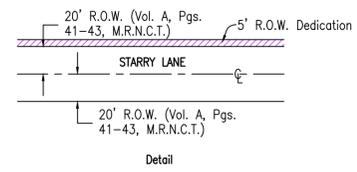


- NOTES:**
- The property is currently undeveloped and is Zoned Farm Rural (FR) and RS-6. Proposed zoning is RS-4.5.
 - The portion of the property to be developed is in Flood Zone B, per Flood Insurance Rate Map for Nueces County, Texas (Unincorporated Areas) Panel 540 of 705 Community Panel Number 485494 0540 C map revised March 18, 1985.
 - A Pollution Prevention Plan will be submitted with any plans of development for this property.
 - Residential Driveways are prohibited direct access to Yorktown Boulevard (Lots 1-16, Block 1; Lots 35 and 36, Block 2; Lots 1-14, Block 3).
 - Residential Driveways are prohibited direct access to Starry Lane (Lots 14-29, Block 3; Lots 1-15, Block 15).
 - All areas west of Oso Parkway are for future undetermined residential use.
 - There is no off-site drainage onto this property and the storm sewer plan as shown complies with the City of Corpus Christi Master 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 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 permits 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.
 - All temporary drainage easements shall be maintained by the HOA.
 - This project is not within an AICUZ Boundary or Noise contour.
 - Water and wastewater fees shall be paid prior to recordation of the final plat.
 - Lots 22-27, Block 17 cannot be platted as multiple lots, unless Oso Parkway is constructed to its full roadway width.
 - Water and Sewer will be located within the common areas.



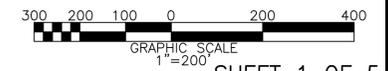
PRELIMINARY PLAT
for
RIVERBEND SUBDIVISION
Corpus Christi, Texas

Being 195.3 acres of land out of all of Lots 22 through 27, Section 25, all of Lots 7 and 8, Section 24, and portions of Lots 9, 10 and 11, Section 24, Flour Bluff and Encinal Farm and Garden Tracts.

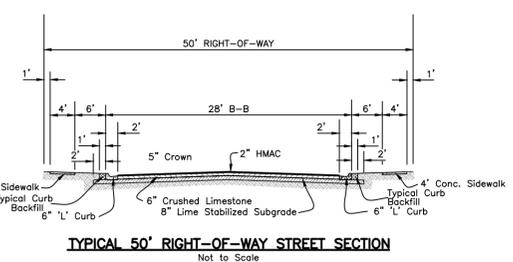
ENGINEER:
Urban Engineering Firm #145
2725 Swanner Drive
Corpus Christi, Texas 78404
361-854-3101



OWNER/DEVELOPER:
Patricia H. Wallace, Trustee #2
101 N. Shoreline, Suite 600
Corpus Christi, Texas 78401



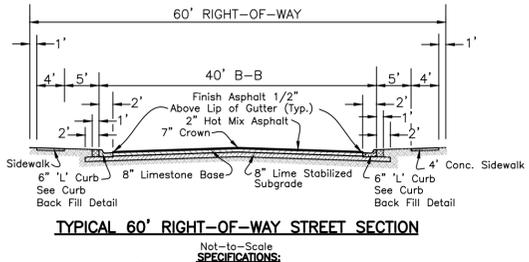
Copyright Urban Engineering Firm #145 2015 \\urbans02\data\Projects\390000\B400\RIVERBEND PRELIMINARY PLAT JUNE 19, 2015.dwg modified by crr on Jun 19, 2015 3:07pm



TYPICAL 50' RIGHT-OF-WAY STREET SECTION
Not to Scale

SPECIFICATIONS:
2" Type D Hot Mix Asphaltic 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.

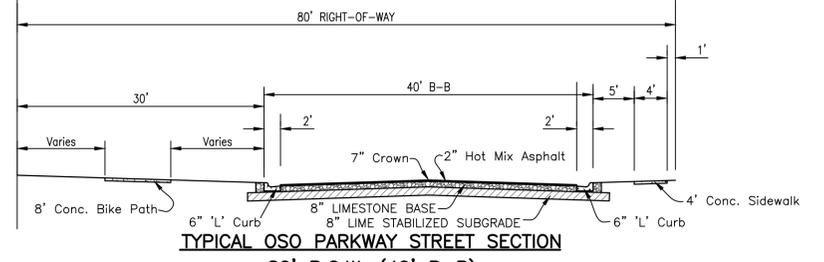
NOTE:
For Clay Soils Only: Street cross section shall be constructed over a 12 inch section of compacted raw subgrade to 90% Standard Proctor, from which the 8 inch limed subgrade shall be scarified and constructed.



