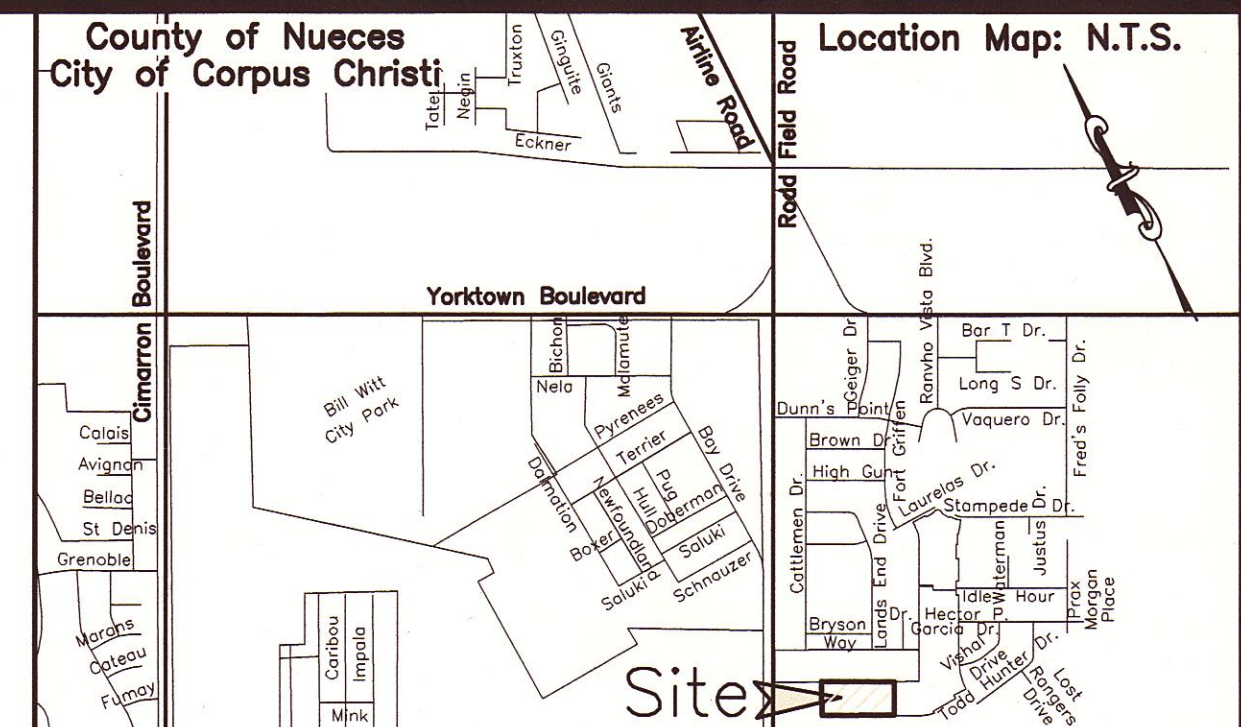


**Notes:**

1. Total platted area contains 4.04 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.



*Plat of*  
**Rancho Vista Subdivision**  
**Unit 19**

*being 4.04 Acres of Land out of Lots 1 and 2, 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.*

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

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

at \_\_\_\_\_ O'clock \_\_\_\_\_M.  
\_\_\_\_\_, 20\_\_\_\_.

Kara Sands, County Clerk  
Nueces County, Texas

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\_\_\_\_.

