

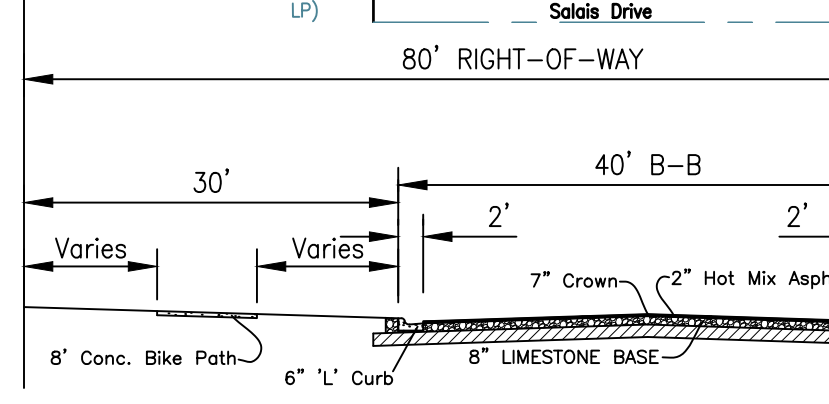
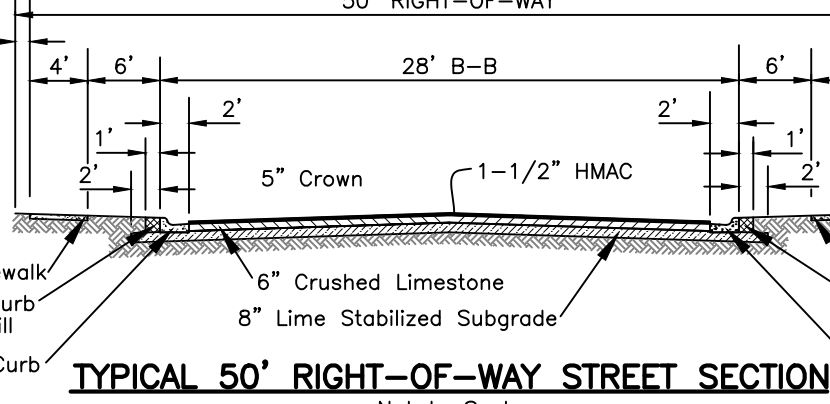
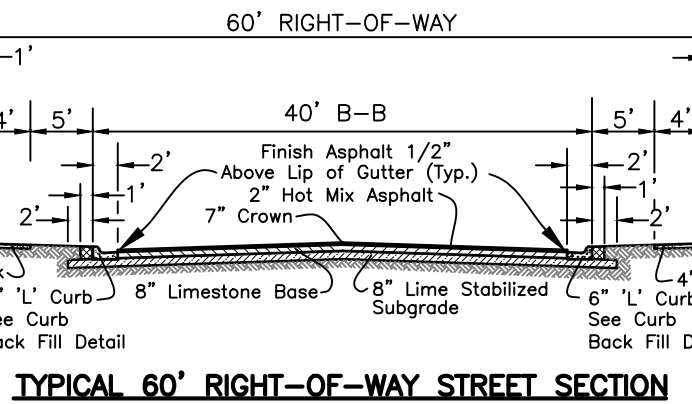
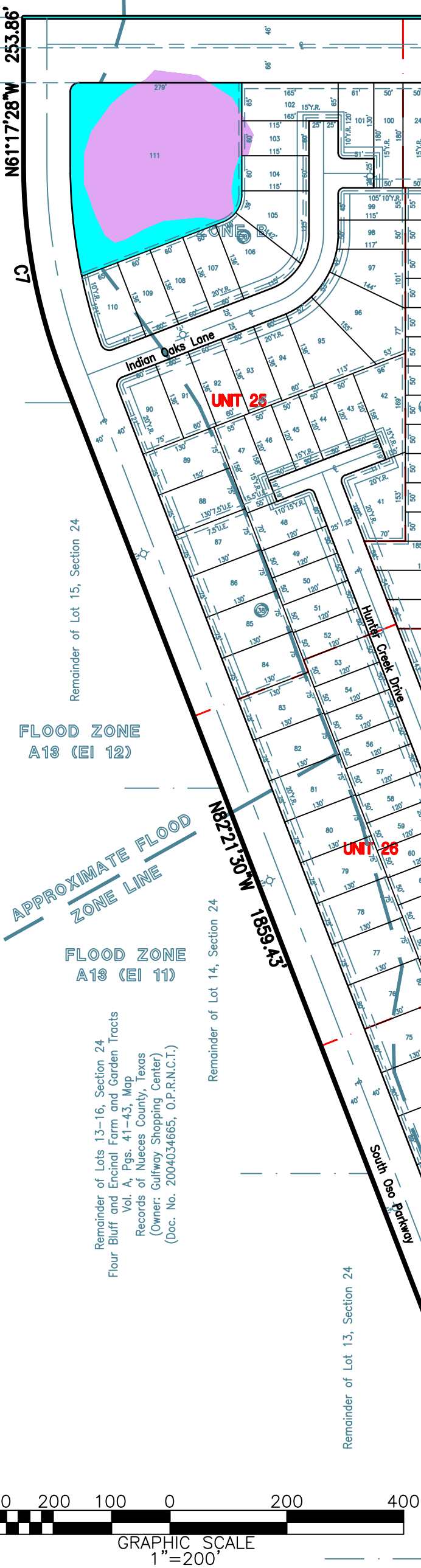
Notes:

