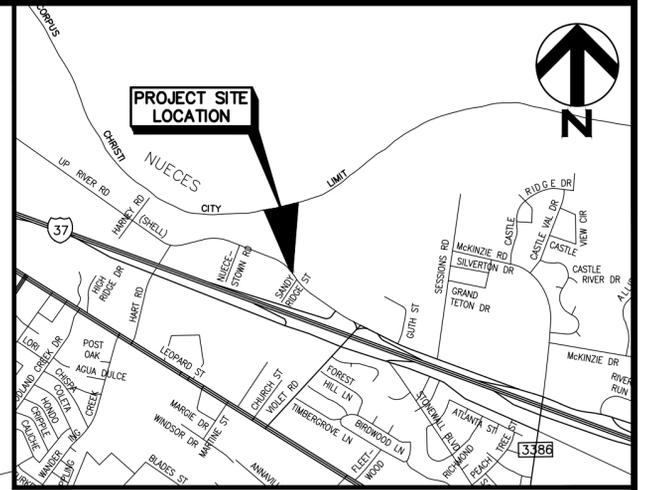


PRELIMINARY PLAT OF
RIVER PLACE SUBDIVISION
BLOCK 1, LOTS 1, 2, 3 & 4

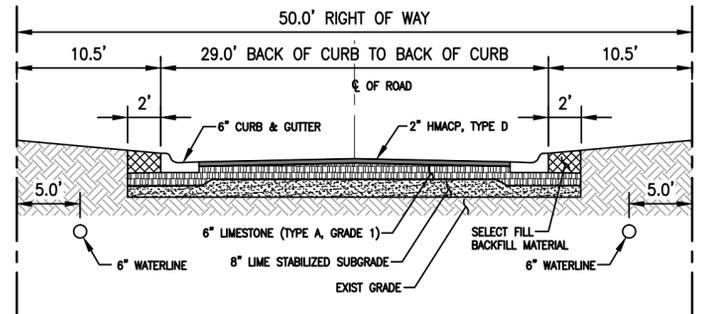
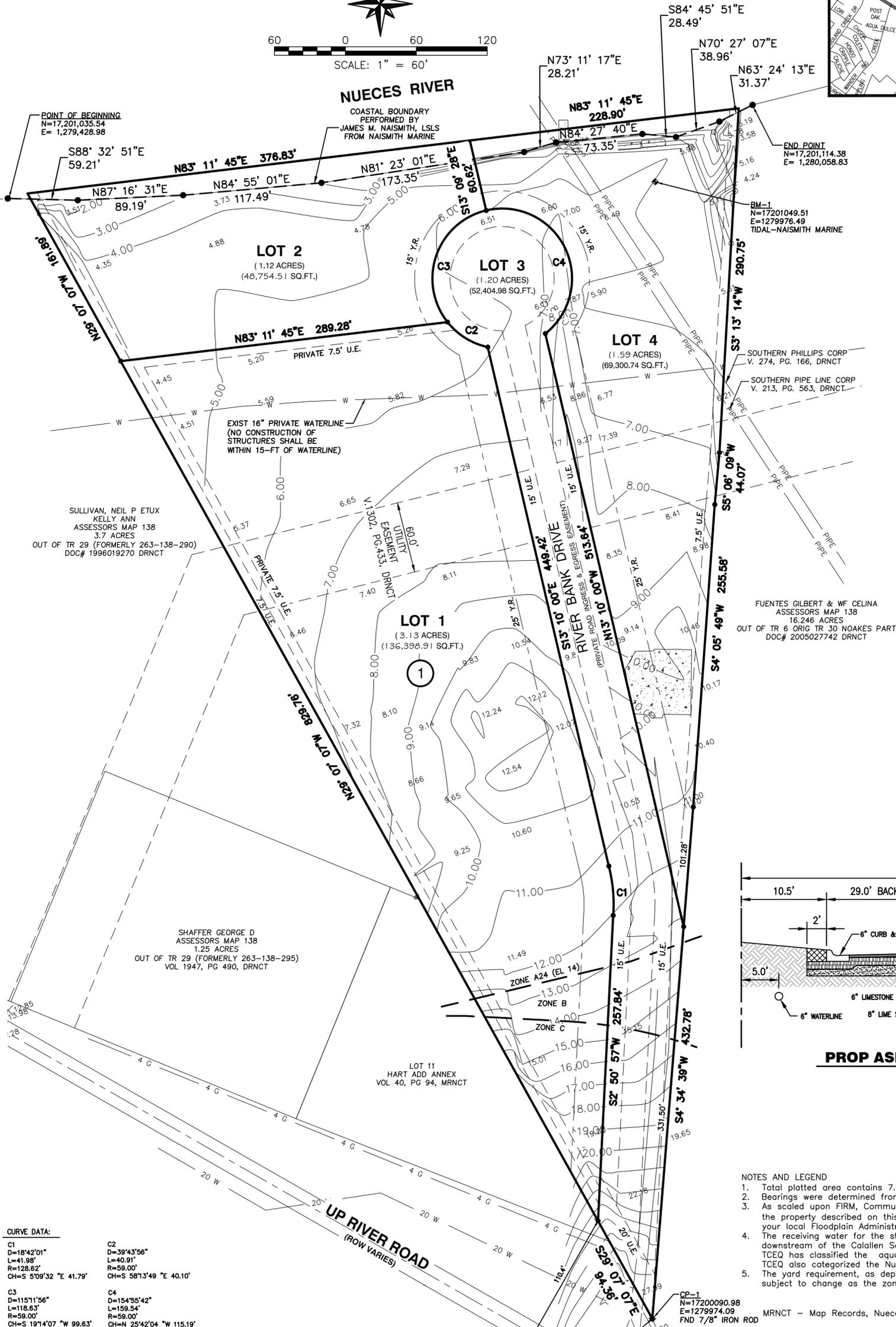
BEING 3.888 AND 2.844 ACRE TRACTS OUT OF TRACT #7 OF THE NOAKES ESTATE AND A 0.3119 ACRE TRACT OUT OF TRACT #6 OF THE NOAKES ESTATE AS DESCRIBED IN DEED RECORDED IN VOLUME 280, PAGES 543-556 OF THE DEED RECORDS OF NUECES COUNTY, TEXAS.



