

STATE OF TEXAS §  
COUNTY OF NUECES §

WE, 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 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\_\_\_\_.

XXXXXXXXXXXXXXXXX  
MANAGING MEMBER

STATE OF TEXAS §  
COUNTY OF NUECES §

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME, FIRST DULY SWORN AND DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREBY EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

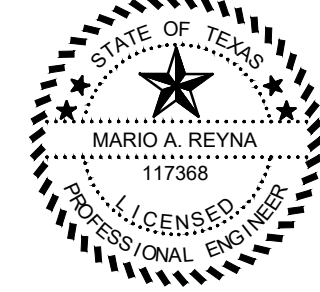
NOTARY PUBLIC, STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF HIDALGO §

I, THE UNDERSIGNED, MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

MELDEN & HUNT, INC.  
TEXAS REGISTRATION F-1435



MARIO A. REYNA, PROFESSIONAL ENGINEER No. 117368  
STATE OF TEXAS  
DATE PREPARED: 07/27/25  
ENGINEERING JOB # 25081.00

STATE OF TEXAS §  
COUNTY OF HIDALGO §

I, THE UNDERSIGNED, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF RIVERSTONE TRAILS MASTER, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 10/06/2025, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.



ROBERTO N. TAMEZ, R.P.L.S. # 6238  
DATE SURVEYED  
SURVEYING JOB No. 25081.08

STATE OF TEXAS §  
COUNTY OF NUECES §

THIS 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\_\_\_\_.

ROBERTO N. TAMEZ  
CHAIRMAN

ALFONSO M. ALVARADO  
SECRETARY

STATE OF TEXAS §  
COUNTY OF NUECES §

THIS PLAT OF THE HEREIN DESCRIBED PROPERTY APPROVED BY THE DEPARTMENT OF THE DEVELOPMENT SERVICES ENGINEER OF THE CITY OF CORPUS CHRISTI, TEXAS.

DATED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BRIA WHITMIRE, P.E., CFM, CPM  
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS §  
COUNTY OF NUECES §

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, HEREBY CERTIFY THAT THE FORE GOING INSTRUMENT DATED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025 WITH THIS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025 AT \_\_\_\_\_ O'CLOCK AND DULY RECORDED ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025 AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. IN VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_ (M.R.N.C.T.)

WITNESS MY HAND AND SEAL OF OFFICE IN CORPUS CHRISTI, TEXAS.  
THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

KARA SANDS, COUNTY CLERK

STATE OF TEXAS §  
COUNTY OF FAYETTE §

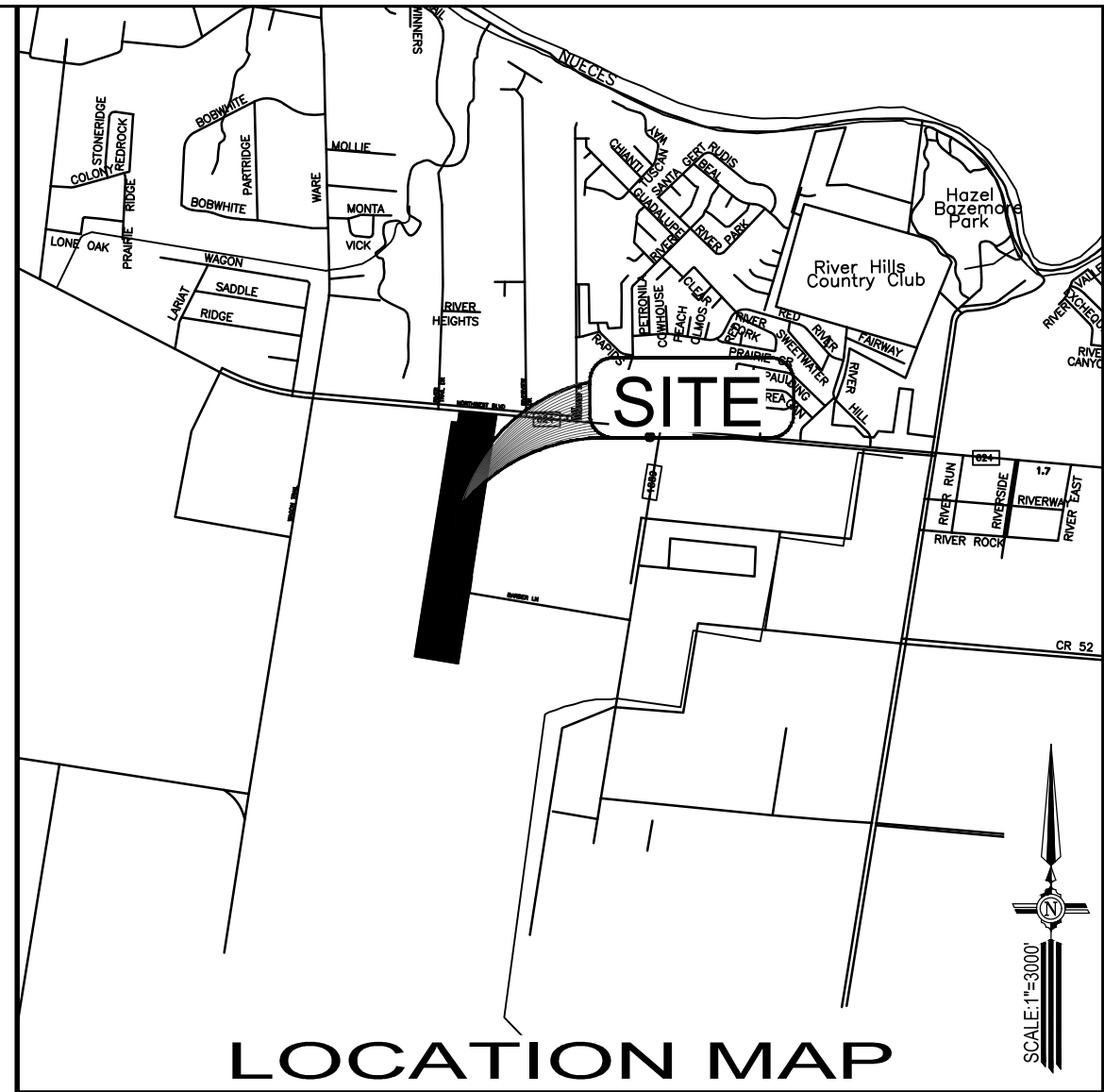
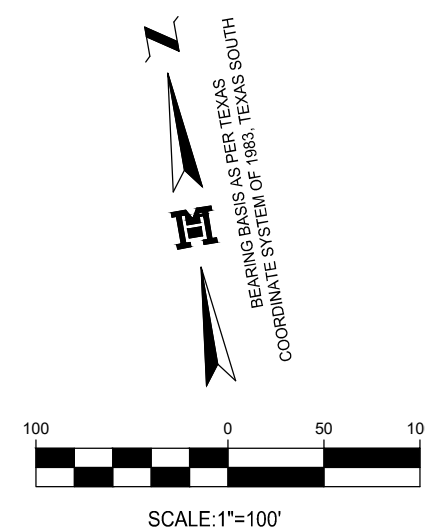
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME, FIRST DULY SWORN AND DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREBY EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC, STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