**RECEIVED**  
24 JUL 2019  
City of Corpus Christi  
Development Services



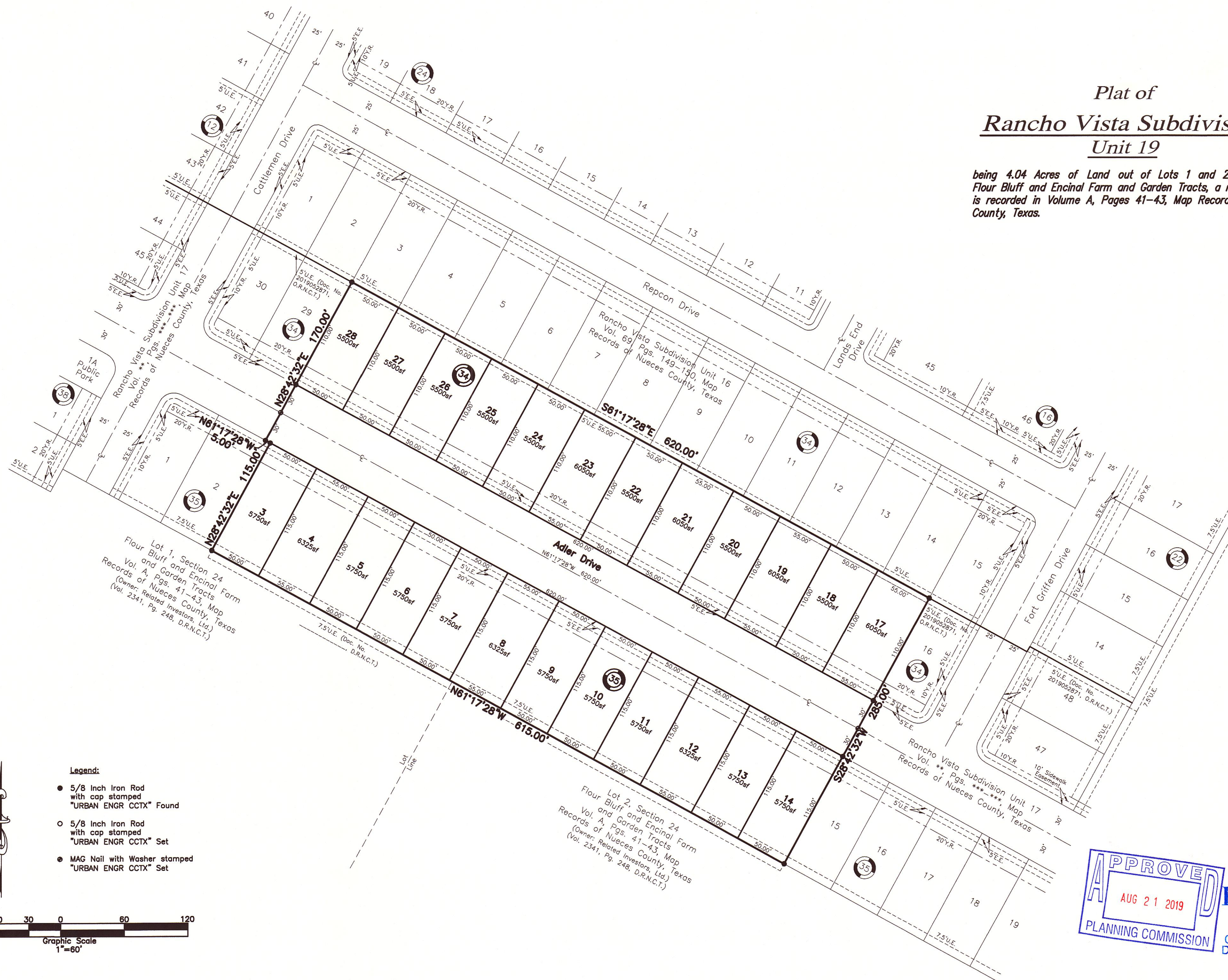
James D. Carr, R.P.L.S.  
Texas License No. 6458

Revised: 6/25/19  
Submitted: 5/8/19  
SCALE: None  
JOB NO.: 39319.B9.02  
SHEET: 1 of 2  
DRAWN BY: XG

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urbansurvey1@urbaneng.com

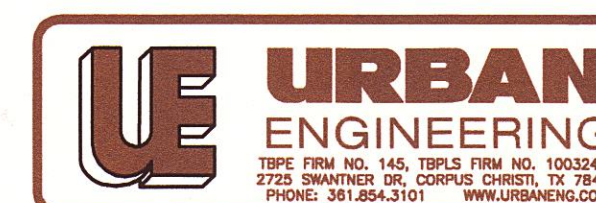
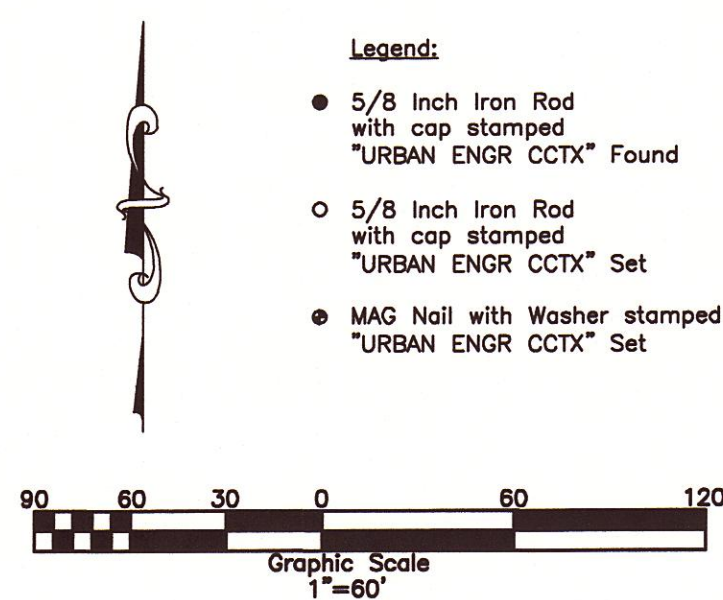
Plat of  
**Rancho Vista Subdivision**  
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being 4.04 Acres of Land out of Lots 1 and 2, Section 24,  
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is recorded in Volume A, Pages 41-43, Map Records of Nueces  
County, Texas.



**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



Revised: 6/25/19  
Submitted: 5/8/19  
SCALE: 1"=60'  
JOB NO.: 39319.B9.02  
SHEET: 2 of 2  
DRAWN BY: XG

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