



Merged Document Report

Application No.: PL8879

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
11-24-25 Rev. Riverstone Trails Master Plans.pdf
Revised Master Plat App.pdf
Master Drainage.pdf
Executed Master Plat App.pdf
Pre & Post Dev Drainage Areas.pdf

Comment Author Contact Information:

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General Comments

Comment ID	Author : Department	Status	Review Comments	Applicant Response Comments
22	Alex Harmon : DS	Closed	<p>Improvements Required for Recordation, per UDC 8.1.4.</p> <p>A. Streets: Yes Sidewalks: Yes B. Water: Yes Fire hydrants: Yes C. Wastewater: Yes D. Stormwater: Yes E. Public open space: No F. Permanent monument markers:No</p> <p>Please note, improvements required should be constructed to city standards, found in Article 8 and the IDM.</p>	

[Corrections in the following table need to be applied before a permit can be issued](#)

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5	P001	Note	Mina Trinidad : DS	Closed	(Informational) Equistar Pipeline will not be involved with PL8879 and has no additional comments.	
6	P001	Note	Mina Trinidad : DS	Closed	<p>11/26/2025 Update: Plat closes within acceptable engineering standards. - Ziba A.</p> <p>11/18/2025 Update: The plat does not close within acceptable engineering standards. Comment below was not addressed.</p> <p>GIS: Provide information for L2 and L3 that is on the plat as there are issues locating that specific detail.</p>	
13	P001	Note	Mina Trinidad : DS	Closed	(Informational) CCRTA: This plat is not located along any foreseeably planned CCRTA service route.	
15	P001	Note	Alex Harmon : DS	Closed	<p>12/3/25 UPDATE: Closed per e-mail from Andrew Dimas on 12/3.</p> <p>11/18/25 UPDATE: The roadway master plan amendment should be approved during the platting phase since the plat sets the ROW.</p> <p>The Roadway Master Plan indicates a secondary collector with a 60' right of way along the west border of this plat. Any requests for changes to this must be submitted to the traffic engineering department for consideration.</p>	

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25	P001	Note	Alex Harmon : DS	Closed	Provide drainage easement for stormwater infrastructure through lots as shown on drainage layout. While the pond must be shown in a private drainage easement and maintained by HOA, clarify if stormwater infrastructure is proposed to be public or private.	
28	P001	Note	Mina Trinidad : DS	Closed	<p>12/2/25 Update: Will be provided prior to recordation of Final Plat.</p> <p>11/18/2025 Update: Comment not addressed. Provide Homeowners Association record number filed with the county.</p> <p>If a Homeowners Association is to be established, provide a legal instrument that establishes a plan for maintenance and supervision of such improvements per UDC 8.1.8. Home Owners Association.</p>	
29	P001	Note	Mina Trinidad : DS	Closed	<p>11/21/2025 Update: SW comments can be closed. - Melanie B.</p> <p>Public Works/Stormwater (Melanie Barrera) PWSW has the following comments:</p> <ol style="list-style-type: none"> 1. Clearly label lots/areas for detention as private drainage easements 2. Include a note that the City is not responsible for maintenance of private drainage easements 3. What is the proposed distance from outer width of detention pond to property line? Please provide to ensure compliance with UDC 8.2.3.B. <p>Informational: 4. Drainage reports/calcs to be reviewed at final plat/Pls</p>	
30	P001	Note	Mina Trinidad : DS	Closed	<p>(Informational as not required until Preliminary Plat)</p> <p>Nueces Electric Cooperative (NEC): NEC would like to verify that there will be a 5' EE (Electrical Easement) in front of properties, parallel with the road, around the cul-de-sac's, and wrap around of blocks to complete loop feed system for this master plan. The plans did not indicate "EE" easements or utility easements for this project.</p>	
31	P001	Note	Alex Harmon : DS	Closed	<p>Show medians from utility plan on Plat. Ensure fire and emergency vehicles including solid waste services can operate around the medians.</p> <p>Medians must be maintained by an HOA and not the City of Corpus Christi.</p>	

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32	P001	Note	Alex Harmon : DS	Closed	Add plat note that medians (shown on utility plan) must be maintained by HOA. City of Corpus Christi will not be responsible for the medians.	
35	P001	Note	Alex Harmon : DS	Closed	<p>12/3/25 UPDATE: Closed per e-mail from Andrew Dimas on 12/3.</p> <p>11/18/25 UPDATE: This should be addressed during the platting process.</p> <p>[Traffic] The following information pertains to The City's Roadway Master Transportation Plan and should be adhered to in the design, platting, and development process. If there is a desire to deviate from the City's accepted plan, the developer may initiate the amendment process to have the proposed design reviewed and considered for acceptance. Please ensure that all design submissions align with the current Roadway Master Transportation Plan (UTP) unless an approved amendment is initiated, accepted, and approved.</p> <p>a.□Cross street 1 "Lake Athens Ave"</p> <p>i.□As per the roadway master plan - C1 collector / Project 1-AB</p> <p>ii.□As per the UDC Section 8.2.1 Streets, Table 8.2.1.C UDC – minor residential collector C1</p> <p>1.□ROW 60 FT (minimum)</p> <p>2.□BB Width 40 FT</p> <p>b.□Cross street 2</p> <p>i.□As per the roadway master plan - A2 Arterial / Project 1-AH</p> <p>ii.□As per the UDC Section 8.2.1 Streets, Table 8.2.1.C – secondary Arterial</p> <p>1.□ROW 100 FT (minimum)</p> <p>2.□BB Width 54 FT</p>	
36	P001	Note	Alex Harmon : DS	Closed	<p>11/18/25 UPDATE: To be verified with Public Improvement Plans.</p> <p>[Traffic] If the Engineer of Record elects to use the design with curved roadways, design has to meet the following design requirements / criteria: City of Corpus Christi Infrastructure Design Manual</p> <ul style="list-style-type: none"> •□6.2.8 Sight Distance •□Table 6.2.8.A Minimum Required Stopping Sight Distance •□6.2.11 Horizontal Curve Radii 	
37	P001	Note	Alex Harmon : DS	Closed	11/18/25 UPDATE: To be verified with Public Improvement Plans.	

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					<p>[Traffic] The AASHTO Policy on Geometric Design of Highways and Streets (2018, 7th Edition), Section 3.2.6.3 Sight Obstruction, regarding horizontal curves provides guidance that can be used to design to assure that the line-of-sight is clear for the vehicular traffic.</p> <p>This assures that appropriate stopping-sight-distance is provided for both the traveling public and pedestrians alike.</p> <p>The AASHTO Policy on Geometric Design of Highways and Streets (2018, 7th Edition) provides guidance on approach sight triangles, which are based on intersections occurring at a 90-degree angle.</p> <p>These sight triangles are intended to ensure adequate clear lines of sight for vehicles approaching and departing from the intersection. If the Engineer of Record elects to the design of intersections occurring at skewed or non-orthogonal angles, it is necessary to provide supporting mathematical or geometric evidence. This evidence should demonstrate that the required clear line of sight—both approach and departure sight triangles—can still be achieved under the proposed intersection geometry and that the resulting design maintains safe operating conditions.</p>	
38	P001	Note	Mina Trinidad : DS	Closed	<p>(Informational) TxDOT (Lucio Ramos):</p> <ol style="list-style-type: none"> 1. TxDOT permits will be issued in accordance with access management standards and all applicable state and federal laws, including relevant rules and regulations. Considerations will include access connection spacing, materials, geometrics, accessibility, and other design specifications, as well as the impact on drainage and hydraulics, utility location or relocation, and environmental effects resulting from the requested construction of an access connection (43 Tex. Admin. Code § 11.52, 2020). 2. Drainage improvements must accommodate runoff from the upstream drainage area in its anticipated maximum "build-out" or "fully developed" condition and should be designed to prevent overloading the capacity of the downstream drainage system. 3. If the owner responsible for maintaining the permanent stormwater or water quality control fails to maintain it to TxDOT ROW standards, the owner must rectify the issue. 4. Any development that anticipates an increase in existing traffic generation may be required to 	

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					conduct a traffic study. The necessary improvements identified in the traffic study may need to be constructed by the developer, based on TxDOT's discretion and approval, prior to the access connection being established. 5. The minimum driveway spacing requirement for posted speeds greater or equal to 50 mph is 425'.	
39	P001	Note	Mina Trinidad : DS	Closed	Traffic/ROW (Davin Davila): 1. Proposed Driveway access to public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7) 2. Proposed driveway access to a public maintained by the Texas Department of Transportation (TXDOT) shall conform to TXDOT criteria. The developer and/or agent is responsible for coordination with the local TXDOT Area Office. 3. Proposed cul-de-Sacs design to follow as outlined in Article 8 of the UDC (UDC 8.2.1 G) 4. Proposed ROW to reflect as the street(s) design and their pertaining categories/ type as per Article 8 of the UDC (UDC 8.2.1) 5. Proposed driveway access to a public maintained by the Texas Department of Transportation (TXDOT) shall conform to TXDOT criteria. The developer and/or agent is responsible for coordination with the local TXDOT Area Office.	
40	P001	Note	Mina Trinidad : DS	Closed	(Informational) Traffic/ROW: 1. Sidewalks required on both sides of local street as per IDM Chapter 6 - Street Design Requirements. 2. Along local residential streets or residential area, streetlights are recommended to have a minimum spacing of approximately 150- feet and maximum spacing of 500-feet (+/- 10' for driveway and property line adjustment) for adequate roadway illumination purposes. Lighting should be provided at midblock locations regardless of block length. Cul-de-sacs longer than 150-feet, measured from the centerline of the intersecting street, are required to have a streetlight at the center of the cul-de-sac (+/- 10' for driveway and property line adjustment). 3. The developer or their representative is required to submit a "Street Lighting Plan", indicating the proposed locations and fixture type of streetlights, for review and approval to the City's Traffic Engineering Department. All new fixture types will be LED. Streetlights shall meet design requirements per the City of Corpus Christi Infrastructure Design Manual (IDM) Chapter 8 -	

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					<p>Street Lighting Design Policy and Guidelines.</p> <p>4. All traffic signs shall be furnished and installed by the Developer in accordance to specifications of, and subject to, latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD), public improvement plan reviews and inspections, by the City. This includes furnishing and installing "STOP" signs. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A. All entries to private streets from public streets shall be clearly signed by the owners or homeowners' association as a "private street." (Reference UDC Article 8.2.1.J. Private Streets)</p> <p>5. Public improvement plans shall include all signage and pavement markings needed for traffic operations (e.g. signage, striping, traffic mitigation devices) in addition to standard "regulatory" STOP and street name blade sign installations. Additionally, cul-de-sacs must include either "NO OUTLET" or "DEAD END" signage. Temporary Dead-Ends should include the appropriate object markers and one-way streets must include signage for any one-way designations and affected side streets. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A</p>	
41	P001	Note	Mina Trinidad : DS	Closed	<p>(Informational) Traffic/ROW:</p> <p>6. Proposed Driveway access to public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7). The developer / applicant can reach out to rowmanagement@cctexas.com for further assistance regarding the ROW Construction Permit they will be required to submit prior to any temporary and / or permanent driveway off the immediate roadways. The ROW Construction permit must be submitted and approved prior to any form of construction within City ROW. Any contractor working within City ROW without an approved ROW Construction Permit can be held in non-compliance and can be subject to a fee of \$1,500 per day of unpermitted work, as per City of Corpus Christi Municipal Code 49-112 (9).</p> <p>7. Proposed driveway access to a public maintained by the Texas Department of Transportation (TXDOT) shall conform to TXDOT criteria. The developer and/or agent is responsible for coordination with the local TXDOT Area Office.</p> <p>8. The PW-Traffic Department (Right-of-Way Division) is responsible for reviewing and permitting new construction and repairs/modifications to driveways, sidewalks, curb,</p>	

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					and gutter. The review and approval of the permit must be approved prior to the issuance of the building permit (issued by DSD). (Refer to Municode Chapter 49-30 for permit requirements.) 9. A ROW Construction Permit, issued by PW-Traffic Department (Right-of-Way Division), is required for any work obstructing, closing, or occupying public right-of-way (Reference Chapter 49-2). Work within the Right-of-Way without a permit is subject to daily Non-Compliance Fees (Reference Municode Chapter 49)	
42	P001	Note	Mina Trinidad : DS	Closed	(Informational) Traffic/ROW: *Lighting plan is not required until Preliminary Plat. 10. All traffic STOP signs outfitted with anti-graffiti film. 11. At the cul-de-sac corners, install traffic rated pole w/ dual name blade. Street Lighting: 13. Minimum streetlighting mounting height for new residential development is 25 FT and should not exceed 28 FT. IDM Chapter 8, 1.2 General Guidelines – Section H. Street lighting Design Guidelines – Sub Section d. Mounting Height. 14. All new streetlight systems in new residential subdivisions shall utilize concrete poles. IDM Chapter 8, 1.2 General Guidelines – Section B. Pole Material – Sub Section a. 15. Along local residential streets or residential area, streetlights are recommended to have a minimum spacing of approximately 150- feet and maximum spacing of 500-feet (+/- 10' for driveway and property line adjustment) for adequate roadway illumination purposes. Lighting should be provided at midblock locations regardless of block length. Cul-de-sacs longer than 150-feet, measured from the centerline of the intersecting street, are required to have a streetlight at the center of the cul-de-sac (+/- 10' for driveway and property line adjustment). IDM Chapter 8, 1.2 General Guidelines – Section H. Street lighting Design Guidelines – Sub Section c. Street Light Location and Spacing, vii) 16. All local / residential streetlighting within development – 43 W LED lights	
43	P001	Note	Mina Trinidad : DS	Closed	12/2/2025: Comment addressed. 11/18/2025 Update: Comment not addressed Include a legend with a description for the development of each phase with the approximate time frame to be completed.	

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44	P001	Note	Mina Trinidad : DS	Closed	11/18/2025 Update: Marked as informational. Will need on preliminary plat: Include the "receiving waters" general plat note.	
45	P001	Note	Mina Trinidad : DS	Closed	(Informational) Parks and Recreation: The Plat for Riverstone Trails indicates the proposal for proposed residential dwelling units to be created on lots. Plat indicates the total of (226) proposed units through a 3-phase development project. 226 Units Cost total calculated for the TOTAL of 3 phases. 226 Dwelling Units x \$462.50 fee = \$104,525.00 Total	
46	P001	Note	Mina Trinidad : DS	Closed	Streets: (Caleb Wong) PW STR: Final Plat doesn't appear to show typical street cross sections, per UDC Sec. 3.1.6.B, please provide typical cross section of proposed streets and/or Mobility Plan facilities consistent with latest UDC and Infrastructure Design Manual (On Preliminary Plat and Final if not provided on a previous Preliminary plat).	
47	P001	Note	Mina Trinidad : DS	Closed	11/26/2025 UPDATE: Public Works will be making an effort to take the RMP Amendment to Planning Commission on the same date of December the 10th. Traffic/ROW 11/21/2025: (Jorge Chavez) Please provide clarification regarding the Public Works Traffic / ROW comments regarding the Roadway Master Plan. I've included the Amendment Application if you wish to submit for any changes regarding ROW dedication and / or connectivity. As per the Legacy UTP & current Roadway Master Plan (project 1-AA, 1-AB), a C1 Collector is planned approximately in the "middle" of the proposed development. The proposed extension of Lake Athens Ave appears to meet and satisfy the minimal ROW dedication as per the Legacy UTP & current Roadway Master Plan & associated public improvements as per Unified Development Code (UDC).	

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					<p>C1 Minor Residential Collector as per the Legacy UTP & current Roadway Master Plan (RMP) Public Improvements as per the COCC UDC 8.2.1.B. - ROW dedication of 60 FT Connectivity from East to West Document Viewer Unified Development Code</p> <p>As per the Legacy UTP & current Roadway Master Plan (Project 1-AI) , a A2 Arterial is planned on the south end of the proposed development. The proposed development shows a 60 FT ROW dedication for the extension of Amanda Lane The proposed 60 FT dedication does not meet / satisfy the minimal ROW dedication as per the Legacy UTP & current Roadway Master Plan. Public Works Traffic / ROW recommends meeting the ROW dedication as per the Legacy UTP & current Roadway Master Plan & associated public improvements as per Unified Development Code (UDC).</p> <p>A2 Secondary Arterials as per the Legacy UTP & current Roadway Master Plan (RMP) Public Improvements as per the COCC UDC 8.2.1.B. - ROW dedication of 100 FT Connectivity from East to West Document Viewer Unified Development Code</p> <p>As per the Legacy UTP & current Roadway Master Plan (project 1-AE, 1-AF, 1-AG), a C1 Collector is planned on the west portion of the proposed development. The proposed development shows "Common Area(s)" where the C1 Minor Residential Collector is proposed. Public Works Traffic / ROW recommends meeting the ROW dedication as per the Legacy UTP & current Roadway Master Plan & associated public improvements as per Unified Development Code (UDC).</p> <p>C1 Minor Residential Collector as per the Legacy UTP & current Roadway Master Plan (RMP) Public Improvements as per the COCC UDC 8.2.1.B. - ROW dedication of 60 FT Connectivity from North to South Document Viewer Unified Development Code</p> <p>Please refer to attached RMP OVERLAY (PL8879) [PDF] and RMP_UTP [JPEG] for further clarification. If you have any further questions, please feel free to contact ROW / Traffic at your convenience.</p>	

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48	P001	Note	Mina Trinidad : DS	Closed	12/2/25 Informational: Ensure general plat note of site acreage matches the acreage in the plat title.	
49	P001	Note	Mina Trinidad : DS	Closed	12/2/2025 Informational: Change "Final Plat" to "Master Preliminary Plat"	
52	P001	Text Strikeout	Mina Trinidad : DS	Closed		
53	P001	Note	Mina Trinidad : DS	Closed	12/2/2025 Informational: Remove signature blocks on plat	
54	P001	Free Text	Mina Trinidad : DS	Closed	Master Preliminary	
69	P001	Free Hand	Mina Trinidad : DS	Closed		
70	P001	Free Hand	Mina Trinidad : DS	Closed		
71	P001	Free Text	Mina Trinidad : DS	Closed	69.213	
55	P002	Free Text	Mina Trinidad : DS	Closed	Master Preliminary	
63	P002	Free Hand	Mina Trinidad : DS	Closed		
64	P002	Text Strikeout	Mina Trinidad : DS	Closed		
14	P003	Note	Alex Harmon : DS	Closed	<p>12/3/25 UPDATE: Closed per e-mail from Andrew Dimas on 12/3.</p> <p>11/18/25 UPDATE: This should be addressed during the platting process.</p> <p>The Roadway Master Plan indicates this should be a secondary arterial road with 100' right of way. Any requests for changes to this must be submitted to the traffic engineering department for consideration.</p>	
14	P003	Note	Alex Harmon : DS	Closed	<p>12/3/25 UPDATE: Closed per e-mail from Andrew Dimas on 12/3.</p> <p>11/18/25 UPDATE: This should be addressed during the platting process.</p> <p>The Roadway Master Plan indicates this should be a secondary arterial road with 100' right of way. Any requests for changes to this must be submitted to the traffic engineering department for consideration.</p>	
56	P003	Free Text	Mina Trinidad : DS	Closed	Master Preliminary	
57	P003	Text Strikeout	Mina Trinidad : DS	Closed		
58	P003	Text Strikeout	Mina Trinidad : DS	Closed		
61	P003	Free Hand	Mina Trinidad : DS	Closed		

