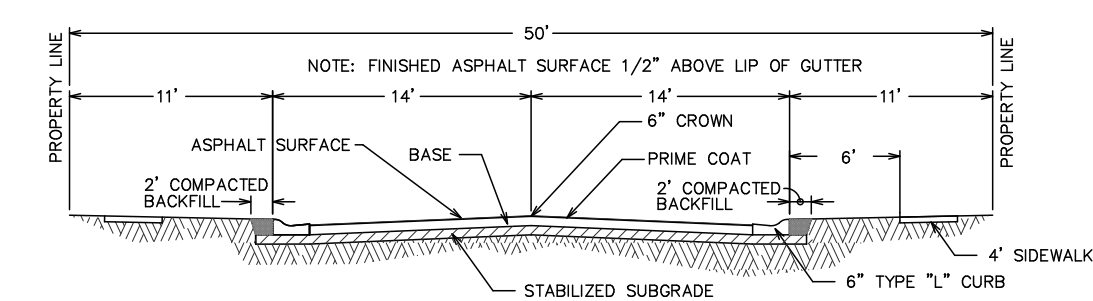
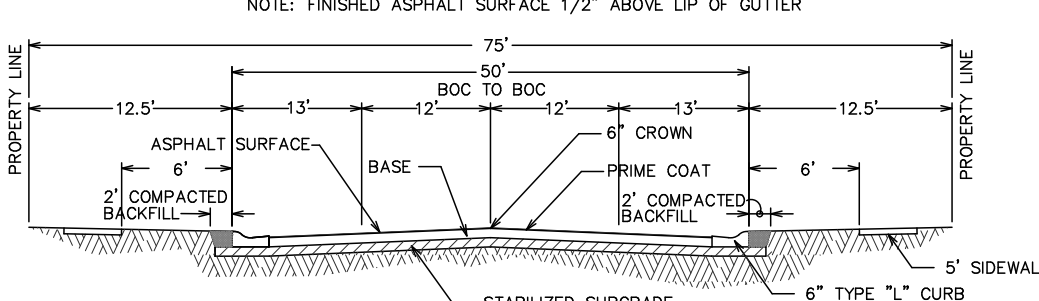




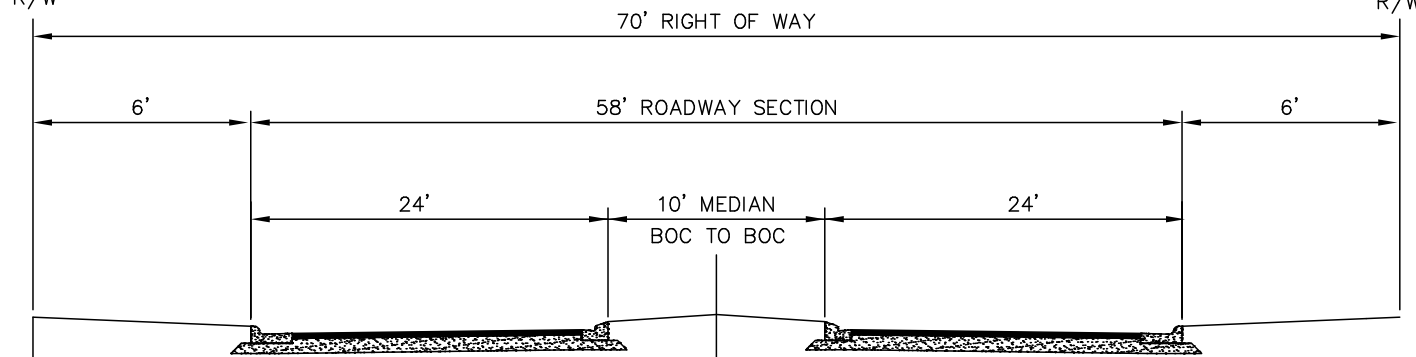
SPECIFICATIONS:
SURFACE: 2" HOT MIX ASPHALTIC CONCRETE TxDOT TYPE D.
PRIME COAT: MS-1 OR MC-30 @ 0.15 GALLONS PER SQUARE YARD.
BASE: 8" CRUSHED LESTONE BASE COMPACTED TO 98% OF STANDARD PROCTOR DENSITY. (TYPE A, GRADE 1)
SUBGRADE: SCARIFY, LINE STABILIZE AND RECOMPACT TOP 8" OF RAW SUBGRADE TO 95% OF STANDARD PROCTOR DENSITY, WITH 6% MINIMUM HYDRATED LIME BY WEIGHT.
BACK OF CURB: ALL CURB BACKFILL SHALL BE COMPACTED TO 95% OF STANDARD PROCTOR DENSITY

TYPICAL 50' R.O.W.-SECTION
SCALE: N.T.S.



