



## **Merged Document Report**

### **Application No.: PL9205**

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

<b>Document Filename</b>
25081 Riverstone Ph1 Plat_2026_05_18.pdf

Comment Author Contact Information:

<b>Author Name</b>	<b>Author Email</b>	<b>Author Phone No.:</b>
Mina Trinidad	minar@corpuschristitx.gov	361-826-3259
Caleb Wong	calebw@corpuschristitx.gov	361-826-3392

[General Comments](#)

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

<b>Comment ID</b>	<b>Page Reference</b>	<b>Annotation Type</b>	<b>Author : Department</b>	<b>Status</b>	<b>Review Comments</b>	<b>Applicant Response Comments</b>
6	P001	Note	Mina Trinidad : DS	Closed	Remove preliminary plat and replace with "Final Plat"	
7	P001	Note	Mina Trinidad : DS	Closed	Metes and bounds not required to be on plat.	
8	P001	Note	Mina Trinidad : DS	Closed	Increase the street names on the location map for better visibility.	
9	P001	Note	Mina Trinidad : DS	Closed	Include owners name on signature block.	
10	P001	Note	Mina Trinidad : DS	Closed	Remove Michael Miller and replace with "Cynthia Salazar-Garza Chairperson"	

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11	P001	Note	Mina Trinidad : DS	Closed	Remove Al Raymond and replace with "Michael Dice Director"	
12	P001	Note	Mina Trinidad : DS	Closed	Ensure dates on the plat reflect "2026"	
13	P001	Note	Mina Trinidad : DS	Closed	Ensure all plat notes are legible and are not overlapped with engineer logo.	
15	P001	Note	Mina Trinidad : DS	Closed	Owner and Surveying information at the top of the plat can be removed.	
16	P001	Note	Mina Trinidad : DS	Closed	Update 04/15/26: Illustrate the 25-foot front yard setback on plat or on "Detail A" or "Detail B"  RS-6 zoning district requires a 25-foot front yard setback.	
17	P001	Note	Mina Trinidad : DS	Closed	(Informational) CCRTA: This plat is not located along any existing or planned CCRTA bus service routes.	
18	P001	Note	Mina Trinidad : DS	Closed	(Informational) Gas Department has no comment.	
19	P001	Note	Mina Trinidad : DS	Closed	(Informational) TxDOT: This plat has our statements, no additional comments.	
20	P001	Note	Mina Trinidad : DS	Closed	Fire: (Chief Juan Perez) All code reference is based on currently adopted International Fire Code (IFC) 2021 and Corpus Christi Water Distribution Standards  Plat: Land Subdivision Water Distribution Standards: Fire flow for residential areas requires 750 GPM with 20 psi residual  507.5.1 Exception 1: Group R-3 (one- or two-family dwellings): Fire hydrants to be located every 600 feet apart.  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.  D102.1 Access and loading. Facilities, buildings, or portions of buildings hereafter constructed shall be	

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					<p>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>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. Note: An accessible road and a suitable water supply is required once construction materials are brought on site.</p> <p>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>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>	
21	P001	Note	Mina Trinidad : DS	Closed	<p>(Informational) Fire:</p> <ol style="list-style-type: none"> <li>1. Where Fire Apparatus Access is constructed to the minimum of 20 feet, no parking is allowed within the fire apparatus lane.</li> <li>2. 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.</li> <li>3. The minimum 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.</li> </ol> <p>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>Note: The turning radius for fire apparatus should not be less than 45 degrees and curb to curb 36 feet. As a result, developers should be particularly careful not to design streets with acute angles that would prevent fire apparatus from completing a turn without having to back up to negotiate the turn.</p>	

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					<p>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>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>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. Exceptions:  1. Where there are more than 50 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.  2. The number of dwelling units on a single fire 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>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> <p>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.  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>	