- Total Area = 118± Acres
- The property is currently undeveloped and Zoned RS-4.5 and FR.
- By graphic plotting only, this property is in Zones "A13 (EL 12)", "A13 (EL 11)" and "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 it is partially located in a Special Flood Hazard Area.
- A pollution Prevention Plan will be submitted with any plans of development for this property.
- 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.
- 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 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 107, 108, and 129, Block 29; Lots 72, 90 and 110, Block 38; Lots 1 and 6, Block 46; and Lots 1 and 6, Block 47.
- The following lots shall have no direct driveway access to Cattlemen Drive: Lots 3-24 and Lots 100-102, Block 38.
- The following lots shall have no direct driveway access to Prax Morgan Place: Lot 48, Block 27; Lots 29, 30, 39, Block 28 and Lots 106 and 107, Block 29.
- The following lots shall have no direct driveway access to Lost Rangers Drive: Lot 8, Block 25; Lot 41, Block 27.
- The following lots shall have no direct driveway access to Ames Street: Lots 54 and 73, Block 29; Lot 19, Block 28.
- The following lots shall have no direct driveway access to Crazy Bear Lane: Lot 24, Block 28.
- The following lots shall have no direct driveway access to Hunter Creek Drive: Lot 70, Block 38 and Lot 34, Block 39.
- The following lots shall have no direct driveway access to Peeler Lane: Lots 113, Block 2; Lot 16, Block 31.
- The following lots shall have no direct driveway access to Wild Trail Lane: Lots 5 and 6, Block 45.
- The following lots shall have no direct driveway access to Coldwater Creek Lane: Lots 3 and 4, Block 46; Lots 3 and 4, Block 47.
- All temporary drainage easements shall be maintained by the Homeowner's Association.
- This project is not within an AICUZ Boundary or Noise Contour.
- All driveways to public Streets within the subdivision shall conform to access management standards outlined in Article 7 of the UDC.
- Street lights location map will be provide with each Final Plat.
- All street SIGNS (including STOP signs) and markings must be furnished and installed by the Developer.
- The FF elevation for each lot must be 18 inch higher than the highest CL elevation fronting the lot.
- Street lights location map will be provide with each Final Plat.
- Lot 1, Block 41 is a private park that will be owned and maintained by the HOA. Per park agreement adopted by City council, Parks along Rancho Vista Boulevard will be Public Parks maintained by the HOA.
- Lot 152, Block 29 and Lot 111, Block 38 are existing wetland areas that will be maintained by the HOA.

ENGINEER:
Urban Engineering Firm #145
2725 Swantner Drive
Corpus Christi, Texas 78404
(361)854-3101

OWNER/DEVELOPER:
Brasletton Development Company, Ltd.
5337 Yorktown, Suite 10D
Corpus Christi, Texas 78413
(361)991-4710