TYPICAL 60' RIGHT-OF-WAY STREET SECTION
Not to Scale

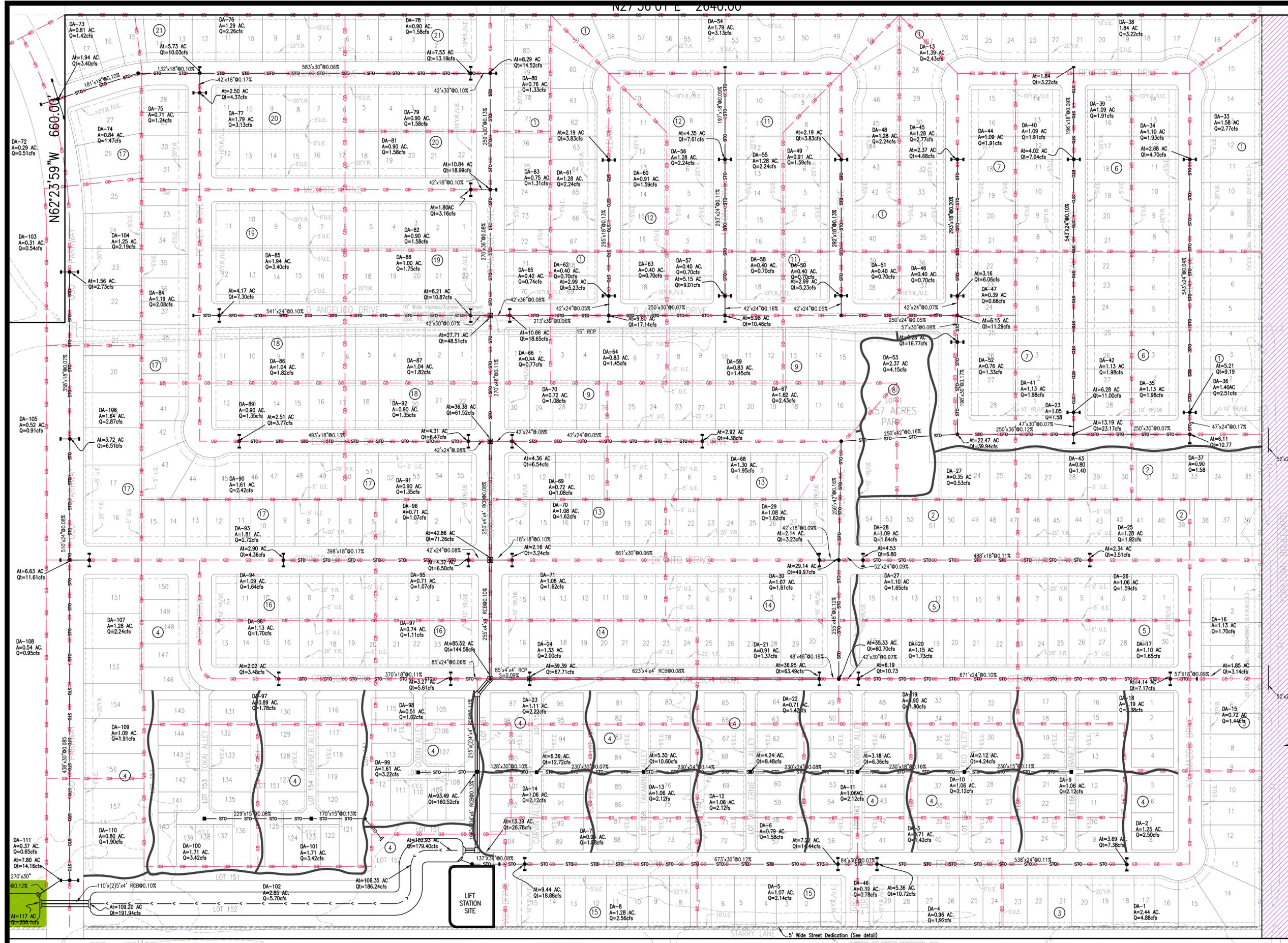
SPECIFICATIONS:
2" Type D Hot Mix Asphaltic Concrete
8" Limestone Base (TY A, GR 1); Compacted to 98% Std. Proctor Density
Moisture shall be within ±3% Optimum Moisture
8" Comp. Lime Subgrade (5% by Dry Wt.); Compacted to 95% Standard Proctor Density
Moisture shall be within ±3% Optimum Moisture
Prime 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 limed subgrade shall be scarified and constructed.