# Master Preliminary Final PLAT OF RIVERSTONE TRAILS MASTER

69.213  
69.202  
BEING A SUBDIVISION OF 69.202 ACRES OF LAND SITUATED IN  
THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS,  
BEING A PART OR PORTION OUT OF THE MCINTYRE PARTITION



- LEGEND**
- FOUND No.4 REBAR
  - ⊗ FOUND No.5 REBAR
  - ⊕ FOUND "X" MARK ON CONCRETE
  - FOUND CONCRETE MONUMENT
  - FOUND PK NAIL
  - FOUND PIPE
  - SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC
  - SET MAIL
  - R.O.W. - RIGHT OF WAY
  - N.C.M.R. - NUECES COUNTY MAP RECORDS
  - N.C.D.R. - NUECES COUNTY DEED RECORDS
  - N.C.O.R. - NUECES COUNTY OFFICIAL RECORDS
  - N.E. COR. - NORTHEAST CORNER
  - P.O.B. - POINT OF BEGINNING
  - E.E. - ELECTRICAL EASEMENT
  - U.E. - UTILITY EASEMENT
  - T.E. - TECHNOLOGY EASEMENT
  - DOC. NO. - DOCUMENT NUMBER
  - D.O.R.O.W. - DEED OF RIGHT OF WAY
  - W.D. - WARRANTY DEED
  - G.W.D. - GIFT WARRANTY DEED
  - S.W.D. - SPECIAL WARRANTY DEED
  - N.T.S. - NOT TO SCALE