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62	25081-1_Master Plat4.pdf	Free Hand	Mina Trinidad : DS	Closed		
65	25081-1_Master Plat4.pdf	Text Strikeout	Mina Trinidad : DS	Closed		
66	25081-1_Master Plat4.pdf	Free Text	Mina Trinidad : DS	Closed	Master Preliminary	
8	P004	Note	Mina Trinidad : DS	Closed	<p>11/18/25 update (Captain Mark Lewis): Per responses submitted, all Fire comments are noted and acceptable.</p> <p>Fire (Captain Mark Lewis):</p> <p>1. Water Distribution Standards: Fire flow for residential areas require 750 GPM with 20 psi residual</p> <p>2. 507.5.1 Exception 1: Group R-3 (one- or two-family dwellings): Fire hydrants to be located every 600 feet apart.</p> <p>3. A water utility study will need to take place to ensure that the Northwest Blvd corridor can adequately supply fire flow water demands for this subdivision (coordinate with CCW)</p>	
8	P004	Note	Mina Trinidad : DS	Closed	<p>11/18/25 update (Captain Mark Lewis): Per responses submitted, all Fire comments are noted and acceptable.</p> <p>Fire (Captain Mark Lewis):</p> <p>1. Water Distribution Standards: Fire flow for residential areas require 750 GPM with 20 psi residual</p> <p>2. 507.5.1 Exception 1: Group R-3 (one- or two-family dwellings): Fire hydrants to be located every 600 feet apart.</p> <p>3. A water utility study will need to take place to ensure that the Northwest Blvd corridor can adequately supply fire flow water demands for this subdivision (coordinate with CCW)</p>	
9	P004	Note	Mina Trinidad : DS	Closed	<p>11/18/25 update (Captain Mark Lewis): Per responses submitted, all Fire comments are noted and acceptable.</p> <p>Fire:</p> <p>Comments 4-9</p> <p>4. 3310.1 Required access. Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either temporary or</p>	

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					<p>permanent roads, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available.</p> <p>5. D102.1 Access and loading. Facilities, buildings, or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.</p> <p>6. 503.1.1 (amendment) Buildings and facilities: During construction, when combustibles are brought on to the site in such quantities as deemed hazardous by the fire official, access roads and a suitable temporary supply of water acceptable the fire department shall be provided and maintained.</p> <p>7. Note: An accessible road and a suitable water supply is required before going vertical with any structure.</p> <p>8. 503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders and an unobstructed vertical clearance of not less than 13 feet 6 inches.</p> <p>9. D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.</p>	
9	P004	Note	Mina Trinidad : DS	Closed	<p>Fire: Comments 4-9</p> <p>4. 3310.1 Required access. Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available.</p> <p>5. D102.1 Access and loading. Facilities, buildings, or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.</p> <p>6. 503.1.1 (amendment) Buildings and facilities: During construction, when combustibles are</p>	

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					<p>brought on to the site in such quantities as deemed hazardous by the fire official, access roads and a suitable temporary supply of water acceptable the fire department shall be provided and maintained.</p> <p>7. Note: An accessible road and a suitable water supply is required before going vertical with any structure.</p> <p>8. 503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders and an unobstructed vertical clearance of not less than 13 feet 6 inches.</p> <p>9. D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.</p>	
10	P004	Note	Mina Trinidad : DS	Closed	<p>(Informational) Fire: Comments 10 & 11</p> <p>10. Where Fire Apparatus Access is constructed to the minimum of 20 feet, no parking is allowed within the fire apparatus lane.</p> <p>Where a fire hydrant is located on the street, the minimum unobstructed clearance shall be 26 feet. In this instance, no parking is allowed on one side of the street. The minimum UDC residential street width is 28 ft. curb to curb. Any parking along the street that reduces the width to less than 20 ft. is prohibited and the Fire Code Official and will require painting "NO PARKING-FIRE LANE" along one side of the street.</p> <p>11. Note: Calculated Turning Radii for Fire Apparatus: Inside Turn: 20 ft. 3 in. Curb to curb: 36 ft. 8 in. Wall to wall: 44 ft. 8 in.</p> <p>12.</p>	
10	P004	Note	Mina Trinidad : DS	Closed	<p>(Informational) Fire: Comments 10 & 11</p> <p>10. Where Fire Apparatus Access is constructed to the minimum of 20 feet, no parking is allowed within the fire apparatus lane.</p> <p>Where a fire hydrant is located on the street, the minimum unobstructed clearance shall be 26 feet. In this instance, no parking is allowed on one side of the street. The minimum UDC residential street width is 28 ft. curb to curb. Any parking along the street that reduces the width to less than 20 ft. is prohibited and the Fire Code Official and will require painting "NO PARKING-FIRE LANE" along one side of the street.</p>	

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					<p>of the street.</p> <p>11. Note: Calculated Turning Radii for Fire Apparatus: Inside Turn: 20 ft. 3 in. Curb to curb: 36 ft. 8 in. Wall to wall: 44 ft. 8 in.</p> <p>12.</p>	
11	P004	Note	Mina Trinidad : DS	Closed	<p>11/18/25 update (Captain Mark Lewis): Per responses submitted, all Fire comments are noted and acceptable.</p> <p>Fire: Comments 12-16</p> <p>12. Cul-de Sacs are required to have a minimum of 96 ft. diameter and 28 ft curb to curb width. It appears that some cul-de-sacs have islands that diminish the road width to 20 ft. This is too narrow to navigate a fire apparatus around the curve. Perhaps the proposed islands can be removed?</p> <p>13. 503.4 Obstruction of fire apparatus access roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in sections D103 shall always be maintained.</p> <p>14. 503.3 Marking: Where required by the fire code official, approved signs, or other approved notices the include the words NO PARKING-FIRE LANE shall be provided for fire apparatus access roads to identify such roads to prohibit the obstruction thereof. The designation of a fire lane can be marked with conspicuous signs which have the words:" Fire Lane-No Parking" at 50-foot intervals. In lieu of signs, fire lanes may be marked along curbing with the wording, "Fire Lane-No Parking" at 15-foot intervals.</p> <p>15. D107.1 One- or two-family dwelling residential developments. Developments of one- or two-family dwellings where the number of dwelling units exceeds 50 shall be provided with two separate and approved fire apparatus access roads.</p> <p>Exceptions:</p> <p>-Where there are more than 30 dwelling units on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system, access from two directions shall not be required.</p> <p>-The number of dwelling units on a single fire</p>	

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					<p>apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official.</p> <p>16. D107.2 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses. Unless otherwise approved by the Fire Marshal.</p>	
11	P004	Note	Mina Trinidad : DS	Closed	<p>Fire: Comments 12-16</p> <p>12. Cul-de Sacs are required to have a minimum of 96 ft. diameter and 28 ft curb to curb width. It appears that some cul-de-sacs have islands that diminish the road width to 20 ft. This is too narrow to navigate a fire apparatus around the curve. Perhaps the proposed islands can be removed?</p> <p>13. 503.4 Obstruction of fire apparatus access roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in sections D103 shall always be maintained.</p> <p>14. 503.3 Marking: Where required by the fire code official, approved signs, or other approved notices the include the words NO PARKING-FIRE LANE shall be provided for fire apparatus access roads to identify such roads to prohibit the obstruction thereof. The designation of a fire lane can be marked with conspicuous signs which have the words:" Fire Lane-No Parking" at 50-foot intervals. In lieu of signs, fire lanes may be marked along curbing with the wording, "Fire Lane-No Parking" at 15-foot intervals.</p> <p>15. D107.1 One- or two-family dwelling residential developments. Developments of one- or two-family dwellings where the number of dwelling units exceeds 50 shall be provided with two separate and approved fire apparatus access roads.</p> <p>Exceptions:</p> <ul style="list-style-type: none"> -Where there are more than 30 dwelling units on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system, access from two directions shall not be required. -The number of dwelling units on a single fire apparatus access road shall not be increased 	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>unless fire apparatus access roads will connect with future development, as determined by the fire code official.</p> <p>16. D107.2 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses. Unless otherwise approved by the Fire Marshal.</p>	
12	P004	Note	Mina Trinidad : DS	Closed	<p>11/18/25 update (Captain Mark Lewis): Per responses submitted, all Fire comments are noted and acceptable.</p> <p>Fire: Comments 17-19 17. 503.2.5 Dead ends. Dead-end fire apparatus access roads more than 150 feet in length shall be provided with an approved area for turning around fire apparatus. 18. Currently Athens Rd appears to have a dead-end, A Temporary turn-around should be provided and maintained until the Road is connected to future development. 19. Table D103.4 Requirements for Dead-end fire apparatus access roads. Turnaround provisions shall be provided with a 96-foot diameter cul-de-sac.</p>	
12	P004	Note	Mina Trinidad : DS	Closed	<p>Fire: Comments 17-19 17. 503.2.5 Dead ends. Dead-end fire apparatus access roads more than 150 feet in length shall be provided with an approved area for turning around fire apparatus. 18. Currently Athens Rd appears to have a dead-end, A Temporary turn-around should be provided and maintained until the Road is connected to future development. 19. Table D103.4 Requirements for Dead-end fire apparatus access roads. Turnaround provisions shall be provided with a 96-foot diameter cul-de-sac.</p>	
23	P004	Note	Alex Harmon : DS	Closed	<p>Approval of the plat does not approve the layout of public utilities, including but not limited to water, wastewater, stormwater and roadways. These items are only approved via Public Improvement Plans, which are required at time of final plat.</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
23	P004	Note	Alex Harmon : DS	Closed	Approval of the plat does not approve the layout of public utilities, including but not limited to water, wastewater, stormwater and roadways. These items are only approved via Public Improvement Plans, which are required at time of final plat.	
24	P004	Note	Alex Harmon : DS	Closed	11/17/25 UPDATE: Comment response says "DONE" which sheet was this added to? Per UDC 3.7 include estimated water and wastewater usage on utility plan to ensure the proposed development is in compliance with the Comprehensive Plan, implementation plan and applicable Utility Master Plan and the availability and capacity of public improvements needed to support the development. (Flow units gpd)	
24	P004	Note	Alex Harmon : DS	Closed	11/17/25 UPDATE: Comment response says "DONE" which sheet was this added to? Per UDC 3.7 include estimated water and wastewater usage on utility plan to ensure the proposed development is in compliance with the Comprehensive Plan, implementation plan and applicable Utility Master Plan and the availability and capacity of public improvements needed to support the development. (Flow units gpd)	
33	P004	Note	Mina Trinidad : DS	Closed	CCW: Update 11/21/25: Comment repeated by CCW (Edgar Diaz Ruiz). 1. Water for this Plat is Not Served by CCW 2. Wastewater construction is required for platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards). Wastewater utilities will have to be reviewed with a public improvements plan set. The curved sewer lines on this subdivision will be reviewed within a public improvements package.	
33	P004	Note	Mina Trinidad : DS	Closed	CCW: Update 11/21/25: Comment repeated by CCW (Edgar Diaz Ruiz). 1. Water for this Plat is Not Served by CCW 2. Wastewater construction is required for platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards). Wastewater utilities will have to be reviewed with a public improvements plan set. The curved sewer lines on this subdivision will be reviewed within a public improvements package.	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
34	P004	Note	Alex Harmon : DS	Closed	11/18/25 UPDATE: Hold for letter. This development lays in the River Acres Water CCN. Provide a letter from River Acres that water will be available for this development.	
34	P004	Note	Alex Harmon : DS	Closed	11/18/25 UPDATE: Hold for letter. This development lays in the River Acres Water CCN. Provide a letter from River Acres that water will be available for this development.	
1	1	Note	Mina Trinidad : DS	Closed	The following items can be found on our City of Corpus Christi website (corpuschristitx.gov) under Development Services "Forms" Upon resubmittal, please complete the following: 1. Submit Peak Hour Trip (PHT) Form. 2. Submit Storm Water Quality Management Plan (SWQMP) 3. Submit Utility Plan 4. Submit the deed for property.	
2	1	Note	Mina Trinidad : DS	Closed	Fill in the acreage for the property on the Plat Application.	
18	3	Note	Elena Buentello : DS	Closed	UDC 8.1.8.B Homeowners Association Required prior to recordation. The developer shall submit a legal instrument: (1) Establishing a plan for the use and permanent maintenance of the private improvements; (2) Demonstrating that the homeowners association is self-perpetuating and adequately funded to accomplish its purposes; (3) Providing the City and other governmental authorities with written permission for access at any time without liability when on official business; and (4) Permitting the City to remove obstructions if necessary for emergency vehicle access and to assess the cost of removal to the owner of the obstruction.	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
19	3	Note	Elena Buentello : DS	Closed	UDC 8.1.8.A Required prior to recordation. Adequate provision shall be made for a home owners association or legal entity with direct responsibility to, and control by, the property owners of a subdivision to provide for the operation and maintenance of any private improvements required for platting.	
20	3	Note	Elena Buentello : DS	Closed	UDC 8.1.8.C Required prior to recordation. The instrument shall be approved as to form by the City Attorney prior to any plat recordation and shall be recorded at the same time as the plat.	
21	3	Note	Elena Buentello : DS	Closed	UDC 8.1.8.D Required prior to recordation. Home owners associations shall be established in such a manner that: (1) Provision for the establishment of the association is made before any lot in the development is sold or any building occupied; (2) Owners of property in the subdivision shall be members automatically and shall be subject to assessments levied to maintain the private improvements for the purposes intended; (3) The association or similar legal entity has clear legal authority to maintain and exercise control over such private improvements; and (4) The association or similar legal entity has the power to compel contributions from residents of the development to cover their proportionate shares of the costs associated with the maintenance and upkeep of such private improvements.	
27	SWQMP-2	Callout	Alex Harmon : DS	Closed	12/3/25 UPDATE: Closed per e-mail from Andrew Dimas on 12/3. 11/18/25 UPDATE: To be addressed with public improvements. However, be aware additional detention space may be needed. Provide documentation showing this was accounted for with Lakes Northwest.	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
3	Application	Note	Mina Trinidad : DS	Closed	Please submit the following: 1. Storm Water Quality Management Plan (SWQMP) 2. Utility Plan 3. Deed for property.	
4	Application	Note	Mina Trinidad : DS	Closed	Please submit the following: 1. Storm Water Quality Management Plan (SWQMP) 2. Utility Plan	
16	P001	Note	Caleb Wong : STREET	Closed	PW STR: Per UDC Sec. 3.1.6.B, please provide typical cross section of proposed streets and/or Mobility Plan facilities consistent with latest UDC and Infrastructure Design Manual (On Preliminary Plat and Final if not provided on a previous Preliminary plat).	
17	P001	Note	Caleb Wong : STREET	Closed	PW STR: The developer shall be required to utilize the most stringent of sections per classification of roadway without a Geotech report validating the soil type. Please refer to IDM when constructing pavement section.	

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____.

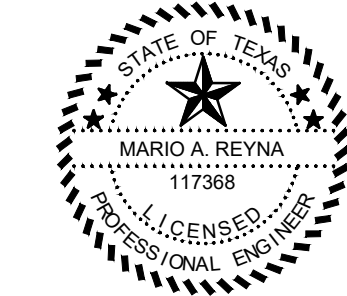
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

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 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.)

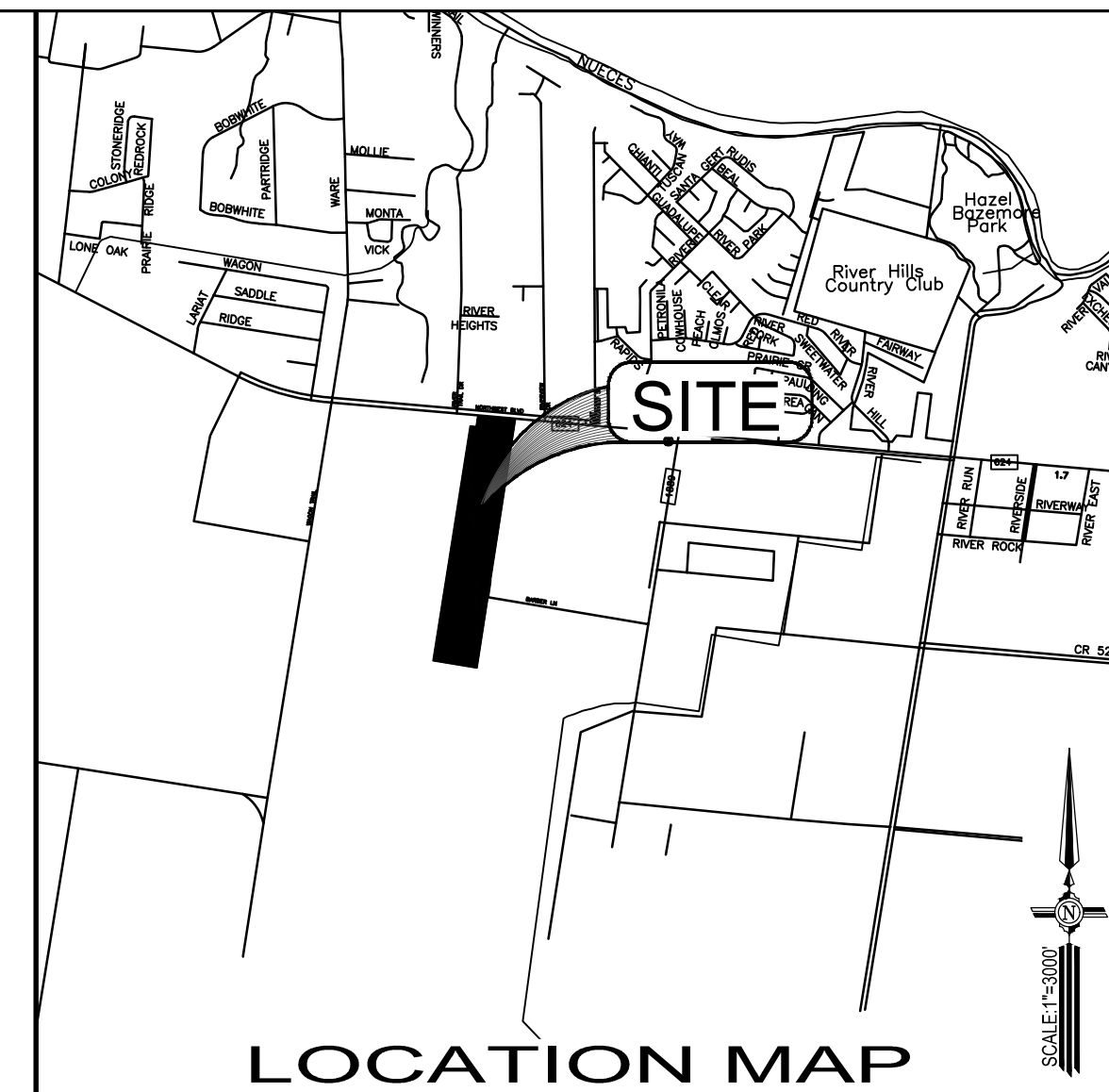
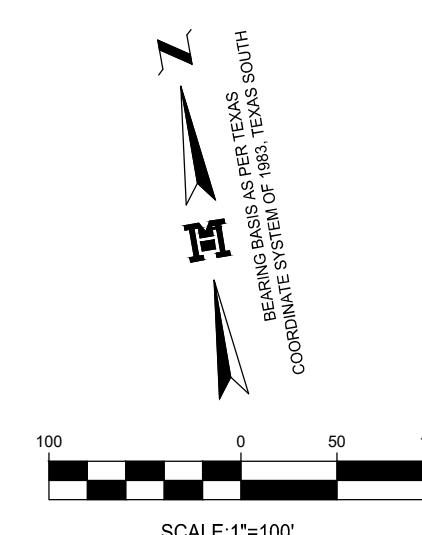
WITNESS MY HAND AND SEAL OF OFFICE IN CORPUS CHRISTI, TEXAS.
THIS THE _____ DAY OF _____, 2025.

KARA SANDS, COUNTY CLERK

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

Master Preliminary ~~FINAL~~ PLAT OF RIVERSTONE TRAILS MASTER

69.213
69.282
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 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 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.