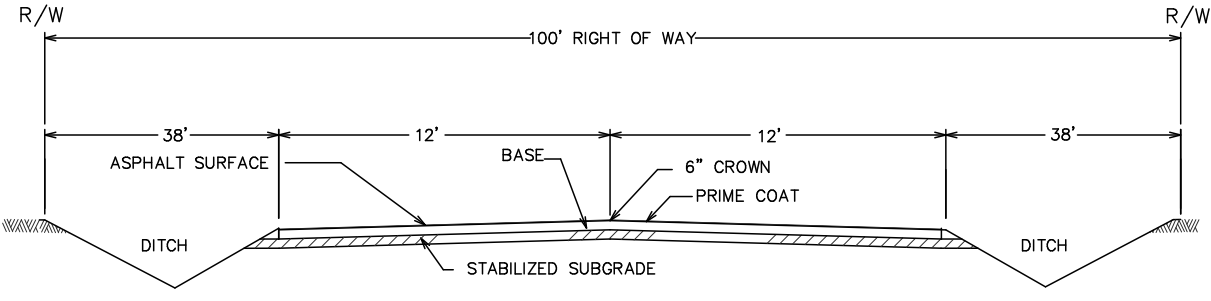
SPECIFICATIONS:
SURFACE: 2" TxDOT TYPE D HOT MIX ASPHALTIC CONCRETE.
BASE: 8" CRUSHED LESTONE BASE COMPACTED TO 98% OF STANDARD PROCTOR DENSITY. (TYPE A, GRADE 1)
SUBGRADE: SCARIFY, LINE STABILIZE AND RECOMPACT TOP 8" OF RAW SUBGRADE TO 95% OF STANDARD PROCTOR DENSITY, WITH 6% MINIMUM HYDRATED LIME BY WEIGHT.
PRIME COAT: MS-1 OR MC-30, 0.15 GALLONS PER SQUARE YARD.
BACK OF CURB: ALL CURB BACKFILL SHALL BE COMPACTED TO 95% OF STANDARD PROCTOR DENSITY

TYPICAL 75' R.O.W.-SECTION (C3)
SCALE: N.T.S.