## GENERAL PLAT NOTES & RESTRICTIONS

- FLOOD ZONE STATEMENT: THIS PROPERTY LIES WITHIN "X" (UNSHADED). ZONE "X" (UNSHADED) IS DESCRIBED AS: AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN. FEMA FIRM COMMUNITY-PANEL NUMBER 485464 0260 G; MAP REVISED: OCTOBER 13, 2022.
- TOTAL PLATTED AREA NOTE: THE TOTAL PLATTED AREA CONTAINS 69.213 ACRES OF LAND.
- SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF CORPUS CHRISTI FRONT: 20' OR EASEMENT WHICHEVER IS GREATER REAR: 15' OR EASEMENT WHICHEVER IS GREATER SIDE: 5' OR EASEMENT WHICHEVER IS GREATER
- THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- BENCHMARK NOTE: SQUARE CUT IN THE TOP OF A CONCRETE DRAINAGE WALL, ON THE SOUTH SIDE OF F.M. 624. ELEVATION: 78.27, NORTHING: 17201942.63, EASTING: 1252969.00.
- EASEMENTS NOTE: NO STRUCTURES SHALL BE PERMITTED OVER ANY EASEMENTS. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE EASEMENT.
- PUBLIC OPEN SPACE NOTE: IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.
- THE DETENTION BASIN WILL BE MAINTAINED BY THE PROPERTY OWNER/S.
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN REQUIREMENTS.
- SITE PLAN MUST BE REVIEWED/APPROVED BY THE CITY OF CORPUS CHRISTI PRIOR TO ISSUANCE OF BUILDING PERMIT FOR COMMERCIAL DEVELOPMENTS.
- BEARING BASIS AS PER TEXAS COORDINATE SYSTEM OF 1983, TEXAS SOUTH.
- BUILDING HEIGHT TO BE APPROVED AT BUILDING PERMIT STAGE.
- ANY STORM DRAINAGE DISCHARGE TO STATE OF TEXAS RIGHT-OF-WAY SHALL BE REVIEWED AND APPROVED BY TxDOT.
- PRIVATE TECHNOLOGY EASEMENT. OWNER RESERVES UNTO RHODES DEVELOPMENT INC A TECHNOLOGY EASEMENT OVER THE PROPERTY IN THE LOCATION IDENTIFIED ON THIS PLAT (THE TECHNOLOGY EASEMENT WILL MAINTAIN, REPLACING AND UPGRADING ANY AND ALL CABLE, FIBER, OR OTHER ANY TRANSPORT MEDIA REASONABLY NECESSARY FOR PROVIDING TECHNOLOGY SERVICES, INCLUDING BUT NOT LIMITED TO INTERNET, CABLE, SECURITY, AND RELATED SERVICES, TO THE LOTS CREATED BY THIS PLAT.
- COMMON AREAS TO BE MAINTAINED BY HOMEOWNER'S ASSOCIATION AND NOT THE CITY OF CORPUS CHRISTI.
- MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION IS 16" ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF EACH RESIDENTIAL LOT.
- IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.
- NO INCREASE IN STORM WATER DISCHARGE TO STATE RIGHT-OF-WAY SHALL BE ACCEPTED BY TxDOT.
- TxDOT PERMITS WILL BE ISSUED IN ACCORDANCE WITH THE ACCESS MANAGEMENT STANDARDS AND ALL APPLICABLE STATE AND FEDERAL LAWS, INCLUDING RULES AND REGULATIONS, ACCESS CONNECTION SPACING, MATERIALS, GEOMETRICS, ACCESSIBILITY, AND OTHER DESIGN SPECIFICATIONS WILL BE CONSIDERED, AS WELL AS THE IMPACT IN DRAINAGE AND HYDRAULICS, UTILITY LOCATION OR RELOCATION, AND THE ENVIRONMENT THAT WILL RESULT FROM THE REQUESTED CONSTRUCTION OF AN ACCESS CONNECTION. 43 TEX. ADMIN. CODE 11.52 (2020).
- DRAINAGE IMPROVEMENTS SHALL ACCOMMODATE RUNOFF FROM THE UPSTREAM DRAINAGE AREA IN ITS ANTICIPATED MAXIMUM "BUILD-OUT" OR "FULLY DEVELOPED" CONDITION, AND SHALL BE DESIGNED TO PREVENT OVERLOADING THE CAPACITY OF THE DOWNSTREAM DRAINAGE SYSTEM.
- IF THE OWNER RESPONSIBLE FOR MAINTENANCE OF THE PERMANENT STORMWATER OR WATER QUALITY CONTROL FAILS TO MAINTAIN THE CONTROL, TO TxDOT ROW, THE OWNER SHALL CORRECT THE PROBLEM.
- MEDIANS WILL BE MAINTAINED BY HOA.

STATE OF TEXAS §  
COUNTY OF FAYETTE §

I, \_\_\_\_\_, FOR NATIONAL BANK, DO HEREBY CERTIFY THAT WE ARE THE HOLDERS OF A LIEN ON THE LAND SHOWN ON THE FOREGOING MAP OF WHICH MANOK GP, LLC IS THE OWNER, AND WE APPROVE OF THE SUBDIVISION AND DEDICATION FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED. THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_

DRAWN BY: J.L.G. DATE 10-13-25  
SURVEYED, CHECKED \_\_\_\_\_ DATE \_\_\_\_\_  
FINAL CHECK \_\_\_\_\_ DATE \_\_\_\_\_



MELDEN & HUNT INC.  
CONSULTANTS • ENGINEERS • SURVEYORS  
115 W. MCINTYRE PH: (956) 381-0981  
EDINBURG, TX 78541 FAX: (956) 381-1839  
ESTABLISHED 1947 www.meldenandhunt.com

SHEET 1 OF 1

STATE OF TEXAS §  
COUNTY OF NUECES §

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XXXXXXXXXXXXXXXXX  
MANAGING MEMBER

STATE OF TEXAS §  
COUNTY OF NUECES §

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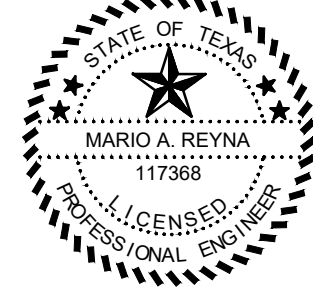
NOTARY PUBLIC, STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF HIDALGO §

I, THE UNDERSIGNED, MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

MELDEN & HUNT, INC.  
TEXAS REGISTRATION F-1435



MARIO A. REYNA, PROFESSIONAL ENGINEER No. 117368  
STATE OF TEXAS  
DATE PREPARED: 07/27/25  
ENGINEERING JOB # 25081.00

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ROBERTO N. TAMEZ, R.P.L.S. # 6238  
DATE SURVEYED  
SURVEYING JOB No. 25081.08

STATE OF TEXAS §  
COUNTY OF NUECES §

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THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