PHASES LOT # & CONSTRUCTION SCHEDULE
PHASE I = 67 LOTS & 3 COMMON AREAS (CONSTRUCTION START, 1ST QUARTER OF 2026)
PHASE II = 67 LOTS & 1 COMMON AREAS (CONSTRUCTION START, 2ND QUARTER OF 2027)
PHASE III = 66 LOTS & 0 COMMON AREAS (CONSTRUCTION START, 2ND QUARTER OF 2027)
MASTER = 200 LOTS & 4 COMMON AREAS

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____.

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 §

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____.

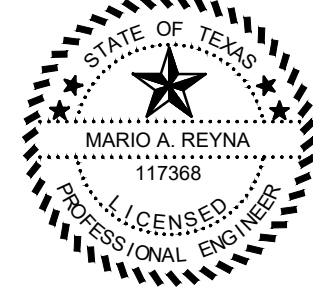
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

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 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 §

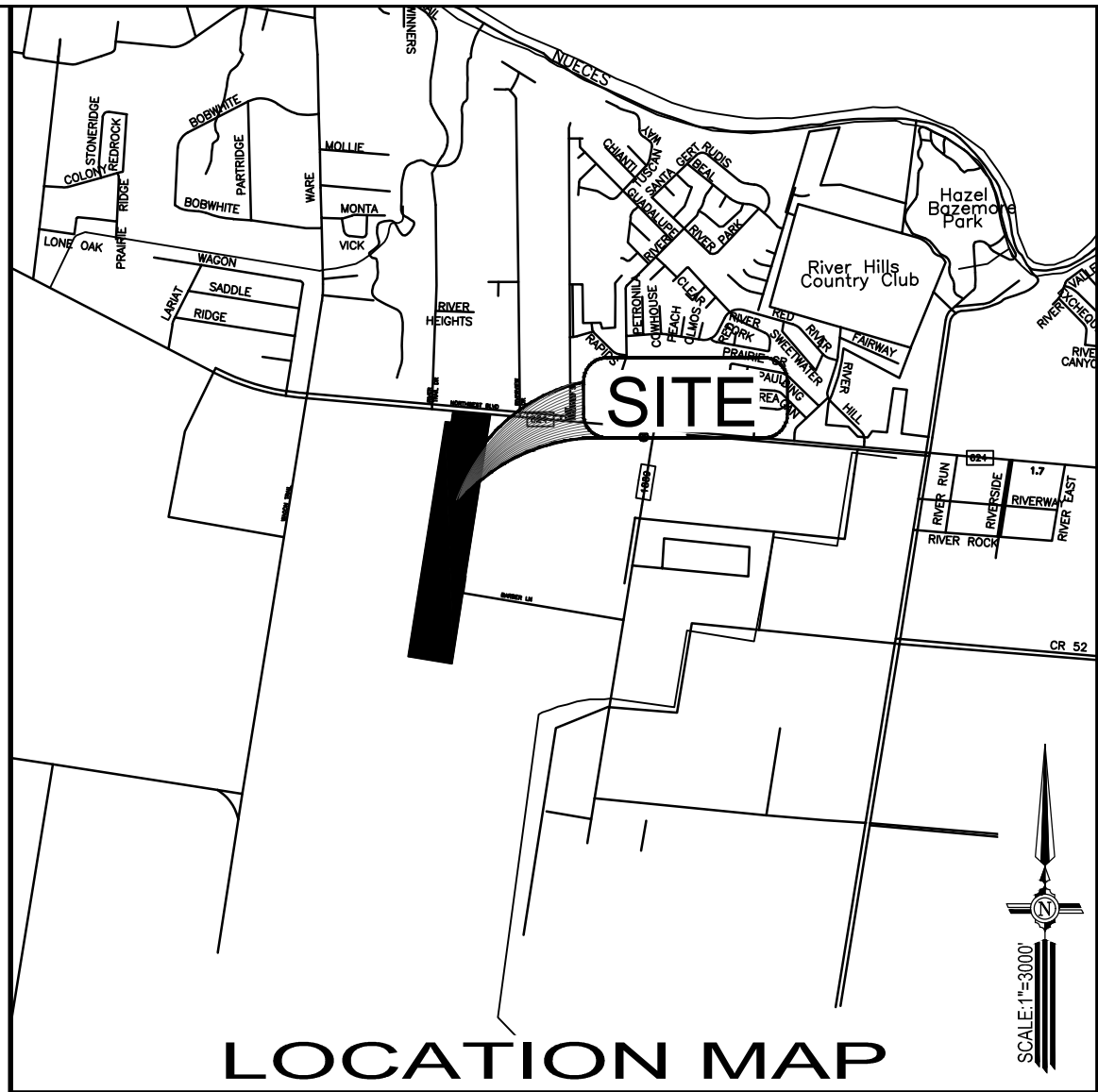
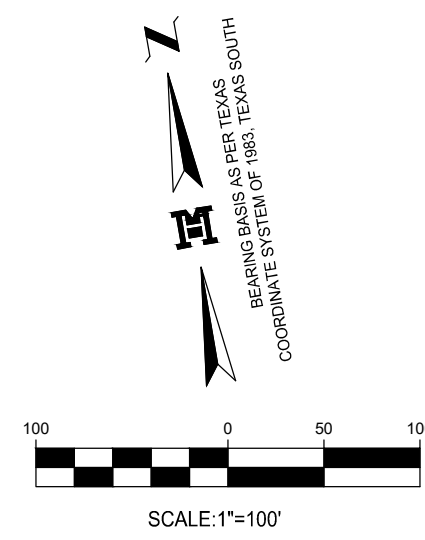
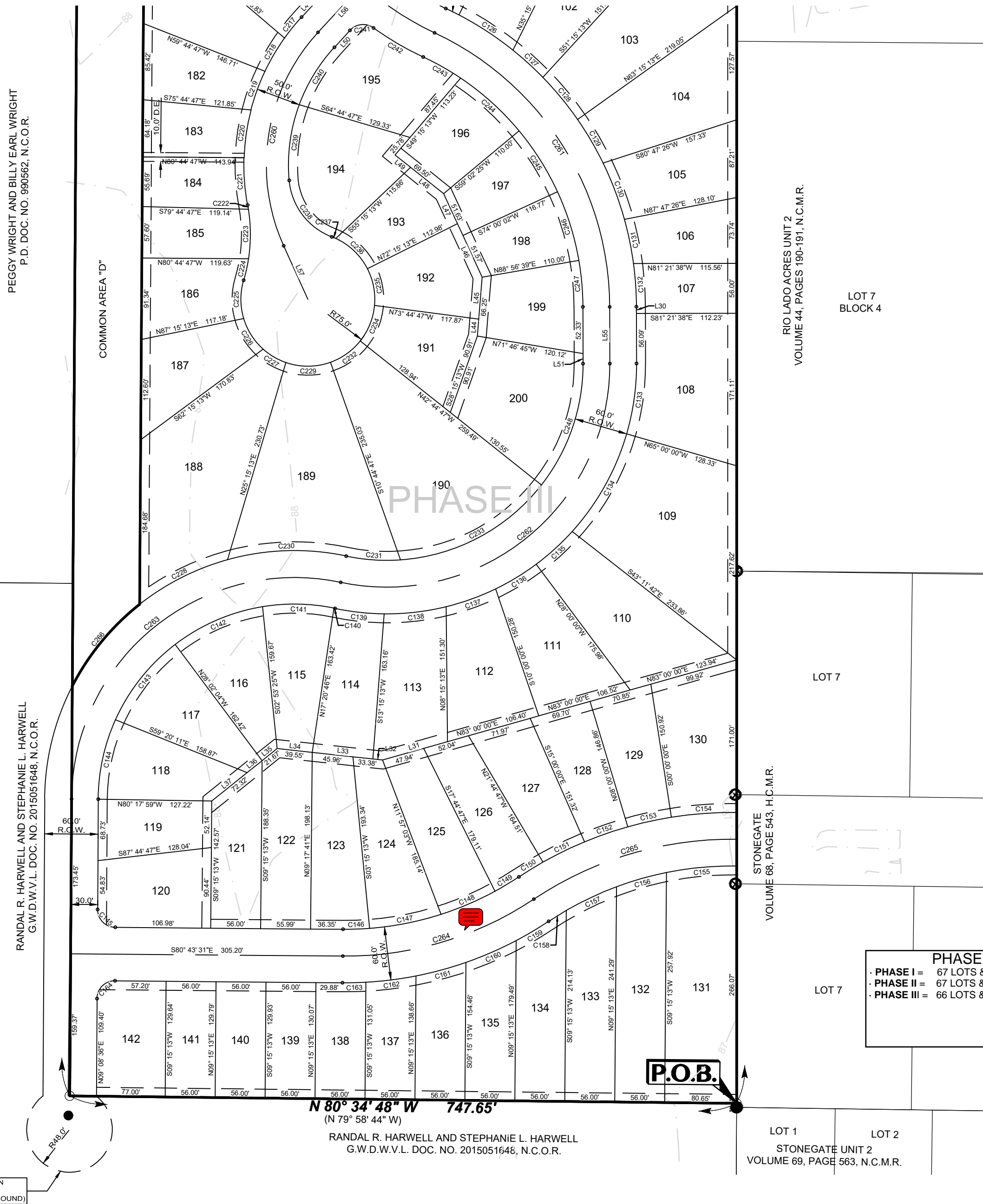
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME, FIRST DULY SWORN AND DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED 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: _____

Master Preliminary 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.

PHASES LOT # & CONSTRUCTION SCHEDULE
- PHASE I = 67 LOTS & 3 COMMON AREAS (CONSTRUCTION START, 1ST QUARTER OF 2026)
- PHASE II = 67 LOTS & 1 COMMON AREAS (CONSTRUCTION START, 2ND QUARTER OF 2027)
- PHASE III = 66 LOTS & 0 COMMON AREAS (CONSTRUCTION START, 2ND QUARTER OF 2028)
- MASTER = 200 LOTS & 4 COMMON AREAS

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



MELDEN & HUNT INC.
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115 W. MCINTYRE PH: (956) 381-0981
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SHEET 1 OF 1

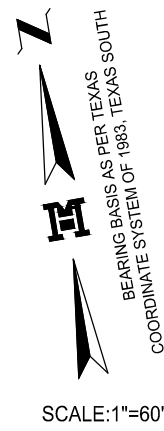
RIVERSTONE TRAILS MASTER

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

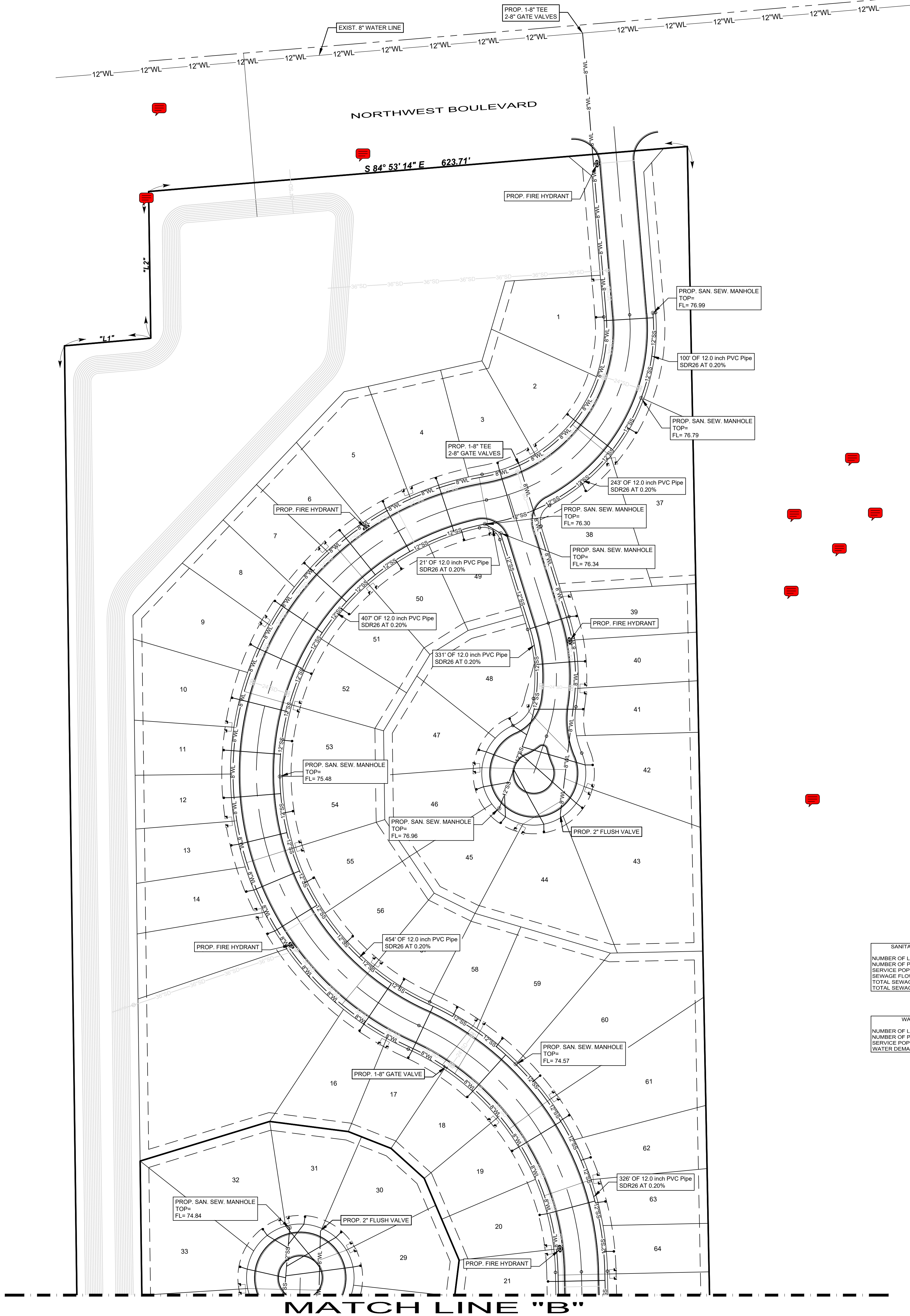
Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	69.91'	170.00'	023° 33' 49"	S16° 53' 36"W	69.42'
C2	116.31'	170.00'	039° 11' 56"	S48° 16' 25"W	114.05'
C3	65.86'	170.00'	022° 11' 55"	S78° 58' 22"W	65.45'
C4	15.88'	350.00'	002° 35' 57"	S88° 46' 22"W	15.88'
C5	71.53'	350.00'	011° 42' 35"	S81° 37' 06"W	71.41'
C6	62.04'	350.00'	010° 09' 10"	S70° 41' 09"W	61.95'
C7	52.95'	350.00'	008° 40' 08"	S61° 16' 27"W	52.90'
C8	56.07'	350.00'	009° 10' 42"	S52° 21' 03"W	56.01'
C9	52.33'	350.00'	008° 34' 02"	S43° 28' 41"W	52.29'
C10	60.62'	350.00'	009° 55' 27"	S34° 13' 57"W	60.55'
C11	65.21'	350.00'	010° 40' 30"	S23° 55' 58"W	65.12'
C12	54.17'	350.00'	008° 52' 06"	S14° 09' 40"W	54.12'
C13	54.57'	350.00'	008° 55' 59"	S5° 15' 37"W	54.51'
C14	54.46'	350.00'	008° 54' 55"	S3° 39' 50"E	54.41'
C15	56.96'	350.00'	009° 19' 27"	S12° 47' 01"E	56.89'
C16	49.38'	350.00'	008° 04' 47"	S21° 29' 08"E	49.32'
C17	96.16'	350.00'	015° 44' 32"	S33° 23' 47"E	95.86'
C18	60.10'	350.00'	009° 50' 21"	S46° 11' 14"E	60.03'
C19	27.80'	350.00'	004° 33' 02"	S53° 22' 56"E	27.79'
C20	47.47'	290.00'	009° 22' 41"	S50° 58' 06"E	47.41'
C21	83.62'	290.00'	016° 31' 13"	S38° 01' 09"E	83.33'
C22	83.85'	290.00'	016° 34' 00"	S21° 28' 33"E	83.56'
C23	83.83'	290.00'	016° 33' 44"	S4° 54' 41"E	83.54'
C24	26.67'	290.00'	005° 16' 11"	S6° 00' 16"W	26.66'
C25	2.88'	480.00'	000° 20' 37"	S6° 48' 40"W	2.88'
C26	58.99'	480.00'	007° 02' 30"	S12° 30' 13"W	58.96'
C27	19.05'	480.00'	002° 16' 27"	S17° 09' 42"W	19.05'
C28	31.43'	290.00'	090° 01' 36"	S63° 18' 44"W	28.29'
C29	31.04'	20.00'	086° 56' 00"	N27° 12' 28"W	28.02'
C30	65.66'	625.00'	006° 01' 08"	N14° 14' 58"E	65.63'
C31	15.47'	60.00'	014° 46' 25"	N18° 37' 37"E	15.43'
C32	32.53'	60.00'	031° 03' 43"	N41° 32' 40"E	32.13'
C33	42.50'	62.00'	039° 16' 35"	N37° 26' 15"E	41.67'
C34	42.07'	62.00'	038° 52' 39"	N1° 38' 22"W	41.27'
C35	38.23'	62.00'	035° 19' 32"	N38° 44' 28"W	37.62'
C36	42.77'	62.00'	036° 31' 30"	N76° 09' 59"W	41.93'
C37	47.83'	62.00'	044° 11' 52"	S61° 58' 20"W	46.65'
C38	44.92'	62.00'	041° 30' 44"	S19° 07' 02"W	43.94'
C39	35.66'	62.00'	032° 57' 24"	S18° 07' 02"E	35.17'
C40	25.24'	60.00'	024° 06' 17"	S22° 32' 35"E	25.06'
C41	22.76'	60.00'	021° 43' 51"	S0° 22' 29"W	22.62'
C42	58.67'	62.00'	005° 50' 45"	S14° 09' 47"W	58.64'
C43	31.89'	20.00'	091° 14' 22"	S62° 42' 21"W	28.59'
C44	101.27'	230.00'	025° 13' 40"	N17° 43' 36"E	100.45'
C45	76.66'	230.00'	019° 09' 46"	N39° 53' 18"E	76.30'
C46	91.37'	230.00'	022° 49' 44"	N60° 49' 03"E	90.77'
C47	27.75'	20.00'	079° 29' 56"	N32° 26' 57"E	25.58'
C48	27.68'	235.00'	006° 44' 53"	N3° 55' 35"W	27.66'
C49	56.13'	235.00'	013° 41' 10"	N6° 17' 27"E	56.00'
C50	21.44'	235.00'	005° 13' 36"	N15° 44' 50"E	21.43'
C51	33.60'	100.00'	019° 16' 12"	N6° 44' 02"E	33.45'
C52	20.87'	100.00'	011° 57' 30"	N6° 52' 19"W	20.83'
C53	39.37'	60.00'	037° 39' 42"	N5° 56' 47"E	38.67'
C54	42.75'	60.00'	040° 49' 30"	N45° 09' 22"E	41.85'
C55	48.51'	60.00'	046° 19' 20"	N68° 43' 47"E	47.20'
C56	43.65'	60.00'	041° 40' 47"	S47° 16' 09"E	42.69'
C57	44.35'	60.00'	042° 20' 47"	S5° 15' 22"E	43.34'
C58	38.04'	60.00'	036° 19' 33"	S34° 04' 48"W	37.41'
C59	25.13'	60.00'	023° 56' 51"	S64° 14' 30"W	24.95'
C60	40.90'	40.00'	058° 35' 02"	S46° 56' 55"W	39.14'
C61	80.58'	185.00'	024° 57' 25"	S5° 10' 41"W	79.95'
C62	29.76'	20.00'	085° 15' 53"	S49° 55' 57"E	27.09'
C63	62.02'	290.00'	012° 15' 12"	N81° 18' 30"E	61.90'
C64	83.27'	290.00'	016° 27' 06"	N66° 57' 22"E	82.98'
C65	83.71'	290.00'	016° 32' 21"	N50° 27' 38"E	83.42'
C66	83.69'	290.00'	016° 32' 02"	N33° 55' 26"E	83.40'
C67	83.65'	290.00'	016° 31' 34"	N17° 23' 39"E	83.36'
C68	83.80'	290.00'	016° 33' 23"	N0° 51' 10"E	83.51'
C69	83.72'	290.00'	016° 32' 25"	N15° 41' 44"W	83.43'
C70	83.43'	290.00'	016° 28' 58"	N32° 12' 26"W	83.14'
C71	76.98'	290.00'	015° 12' 32"	N48° 03' 11"W	76.75'
C72	62.67'	350.00'	010° 15' 31"	N50° 31' 41"W	62.58'
C73	60.98'	350.00'	009° 58' 58"	N40° 24' 26"W	60.90'
C74	56.92'	350.00'	009° 19' 04"	N30° 45' 25"W	56.86'
C75	54.37'	350.00'	008° 53' 59"	N21° 38' 53"W	54.31'
C76	50.03'	350.00'	008° 11' 24"	N13° 06' 11"W	49.99'
C77	54.81'	350.00'	008° 58' 18"	N4° 31' 20"W	54.75'
C78	53.00'	350.00'	008° 40' 33"	N4° 18' 05"E	52.95'
C79	27.91'	540.00'	002° 57' 40"	N10° 07' 12"E	27.90'
C80	55.93'	540.00'	005° 56' 05"	N14° 34' 04"E	55.91'
C81	7.20'	540.00'	000° 45' 49"	N17° 55' 01"E	7.20'
C82	31.41'	20.00'	089° 58' 24"	N26° 41' 16"W	28.28'
C83	32.29'	20.00'	092° 30' 57"	N62° 04' 03"E	28.90'
C84	64.72'	710.00'	005° 13' 21"	N13° 11' 54"E	64.69'
C85	64.35'	710.00'	005° 11' 35"	N7° 59' 27"E	64.33'
C86	61.51'	710.00'	004° 57' 49"	N2° 54' 45"E	61.49'
C87	58.09'	710.00'	004° 41' 15"	N1° 54' 47"W	58.07'
C88	35.46'	710.00'	002° 51' 42"	N5° 41' 16"W	35.46'
C89	21.34'	350.00'	003° 29' 30"	N5° 22' 19"W	21.33'
C90	72.09'	350.00'	011° 48' 04"	N2° 16' 30"E	71.96'
C91	56.11'	350.00'	009° 11' 09"	N12° 46' 06"E	56.05'
C92	52.84'	350.00'	008° 39' 00"	N21° 41' 10"E	52.79'
C93	62.67'	350.00'	010° 15' 31"	N31° 08' 28"E	62.58'
C94	69.25'	350.00'	011° 20' 11"	N41° 56' 17"E	69.14'
C95	28.98'	20.00'	083° 01' 48"	N6° 05' 28"E	26.51'
C96	79.48'	245.00'	018° 36' 15"	N26° 07' 48"W	79.13'
C97	76.09'	245.00'	017° 47' 43"	N7° 56' 20"W	75.79'
C98	77.65'	245.00'	018° 09' 33"	N10° 02' 18"E	77.32'
C99	26.74'	245.00'	006° 15' 13"	N22° 14' 41"E	26.73'
C100	29.60'	210.00'	008° 04' 37"	N21° 20' 00"E	29.58'