60 0 60 120
 SCALE: 1" = 60'



VICINITY MAP
 SCALE: NTS



PROP ASPHALT ROAD SECTION
 SCALE: NTS

NOTES AND LEGEND

- Total platted area contains 7.04 Acres (306,859.14 Square feet) of land.
- Bearings were determined from a GPS Survey, Texas Coordinate System of 1983, South Zone.
- As scaled upon FIRM, Community Panel No. 485464 0130 C, Map Revised: July 18, 1985, the property described on this plat is located in Flood Zones "A24", "B" & "C". Contact your local Floodplain Administrator for flood zone determination and base flood elevations.
- The receiving water for the storm water runoff from this property is the Nueces River downstream of the Calallen Saltwater Intrusion Dam located 1.1 miles from Nueces Bay. The TCEQ has classified the aquatic life use for this segment of the Nueces River as "high". TCEQ also categorized the Nueces River as "contact recreation" use.
- The yard requirement, as depicted, is a requirement of the Unified Development Code and is subject to change as the zoning may change.

MRNCT - Map Records, Nueces County, Texas
 DRNCT - Deed Records, Nueces County, Texas

⊙ Denotes found a 5/8" iron rod, unless otherwise noted.

OWNER:
 Jeffery R. Ilseng and wife, Rhonda Ilseng
 14730 Beal Drive
 Corpus Christi, TX 78410
 (361) 362-3304

CURVE DATA:

C1 D=18'42'01" L=41.98' R=128.62' CH=S 5'09'32" E 41.79'	C2 D=39'43'56" L=40.91' R=59.00' CH=S 58'13'49" E 40.10'	C3 D=115'11'56" L=118.63' R=59.00' CH=S 19'14'07" W 99.63'	C4 D=154'55'42" L=159.54' R=59.00' CH=N 25'42'04" W 115.19'
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 Phone: 361-334-5719
 Fax: 361-334-5740

REVISIONS				
CHK BY:	NO.	DESCRIPTION	BY	CHD DATE
APP BY: XDS				
SCALE:				
AS NOTED				
DATE:				
FEB 2016				