TYPICAL OSO PARKWAY STREET SECTION
Not to Scale

SPECIFICATIONS:
2" Type D Hot Mix Asphaltic Concrete
8" Limestone Base (TY A, GR 1); Compacted to 95% Modified Proctor Density
Moisture Content shall be within ±3% of Optimum Moisture
8" Comp. Lime Stabilized Subgrade (5% by Wt.); Compacted to 95% Standard Proctor Density
Moisture Content shall be within ±3% of Optimum Moisture
Prime Coat MC-1 at 0.15 Gal/Sq. Yd.



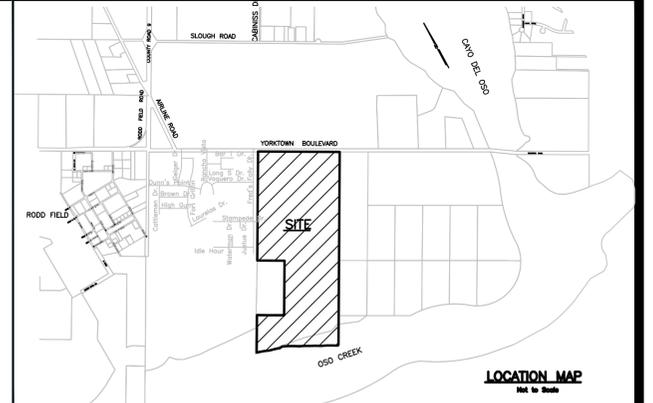
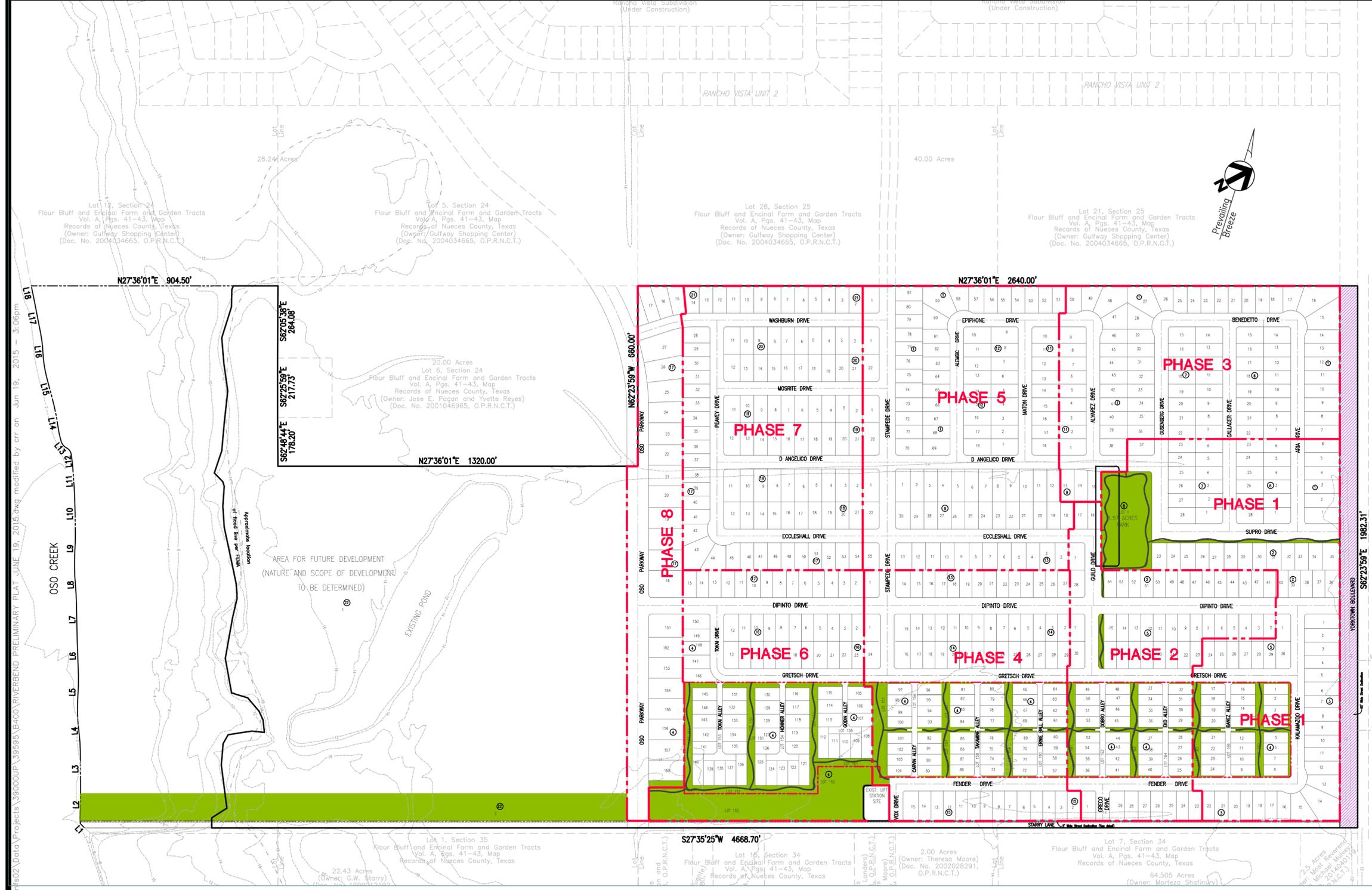
- LEGEND**
- STO — STORM SEWER LINE
 - GB — GRADE BREAK
 - DA — DRAINAGE AREA
 - DAT — SUM OF UPSTREAM DRAINAGE AREAS
 - Q — RUNOFF
 - Qt — SUM OF UPSTREAM RUNOFF
 - cfs — CUBIC FEET PER SECOND
 - AC — ACRES
 - SLOTT INLET
 - — MANHOLE
 - ⊕ — JUNCTION BOX
 - 84"x18" @ 0.09% — LENGTH, DIAMETER & SLOPE OF HYDRAULIC GRADIENT

