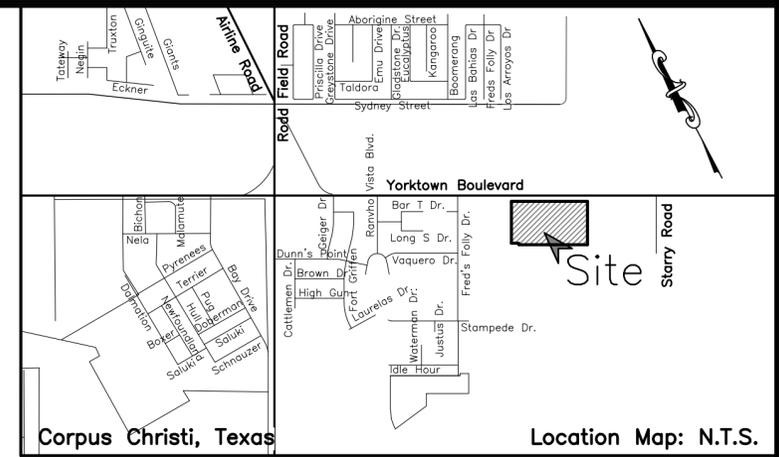


**Notes:**

- 1.) Total platted area contains 14.16 Acres of Land. (Includes Street Dedication)
- 2.) The receiving water for the storm water runoff from this property is the Oso Creek. The TCEQ has not classified the aquatic life use for the Oso Creek, but it is recognized as an environmentally sensitive area. The Oso Creek flows directly into the Oso Bay. The TCEQ has classified the aquatic life use for the Oso Bay as "exceptional" and "oyster waters" and categorized the receiving water as "contact recreation" use.
- 3.) Bearings based on GPS, NAD83, State Plane Coordinate System, Texas South Zone 4205.
- 4.) By graphic plotting only, this property is in Zone "B" on Flood Insurance Rate Map, Community Panel No. 485494 0540 C, Nueces County, Texas, which bears a revised date of March 18, 1985 and is not in a Special Flood Hazard Area.
- 5.) The yard requirement, as depicted is a requirement of the Unified Development Code and is subject to change as the zoning may change.
- 6.) Residential driveways are prohibited direct access to Yorktown Boulevard from Lots 1 through 16, Block 1; and Lot 13, Block 2.
- 7.) Residential driveways are prohibited direct access to Ranch View Drive from Lot 1, Block 1, Lots 1 and 28, Block 6 and Lot 1, Block 7.
- 8.) All temporary drainage easements shall be maintained by the Home Owners Association (HOA).
- 9.) Lot 1A, Block 1 and Lot 13A, Block 2 are landscape lots to be maintained by the Home Owners Association.



*Plat of*  
**Riverbend Subdivision**  
*Unit 1*

a 14.16 Acre Tract of Land out of Lots 22 and 23, Section 25, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Pages 41-43, Map Records of Nueces County, Texas; said 14.16 Acres being out of a 60.073 acre tract of land described Warranty Deed from John Wallace, Trustee to Patricia H. Wallace, Trustee #2, recorded in Document No. 2005007409, Official Public Records of Nueces County, Texas.

State of Texas  
County of Nueces

Patricia H. Wallace, Trustee #2, hereby certifies that she is the owner of the lands embraced within the boundaries of the foregoing plat; that she has had said lands surveyed and subdivided as shown; that streets shown 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\_\_\_\_\_.

By: \_\_\_\_\_  
Patricia H. Wallace, Trustee #2

State of Texas  
County of Nueces

This instrument was acknowledged before me by Patricia H. Wallace, Trustee #2.

This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Notary Public in and for the State of Texas

State of Texas  
County of Nueces

This final plat of the herein described property was approved by the Department of Development Services of the City of Corpus Christi, Texas.

This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Ratna Pottumuthu, P.E., LEED AP  
Development Services Engineer

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\_\_\_\_\_.

\_\_\_\_\_  
Daniel McGinn, A.I.C.P.  
Interim Secretary

\_\_\_\_\_  
Philip J. Ramirez, A.I.A., LEED AP, Chairman

State of Texas  
County of Nueces

I, Kara Sands, Clerk of the County Court in and for said County, do hereby certify that the foregoing instrument dated the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, with its certificate of authentication was filed for record in my office the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_. At \_\_\_\_ O'clock \_\_\_\_M., and duly recorded the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, at \_\_\_\_ O'clock \_\_\_\_M., in said County in Volume \_\_\_\_\_, Page \_\_\_\_\_, Map Records.