MICHAEL MILLER  
CHAIRMAN

AL RAYMOND, III, AIA, CBO  
SECRETARY

STATE OF TEXAS §  
COUNTY OF NUECES §

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DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS §  
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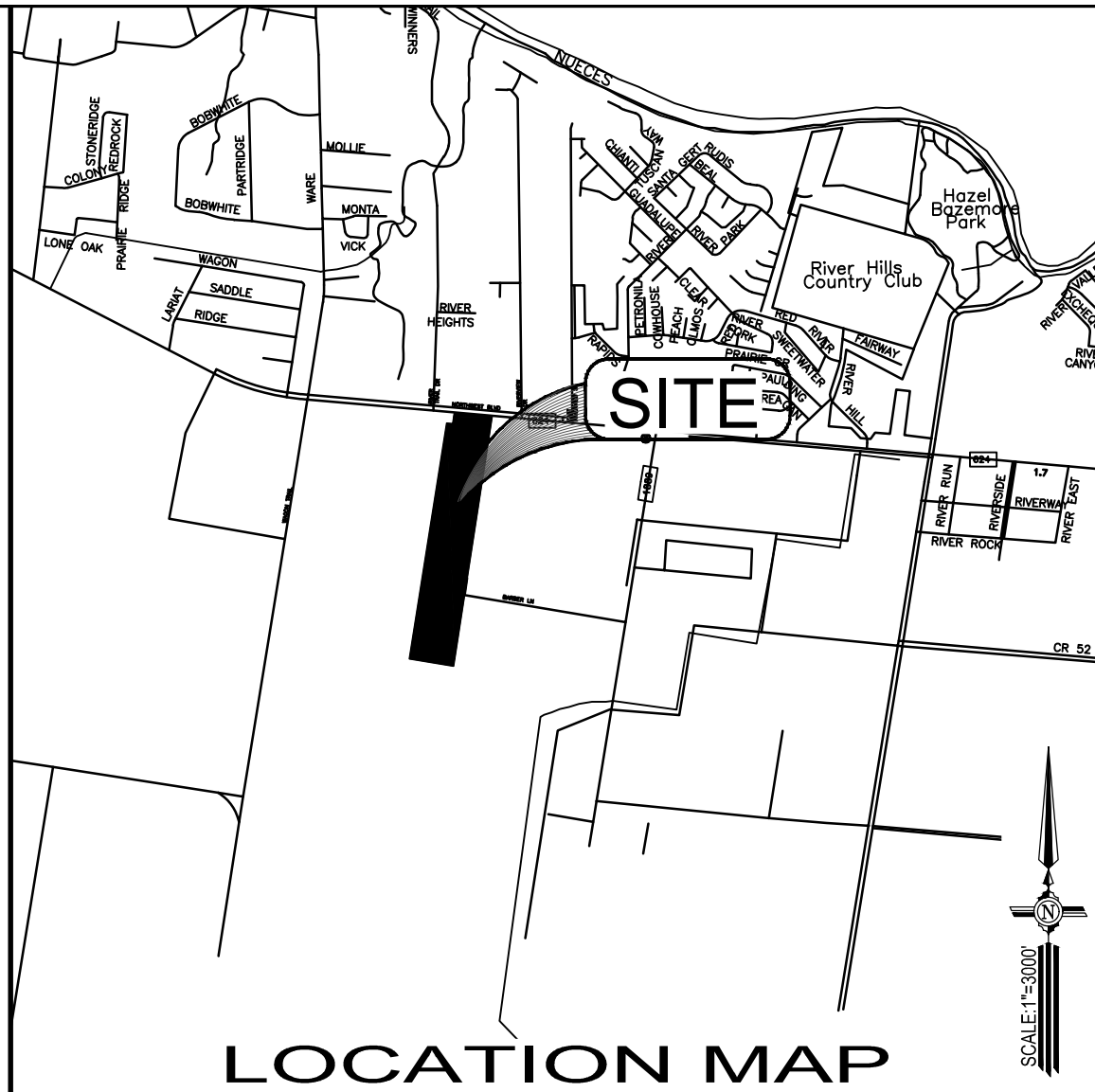
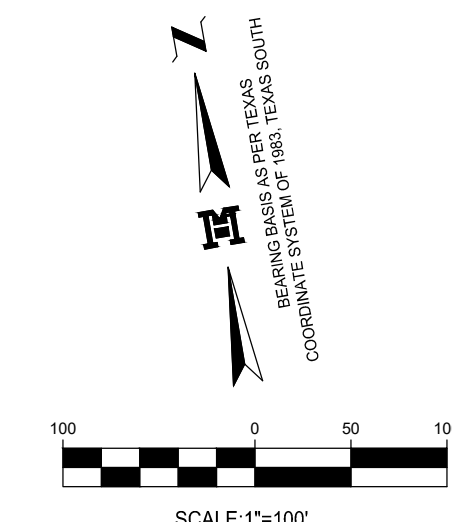
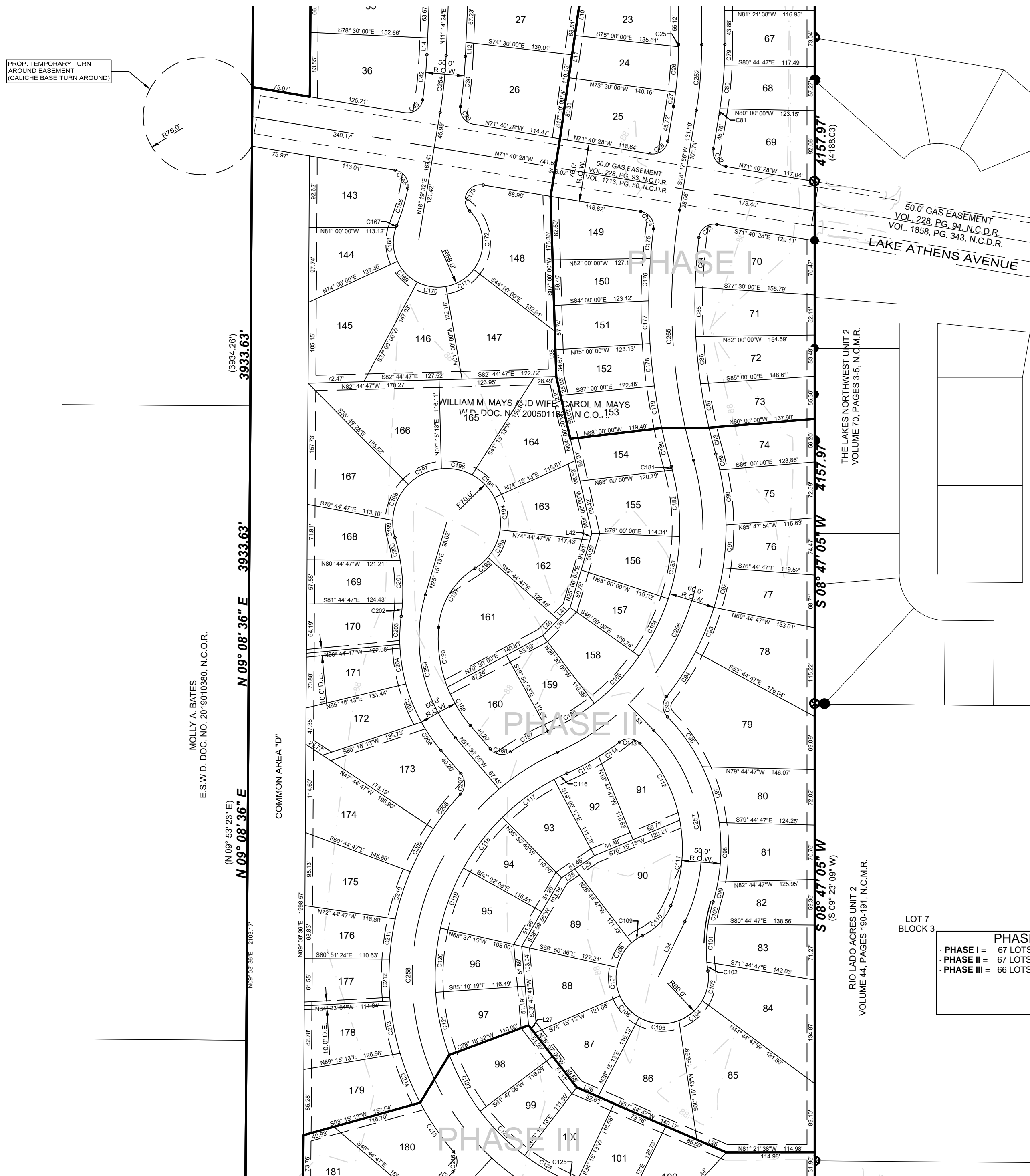
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THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