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C101	49.17	210.00	013° 24' 59"	N10° 35' 12"E	49.06'	24.70
C102	11.77	210.00	003° 12' 41"	N2° 16' 22"E	11.77'	5.89
C103	39.93	60.00	038° 07' 34"	N19° 43' 48"E	39.19'	20.73
C104	40.57	60.00	038° 44' 32"	N58° 09' 52"E	39.80'	21.10
C105	53.66	60.00	051° 14' 23"	S76° 50' 41"E	51.89'	28.77
C106	38.34	60.00	036° 36' 56"	S32° 55' 01"E	37.69'	19.85
C107	37.83	60.00	036° 07' 40"	S3° 27' 17"W	37.21'	19.51
C108	37.37	60.00	035° 41' 00"	S39° 21' 37"W	36.77'	19.67
C109	16.91	60.00	016° 08' 53"	S65° 16' 34"W	16.85'	8.51
C110	54.94	75.00	041° 58' 25"	S52° 21' 48"W	53.72'	26.77
C111	113.62	195.00	033° 23' 01"	S14° 41' 05"W	112.02'	58.45
C112	113.76	195.00	033° 28' 29"	S18° 43' 10"E	112.15'	58.57
C113	28.97	20.00	082° 59' 28"	S76° 55' 38"E	26.50'	17.69
C114	33.08	350.00	005° 24' 57"	N64° 17' 08"E	33.07'	16.55
C115	46.63	350.00	007° 37' 59"	N70° 48' 36"E	46.59'	23.35
C116	18.38	290.00	003° 37' 52"	N72° 48' 39"E	18.37'	9.17
C117	83.55	290.00	016° 30' 24"	N62° 44' 32"E	83.26'	42.09
C118	83.64	290.00	016° 31' 28"	N46° 13' 36"E	83.35'	42.21
C119	83.95	290.00	016° 35' 07"	N29° 40' 19"E	83.65'	42.27
C120	83.77	290.00	016° 33' 05"	N13° 06' 13"E	83.48'	42.18
C121	83.61	290.00	016° 31' 09"	N3° 25' 54"W	83.32'	42.10
C122	83.63	290.00	016° 31' 26"	N19° 57' 11"W	83.35'	42.11
C123	81.99	290.00	016° 11' 58"	N36° 18' 53"W	81.72'	41.27
C124	59.73	290.00	011° 48' 04"	N50° 18' 54"W	59.63'	29.97
C125	16.39	370.00	002° 32' 15"	N54° 56' 48"W	16.39'	8.19
C126	72.22	370.00	011° 11' 01"	N48° 05' 10"W	72.11'	36.23
C127	45.37	370.00	007° 01' 33"	N38° 58' 53"W	45.34'	22.71
C128	61.32	370.00	009° 29' 43"	N30° 43' 15"W	61.25'	30.73
C129	56.69	370.00	008° 46' 45"	N21° 35' 00"W	56.64'	28.40
C130	67.51	370.00	010° 27' 15"	N11° 58' 00"W	67.42'	33.85
C131	50.68	370.00	007° 50' 51"	N2° 48' 58"W	50.64'	25.38
C132	48.64	370.00	007° 31' 54"	N4° 52' 25"E	48.60'	24.35
C133	79.95	280.00	010° 21' 38"	N16° 49' 11"E	79.68'	40.25
C134	126.34	280.00	025° 51' 12"	N37° 55' 36"E	125.27'	67.47
C135	54.76	280.00	011° 12' 17"	N56° 27' 21"E	54.67'	27.27
C136	53.34	280.00	010° 54' 50"	N67° 30' 55"E	53.26'	26.75
C137	58.98	280.00	012° 04' 05"	N79° 20' 22"E	58.87'	29.60
C138	70.12	280.00	014° 20' 58"	S87° 47' 06"E	69.94'	35.25
C139	55.39	280.00	011° 20' 04"	S74° 56' 35"E	55.30'	27.72
C140	1.43	220.00	000° 22' 22"	S69° 27' 44"E	1.43'	0.79
C141	80.50	220.00	020° 57' 56"	S80° 07' 53"E	80.05'	40.91
C142	107.69	220.00	028° 02' 45"	N75° 21' 47"E	106.62'	54.75
C143	108.62	220.00	028° 17' 20"	N47° 11' 44"E	107.52'	55.44
C144	91.80	220.00	023° 54' 28"	N21° 05' 50"E	91.13'	46.58
C145	31.37	20.00	089° 52' 07"	N35° 47' 28"W	28.25'	19.95
C146	29.77	350.00	004° 52' 24"	N83° 09' 43"W	29.76'	14.89
C147	81.80	350.00	013° 23' 27"	S87° 42' 22"W	81.61'	41.09
C148	66.01	350.00	010° 48' 20"	S75° 36' 28"W	65.91'	33.10
C149	31.28	350.00	005° 07' 12"	S67° 38' 42"W	31.27'	15.65
C150	31.56	430.00	004° 12' 21"	S67° 11' 16"W	31.56'	15.79
C151	52.01	430.00	006° 55' 51"	S72° 45' 21"W	51.88'	26.04
C152	51.32	430.00	006° 50' 19"	S79° 38' 26"W	51.29'	25.69
C153	50.01	430.00	006° 39' 51"	S86° 23' 31"W	49.99'	25.04
C154	73.39	430.00	009° 46' 44"	N85° 23' 12"W	73.30'	36.78
C155	79.02	370.00	012° 14' 09"	S86° 29' 55"E	78.87'	39.66
C156	58.43	370.00	009° 02' 55"	N82° 51' 32"E	58.37'	29.28
C157	62.24	370.00	009° 38' 18"	N73° 30' 56"E	62.17'	31.19
C158	23.32	370.00	003° 36' 42"	N66° 53' 26"E	23.32'	11.67
C159	42.46	410.00	005° 56' 02"	N68° 03' 06"E	42.44'	21.25
C160	61.33	410.00	008° 34' 16"	N75° 18' 15"E	61.28'	30.74
C161	58.19	410.00	008° 07' 55"	N83° 39' 20"E	58.14'	29.12
C162	56.54	410.00	007° 54' 00"	S88° 19' 41"E	56.43'	28.01
C163	26.13	410.00	003° 39' 08"	S82° 33' 05"E	26.19'	13.37
C164	31.46	20.00	090° 07' 53"	S44° 12' 32"E	28.32'	20.35
C165	31.80	20.00	091° 06' 42"	S26° 07' 07"E	28.56'	20.09
C166	50.70	250.00	011° 37' 14"	S25° 14' 51"W	50.62'	25.44
C167	2.51	59.00	002° 29' 01"	S29° 48' 57"E	2.51'	1.26
C168	45.08	580.00	004° 32' 19"	S6° 18' 17"W	43.96'	23.75
C169	37.96	580.00	003° 13' 30"	S34° 42' 58"E	37.29'	19.69
C170	38.34	580.00	003° 52' 34"	S72° 24' 21"W	37.65'	19.90
C171	43.18	580.00	002° 32' 29"	N67° 19' 41"E	42.19'	22.65
C172	83.08	580.00	082° 04' 15"	N4° 57' 52"E	76.16'	50.48
C173	50.40	20.00	144° 23' 47"	N36° 07' 38"E	38.08'	62.29
C174	30.65	20.00	087° 48' 10"	S37° 42' 23"E	27.74'	19.25
C175	38.96	770.00	002° 53' 56"	S14° 40' 44"W	38.95'	19.48
C176	55.19	770.00	004° 06' 24"	S11° 10' 34"W	55.18'	27.61
C177	56.60	770.00	004° 08' 14"	S3° 03' 15"W	56.59'	27.81
C178	55.16	770.00	004° 06' 30"	S2° 55' 59"W	55.15'	27.89
C179	55.66	770.00	004° 08' 07"	S1° 11' 24"E	55.65'	27.94
C180	51.84	770.00	003° 51' 27"	S9° 11' 23"E	51.83'	25.93
C181	4.63	290.00	000° 54' 52"	S6° 39' 41"E	4.63'	2.31
C182	87.25	290.00	017° 14' 18"	S2° 24' 55"W	86.92'	43.96
C183	82.57	290.00	016° 18' 46"	S19° 11' 27"W	82.29'	41.56
C184	84.06	290.00	016° 36' 31"	S35° 35' 59"W	83.77'	42.33
C185	84.91	290.00	016° 46' 31"	S52° 20' 35"W	84.60'	42.36
C186	70.33	290.00	013° 53' 44"	S67° 40' 43"W	70.16'	35.74
C187	55.93	350.00	009° 59' 23"	S20° 02' 54"W	55.81'	28.00
C188	28.96	20.00	063° 03' 02"	N73° 01' 24"E	26.57'	17.73
C189	58.36	175.00	019° 06' 25"	N21° 51' 44"W	58.09'	29.45
C190	78.76	175.00	025° 47' 49"	N0° 29' 03"E	78.30'	40.06
C191	79.79	100.00	053° 44' 24"	N40° 14' 49"E	79.19'	50.67
C192	21.93	70.00	017° 57' 04"	N58° 06' 29"E	21.84'	11.06
C193	79.39	70.00	032° 34' 04"	N32° 52' 55"E	39.26'	20.45
C194	43.13	70.00	035° 18' 22"	N1° 03' 18"W	42.42'	22.28
C195	42.05	70.00	034° 25' 19"	N35° 05' 09"W	41.46'	21.68
C196	41.16	70.00	033° 22' 38"	N89° 59' 04"W	40.59'	21.31
C197	48.66	70.00	009° 49' 38"	S73° 14' 50"W	47.68'	25.26
C198	51.52	70.00	042° 10' 22"	S32° 14' 51"W	50.37'	26.99
C199	22.85	70.00	018° 42' 16"	S1° 48' 32"W	22.75'	11.53
C200	30.54	250.00	007° 00' 01"	S04° 02' 35"E	30.53'	15.69

MATCHLINE "A"



SCALE: 1"=60'



SANITARY SEWER FLOW CALCULATION	
NUMBER OF LOTS:	200 LOTS
NUMBER OF PPL PER LOT:	3.5 PEOPLE
SERVICE POPULATION:	700 PEOPLE
SEWAGE FLOW PER PERSON:	90 GPD
TOTAL SEWAGE FLOW PER DAY:	63,000.00 GPD
TOTAL SEWAGE FLOW PER MINUTE:	43.75 GPM

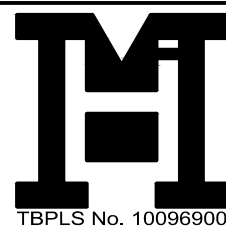
WATER DEMAND CALCULATION	
NUMBER OF LOTS:	200 LOTS
NUMBER OF PPL PER LOT:	3.5 PEOPLE
SERVICE POPULATION:	700 PEOPLE
WATER DEMAND AND OCCUPANCY:	90 GPD

UTILITY LAYOUT

RIVERSTONE TRAILS
MASTER SUBDIVISION
CORPUS CHRISTI, TEXAS

THIS DOCUMENT IS RELEASED
FOR THE PURPOSE OF INTERIM
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ON JULY 27, 2025, IT IS NOT
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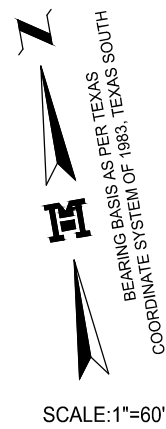
ENG. TECH: JUAN G.
PROJECT ENG: MARIO REYNA
T-BOOK:
1. RELEASE DATE:
2. RELEASE DATE:
3. RELEASE DATE:
SCALE:



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

JOB No.
25081

MATCH LINE "B"



N 08° 08' 36" E 3933.63'

S 08° 47' 05" W 4167.91'

MATCH LINE "C"

SANITARY SEWER FLOW CALCULATION	
NUMBER OF LOTS:	200 LOTS
NUMBER OF PPL PER LOT:	3.5 PEOPLE
SERVICE POPULATION:	700 PEOPLE
SEWAGE FLOW PER PERSON:	90 GPD
TOTAL SEWAGE FLOW PER DAY:	63,000.00 GPD
TOTAL SEWAGE FLOW PER MINUTE:	43.75 GPM

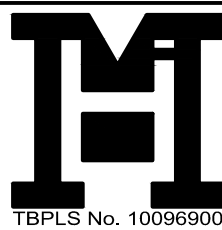
WATER DEMAND CALCULATION	
NUMBER OF LOTS:	200 LOTS
NUMBER OF PPL PER LOT:	3.5 PEOPLE
SERVICE POPULATION:	700 PEOPLE
WATER DEMAND AND OCCUPANCY:	90 GPD

UTILITY LAYOUT

RIVERSTONE TRAILS
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ENG. TECH: JUAN G.
PROJECT ENG: MARIO REYNIA
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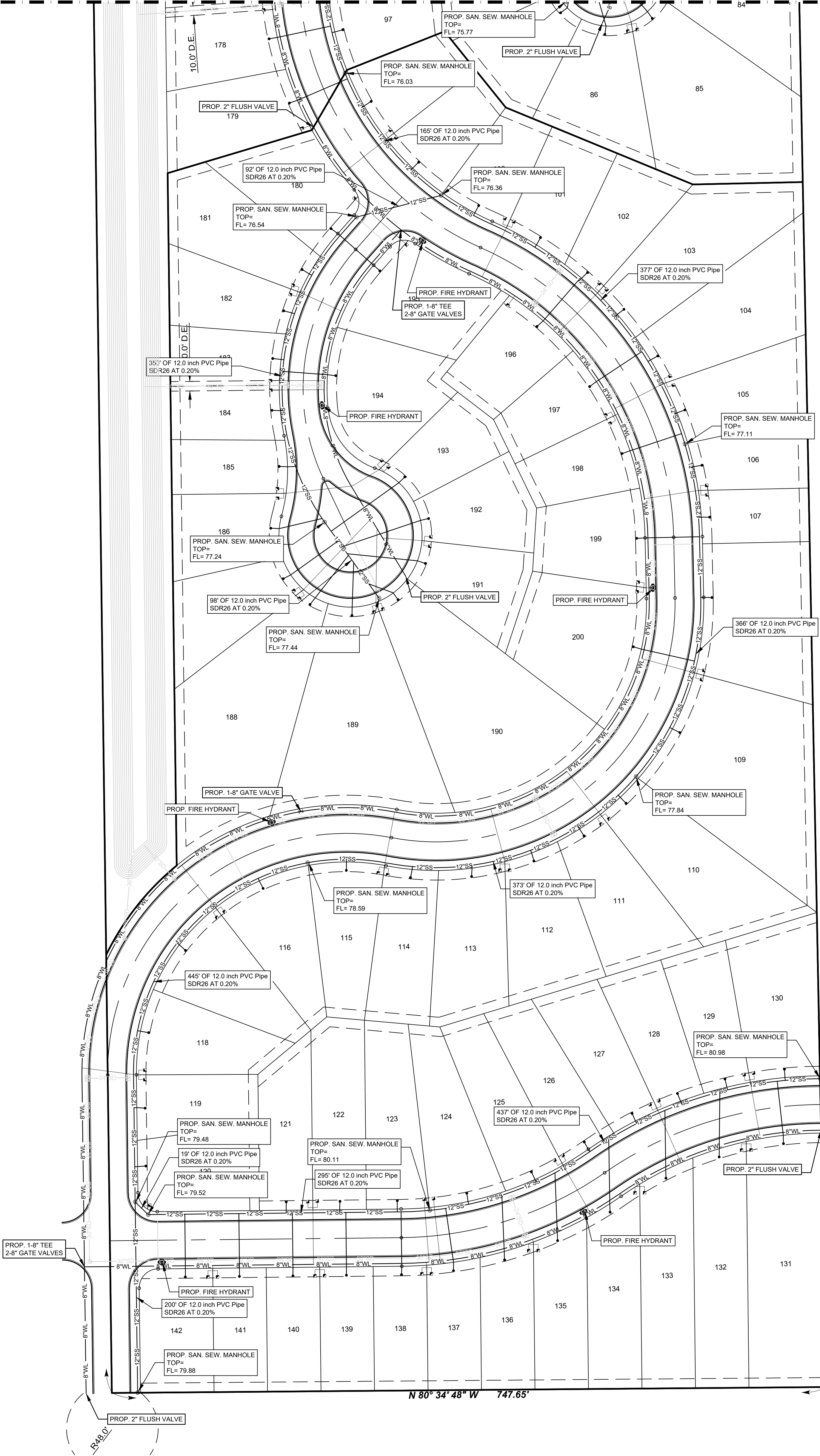
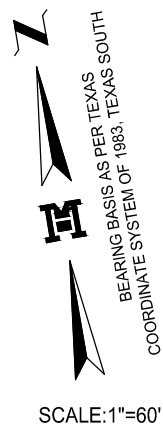
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JOB No.
25081