Witness my hand and seal of the County Court, in and for said County, at office in Corpus Christi, Texas, the day and year last written.

No. \_\_\_\_\_  
Filed for Record

\_\_\_\_\_  
Kara Sands, County Clerk  
Nueces County, Texas

at \_\_\_\_\_ O'clock \_\_\_\_M.  
\_\_\_\_\_, 20\_\_\_\_\_.

By: \_\_\_\_\_  
Deputy

State of Texas  
County of Nueces

I, James D. Carr, a Registered Professional Land Surveyor for Urban Engineering, have prepared the foregoing map from a survey made on the ground under my direction and is true and correct to the best of my knowledge, information and belief; I have been engaged under contract to set all Lot and Block corners as shown herein and to complete such operations with due and reasonable diligence consistent with sound professional practice.

This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
James D. Carr, R.P.L.S.  
Texas License No. 6458



DATE: Sept. 7, 2016  
SCALE: 1"=100'  
JOB NO.: 39595.B5.03  
SHEET: 1 of 2  
DRAWN BY: XG

LINE	BEARING	DISTANCE
L1	N28°42'29"E	20.76'
L2	N61°17'31"W	100.00'

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	90°00'00"	20.00'	31.42'	20.00'	N73°42'29"E	28.28'
C2	90°00'00"	15.00'	23.56'	15.00'	S16°17'31"E	21.21'
C3	90°00'00"	15.00'	23.56'	15.00'	N73°42'29"E	21.21'
C4	90°00'00"	15.00'	23.56'	15.00'	S16°17'31"E	21.21'
C5	90°00'00"	15.00'	23.56'	15.00'	N73°42'29"E	21.21'
C6	90°00'00"	15.00'	23.56'	15.00'	S16°17'31"E	21.21'
C7	90°00'00"	15.00'	23.56'	15.00'	S73°42'29"W	21.21'
C8	28°04'21"	25.00'	12.25'	6.25'	N14°40'18"E	12.13'
C9	146°08'42"	60.00'	153.04'	197.14'	N73°42'29"E	114.80'
C10	28°04'21"	25.00'	12.25'	6.25'	S47°15'21"E	12.13'
C11	90°00'00"	15.00'	23.56'	15.00'	N73°42'29"E	21.21'
C12	90°00'00"	20.00'	31.42'	20.00'	N16°17'31"W	28.28'

**Legend:**

- 5/8 Inch Iron Rod Found
- 5/8 Inch Iron Rod with plastic cap stamped "URBAN ENGR CCTX" Found
- 5/8 Inch Iron Rod with plastic cap stamped "URBAN ENGR CCTX" Set
- Mag Nail with washer stamped "URBAN ENGR CCTX" Set

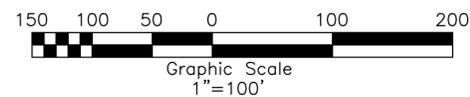
Lot 21, Section 25,  
Flour Bluff and Encinal Farm  
and Garden Tracts  
Vol. A, Pgs. 41-43, Map  
Records of Nueces County, Texas  
(Owner: Gulfway Shopping Center)  
(Doc. No. 2004034685, O.P.R.N.C.T.)

Lot 22, Section 25,  
Flour Bluff and Encinal Farm  
and Garden Tracts  
Vol. A, Pgs. 41-43, Map  
Records of Nueces County, Texas  
(Owner: Patricia Wallace, Trustee #2)  
(Doc. No. 2005007409, O.P.R.N.C.T.)

Lot 23, Section 25,  
Flour Bluff and Encinal Farm  
and Garden Tracts  
Vol. A, Pgs. 41-43, Map  
Records of Nueces County, Texas  
(Owner: Patricia Wallace, Trustee #2)  
(Doc. No. 2005007409, O.P.R.N.C.T.)

## Plat of Riverbend Subdivision Unit 1

a 14.16 Acre Tract of Land out of Lots 22 and 23, Section 25, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Pages 41-43, Map Records of Nueces County, Texas; said 14.16 Acres being out of a 60.073 acre tract of land described Warranty Deed from John Wallace, Trustee to Patricia H. Wallace, Trustee #2, recorded in Document No. 2005007409, Official Public Records of Nueces County, Texas.



DATE: Sept. 7, 2016  
SCALE: 1"=100'  
JOB NO.: 39595.B5.03  
SHEET: 2 of 2  
DRAWN BY: XG