KARA SANDS, COUNTY CLERK

NOTARY PUBLIC, STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

## FINAL PLAT OF RIVERSTONE TRAILS MASTER

BEING A SUBDIVISION OF 69.282 ACRES OF LAND SITUATED IN THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, BEING A PART OR PORTION OUT OF THE MCINTYRE PARTITION



- LEGEND**
- FOUND No.4 REBAR
  - ⊗ FOUND No.5 REBAR
  - ⊗ FOUND "X" MARK ON CONCRETE
  - FOUND CONCRETE MONUMENT
  - FOUND PK NAIL
  - SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC
  - SET NAIL
  - R.O.W. - RIGHT OF WAY
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### GENERAL PLAT NOTES & RESTRICTIONS

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STATE OF TEXAS §  
COUNTY OF FAYETTE §

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BY: \_\_\_\_\_

DRAWN BY: J.L.G. DATE: 10-13-25  
SURVEYED, CHECKED \_\_\_\_\_ DATE \_\_\_\_\_  
FINAL CHECK \_\_\_\_\_ DATE \_\_\_\_\_



**MELDEN & HUNT INC.**  
CONSULTANTS • ENGINEERS • SURVEYORS  
115 W. MCINTYRE PH: (956) 381-0981  
EDINBURG, TX 78541 FAX: (956) 381-1839  
ESTABLISHED 1947 www.meldenandhunt.com

SHEET 1 OF 1



STATE OF TEXAS §  
COUNTY OF NUECES §

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XXXXXXXXXXXXXXXXX  
MANAGING MEMBER

STATE OF TEXAS §  
COUNTY OF NUECES §

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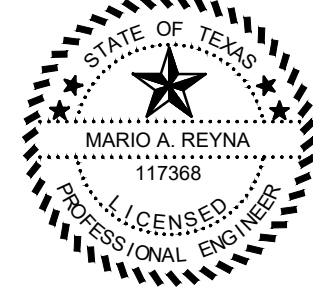
NOTARY PUBLIC, STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF HIDALGO §

I, THE UNDERSIGNED, MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

MELDEN & HUNT, INC.  
TEXAS REGISTRATION F-1435



MARIO A. REYNA, PROFESSIONAL ENGINEER No. 117368  
STATE OF TEXAS  
DATE PREPARED: 07/27/25  
ENGINEERING JOB # 25081.00

STATE OF TEXAS §  
COUNTY OF HIDALGO §

I, THE UNDERSIGNED, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF RIVERSTONE TRAILS MASTER, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 10/06/2025, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.



ROBERTO N. TAMEZ, R.P.L.S. # 6238  
DATE SURVEYED  
SURVEYING JOB No. 25081.08

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\_\_\_\_.

MICHAEL MILLER  
CHAIRMAN

AL RAYMOND, III, AIA, CBO  
SECRETARY

STATE OF TEXAS §  
COUNTY OF NUECES §

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY APPROVED BY THE DEPARTMENT OF THE DEVELOPMENT SERVICES ENGINEER OF THE CITY OF CORPUS CHRISTI, TEXAS.