- Based on current storm water Master Plan the following was assumed:
1. Minimum time of concentration = 30mins.
 2. 5 year storm event design criteria for underground systems.
 3. EXECUTIVE LOTS:
% imperviousness 57.5% - CA = 1.75cfs/AC
 4. TRADITIONAL LOTS:
% imperviousness 45% - CA = 1.5cfs/AC
 5. CLUSTER LOTS:
% imperviousness 70% - CA = 2.0cfs/AC

**RIVERBEND SUBDIVISION
STORM SEWER LAYOUT AND
DRAINAGE PLAN**



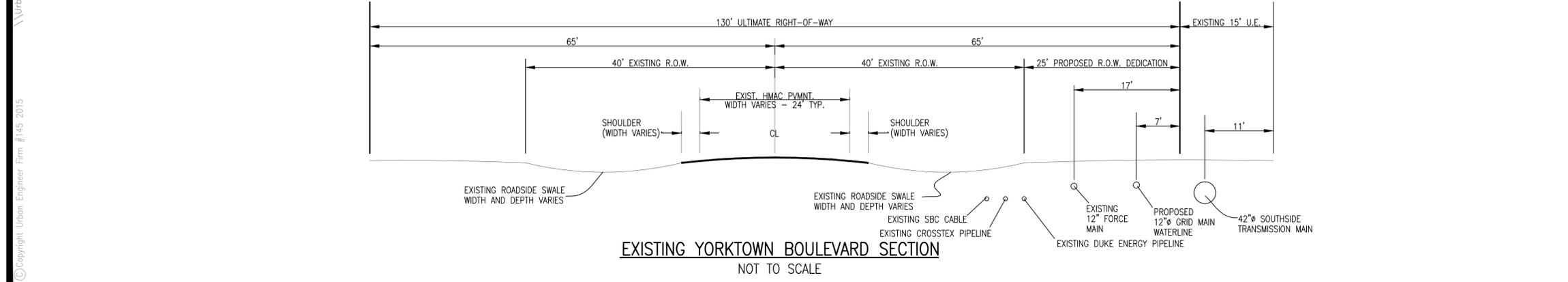
DATE FROM NO. 145, TEMPL FROM NO. 1003400
 1725 DAVENPORT, SUITE 200, CANTON, OH 44705
 PHONE: 330.843.3101 WWW.URBANENGINEERING.COM
 JOB NO.: 39595-B4-00
 JUNE 19, 2015 MFH/crr
 150 100 50 0 100 200
 GRAPHIC SCALE
 1"=100'