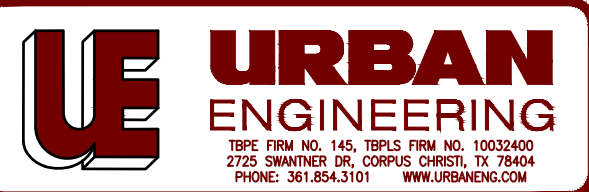
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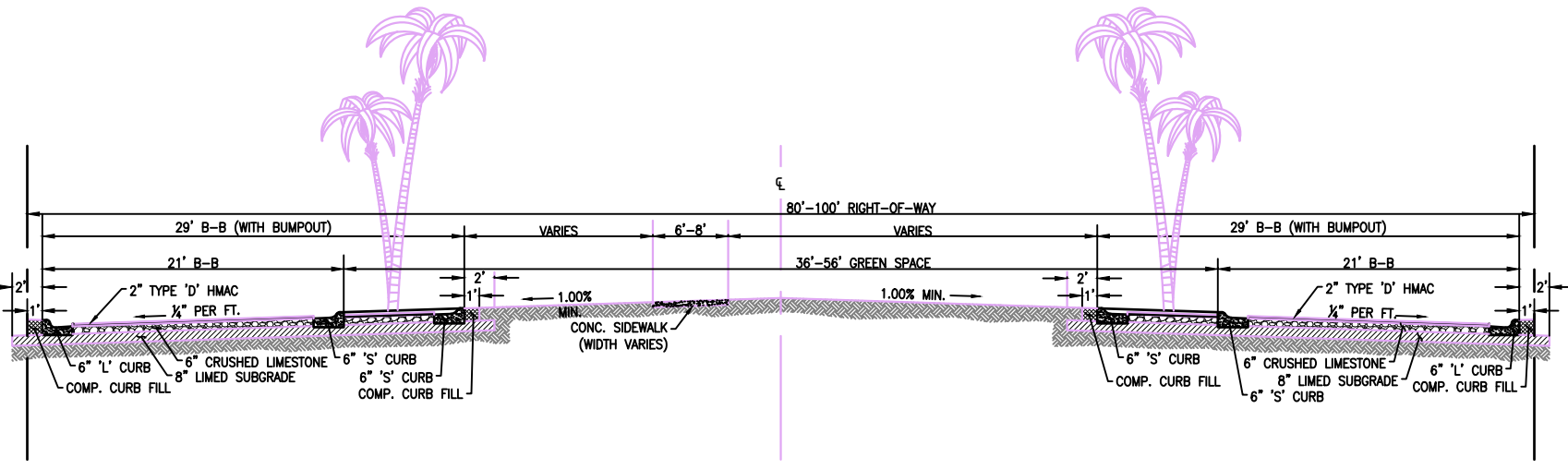
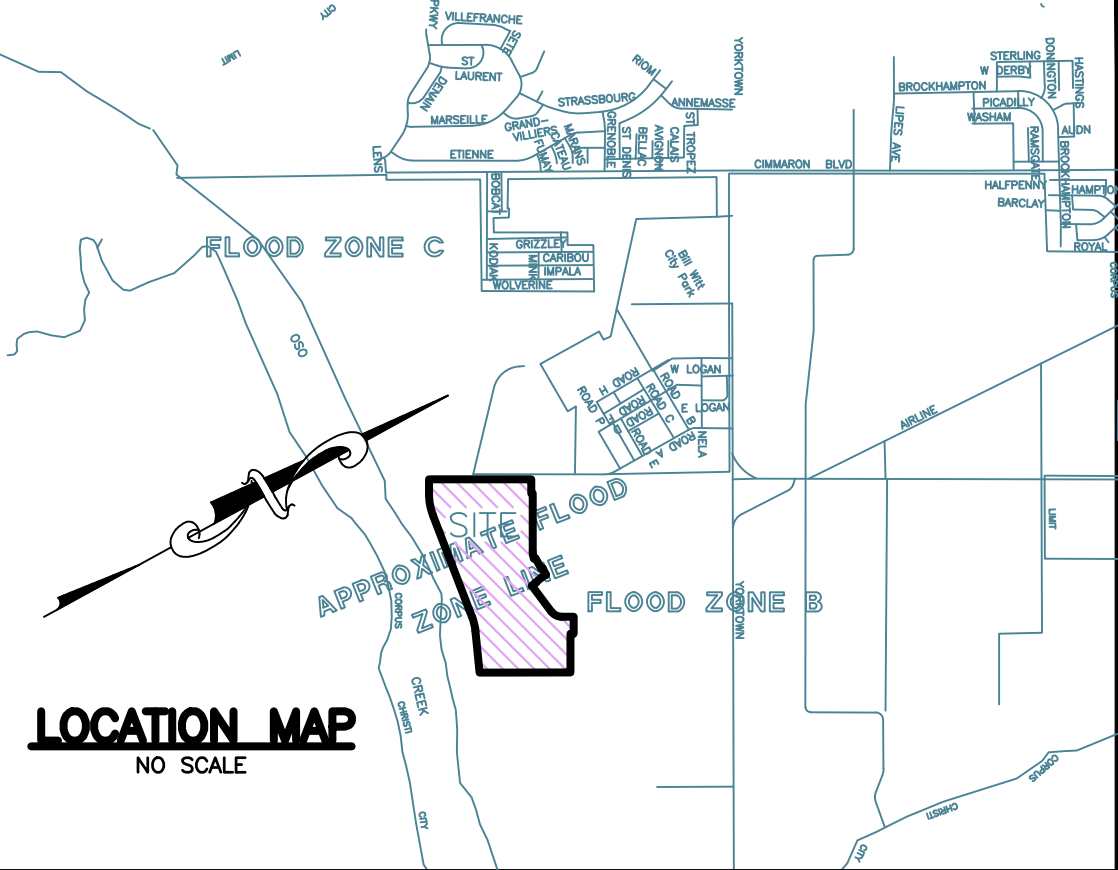
PRELIMINARY PLAT for RANCHO VISTA SUBDIVISION Corpus Christi, Texas

Being 118 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, Map Records of Nueces County, Texas.

Revised: 1/4/2021



JOB NO. 39319.B7.05 MFH/kg November 2020



TYPICAL RANCHO VISTA BOULEVARD 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 95% Modified Proctor Density
Moisture shall be within ±3% of Optimum Moisture
8" Comp. Lime Subgrade (5% by Wt.); Compacted to 95% Standard Proctor Density
Moisture shall be within ±3% of 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.

UNIT 20 FUTURE PUD

Yorktown Boulevard