SHEET
OF 1

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File Name: 25081

MATCH LINE "C"



SANITARY SEWER FLOW CALCULATION	
NUMBER OF LOTS:	200 LOTS
NUMBER OF PPL PER LOT:	3.5 PEOPLE
SERVICE POPULATION:	700 PEOPLE
SEWAGE FLOW PER PERSON:	90 GPD
TOTAL SEWAGE FLOW PER DAY:	63,000.00 GPD
TOTAL SEWAGE FLOW PER MINUTE:	43.75 GPM

WATER DEMAND CALCULATION	
NUMBER OF LOTS:	200 LOTS
NUMBER OF PPL PER LOT:	3.5 PEOPLE
SERVICE POPULATION:	700 PEOPLE
WATER DEMAND AND OCCUPANCY:	80 GPD

UTILITY LAYOUT

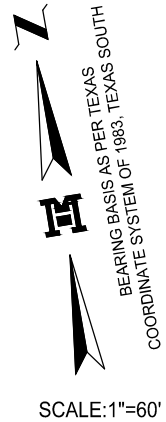
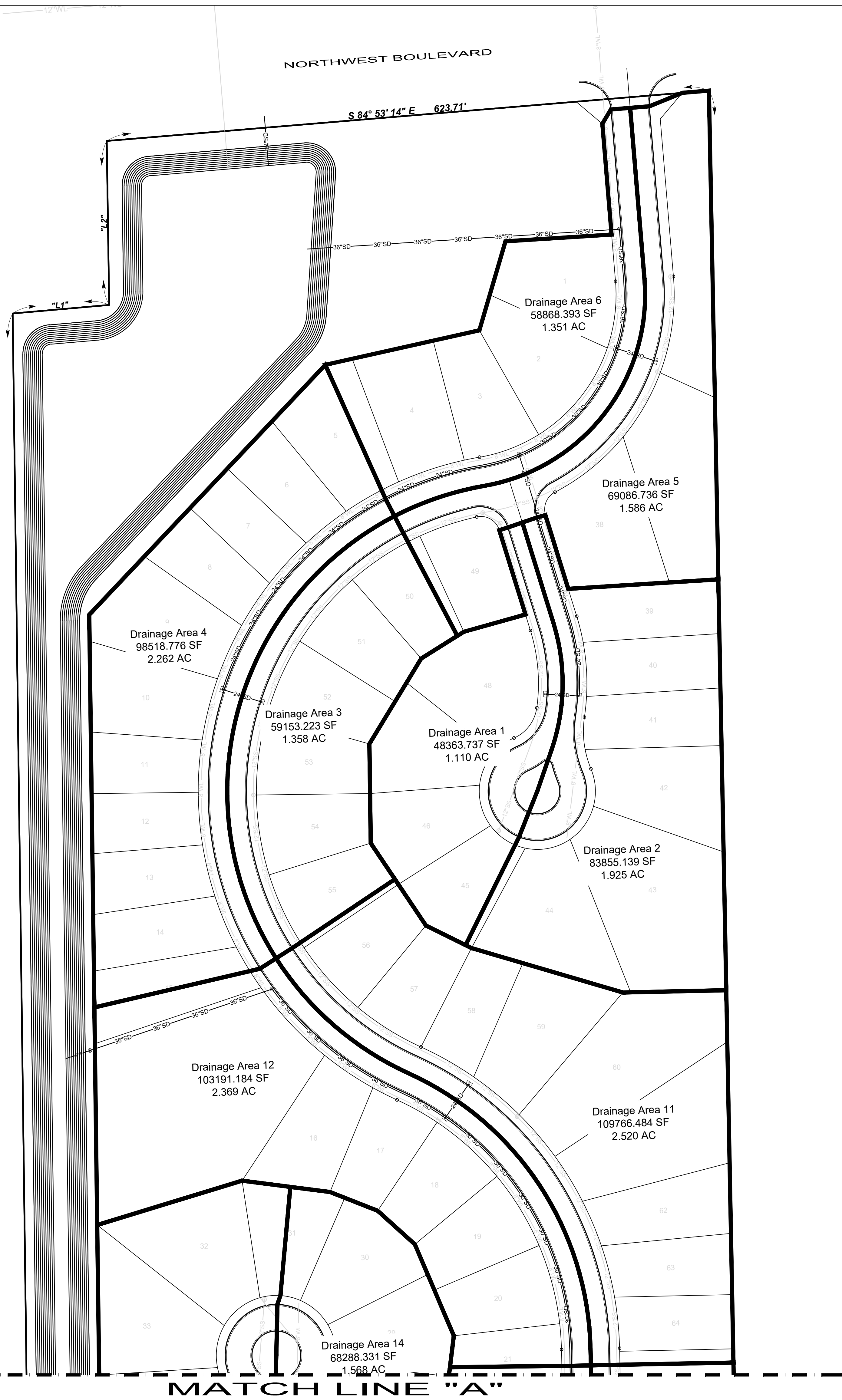
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PROJECT ENG: MARIO REYNA			
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2. RELEASE DATE:			
3. RELEASE DATE:			
SCALE:			

M

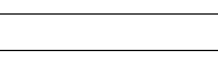
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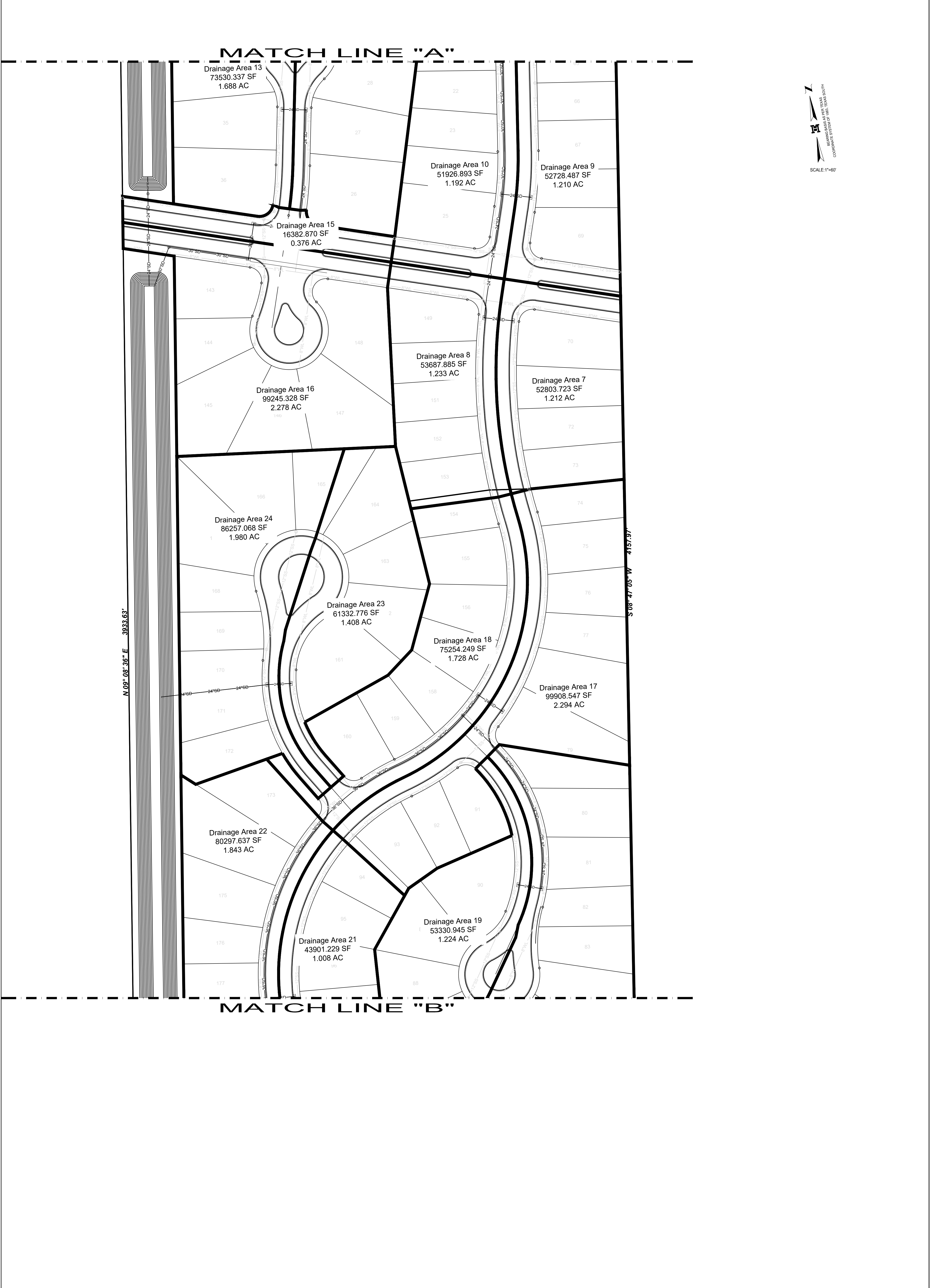
DRAINAGE AREAS





RIVERSTONE TRAILS
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CORPUS CHRISTI, TEXAS

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ENG. TECH: JUAN G.					
PROJECT ENG: MARIO REYNA					
T-BOOK:					
	REVISION		DATE	BY	
1. RELEASE DATE:		MELDEN & HUNT INC. CONSULTANTS • ENGINEERS • SURVEYORS 115 W. MCINTYRE - EDINBURG, TX 78541 PH: (956) 381-0981 - FAX: (956) 381-1839 ESTABLISHED 1947 - www.meldenandhunt.com			
2. RELEASE DATE:					
3. RELEASE DATE:					
SCALE:					
TBPLS No. 10096900					

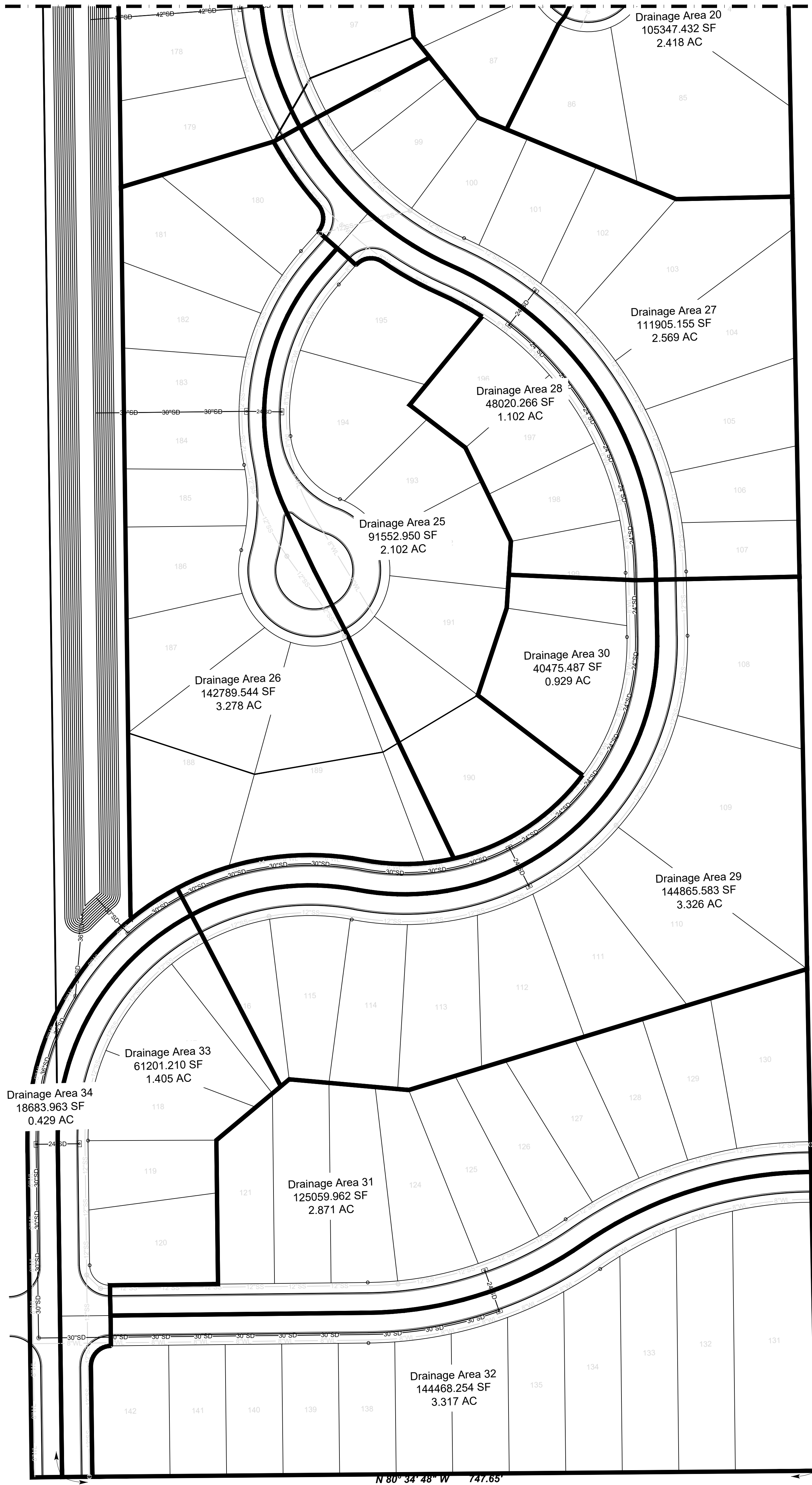
JOB No.
25081



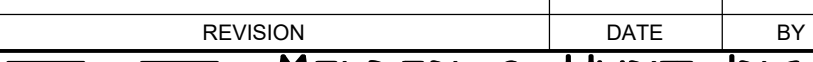
BEARING BASIS AS PER TEXAS
 COORDINATE SYSTEM OF 1983, TEXAS SOUTH

SCALE: 1"=60'

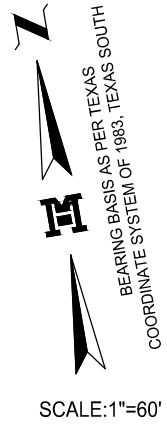
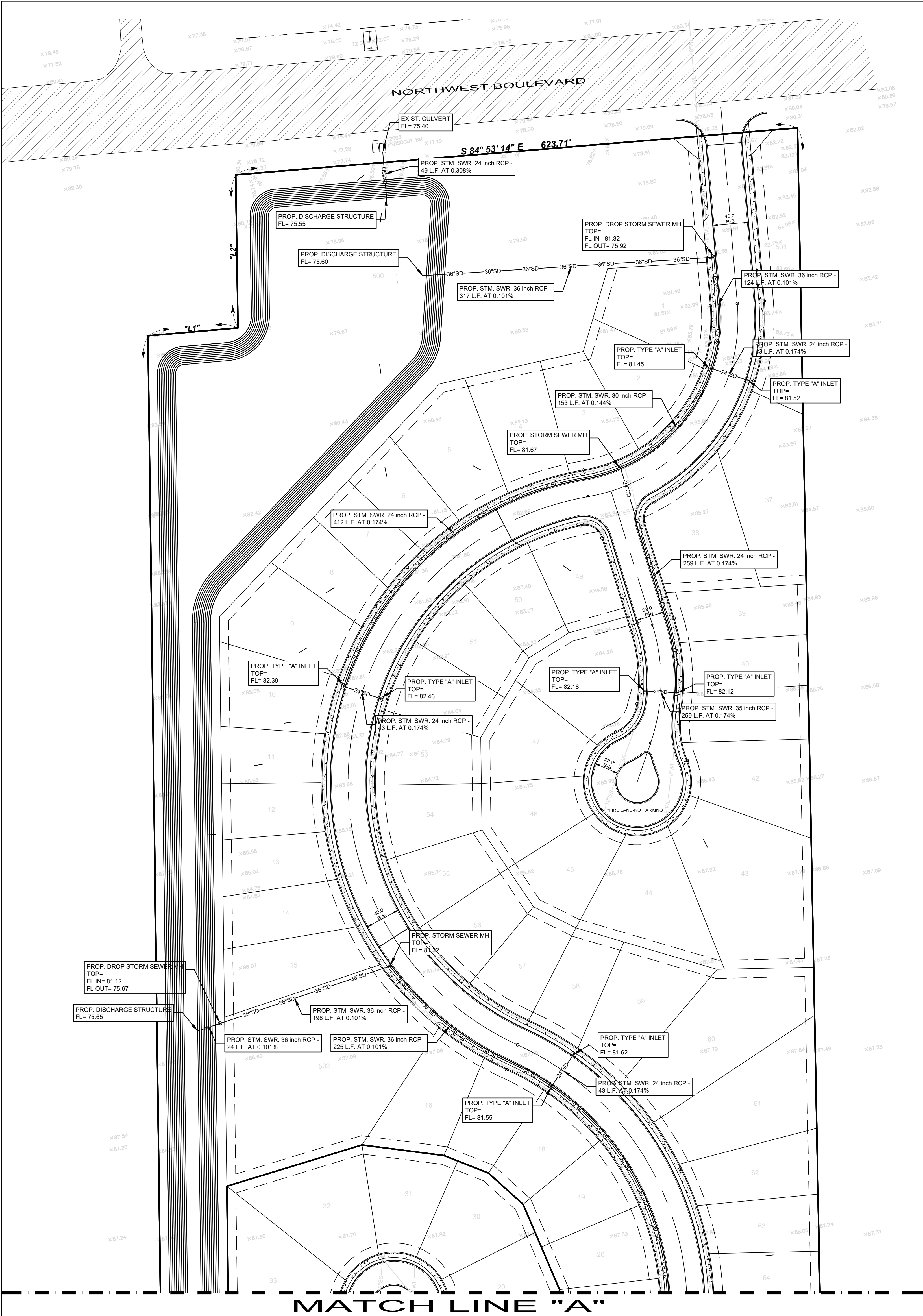


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MASTER SUBDIVISION
CORPUS CHRISTI, TEXAS