DATED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BRIA WHITMIRE, P.E., CFM, CPM  
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS §  
COUNTY OF NUECES §

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, HEREBY CERTIFY THAT THE FORE GOING INSTRUMENT DATED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025 WITH THIS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025 AT \_\_\_\_\_ O'CLOCK AND DULY RECORDED ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025 AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. IN VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_ (M.R.N.C.T.)

WITNESS MY HAND AND SEAL OF OFFICE IN CORPUS CHRISTI, TEXAS.  
THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

KARA SANDS, COUNTY CLERK

STATE OF TEXAS §  
COUNTY OF FAYETTE §

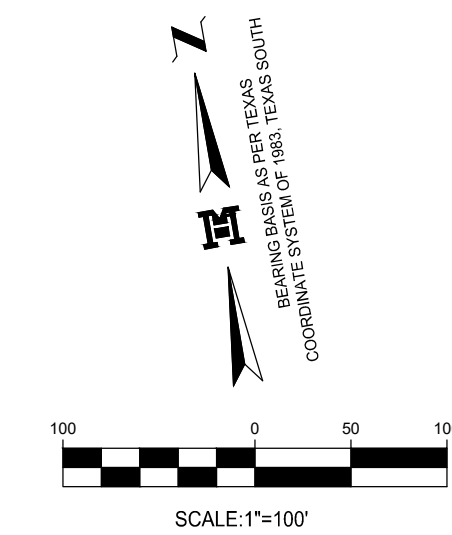
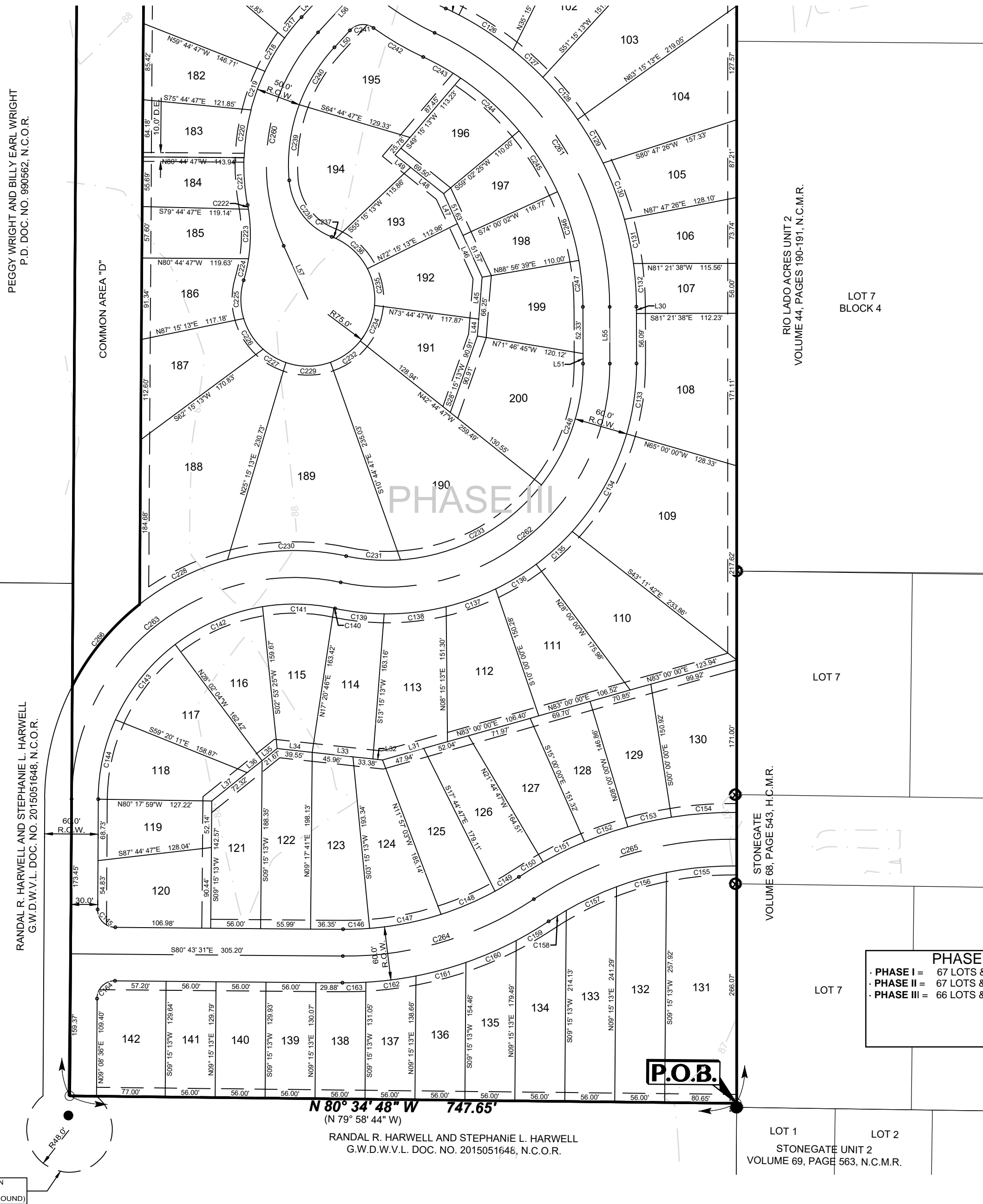
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME, FIRST DULY SWORN AND DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREBY EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