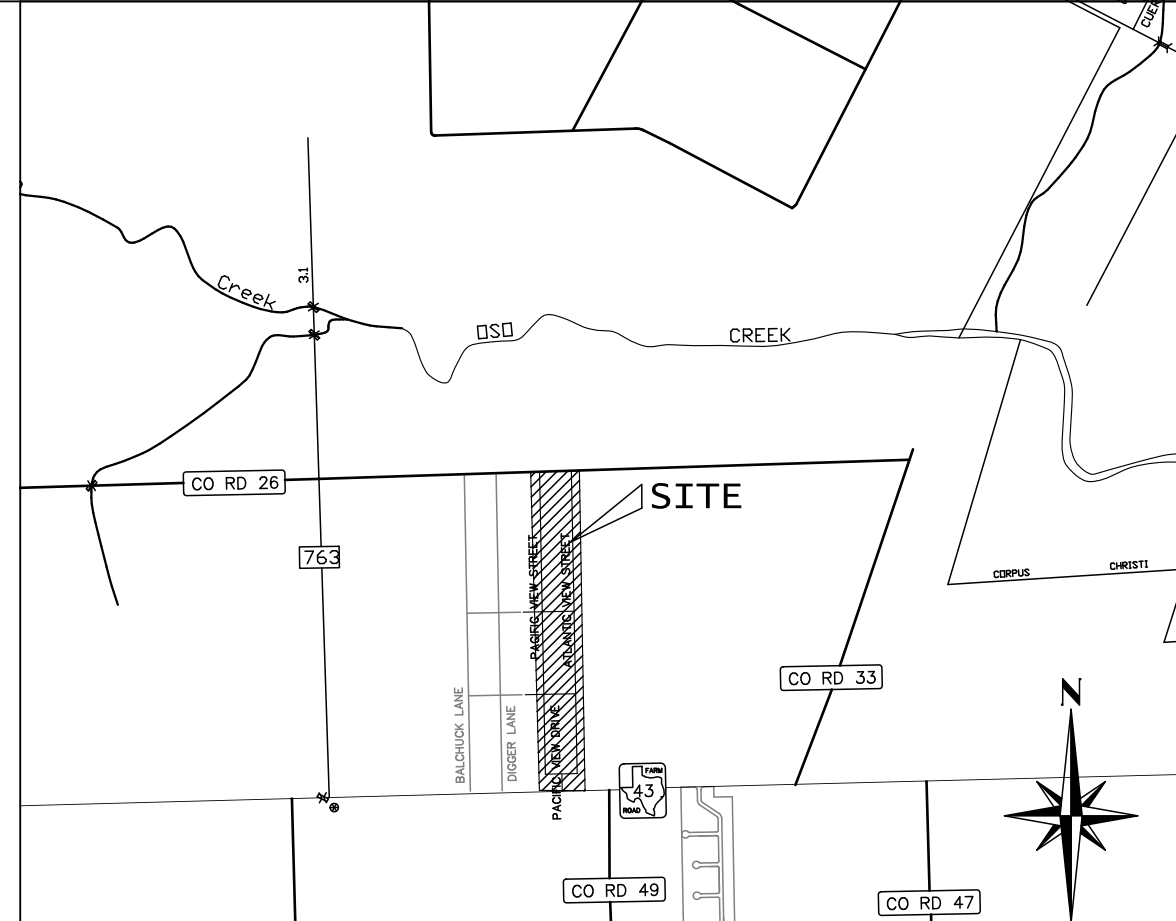


SPECIFICATIONS:
SURFACE: 2" TxDOT TYPE D HOT MIX ASPHALTIC CONCRETE.
BASE: 8" CRUSHED LESTONE BASE COMPACTED TO 98% OF STANDARD PROCTOR DENSITY. (TYPE A, GRADE 1)
SUBGRADE: SCARIFY, LINE STABILIZE AND RECOMPACT TOP 8" OF RAW SUBGRADE TO 95% OF STANDARD PROCTOR DENSITY, WITH 6% MINIMUM HYDRATED LIME BY WEIGHT.
PRIME COAT: MS-1 OR MC-30, 0.15 GALLONS PER SQUARE YARD.
BACK OF CURB: ALL CURB BACKFILL SHALL BE COMPACTED TO 95% OF STANDARD PROCTOR DENSITY

70' RIGHT OF WAY WITH 58' ROADWAY SECTION VIEW
SCALE: N.T.S.



TYPICAL 100 R.O.W.-SECTION (CR 26)
SCALE: N.T.S.



VICINITY MAP
NOT TO SCALE



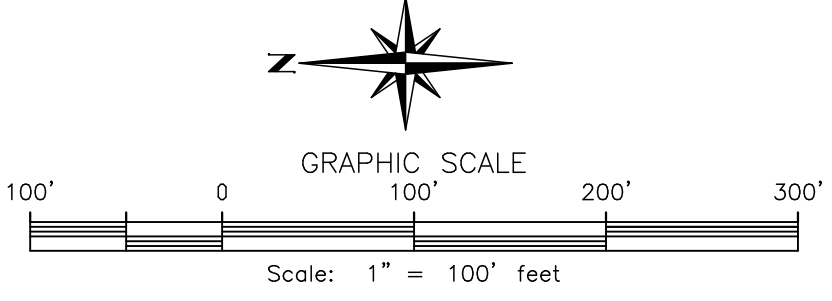
- GENERAL NOTES:**
- THE SUBJECT SITE CONTAINS 135.11 ACRES INCLUDING STREETS TO BE DEDICATED.
 - THE BASIS OF BEARINGS IS TEXAS STATE PLANE COORDINATES, SOUTH ZONE, LAMBERT PROJECTION, NAD 83.
 - THE SUBJECT SITE IS IN ZONE "C" ACCORDING TO FEMA MAP, COMMUNITY PANEL 485494 0505 D, REVISED JUNE 4, 1987.
 - 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" AND CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
 - ALL STREETS, ARE TO BE PRIVATELY MAINTAINED BY THE H.O.A. TO INCLUDE TEMPORARY TURNAROUNDS.
 - PRIOR TO CONNECTING TO PUBLIC WATER, EACH LOT MUST HAVE AN APPROVED AND RECORDED O.C.L. WATER CONTRACT WITH CITY OF CORPUS CHRISTI.
 - NO PRIVATE DRIVEWAY ACCESS TO FM 43 OR TO CR 26.
 - DETENTION BASIN SHALL BE MAINTAINED BY H.O.A. (NOT BY NUECES COUNTY).
 - LOT 28, BLOCK 1 LOT 19, BLOCK 2 AND LOT 30, BLOCK 4 ARE DESIGNATED AS STORM WATER DETENTION AREAS TO BE OWNED & MAINTAINED BY THE H.O.A.
 - NATASHIA LANE TO BE A PRIVATE STREET MAINTAINED BY H.O.A. AND WILL BECOME A CITY OF CORPUS CHRISTI PUBLIC STREET AT TIME OF ANNEXATION.