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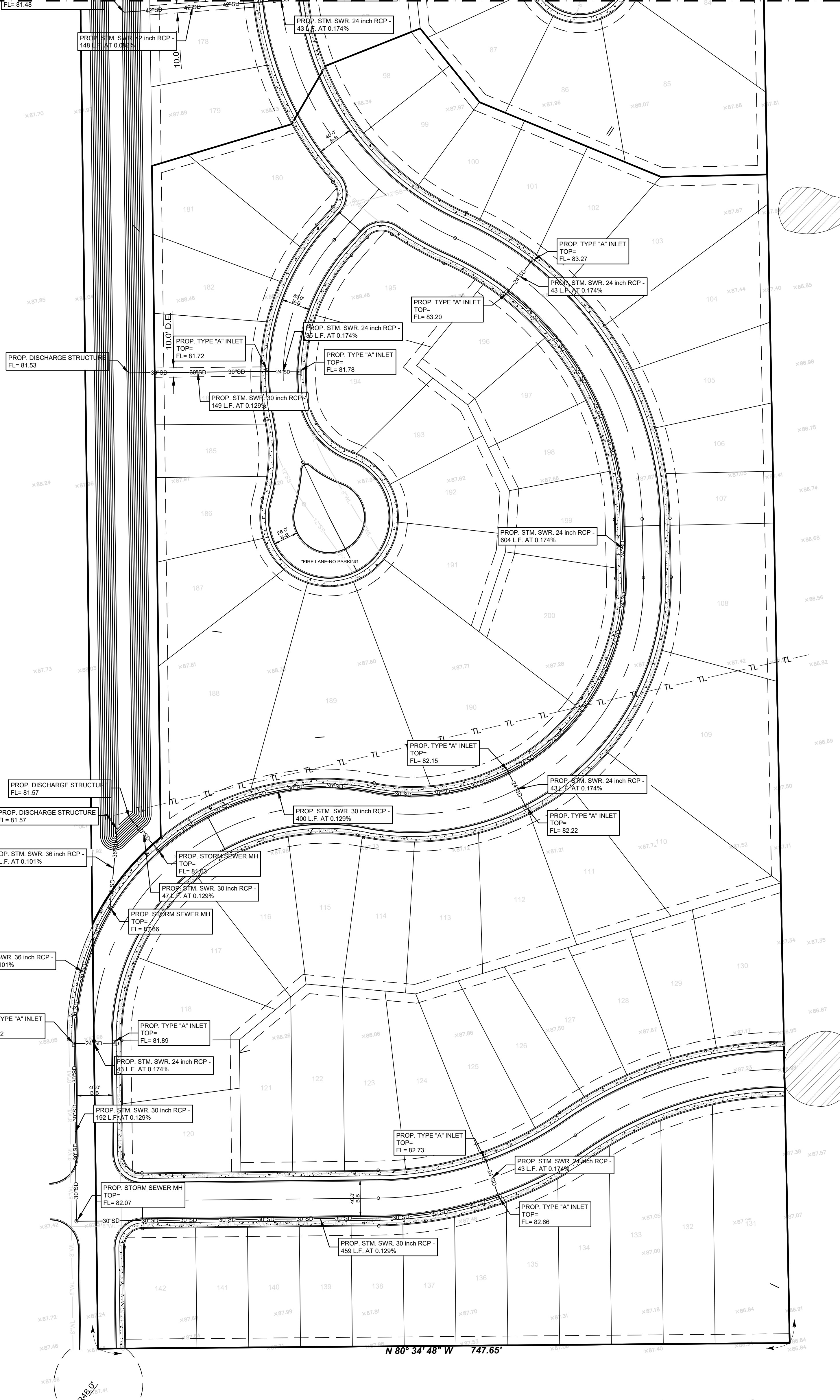
ENG. TECH: JUAN G.			
PROJECT ENG: MARIO REYNA			
T-BOOK:	REVISION	DATE	BY
1. RELEASE DATE:			
2. RELEASE DATE:			
3. RELEASE DATE:			
SCALE:			
TBPLS No. 10069000 115 W. MCINTYRE - EDINBURG, TX 78541 PH: (956) 361-0981 FAX: (956) 361-1809 ESTABLISHED 1947 - www.meldenandhunt.com			

JOB No.
25081



MATCH LINE "B"

SCALE: 1"=60'



DRAINAGE LAYOUT

RIVERSTONE TRAILS
MASTER SUBDIVISION
CORPUS CHRISTI, TEXAS

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PROJECT ENG: MARIO REYNA				
T-BOOK:				
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SCALE:				
REVISION				
DATE				
BY				
M Melden & Hunt Inc.				
CONSULTANTS • ENGINEERS • SURVEYORS				
115 W. McINTYRE - EDINBURG, TX 78541				
PH: (956) 381-0981 - FAX: (956) 381-1839				
ESTABLISHED 1947 - www.meldenandhunt.com				

JOB No.
25081

SHEET
OF 1



MASTER PLAT APPLICATION

Development Services Department

2406 Leopard St. Corpus Christi, TX 78408 | Phone: 361.826.3240 | platapplication@cctexas.com

Office Use Only

Plat No.: _____

Grid/Map No.: _____

Planning Commission Hearing Date: _____

1. Applicant: Melden & Hunt, Inc.
Telephone: (____) _____ EMAIL: mario@meldenandhunt.com
Address: 115 W. McIntyre, Edinburg, Texas 78541
Status of Applicant: Owner: _____ Other: (specify) Engineer

2. Engineer/Surveyor: Melden & Hunt Inc Telephone: (956) 381-0981
Address: 115 W. McIntyre, Edinburg, Texas 78541 EMAIL: eig@meldenandhunt.com
Contact Person: Mario Reyna Telephone: (956) 381-0981

3. Owner: Dean Lontos, Executor of Estate & William Mays Telephone: (214) 207-8044
Address: 2900 McKinnon St, Apt 2205, Dallas, Texas 75201
Type of Ownership: ☐ Sole ☐ Partnership ☐ Corporation
Other Executor of Estate

4. Master Preliminary Plat:
Proposed Subdivision Name: Riverstone Trails
Location: FM RD 624 Acreage: _____
Legal Description: McIntyre Partition, Undiv Int In 68.788 Acres Off FM RD 624
Land Use: (Existing) Agricultural (Proposed) Single Family Residential
Zoning: (Existing) FR (Proposed) R-6
Tax I.D. No.: 200143588
Proposed No. of Lots: 226
Reason for plat/replat: Master Planned Development

Application is not valid without Completion of all pages
Send complete Plat Applications to : <https://corpuschristi-prd.rhythmllabs.infor.com/>

Office Use Only

Date Rcvd: _____
Received by: _____
Filing Fee: _____
Recording Fee: _____
Type Plat: _____
ADP: _____ CT: _____
Comments: _____
District: _____

PRELIMINARY:
Denied: _____
Approved: _____

FINAL:
Denied: _____
Approved: _____

RECORDED:
Date: _____
Volume: _____
Page: _____

SEE REVERSE SIDE

5. PLAT CHECKLIST FOR MASTER PRELIMINARY PLATS:

- | | | |
|-----|-----|--|
| X | 1. | Outline of boundary denoted by bold lines and showing the Phasing boundaries with a Legend providing description for the development each Phase with the approximate time frame to be completed. |
| | 2. | Proposed boundary of Phased subdivision, showing Zoning and proposed Zoning boundaries with streets, parks, etc., with principle dimensions. |
| X | 3. | Location, width and name of existing streets, easements, and water courses with principal dimensions, or other significant features 200 feet outside the plat boundary. |
| X | 4. | Location and size of existing and proposed Master Planned water and sewer lines. |
| X | 5. | Proposed general plan of storm water drainage indicating location, direction of flow, and receiving waters. |
| X | 6. | Provide a Vicinity sketch or location map. Not more than 800 feet to the inch with street names. Master Plat to have north arrow. |
| X | 7. | Identify and label boundaries of FEMA Flood Zones. |
| N/A | 8. | Identify any Air Installation Compatible Use Zones (AICUZ) |
| X | 9. | Identify future Park dedication, greenbelts, or other open spaces. |
| N/A | 10. | Identify any existing previous sanitary landfill, shooting range, or other environmental concern. |
| N/A | 11. | Identify location of body of water including an intermittent or perennial stream. |
| N/A | 12. | Identify preliminary description of Endangered/Protected Species Habitat. |
| N/A | 13. | Identify preliminary description of any area of the site that may be jurisdictional wetland. |
| N/A | 14. | Identify preliminary determination of the location of any critical Dune Areas. |
| | 15. | Peak Hour Traffic form (as required). |

Mandatory Requirements

All plats and plans are submitted electronically to: <https://corpuschristi-prd.rhythmlabs.infor.com/>. See plat templates at: <https://www.cctexas.com/services/construction-and-property-services/starting-building-project/platting>

7. CHECKLIST FOR STORMWATER QUALITY MANAGEMENT PLAN (Required for Prelim and Final/Replats over 1 acre)

1. Brief description of the project
2. Maps showing the area covered by the plan or the preliminary plat
3. Land use assumptions used
4. Drainage plan elements:
 - A. Hydrology parameters, 5, 25, and 100 year;
 - B. Hydraulic calculations and identify parameters used for the 5, 25, and 100 year;
 - C. Define Drainage Area Boundary. Acreage, including sub basins;
 - D. Identify existing outfall;
 - E. Ditch cross sections, existing and proposed;
 - F. Verification of adequate inlet capacity;
 - G. Flow line elevations;
 - H. Establish hydraulic gradient line elevations (5-100 year);
 - I. Elevations/Contours;
 - J. Detention design if applicable (100 year);
5. Confirm compliance with Drainage Master Plan and/or the need for a Master Plan Amendment
6. Confirm on-site storm water management facility, if any
7. Submit copy of SWQMP to TXDOT if adjacent to state designated ROW.
8. Route to runoff to ultimate outfall.
9. Include permanent measures to reduce pollution from runoff:
 - A. Vegetated buffer strips along boundaries of environmentally sensitive areas
 - B. Drainage outfalls that discharge directly to environmentally sensitive areas shall be located with:
 1. Velocity control at outfall openings to eliminate erosion
 2. Rock rubble at outfall opening for velocity reductions and trapping of floatables.
 - C. Delineate wetlands
 - D. Identify submerged lands belonging to the State of Texas.
 - E. Identify location if within 1000 feet of the mean high tide limit of the Gulf of Mexico and show compliance with the City of Corpus Christi Dune Protection and Beach Access Plan.
 - F. Identify if location upstream of the City's raw water supply intake and include measures to reduce runoff of contaminated storm water.
 - G. Include and identify greenbelts, grassy drainage swales, to encourage percolation of drainage waters and reduce erosion from unlined drainage channels.

8. CERTIFICATION

I hereby certify that the above information and attached plat are true and correct to the best of my knowledge, and that the proposed plat is not in conflict with any deed restrictions or restrictive covenants

Owner's Signature: William M. May Date: 7-21-25

Owner's Printed Name: Dean Larios

Engineer/Surveyor's Signature: Matteo Reyna, P.E. Date: 7-26-25

Engineer/Surveyor's Printed Name: Matteo Reyna, P.E.

Application is not valid without Completion of all pages

Send complete Plat Applications to: <https://corpuschristi-prd.rhythmlabs.infor.com/>

9. APPLICATION FEES*:		(Master Preliminary Plat) \$605.00	(Amending/Vacating Plat)	\$911.74
(Public & Non-Public Notice Plats)		(Preliminary Plat)	(Minor Plat)	\$828.85
Less than 1 acre	\$1,089.00	Less than 1 acre	(Plat review fee after 2nd Rev.)	15% of App.
1 to 5 acres	\$1,573.00	1 to 5 acres	Addressing fee for Final Plats	fee\$121.00
5+ acres	\$2,057.00	5+ acres		
(Public notice surcharge)	\$250.00			

10. RECORDING FEES: (due at the time original tracing is submitted for Final plat recording)

\$60.00 + \$50.00 each additional page + \$60.50 DS Admin fee

All fees denoted with * will be assessed a 4.5% surcharge

FIRM NAME: MELDEN & HUNT, INC.
TBPELS FIRM #F1435
TITLE: RIVERSTONE TRAILS MASTER SUBDIVISION
PREPARED BY: MARIO A. REYNA, P.E
DATE: July 28, 2025



M. A. Reyna
7-28-25

INDEX

- 1. Drainage Statement**
- 2. Drainage Calculations**
- 3. Location Map**
- 4. Subdivision Plat**
- 5. Paving & Drainage Layout**
- 6. USGS Topographical Map**
- 7. Rainfall Intensity Table**
- 8. USDA Soils Map**
- 9. USDA Soils Legend & Description**
- 10. FEMA FIRM with site location**



TBPELS Firm # F-1435
TBPELS # 10096900

MELDEN & HUNT INC.

CONSULTANTS • ENGINEERS • SURVEYORS

MARIO A. REYNA • ALLAN F. BOOE • ROBERTO N. TAMEZ • RUBEN JAMES DE JESUS • MICHAEL HERNANDEZ

Drainage Statement
RIVERSTONE TRAILS MASTER SUBDIVISION
Project #25081.00 Date: July 28, 2025

RIVERSTONE TRAILS MASTER SUBDIVISION A tract of land containing 69.213 acres situated in the City of Corpus Christi, Nueces County, Texas, being a part or portion out of the McIntyre partition. This subdivision lies in Zone "X" (unshaded), are areas determined to be outside 0.2% annual chance floodplain. Community Panel No. 485464 0260 G; Map revised: October 13, 2022. The property is located on the Southwest corner of the intersection of Northwest Boulevard (F.M. 624) and F.M. 1889, 3,000 feet West of said intersection. The property is currently open with a proposed use of 226 residential lots and 7 common areas, currently inside Nueces County, Texas.

The soils in this area (CCB) Raymondville complex, (MGC) Miguel fine sandy loam and (VCA) Victoria clay, which are in Hydrologic Group "C". These soils have a slow infiltration rate when thoroughly wet and have a slow rate of water transmission. (See excerpts from "Soil Survey of Hidalgo County, Texas").

Existing runoff is in a southeasterly direction, with a runoff of 13.61 c.f.s. during the 10-year storm frequency as per the attached calculations. Proposed runoff after development is 105.15 c.f.s., during the 50-year storm frequency, per the attached calculation, which is an increase of 91.54 c.f.s.

The proposed drainage for this subdivision shall consist of surface runoff from the lots into the proposed streets and collected by type "A" inlets located at key points within the subdivision. The pipe size diameters shall range from 24" to 60". The proposed storm system shall discharge into a proposed detention pond on the Northwest corner of this site, which will cross Northwest Blvd via existing culvert. This culvert discharges into an existing drainage creek that ties into the Nueces River that ultimately discharges into Nueces Bay.

In accordance with the Nueces County drainage policy, the peak rate of runoff in this subdivision will not be increased during the 50-year rainfall event due to the building of this subdivision. Therefore, as per attached calculations the required 509,462 cubic feet of detention will be provided within the proposed detention pond.



M. A. Reyna 7-28-25

Mario A. Reyna, P.E. #117368



Date

DRAINAGE REPORT

PROJECT NAME: **RIVERSTONE TRAILS MASTER** # of Lots: **226**
 PROJECT NUMBER: **25045**
 DATE: **July 28, 2025**

I. Existing Condition-10 year

Ex. Area: **3,014,899.288 sf**
 69.213 ac

Int. Coeff. "k' **0.213** Table 3-2
 K_p **3.28**
 Length **4150 ft**
 Velocity **0.270582 ft/sec**

Slope : **0.15 %**
 tc : **255.62 min**

Rainfall Intensity (10yr) **0.983 in/hr**
 c factor **0.200**
 Q peak existing condition: **13.61 cfs**

II. Future Condition-50 year

Future area: **3,014,899.29 sf**
 69.21 ac

Slope : **0.15 %**
 tc : **69.60 min**

Rainfall Intensity (50yr) **3.696 in/hr**
 c factor **0.411**
 Q future cond. = Aci = i * = **105.15** * **0.41**
28.4463638 i

time min.	time hour	i in/hr	Qin cfs	Vin cf	Qout cfs	Vout cf	REQ'D V cf
5	0.08	12.477	354.93	106478	13.61	30454	76024
10	0.17	10.253	291.66	174996	13.61	32495	142502
15	0.25	8.761	249.22	224297	13.61	34536	189761
25	0.42	6.864	195.26	292884	13.61	38618	254266
35	0.58	5.697	162.06	340324	13.61	42700	297623
45	0.75	4.899	139.36	376269	13.61	46783	329486
55	0.92	4.316	122.77	405156	13.61	50865	354291
65	1.08	3.869	110.06	429230	13.61	54947	374283
75	1.25	3.514	99.96	449822	13.61	59029	390793
85	1.42	3.226	91.77	468017	13.61	63112	404905
95	1.58	2.986	84.94	484163	13.61	67194	416969
105	1.75	2.782	79.14	498568	13.61	71276	427292
115	1.92	2.608	74.19	511898	13.61	75358	436540
125	2.08	2.456	69.86	523982	13.61	79441	444541
135	2.25	2.323	66.08	535255	13.61	83523	451733
145	2.42	2.205	62.72	545701	13.61	87605	458096
155	2.58	2.100	59.74	555557	13.61	91687	463870
165	2.75	2.006	57.06	564928	13.61	95770	469158
175	2.92	1.920	54.62	573479	13.61	99852	473627
185	3.08	1.843	52.43	581936	13.61	103934	478002
195	3.25	1.772	50.41	589761	13.61	108016	481745
205	3.42	1.707	48.56	597263	13.61	112099	485164
215	3.58	1.647	46.85	604380	13.61	116181	488199
225	3.75	1.592	45.29	611369	13.61	120263	491106
235	3.92	1.541	43.84	618085	13.61	124345	493740

245	4.08	1.493	42.47	624315	13.61	128428	495888
255	4.25	1.448	41.19	630212	13.61	132510	497702
265	4.42	1.407	40.02	636382	13.61	136592	499790
275	4.58	1.368	38.91	642091	13.61	140674	501417
285	4.75	1.331	37.86	647442	13.61	144757	502686
295	4.92	1.297	36.89	653040	13.61	148839	504202
305	5.08	1.264	35.96	657999	13.61	152921	505078
315	5.25	1.233	35.07	662906	13.61	157003	505902
325	5.42	1.204	34.25	667864	13.61	161085	506778
335	5.58	1.177	33.48	672976	13.61	165168	507808
345	5.75	1.150	32.71	677166	13.61	169250	507916
355	5.92	1.125	32.00	681646	13.61	173332	508314
365	6.08	1.102	31.35	686519	13.61	177414	509104
375	6.25	1.079	30.69	690607	13.61	181497	509110
385	6.42	1.057	30.07	694566	13.61	185579	508987
395	6.58	1.037	29.50	699123	13.61	189661	509462
405	6.75	1.017	28.93	702998	13.61	193743	509254
415	6.92	0.998	28.39	706898	13.61	197826	509072
425	7.08	0.980	27.88	710875	13.61	201908	508967
435	7.25	0.962	27.37	714237	13.61	205990	508247
445	7.42	0.946	26.91	718504	13.61	210072	508431
455	7.58	0.930	26.46	722225	13.61	214155	508070
465	7.75	0.914	26.00	725399	13.61	218237	507162
475	7.92	0.899	25.57	728839	13.61	222319	506519
485	8.08	0.885	25.18	732593	13.61	226401	506192
495	8.25	0.871	24.78	735870	13.61	230484	505387
505	8.42	0.857	24.38	738670	13.61	234566	504104
515	8.58	0.845	24.04	742749	13.61	238648	504101
525	8.75	0.832	23.67	745522	13.61	242730	502792
535	8.92	0.820	23.33	748765	13.61	246813	501952
545	9.08	0.808	22.98	751598	13.61	250895	500703
555	9.25	0.797	22.67	754969	13.61	254977	499992
565	9.42	0.786	22.36	757965	13.61	259059	498905
575	9.58	0.775	22.05	760585	13.61	263142	497443
585	9.75	0.765	21.76	763828	13.61	267224	496604
600	10	0.750	21.33	768025	13.61	273347	494678
630	10.5	0.722	20.54	776355	13.61	285594	490761
690	11.5	0.673	19.13	792051	13.61	310088	481963
720	12	0.651	18.51	799469	13.61	322334	477135
750	12.5	0.630	17.93	806631	13.61	334581	472050
780	13	0.611	17.38	813556	13.61	346828	466728
810	13.5	0.593	16.88	820260	13.61	359075	461186
840	14	0.577	16.40	826759	13.61	371321	455438
870	14.5	0.561	15.96	833067	13.61	383568	449499
900	15	0.546	15.54	839195	13.61	395815	443380
930	15.5	0.532	15.15	845155	13.61	408061	437093
960	16	0.519	14.77	850956	13.61	420308	430648
990	16.5	0.507	14.42	856609	13.61	432555	424054
1020	17	0.495	14.09	862120	13.61	444802	417319
1050	17.5	0.484	13.77	867499	13.61	457048	410451
1080	18	0.473	13.47	872752	13.61	469295	403457
1110	18.5	0.463	13.18	877885	13.61	481542	396343
1140	19	0.454	12.91	882904	13.61	493789	389116
1170	19.5	0.445	12.65	887815	13.61	506035	381780
1200	20	0.436	12.40	892624	13.61	518282	374342
1230	20.5	0.427	12.16	897334	13.61	530529	366805
1260	21	0.419	11.93	901950	13.61	542776	359174
1290	21.5	0.412	11.71	906476	13.61	555022	351454