- NOTES:**
- The property is currently undeveloped and is Zoned Farm Rural (FR) and RS-6. Proposed zoning is RS-4.5
 - The portion of the property to be developed is in Flood Zone B, per Flood Insurance Rate Map for Nueces County, Texas (Unincorporated Areas) Panel 540 of 705 Community Panel Number 485494 0540 C map revised March 18, 1985.
 - A Pollution Prevention Plan will be submitted with any plans of development for this property.
 - Residential Driveways are prohibited direct access to Yorktown Boulevard (Lot 1, Block 1; Lots 1-11 and 36, Block 2; Lots 1, 38 and 39, Block 5 and Lots 1-11 Block 6).
 - Residential Driveways are prohibited direct access to Storry Lane (Lots 11-26, Block 5; Lots 1-15, Block 8).
 - All areas west of Oso Parkway are for future undetermined residential use.
 - There is no off-site drainage onto this property and the storm sewer plan as shown complies with the City of Corpus Christi Master Plan.
 - The Ultimate Receiving Body for the runoff from this property is the Oso Creek. The ICQ has not classified the aquatic life use for 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 permits 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.
 - All temporary drainage easements shall be maintained by the HOA.
 - This project is not within an AICUZ Boundary or Noise contour.
 - Water and wastewater fees shall be paid prior to recordation of the final plat.

LOT SUMMARY:

CLUSTER: 45'x90'	145 EA.	} 327 LOTS
45'x100'	182 EA.	
EXECUTIVE: 50'x100'	303 EA.	} 340 LOTS
50'x120'	37 EA.	
OSO PARKWAY: 75'x125'	20 EA.	
687 LOTS TOTAL		



PHASING DIAGRAM
for
RIVERBEND SUBDIVISION
Corpus Christi, Texas

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

OWNER/DEVELOPER:
Oso Bend Development Company
John Wallace
101 N. Shoreline, Suite 600
Corpus Christi, Texas 78401

URBAN ENGINEERING

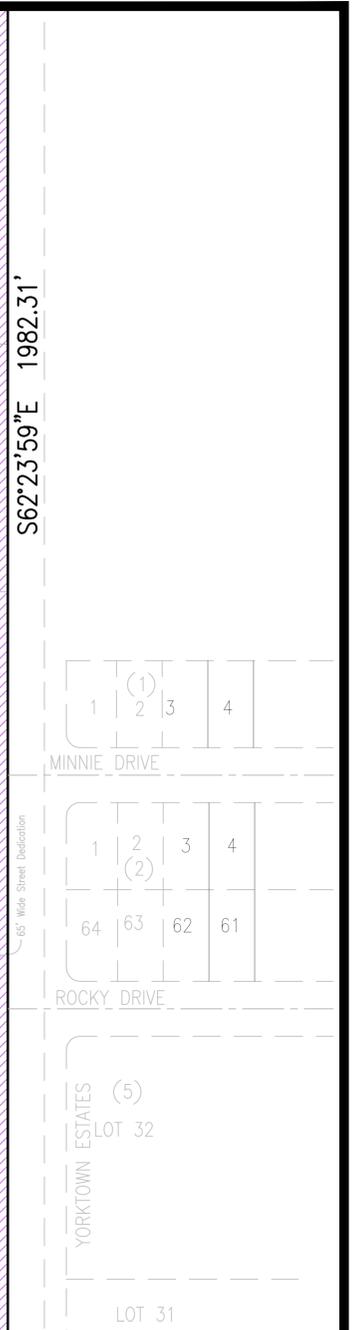
TYPE FIRM NO. 145, TYPE S FIRM NO. 00025000
2725 SWANTNER DR., CORPUS CHRISTI, TX 78404
PHONE: 361.854.3101 WWW.URBANENG.COM
JOB NO. 39595.B4.00
JUNE 19, 2015 MFH/crr

GRAPHIC SCALE
1"=200'

SHEET 4 OF 5

\\Urbanfs02\Data\Projects\39000UP\B400\RIVERBEND PRELIMINARY PLAT JUNE 19, 2015.dwg modified by crr on Jun 19, 2015 - 3:06pm
Copyright Urban Engineer Firm #145 2015

\\urbans02\data\Projects\39000UP\39595\B400\Riverbend Preliminary Plat June 19, 2015.dwg modified by crr on Jun 19, 2015 - 3:05pm