PRELIMINARY PLAT OF RIVER EDGE VILLAGE

A 135.11 ACRE TRACT OF LAND BEING A PORTION OF THE CUADRILLA IRRIGATION CO. SURVEY NUMBER 135, ABSTRACT 581, AND THE CUADRILLA IRRIGATION CO. SURVEY NUMBER 139, ABSTRACT 577, AND THE CUADRILLA IRRIGATION CO. NUMBER 137, ABSTRACT 579, SAME BEING THAT TRACT MADE UP OF 68.00 ACRE TRACTS, PARTITION RECORDED IN VOLUME 1813, PAGE 640 OF THE DEED RECORDS OF NUECES COUNTY, TEXAS.

DEVELOPER:
MOSTAGHASI INVESTMENT TRUST
8026 BAR LE DOC DR.,
CORPUS CHRISTI, TEXAS 78463
(361) 765-4422

NUM	ARC	RADIUS	DISTANCE
C1	157.08'	100.00'	141.42'
C2	78.54'	50.00'	70.71'
C3	98.57'	40.00'	75.45'
C4	47.12'	30.00'	42.43'
C5	26.80'	30.00'	25.92'

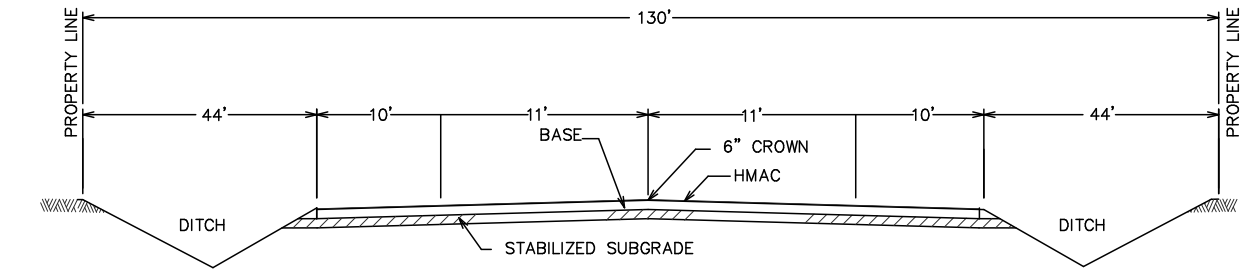


TEXAS GEO TECH
ENGINEERING & LAND SURVEYING, INC
5525 SOUTH STAPLES - SUITE B2
Corpus Christi, TX 78411
(361) 993-0808 Fax (361) 993-2955
JOB #: 160905

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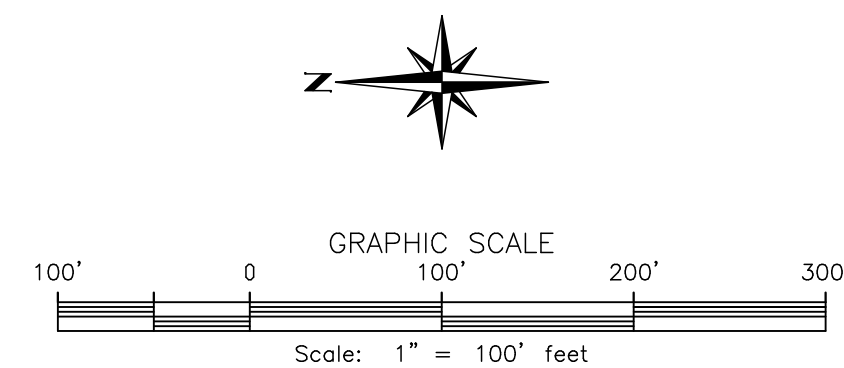


TYPICAL 130 R.O.W. - SECTION (FM 43)
SCALE: N.T.S.

ANNA BELLE HENSCH
WILLIAM EARLE HENSCH
VOL. 1066, PG. 140
N.C.T.D.R.



NUM	ARC	RADIUS	DISTANCE
C1	157.08'	100.00'	141.42'
C2	78.54'	50.00'	70.71'
C3	98.57'	40.00'	75.45'
C4	47.12'	30.00'	42.43'
C5	26.80'	30.00'	25.92'



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