1320	22	0.404	11.50	910917	13.61	567269	343647
1350	22.5	0.397	11.30	915275	13.61	579516	335759
1380	23	0.390	11.11	919554	13.61	591763	327791
1410	23.5	0.384	10.92	923757	13.61	604009	319748
1440	24	0.378	10.74	927888	13.61	616256	311632

Storage Required: 509,462 cf
 Storage Required: 11.696 Ac.-Ft.
 w/ release rate of: 13.61 cfs
 Storage / Ac. Development: 0.169 Ac.Ft. per Ac.
 Storage / Lot: 2254.257544 cf per lot



MAR

7-2025

TABLE I
TIME OF CONCENTRATION DETERMINATION
RIVERSTONE TRAILS MASTER

[illegible]

**FORMULA FOR TIME OF CONCENTRATION
USING THE RATIONAL METHOD, AS PER
"TXDOT BRIDGE HYDRAULIC MANUAL"**

$$T_c = \frac{L}{(V \times 60)}$$

TABLE 1A

**FLOWRATE DETERMINATION
RIVERSTONE TRAILS MASTER**

COMPUTATION POINT	TOTAL DRAINAGE AREA CONTRIBUTING TO POINT (acres)	C	TIME (SEE TABLE 1) (minutes)	RETURN FREQUENCY (years)	INTENSITY (in./hr.)	FLOWRATE (c.f.s.)	PIPE SIZE (inches)	MIN. SLOPE (FT./FT.)	DESIGN PIPE SLOPE	INLET OPENING IN FEET
D.A.#1	2.231	0.411	21.6	25	5.697	5.22				
D.A.#1-D.A.#2	2.231	0.411	21.9	25	5.666	5.20	24.00	0.053%	0.174%	4.8
D.A.#2	1.738	0.411	17.3	25	6.342	4.53				
D.A.#2-OUTFALL	5.516	0.411	22.7	25	5.561	12.61	30.00	0.095%	0.129%	4.2
D.A.#3	1.547	0.411	15.5	25	6.642	4.22				
D.A.#3-D.A.#4	1.547	0.411	22.9	25	5.537	3.52	24.00	0.024%	0.174%	3.9
D.A.#4	2.815	0.411	27.0	25	5.080	5.88				
D.A.#4-D.A.#2	4.362	0.411	30.5	25	4.759	8.53	24.00	0.143%	0.174%	5.4
D.A.#5	1.438	0.411	18.2	25	6.184	3.66				
D.A.#5-D.A.#6	1.438	0.411	30.7	25	4.742	2.80	24.00	0.015%	0.174%	3.4
D.A.#6	0.729	0.411	23.7	25	5.437	1.63				
D.A.#6-D.A.#18	2.167	0.411	31.6	25	4.270	3.80	24.00	0.028%	0.174%	1.5
D.A.#7	1.829	0.411	19.8	25	5.948	4.47				
D.A.#7-D.A.#8	1.829	0.411	31.8	25	4.648	3.49	24.00	0.024%	0.174%	4.1
D.A.#8	2.066	0.411	22.1	25	5.641	4.79				
D.A.#8-D.A.#10	3.895	0.411	23.4	25	5.478	8.77	24.00	0.151%	0.174%	4.4

FORMULA FOR INTENSITY $I = \frac{b}{e}$
 USING THE RATIONAL METHOD, AS PER
 "TXDOT BRIDGE HYDRAULIC MA (Tc + d)

TABLE I
TIME OF CONCENTRATION DETERMINATION
RIVERSTONE TRAILS MASTER

COMPUTATION POINT	DESCRIPTION OF RUNOFF MEDIUM	OVERLAND FLOW				CHANNEL, PIPE, STREET, ETC. FLOW					
		C	LENGTH (FT.)	GRADE (%)	TIME (MIN)	WIDTH/ID. (FT)	GRADE (%)	LENGTH (FT)	VELOCITY (FPS)	TIME (MIN)	TOTAL TIME (MIN)
D.A.#9	Overland & Gutter	0.411	173		19.2			356	1.7	3.5	22.7
D.A.#9-D.A.#10	Pipe Flow	0.411						43	3.0	0.2	32.0
D.A.#10	Overland & Gutter	0.411	138		15.3			265	1.7	2.6	17.9
D.A.#10-D.A.#14	Pipe Flow	0.411						498	3.0	2.8	34.8
D.A.#11	Overland & Gutter	0.411	148		16.4			303	1.7	3.0	19.4
D.A.#11-D.A.#12	Pipe Flow	0.411						53	3.0	0.3	35.1
D.A.#12	Overland & Gutter	0.411	163		18.1			309	1.7	3.0	21.1
D.A.#12-D.A.#14	Pipe Flow	0.411						339	3.0	1.9	23.0
D.A.#13	Overland & Gutter	0.411	248		27.6			349	1.7	3.4	31.0
D.A.#13-D.A.#14	Pipe Flow	0.411						43	3.0	0.2	31.2
D.A.#14	Overland & Gutter	0.411	138		15.3			263	1.7	2.6	17.9
D.A.#14-D.A.#16	Pipe Flow	0.411						425	3.0	2.4	37.5
D.A.#15	Overland & Gutter	0.411	111		12.3			198	1.7	1.9	14.3
D.A.#15-D.A.#16	Pipe Flow	0.411						43	3.0	0.2	37.7
D.A.#16	Overland & Gutter	0.411	246		27.3			221	1.7	2.2	29.5
D.A.#16-D.A.#18	Pipe Flow	0.411						494	3.0	2.7	40.4

FORMULA FOR TIME OF CONCENTRATION $T_c = \frac{L}{(V \times 60)}$
 USING THE RATIONAL METHOD, AS PER
 "TXDOT BRIDGE HYDRAULIC MANUAL"

TABLE IA
FLOWRATE DETERMINATION
RIVERSTONE TRAILS MASTER

COMPUTATION POINT	TOTAL DRAINAGE AREA CONTRIBUTING TO POINT (acres)	C	TIME (SEE TABLE 1) (minutes)	RETURN FREQUENCY (years)	INTENSITY (in./hr.)	FLOWRATE (c.f.s.)	PIPE SIZE (inches)	MIN. SLOPE (FT./FT.)	DESIGN PIPE SLOPE	INLET OPENING IN FEET
D.A.#9	2.033	0.411	22.7	25	5.562	4.65				
D.A.#9-D.A.#10	2.033	0.411	32.0	25	4.628	3.87	24.00	0.029%	0.174%	4.3
D.A.#10	1.656	0.411	17.9	25	6.233	4.24				
D.A.#10-D.A.#14	7.584	0.411	34.8	25	4.415	13.76	30.00	0.113%	0.129%	3.9
D.A.#11	1.831	0.411	19.4	25	6.006	4.52				
D.A.#11-D.A.#12	1.831	0.411	35.1	25	4.394	3.31	24.00	0.021%	0.174%	4.1
D.A.#12	1.828	0.411	21.1	25	5.764	4.33				
D.A.#12-D.A.#14	3.659	0.411	23.0	25	5.524	8.31	24.00	0.135%	0.174%	4.0
D.A.#13	2.557	0.411	31.0	25	4.716	4.96				
D.A.#13-D.A.#14	2.557	0.411	31.2	25	4.696	4.94	24.00	0.048%	0.174%	4.5
D.A.#14	1.384	0.411	17.9	25	6.236	3.55				
D.A.#14-D.A.#16	15.184	0.411	37.5	25	4.230	26.40	42.00	0.069%	0.082%	3.3
D.A.#15	0.901	0.411	14.3	25	6.888	2.55				
D.A.#15-D.A.#16	0.901	0.411	37.7	25	4.214	1.56	24.00	0.005%	0.174%	2.3
D.A.#16	2.182	0.411	29.5	25	4.846	4.35				
D.A.#16-D.A.#18	18.267	0.411	40.4	25	4.042	30.35	48.00	0.045%	0.069%	4.0

FORMULA FOR INTENSITY $I = \frac{b}{e}$
 USING THE RATIONAL METHOD, AS PER
 "TXDOT BRIDGE HYDRAULIC MA (Tc + d)

TABLE I
TIME OF CONCENTRATION DETERMINATION
RIVERSTONE TRAILS MASTER

COMPUTATION POINT	DESCRIPTION OF RUNOFF MEDIUM	OVERLAND FLOW				CHANNEL, PIPE, STREET, ETC. FLOW					
		C	LENGTH (FT.)	GRADE (%)	TIME (MIN)	WIDTH/ID. (FT)	GRADE (%)	LENGTH (FT)	VELOCITY (FPS)	TIME (MIN)	TOTAL TIME (MIN)
D.A.#17	Overland & Gutter	0.411	111		12.3			288	1.7	2.8	15.2
D.A.#17-D.A.#18	Pipe Flow	0.411						50	3.0	0.3	40.7
D.A.#18	Overland & Gutter	0.411	182		20.2			301	1.7	3.0	23.2
D.A.#18-OUTFALL	Pipe Flow	0.411						442	3.0	2.5	43.2
D.A.#19	Overland & Gutter	0.411	245		27.2			296	1.7	2.9	30.1
D.A.#19-D.A.#20	Pipe Flow	0.411						35	3.0	0.2	43.4
D.A.#20	Overland & Gutter	0.411	129		14.3			257	1.7	2.5	16.9
D.A.#20-D.A.#22	Pipe Flow	0.411						414	3.0	2.3	45.7
D.A.#21	Overland & Gutter	0.411	116		12.9			266	1.7	2.6	15.5
D.A.#21-D.A.#22	Pipe Flow	0.411						43	3.0	0.2	15.7
D.A.#22	Overland & Gutter	0.411	256		28.4			300	1.7	2.9	31.4
D.A.#22-D.A.#26	Pipe Flow	0.411						592	3.0	3.3	34.7
D.A.#23	Overland & Gutter	0.411	201		22.3			288	1.7	2.8	25.2
D.A.#23-D.A.#24	Pipe Flow	0.411						35	3.0	0.2	45.9
D.A.#24	Overland & Gutter	0.411	252		28.0			294	1.7	2.9	30.9
D.A.#24-D.A.#26	Pipe Flow	0.411						403	3.0	2.2	48.1
D.A.#25	Overland & Gutter	0.411	113		12.6			255	1.7	2.5	15.1
D.A.#25-D.A.#26	Pipe Flow	0.411						43	3.0	0.2	48.3

FORMULA FOR TIME OF CONCENTRATION

$$T_c = \frac{L}{(V \times 60)}$$

USING THE RATIONAL METHOD, AS PER
"TXDOT BRIDGE HYDRAULIC MANUAL"

TABLE 1A
FLOWRATE DETERMINATION
RIVERSTONE TRAILS MASTER

COMPUTATION POINT	TOTAL DRAINAGE AREA CONTRIBUTING TO POINT (acres)	C	TIME (SEE TABLE 1) (minutes)	RETURN FREQUENCY (years)	INTENSITY (in./hr.)	FLOWRATE (c.f.s.)	PIPE SIZE (inches)	MIN. SLOPE (FT./FT.)	DESIGN PIPE SLOPE	INLET OPENING IN FEET
D.A.#17	1.374	0.411	15.2	25	6.716	3.79				
D.A.#17-D.A.#18	1.374	0.411	40.7	25	4.026	2.27	24.00	0.010%	0.174%	3.5
D.A.#18	2.079	0.411	23.2	25	5.505	4.70				
D.A.#18-OUTFALL	23.887	0.411	43.2	25	3.886	38.15	60.00	0.038%	0.051%	4.3
D.A.#19	2.906	0.411	30.1	25	4.790	5.72				
D.A.#19-D.A.#20	2.906	0.411	43.4	25	3.875	4.63	24.00	0.042%	0.174%	5.2
D.A.#20	1.224	0.411	16.9	25	6.411	3.23				
D.A.#20-D.A.#22	4.130	0.411	45.7	25	3.755	6.37	24.00	0.080%	0.174%	3.0
D.A.#21	1.602	0.411	15.5	25	6.652	4.38				
D.A.#21-D.A.#22	1.602	0.411	15.7	25	6.608	4.35	24.00	0.037%	0.174%	4.0
D.A.#22	2.465	0.411	31.4	25	4.682	4.74				
D.A.#22-D.A.#26	8.197	0.411	34.7	25	4.424	14.91	36.00	0.050%	0.101%	4.4
D.A.#23	2.620	0.411	25.2	25	5.277	5.68				
D.A.#23-D.A.#24	2.620	0.411	45.9	25	3.745	4.03	24.00	0.032%	0.174%	5.2
D.A.#24	3.169	0.411	30.9	25	4.724	6.15				
D.A.#24-D.A.#26	5.789	0.411	48.1	25	3.636	8.65	24.00	0.147%	0.174%	5.6
D.A.#25	1.341	0.411	15.1	25	6.735	3.71				
D.A.#25-D.A.#26	1.341	0.411	48.3	25	3.625	2.00	24.00	0.008%	0.174%	3.4

FORMULA FOR INTENSITY $I = \frac{b}{(T_c + d)}$
 USING THE RATIONAL METHOD, AS PER e
 "TXDOT BRIDGE HYDRAULIC MA

TABLE I
TIME OF CONCENTRATION DETERMINATION
RIVERSTONE TRAILS MASTER

COMPUTATION POINT	DESCRIPTION OF RUNOFF MEDIUM	OVERLAND FLOW				CHANNEL, PIPE, STREET, ETC. FLOW					
		C	LENGTH (FT.)	GRADE (%)	TIME (MIN)	WIDTH/ID (FT)	GRADE (%)	LENGTH (FT)	VELOCITY (FPS)	TIME (MIN)	TOTAL TIME (MIN)
D.A.#26	Overland & Gutter	0.411	156		17.3			289	1.7	2.8	20.2
D.A.#26-OUTFALL	Pipe Flow	0.411						2553	3.0	14.2	62.5
D.A.#27	Overland & Gutter	0.411	250		27.8			321	1.7	3.1	30.9
D.A.#27-D.A.#28	Pipe Flow	0.411						43	3.0	0.2	62.8
D.A.#28	Overland & Gutter	0.411	139		15.4			300	1.7	2.9	18.4
D.A.#28-D.A.#30	Pipe Flow	0.411						594	3.0	3.3	66.1
D.A.#29	Overland & Gutter	0.411	253		28.1			348	1.7	3.4	31.5
D.A.#29-D.A.#30	Pipe Flow	0.411						43	3.0	0.2	66.3
D.A.#30	Overland & Gutter	0.411	155		17.2			300	1.7	2.9	20.2
D.A.#30-OUTFALL	Pipe Flow	0.411						1376	3.0	7.6	27.8
D.A.#31	Overland & Gutter	0.411	173		19.2			360	1.7	3.5	22.8
D.A.#31-D.A.#32	Pipe Flow	0.411						43	3.0	0.2	28.0
D.A.#32	Overland & Gutter	0.411	155		17.2			354	1.7	3.5	20.7
D.A.#32-D.A.#33	Pipe Flow	0.411						401	3.0	2.2	68.5
D.A.#33	Overland & Gutter	0.411	136		15.1			324	1.7	3.2	18.3
D.A.#33-D.A.#34	Pipe Flow	0.411						47	3.0	0.3	68.8
D.A.#34	Overland & Gutter	0.411	178		19.8			306	1.7	3.0	22.8
D.A.#34-OUTFALL	Pipe Flow	0.411						149	3.0	0.8	69.6

FORMULA FOR TIME OF CONCENTRATION USING THE RATIONAL METHOD, AS PER

$$T_c = \frac{L}{(V \times 60)}$$

TABLE 1A
FLOWRATE DETERMINATION
RIVERSTONE TRAILS MASTER

COMPUTATION POINT	TOTAL DRAINAGE AREA CONTRIBUTING TO POINT (acres)	C	TIME (SEE TABLE 1) (minutes)	RETURN FREQUENCY (years)	INTENSITY (in./hr.)	FLOWRATE (c.f.s.)	PIPE SIZE (inches)	MIN. SLOPE (FT./FT.)	DESIGN PIPE SLOPE	INLET OPENING IN FEET
D.A.#26	1.597	0.411	20.2	25	5.897	3.87				
D.A.#26-OUTFALL	16.924	0.411	62.5	25	3.076	21.39	42.00	0.045%	0.082%	3.6
D.A.#27	2.911	0.411	30.9	25	4.721	5.65				
D.A.#27-D.A.#28	2.911	0.411	62.8	25	3.068	3.67	24.00	0.026%	0.174%	5.2
D.A.#28	1.772	0.411	18.4	25	6.161	4.49				
D.A.#28-D.A.#30	4.683	0.411	66.1	25	2.967	5.71	24.00	0.064%	0.174%	4.1
D.A.#29	2.951	0.411	31.5	25	4.670	5.66				
D.A.#29-D.A.#30	2.951	0.411	66.3	25	2.959	3.59	24.00	0.025%	0.174%	5.2
D.A.#30	1.546	0.411	20.2	25	5.898	3.75				
D.A.#30-OUTFALL	9.180	0.411	27.8	25	5.004	18.88	36.00	0.080%	0.101%	3.4
D.A.#31	4.521	0.411	22.8	25	5.557	10.33				
D.A.#31-D.A.#32	4.521	0.411	28.0	25	4.981	9.26	24.00	0.168%	0.174%	9.5
D.A.#32	2.193	0.411	20.7	25	5.824	5.25				
D.A.#32-D.A.#33	6.714	0.411	68.5	25	2.895	7.99	24.00	0.125%	0.174%	4.8
D.A.#33	0.936	0.411	18.3	25	6.177	2.38				
D.A.#33-D.A.#34	7.650	0.411	68.8	25	2.888	9.08	30.00	0.049%	0.129%	2.2
D.A.#34	0.632	0.411	22.8	25	5.554	1.44				
D.A.#34-OUTFALL	8.282	0.411	69.6	25	2.865	9.75	36.00	0.021%	0.101%	1.3

FORMULA FOR INTENSITY $I = \frac{b}{e}$
USING THE RATIONAL METHOD, AS PER

Weighted "c" value				
Type of Drainage Area	"c" value:	Square Footage	Acreage	partial "c"
Residential				
Single Family (Lots less than 1/4 acre)	0.35	2212474.851	50.791	17.777
Single Family (Lots 1/4 to 1/2 acre)	0.3	0.000	0.000	0.000
Single Family (Lots greater than 1/2 acre)	0.25	0.000	0.000	0.000
Multi-Family (Less than 20 DU / AC)	0.5	0.000	0.000	0.000
Multi-Family (Greater than 20 DU / AC)	0.55	0.000	0.000	0.000
Business Districts:	0.75	0.000	0.000	0.000
Industrial				
Light areas	0.75	0.000	0.000	0.000
Heavy areas	0.75	0.000	0.000	0.000
Railroad yard areas	0.2	0.000	0.000	0.000
Roof/Building areas	0.75	0.000	0.000	0.000
Parks, cemeteries	0.1	0.000	0.000	0.000
Unimproved Areas				
Bare Surface	0.3	430263.669	9.877	2.963
Grassland	0.25	0.000	0.000	0.000
Cultivated	0.2	0.000	0.000	0.000
Woodlands	0.15	0.000	0.000	0.000
Streets				
Asphalt	0.9	372160.768	8.544	7.689
Concrete	0.9	0.000	0.000	0.000
Drives and walks	0.9	0.000	0.000	0.000
Total:		3014899.288	69.213	28.430
Weighted "c":			0.411	

$$C_W = (C_1 A_1 + C_2 A_2 + C_3 A_3 + \dots C_n A_n) / A_{\text{total}}$$

C_W = Weighted Runoff Coefficient (Composite Coefficient)

C_n = Runoff Coefficient n-th term

A_n = Area of n-th term

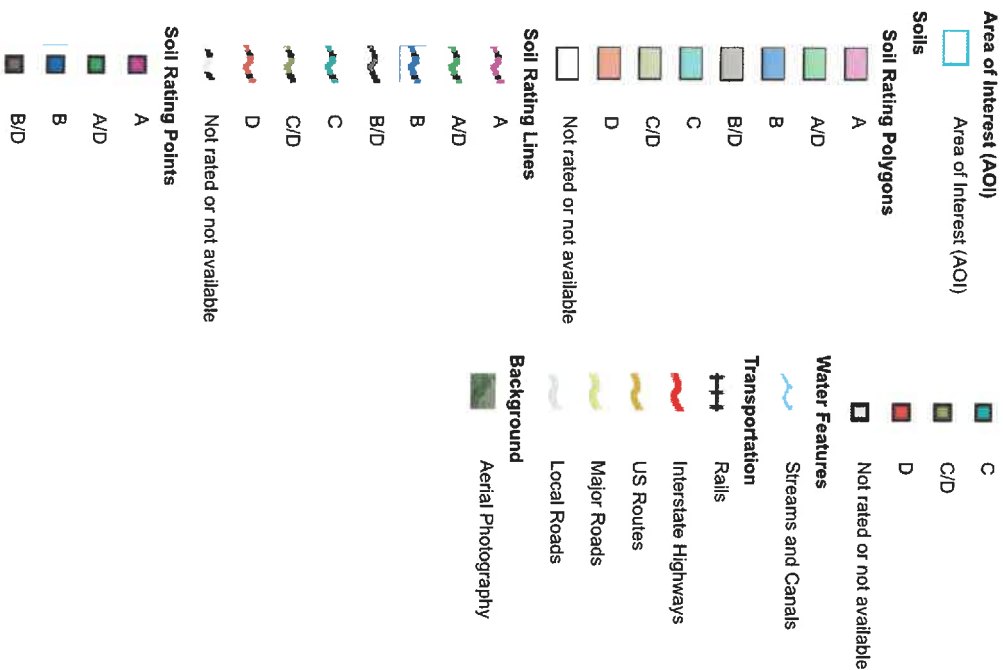
A_{total} = Total Area (acres)

A_{total} = Total Area (acres)

Hydrologic Soil Group—Nueces County, Texas (CALALLAN COVES)



MAP LEGEND



MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Nueces County, Texas
Survey Area Data: Version 23, Aug 30, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 18, 2023—Oct 20, 2023

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
CcB	Raymondville complex, 1 to 3 percent slopes	C	9.4	13.5%
MgC	Miguel fine sandy loam, 3 to 5 percent slopes	C	0.2	0.3%
VcA	Victoria clay 0 to 1 percent slopes	C	59.7	86.2%
Totals for Area of Interest			69.3	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The community map repository should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where Base Flood Elevations (BFEs) and/or floodways have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study Report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction, and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the floodways were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by flood control structures. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures in this jurisdiction.