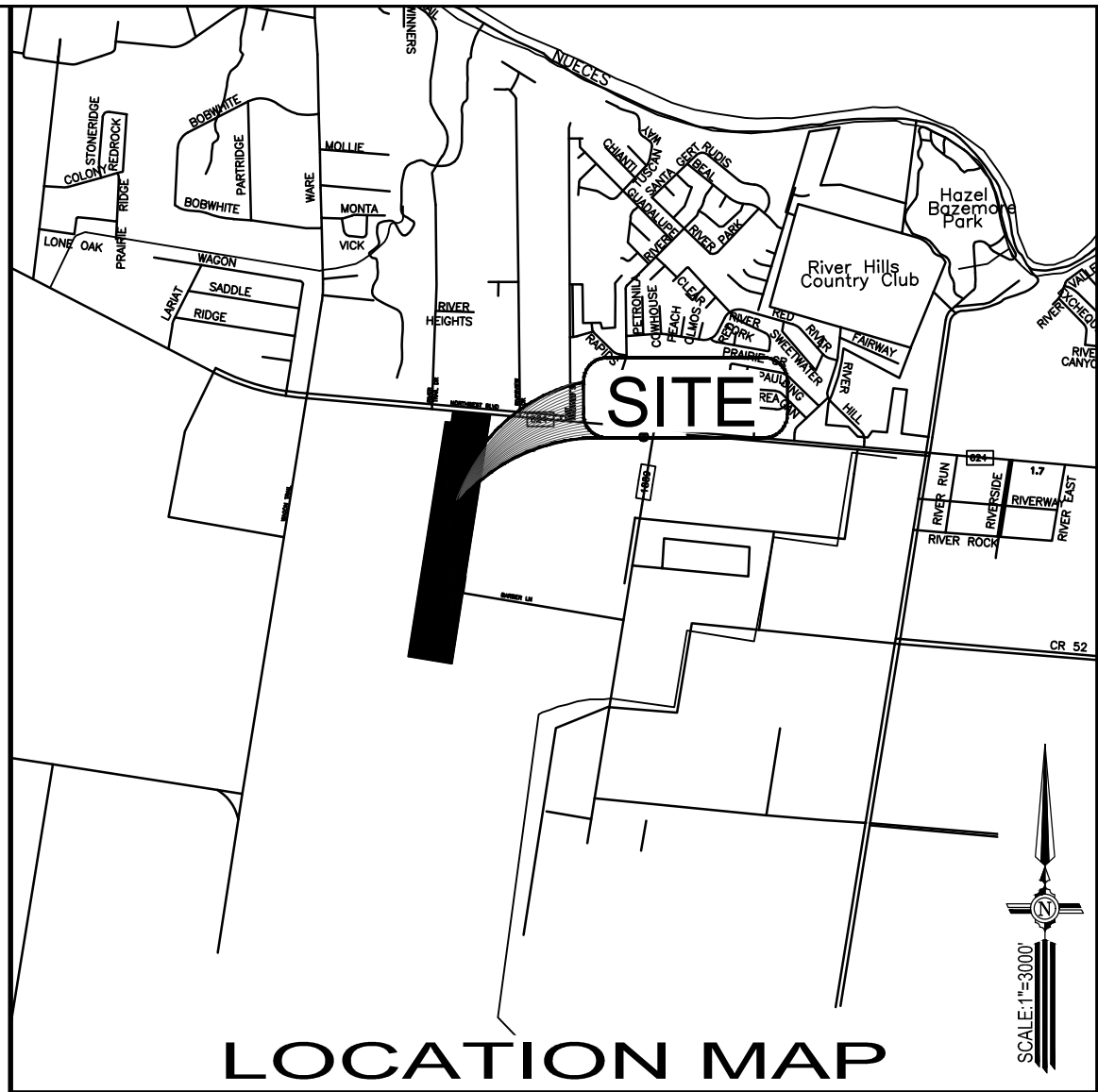
NOTARY PUBLIC, STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

## FINAL PLAT OF RIVERSTONE TRAILS MASTER

BEING A SUBDIVISION OF 69.282 ACRES OF LAND SITUATED IN  
THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS,  
BEING A PART OR PORTION OUT OF THE MCINTYRE PARTITION



- LEGEND**
- FOUND No.4 REBAR
  - ⊗ FOUND No.5 REBAR
  - ⊗ FOUND "X" MARK ON CONCRETE
  - FOUND CONCRETE MONUMENT
  - FOUND PK NAIL
  - FOUND PIPE
  - SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC
  - SET NAIL
  - R.O.W. - RIGHT OF WAY
  - N.C.M.R. - NUECES COUNTY MAP RECORDS
  - N.C.D.R. - NUECES COUNTY DEED RECORDS
  - N.C.O.R. - NUECES COUNTY OFFICIAL RECORDS
  - N.E. COR. - NORTHEAST CORNER
  - P.O.B. - POINT OF BEGINNING
  - E.E. - ELECTRICAL EASEMENT
  - U.E. - UTILITY EASEMENT
  - T.E. - TECHNOLOGY EASEMENT
  - DOC. NO. - DOCUMENT NUMBER
  - D.O.R.O.W. - DEED OF RIGHT OF WAY
  - W.D. - WARRANTY DEED
  - G.W.D. - GIFT WARRANTY DEED
  - S.W.D. - SPECIAL WARRANTY DEED
  - N.T.S. - NOT TO SCALE