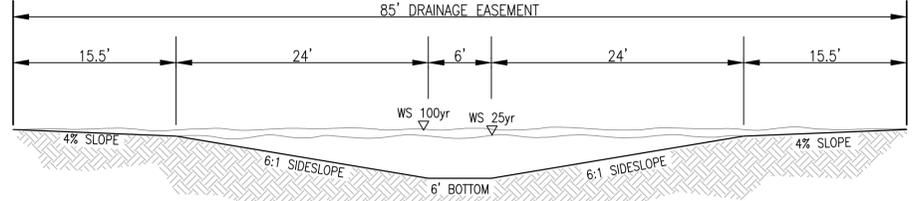
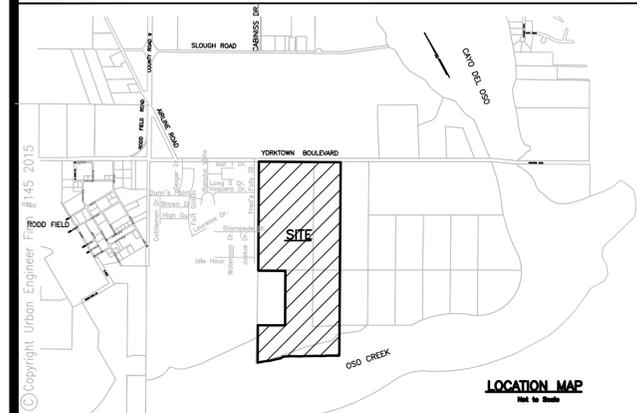
S27°35'25"W 4668.70'

Lot 16, Section 34
Flour Bluff and Encinal Farm and Garden Tracts
Vol. A, Pgs. 41-43, Map
Records of Nueces County, Texas

2.00 Acres
(Owner: Theresa Moore)
(Doc. No. 2002028291,
O.P.R.N.C.T.)

Lot 7, Section 34
Flour Bluff and Encinal Farm and Garden Tracts
Vol. A, Pgs. 41-43, Map
Records of Nueces County, Texas
64.505 Acres

2.5 Acres
Most Reverend
Michael Mulvey
(C.T.)



BASIS OF DRAINAGE CALCS
TOTAL DEVELOPMENT = ±110 ACRES
TOTAL TO DITCH SECTION ±105 ACRES
C=0.60 CA=63
ASSUMED TIME OF CONCENTRATION = 40 MIN.
n=0.03 S=0.10%
I₅ = 3.61 in/hr Q = 227cfs
I₂₅ = 4.76 in/hr Q = 300cfs
I₁₀₀ = 5.74 in/hr Q = 361cfs
Q CAPACITY AT TOP OF BANK = 319cfs, v=2.65 ft/sec
Q CAPACITY AT RIGHT OF WAY = 394cfs, v=2.42 ft/sec.

DITCH SECTION
Not to Scale

- NOTES:**
1. Drainage swale to be treated with channel liner and seeded per TxDOT Urban Seed Mixture.
 2. Drainage Easement is owned by HOA and is dedicated as D.E. to the City of Corpus Christi.
 3. Rock Check Dam shall be provided at ±500' intervals in Ditch Section.

SUMMARY:

- CLUSTER BOUNDARY
- TOTAL CLUSTER AREA: 793,642 SF
- CLUSTER GREEN SPACE: 177,760 SF
- PERCENT GREEN SPACE: 22.40% (Within Cluster Development)
- PARK AREA: 62,207 SF
- DRAINAGE AREA: 103,484 SF
- REQUIRED OPEN SPACE 0.35 (793,642) = 277,775 SF
- OPEN SPACE WITHIN CLUSTER = 177,760 SF
- REQUIRED ADDITIONAL OPEN SPACE = 100,015 SF
- PROVIDED OPEN SPACE CONNECTED TO CLUSTER OR LINKED TO PARK AND DRAINAGE SWALE = 165,691 SF > 100,015 SF .:O.K.
- NOTE: ALL COMMON OPEN SPACE TO BE MAINTAINED BY HOME OWNERS ASSOCIATION (HOA).

OPEN SPACE EXHIBIT FOR RIVERBEND SUBDIVISION

Corpus Christi, Texas
Being 195.3 acres of land out of all of Lots 22 through 27, Section 25, all of Lots 7 and 8, Section 24, and portions of Lots 9, 10 and 11, Section 24, Flour Bluff and Encinal Farm and Garden Tracts.

ENGINEER:
Urban Engineering Firm #145
2725 Swantner Drive
Corpus Christi, Texas 78404
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