The projection used in the preparation of this map was Texas State Plane, South Zone (FIPS 4205). The horizontal datum was NAD83, GRS80 spheroid. Differences in datum, spheroid, projection or State Plane zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same vertical datum. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at <http://www.ngs.noaa.gov> or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, NNGS12
National Geodetic Survey, SSMC-3, #9202
1315 East-West Highway
Silver Spring, Maryland 20910-3282
(301) 713-3242

To obtain current elevation, description, and/or location information for bench marks shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242, or visit their website at <http://www.ngs.noaa.gov/>.

Base map information shown on this FIRM was derived from multiple sources. This information was compiled from the National Geodetic Survey, 2004, U.S. Census Bureau, 2010, U.S. Geological Survey, 1989 and 2004, National Agriculture Imagery Program (NAIP), 2014, Texas Natural Resources Information System (TNRIS), 1995 and 2010.

This map reflects more detailed and up-to-date stream channel configurations than those shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed Map Index for an overview map of the county showing the layout of map panels, community map repository addresses, and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

For information on available products associated with this FIRM visit the FEMA Map Service Center (MSC) website at <http://msc.fema.gov>. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the MSC website.

If you have questions about this map, how to order products or the National Flood Insurance Program in general, please call the FEMA Map Information eXchange (FMIX) at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA website at <http://www.fema.gov/national-flood-insurance-program>.



LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water surface elevation of the 1% annual chance flood.

- ZONE A** No Base Flood Elevations determined.
- ZONE AE** Base Flood Elevations determined.
- ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
- ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of shallow fan flooding, velocities also determined.
- ZONE AR** Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that has since been removed or is being restored to provide protection from the 1% annual chance or greater flood.
- ZONE A99** Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
- ZONE VE** Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X Areas determined to be outside the 0.2% annual chance floodplain, areas in which flood hazards are undetermined, but possible.

- ZONE D** 1% annual chance floodplain boundary
- 0.2% annual chance floodplain boundary**
- Floodway boundary**
- Zone D boundary**
- Limit of Moderate Wave Action**
- Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.** These Flood Elevation line and value; elevation in feet - Base Flood Elevation value where uniform within zone; elevation in feet

*Referenced to the North American Vertical Datum of 1988

23 Cross section line

23 Transverse line

Geographic coordinates referenced to the North American Datum of 1983 (NAD 83), Western Hemisphere
1000-meter Universal Transverse Mercator grid values, zone 14
5000-foot grid ticks: Texas State Plane coordinate system, South zone (FIPSZONE 4205), Transverse Mercator
Bench mark (see explanation in notes to Users section of this FIRM panel)
#M15 River Mile

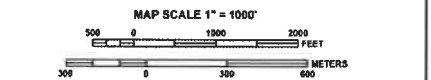
MAP REPOSITORIES
Refer to Map Repositories list on Map Index.

EFFECTIVE DATE OF COUNTRYWIDE FLOOD INSURANCE RATE MAP PANEL:
October 13, 2022

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL:

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.



PANEL 0260G

FIRM

**FLOOD INSURANCE RATE MAP
NUECES COUNTY,
TEXAS
AND INCORPORATED AREAS**

PANEL 260 OF 775

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

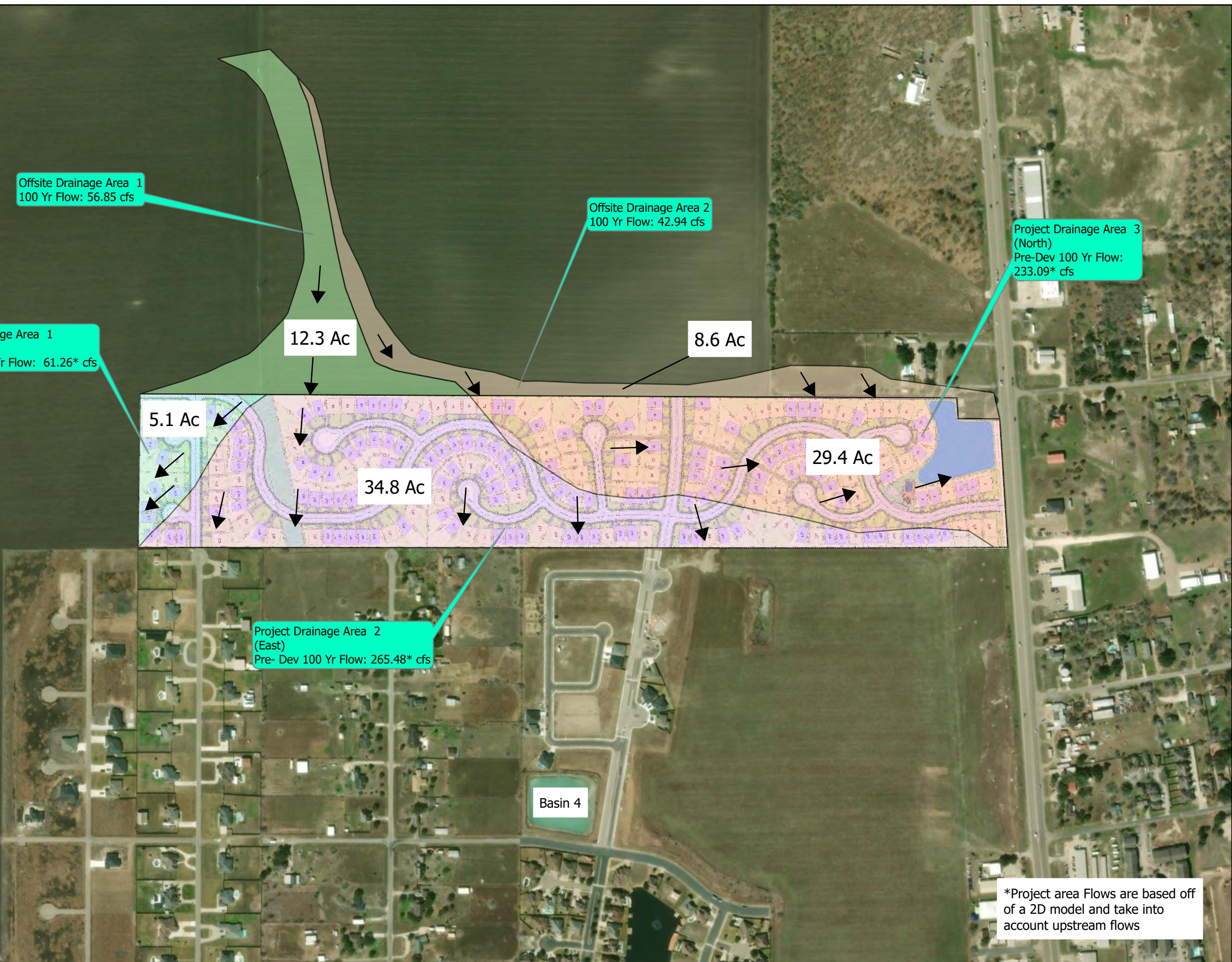
COMMUNITY	NUMBER	PANEL	SUFFIX
CORPUS CHRISTI CITY OF	485464	0260	G
NUECES COUNTY	485494	0260	G
ROBSTOWN CITY OF	485503	0260	G

Notice to User: The Map Number shown below should be used when placing map orders. The Community Number shown above should be used on insurance applications for the subject community.

**MAP NUMBER
48355C0260G**

**EFFECTIVE DATE
OCTOBER 13, 2022**

Federal Emergency Management Agency



Offsite Drainage Area 1
100 Yr Flow: 56.85 cfs

Offsite Drainage Area 2
100 Yr Flow: 42.94 cfs

Project Drainage Area 3
(North)
Pre-Dev 100 Yr Flow:
233.09* cfs

Project Drainage Area 1
(South)
Pre-Dev 100 Yr Flow: 61.26* cfs

Project Drainage Area 2
(East)
Pre- Dev 100 Yr Flow: 265.48* cfs

*Project area Flows are based off
of a 2D model and take into
account upstream flows



VICINITY MAP
1 INCH = 10 MILES

LEGEND

- Project Area DA 2 - East
- Offsite DA 1
- Offsite DA 2
- Project Area DA 1 - South
- Project Area DA 3 - North

**EXHIBIT 1:
PRE-DEVELOPMENT
DRAINAGE AREAS**

**CITY OF CALLEN
NUECES COUNTY, TEXAS**



Disclaimer: This product is offered for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property, governmental and/or political boundaries or related facilities to said boundary. No express warranties are made by Quiddity Engineering concerning the accuracy, completeness, reliability, or usability of the information included within this exhibit.



QUIDDITY
Texas Board of Professional Engineers Registration No. F-23290

Offsite Drainage Area 1
100 Yr Flow: 56.85 cfs

Offsite Drainage Area 2
100 Yr Flow: 42.94 cfs

Proposed Detention:
Pre-Dev 100yr Flow = 233.09* cfs
Post-Dev 100yr Flow = 688.3 cfs
Max Allowable Post-Dev 100 yr flow = 145 cfs

12.3 Ac

8.6 Ac

69.3 Ac

A maximum runoff of 43.01 Cfs
from the proposed development is
accounted for in Basin 4 of The
Lakes Northwest Unit 2,3,4,5

Basin 4

12/3/25 UPDATE: Closed per
e-mail from Andrew Dimas
on 12/3.

*Project area Flows are based off
of a 2D model and take into
account upstream flows



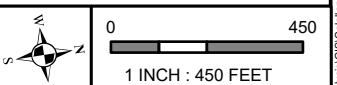
VICINITY MAP
1 INCH = 10 MILES

LEGEND

- Offsite DA 1
- Offsite DA 2
- Post Dev Area 1

**EXHIBIT 2:
POST-DEVELOPMENT
DRAINAGE AREAS**

CITY OF CALLEN
NUECES COUNTY, TEXAS



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QUIDDITY
Texas Board of Professional Engineers Registration No. F-23290



MASTER PLAT APPLICATION

Development Services Department

2406 Leopard St. Corpus Christi, TX 78408 | Phone: 361.826.3240 | platapplication@cctexas.com

Office Use Only

Plat No.: _____ Grid/Map No.: _____

Planning Commission Hearing Date: _____

1. Applicant: Melden & Hunt, Inc.
Telephone: (____) _____ EMAIL: mario@meldenandhunt.com
Address: 115 W. McIntyre, Edinburg, Texas 78541
Status of Applicant: Owner: _____ Other: (specify) Engineer

2. Engineer/Surveyor: Melden & Hunt Inc Telephone: (956) 381-0981
Address: 115 W. McIntyre, Edinburg, Texas 78541 EMAIL: eig@meldenandhunt.com
Contact Person: Mario Reyna Telephone: (956) 381-0981

3. Owner: Dean Lontos, Executor of Estate & William Mays Telephone: (214) 207-8044
Address: 2900 McKinnon St, Apt 2205, Dallas, Texas 75201
Type of Ownership: ☐ Sole ☐ Partnership ☐ Corporation
Other Executor of Estate

4. Master Preliminary Plat:
Proposed Subdivision Name: Riverstone Trails
Location: FM RD 624 Acreage: 69.21
Legal Description: McIntyre Partition, Undiv Int In 68.788 Acres Off FM RD 624
Land Use: (Existing) Agricultural (Proposed) Single Family Residential
Zoning: (Existing) FR (Proposed) R-6
Tax I.D. No.: 200143588
Proposed No. of Lots: 226
Reason for plat/replat: Master Planned Development

Application is not valid without Completion of all pages
Send complete Plat Applications to : <https://corpuschristi-prd.rhythmlabs.infor.com/>

Office Use Only

Date Rcvd: _____
Received by: _____
Filing Fee: _____
Recording Fee: _____
Type Plat: _____
ADP: _____ CT: _____
Comments: _____
District: _____

PRELIMINARY:
Denied: _____
Approved: _____

FINAL:
Denied: _____
Approved: _____

RECORDED:
Date: _____
Volume: _____
Page: _____

SEE REVERSE SIDE

5. PLAT CHECKLIST FOR MASTER PRELIMINARY PLATS:

- | | |
|-----|---|
| X | 1. Outline of boundary denoted by bold lines and showing the Phasing boundaries with a Legend providing description for the development each Phase with the approximate time frame to be completed. |
| | 2. Proposed boundary of Phased subdivision, showing Zoning and proposed Zoning boundaries with streets, parks, etc., with principle dimensions. |
| X | 3. Location, width and name of existing streets, easements, and water courses with principal dimensions, or other significant features 200 feet outside the plat boundary. |
| X | 4. Location and size of existing and proposed Master Planned water and sewer lines. |
| X | 5. Proposed general plan of storm water drainage indicating location, direction of flow, and receiving waters. |
| X | 6. Provide a Vicinity sketch or location map. Not more than 800 feet to the inch with street names. Master Plat to have north arrow. |
| X | 7. Identify and label boundaries of FEMA Flood Zones. |
| N/A | 8. Identify any Air Installation Compatible Use Zones (AICUZ) |
| X | 9. Identify future Park dedication, greenbelts, or other open spaces. |
| N/A | 10. Identify any existing previous sanitary landfill, shooting range, or other environmental concern. |
| N/A | 11. Identify location of body of water including an intermittent or perennial stream. |
| N/A | 12. Identify preliminary description of Endangered/Protected Species Habitat. |
| N/A | 13. Identify preliminary description of any area of the site that may be jurisdictional wetland. |
| N/A | 14. Identify preliminary determination of the location of any critical Dune Areas. |
| | 15. Peak Hour Traffic form (as required). |

Mandatory Requirements

All plats and plans are submitted electronically to: <https://corpuschristi-prd.rhythmlabs.infor.com/>. See plat templates at: <https://www.cctexas.com/services/construction-and-property-services/starting-building-project/platting>

7. CHECKLIST FOR STORMWATER QUALITY MANAGEMENT PLAN (Required for Prelim and Final/Replats over 1 acre)

1. Brief description of the project
2. Maps showing the area covered by the plan or the preliminary plat
3. Land use assumptions used
4. Drainage plan elements:
 - A. Hydrology parameters, 5, 25, and 100 year;
 - B. Hydraulic calculations and identify parameters used for the 5, 25, and 100 year;
 - C. Define Drainage Area Boundary. Acreage, including sub basins;
 - D. Identify existing outfall;
 - E. Ditch cross sections, existing and proposed;
 - F. Verification of adequate inlet capacity;
 - G. Flow line elevations;
 - H. Establish hydraulic gradient line elevations (5-100 year);
 - I. Elevations/Contours;
 - J. Detention design if applicable (100 year);
5. Confirm compliance with Drainage Master Plan and/or the need for a Master Plan Amendment
6. Confirm on-site storm water management facility, if any
7. Submit copy of SWQMP to TxDOT if adjacent to state designated ROW.
8. Route to runoff to ultimate outfall.
9. Include permanent measures to reduce pollution from runoff:
 - A. Vegetated buffer strips along boundaries of environmentally sensitive areas
 - B. Drainage outfalls that discharge directly to environmentally sensitive areas shall be located with:
 1. Velocity control at outfall openings to eliminate erosion
 2. Rock rubble at outfall opening for velocity reductions and trapping of floatables.
 - C. Delineate wetlands
 - D. Identify submerged lands belonging to the State of Texas.
 - E. Identify location if within 1000 feet of the mean high tide limit of the Gulf of Mexico and show compliance with the City of Corpus Christi Dune Protection and Beach Access Plan.
 - F. Identify if location upstream of the City's raw water supply intake and include measures to reduce runoff of contaminated storm water.
 - G. Include and identify greenbelts, grassy drainage swales, to encourage percolation of drainage waters and reduce erosion from unlined drainage channels.

8. CERTIFICATION

I hereby certify that the above information and attached plat are true and correct to the best of my knowledge, and that the proposed plat is not in conflict with any deed restrictions or restrictive covenants

Owner's Signature: William M. May Date: 7-21-25

Owner's Printed Name: Dean Lontos

Engineer/Surveyor's Signature: Mario Reyes, P.E. Date: 7-26-25

Engineer/Surveyor's Printed Name: Mario Reyes, P.E.

Application is not valid without Completion of all pages

Send complete Plat Applications to: <https://corpuschristi-prd.rhythmlabs.infor.com/>

9. APPLICATION FEES*:		(Master Preliminary Plat) \$605.00	(Amending/Vacating Plat) \$911.74
(Public & Non-Public Notice Plats)		(Preliminary Plat)	(Minor Plat) \$828.85
Less than 1 acre	\$1,089.00	Less than 1 acre	\$1,694.00
1 to 5 acres	\$1,573.00	1 to 5 acres	\$2,178.00
5+ acres	\$2,057.00	5+ acres	\$2,662.00
(Public notice surcharge)	\$250.00		
			(Plat review fee after 2nd Rev.) 15% of App. fee
			Addressing fee for Final Plats fee \$121.00

10. RECORDING FEES: (due at the time original tracing is submitted for Final plat recording)

\$60.00 + \$50.00 each additional page + \$60.50 DS Admin fee

All fees denoted with * will be assessed a 4.5% surcharge