- GENERAL PLAT NOTES & RESTRICTIONS**
- FLOOD ZONE STATEMENT: THIS PROPERTY LIES WITHIN "X" (UNSHADED). ZONE "X" (UNSHADED) IS DESCRIBED AS: AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN. FEMA FIRM COMMUNITY-PANEL NUMBER 485464 0260 G. MAP REVISED: OCTOBER 13, 2022.
  - TOTAL PLATTED AREA NOTE: THE TOTAL PLATTED AREA CONTAINS 69.213 ACRES OF LAND.
  - SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF CORPUS CHRISTI FRONT: 20' OR EASEMENT WHICHEVER IS GREATER REAR: 15' OR EASEMENT WHICHEVER IS GREATER SIDE: 5' OR EASEMENT WHICHEVER IS GREATER
  - THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
  - BENCHMARK NOTE: SQUARE CUT IN THE TOP OF A CONCRETE DRAINAGE WALL, ON THE SOUTH SIDE OF F.M. 624. ELEVATION: 78.27, NORTHING: 17201942.63, EASTING: 1252969.00.
  - EASEMENTS NOTE: NO STRUCTURES SHALL BE PERMITTED OVER ANY EASEMENTS. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE EASEMENT.
  - PUBLIC OPEN SPACE NOTE: IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.
  - THE DETENTION BASIN WILL BE MAINTAINED BY THE PROPERTY OWNER/S.
  - ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN REQUIREMENTS.
  - SITE PLAN MUST BE REVIEWED/APPROVED BY THE CITY OF CORPUS CHRISTI PRIOR TO ISSUANCE OF BUILDING PERMIT FOR COMMERCIAL DEVELOPMENTS.
  - BEARING BASIS AS PER TEXAS COORDINATE SYSTEM OF 1983, TEXAS SOUTH.
  - BUILDING HEIGHT TO BE APPROVED AT BUILDING PERMIT STAGE.
  - ANY STORM DRAINAGE DISCHARGE TO STATE OF TEXAS RIGHT-OF-WAY SHALL BE REVIEWED AND APPROVED BY TxDOT.
  - PRIVATE TECHNOLOGY EASEMENT. OWNER RESERVES UNTO RHODES DEVELOPMENT INC A TECHNOLOGY EASEMENT OVER THE PROPERTY IN THE LOCATION IDENTIFIED ON THIS PLAT (THE TECHNOLOGY EASEMENT WILL MAINTAINING, REPLACING AND UPGRADING ANY AND ALL CABLE, FIBER, OR OTHER ANY TRANSPORT MEDIA REASONABLY NECESSARY FOR PROVIDING TECHNOLOGY SERVICES, INCLUDING BUT NOT LIMITED TO INTERNET, CABLE, SECURITY, AND RELATED SERVICES, TO THE LOTS CREATED BY THIS PLAT.
  - COMMON AREAS TO BE MAINTAINED BY HOMEOWNER'S ASSOCIATION AND NOT THE CITY OF CORPUS CHRISTI.
  - MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION IS 16" ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF EACH RESIDENTIAL LOT.
  - IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.
  - NO INCREASE IN STORM WATER DISCHARGE TO STATE RIGHT-OF-WAY SHALL BE ACCEPTED BY TxDOT.
  - TxDOT PERMITS WILL BE ISSUED IN ACCORDANCE WITH THE ACCESS MANAGEMENT STANDARDS AND ALL APPLICABLE STATE AND FEDERAL LAWS, INCLUDING RULES AND REGULATIONS, ACCESS CONNECTION SPACING, MATERIALS, GEOMETRICS, ACCESSIBILITY, AND OTHER DESIGN SPECIFICATIONS WILL BE CONSIDERED, AS WELL AS THE IMPACT IN DRAINAGE AND HYDRAULICS, UTILITY LOCATION OR RELOCATION, AND THE ENVIRONMENT THAT WILL RESULT FROM THE REQUESTED CONSTRUCTION OF AN ACCESS CONNECTION. 43 TEX. ADMIN. CODE 11.52 (2020).
  - DRAINAGE IMPROVEMENTS SHALL ACCOMMODATE RUNOFF FROM THE UPSTREAM DRAINAGE AREA IN ITS ANTICIPATED MAXIMUM "BUILD-OUT" OR "FULLY DEVELOPED" CONDITION, AND SHALL BE DESIGNED TO PREVENT OVERLOADING THE CAPACITY OF THE DOWNSTREAM DRAINAGE SYSTEM.
  - IF THE OWNER RESPONSIBLE FOR MAINTENANCE OF THE PERMANENT STORMWATER OR WATER QUALITY CONTROL FAILS TO MAINTAIN THE CONTROL, TO TxDOT ROW, THE OWNER SHALL CORRECT THE PROBLEM.
  - MEDIANS WILL BE MAINTAINED BY HOA.

STATE OF TEXAS §  
COUNTY OF FAYETTE §

I, \_\_\_\_\_, FOR NATIONAL BANK, DO HEREBY CERTIFY THAT WE ARE THE HOLDERS OF A LIEN ON THE LAND SHOWN ON THE FOREGOING MAP OF WHICH MANOK GP, LLC IS THE OWNER, AND WE APPROVE OF THE SUBDIVISION AND DEDICATION FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED. THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_

DRAWN BY: \_\_\_\_\_ J.L.G. DATE 10-13-25  
SURVEYED, CHECKED \_\_\_\_\_ DATE \_\_\_\_\_  
FINAL CHECK \_\_\_\_\_ DATE \_\_\_\_\_



**MELDEN & HUNT INC.**  
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SHEET 1 OF 1