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					-Development of the property will require further Development Services review.  -Any Fire Protection Systems will require Plan Review Submittal to the Fire Marshal's Office.	
22	P001	Note	Mina Trinidad : DS	Closed	(Informational) Equistar Pipeline will not be involved, no comments.	
23	P001	Note	Mina Trinidad : DS	Closed	(Informational) AEP Transmission has an overhead Transmission line further down on this plat but I believe this phase is not near the line.	
24	P001	Note	Mina Trinidad : DS	Closed	Update 04/13/26: Comments have been addressed during P19217 review. No additional comments for this final plat.  CCW: (Fatima C.) Please have the applicant submit utility plans with their application for final plat.	
25	P001	Note	Mina Trinidad : DS	Closed	(Informational) GIS: Plat closes within acceptable engineering standards.	
26	P001	Note	Mina Trinidad : DS	Closed	NEC: (Carlos Guajardo) NEC will require a 5' exclusive easement in front of the lots, then the 10' utility easement. Please make the changes before final plat is approved.	
31	P001	Note	Mina Trinidad : DS	Closed	Traffic/ROW: (Moises T.) PLAT - ROADWAY MASTER PLAN The proposed plat does impact the existing Transportation Master Plan. The plat did provide adequate ROW dedication as required per the RMP.  PLAT - COMMENT: (CITY ACCESS MANAGEMENT / ROW) A ROW Construction Permit, issued by PW-Traffic Department (Right-of-Way Division), is required for any proposed driveway (construction entrance, temporary or permanent), work obstructing, closing, or occupying public right-of-way (Reference Chapter 49-2). The ROW Construction permit must be submitted and approved prior to any form of construction within City ROW. The developer / applicant can reach out to rowmanagement@corpuschristitx.gov 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.	

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					<p>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). The PW-Traffic Department (Right-of-Way Division) is responsible for reviewing and permitting new construction and repairs/modifications to driveways, sidewalks, curb, and gutter or any work within utility easements.</p> <p>All work shall be performed in accordance with the city's construction standards. A permit shall not be issued for any tract or property where a final plat is required to obtain a building permit. (Refer to Muni-code Chapter 49-30 for permit requirements.)</p> <p>PLAT – TRAFFIC – PEAK HOUR TRAFFIC / TIA: Peak Hour Traffic (PHT) form DOES NOT show an excess of 500 trips for both the AM peak trips times &amp; the PM peak trip times. A Traffic Impact Analysis (TIA) will NOT be required.</p>	
31	P001	Note	Mina Trinidad : DS	Closed	<p>Traffic/ROW: (Moises T.) PLAT – ROADWAY MASTER PLAN The proposed plat does impact the existing Transportation Master Plan. The plat did provide adequate ROW dedication as required per the RMP.</p> <p>PLAT – COMMENT: (CITY ACCESS MANAGEMENT / ROW) A ROW Construction Permit, issued by PW-Traffic Department (Right-of-Way Division), is required for any proposed driveway (construction entrance, temporary or permanent), work obstructing, closing, or occupying public right-of-way (Reference Chapter 49-2). The ROW Construction permit must be submitted and approved prior to any form of construction within City ROW. The developer / applicant can reach out to <a href="mailto:rowmanagement@corpuschristitx.gov">rowmanagement@corpuschristitx.gov</a> 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.</p> <p>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). The PW-Traffic Department (Right-of-Way Division) is responsible for reviewing and permitting new</p>	

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32	P001	Note	Mina Trinidad : DS	Closed	<p>Traffic/ROW:            (Moises T.)            PLAT- DRIVEWAY ACCESS            Proposed Driveway access to public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7)            Proposed driveway details &amp; dimensions required for review and approval from Public Works Traffic / ROW.            Location of proposed driveway will require review and approval from Public Works Traffic / ROW – this is separate from the building permit from Development services Department. Typically, this approval should be done before the issuance or approval of a building permit.            No private driveways on Lots 25, 26, 34, and 35 on Lake Athens Avenue</p> <p>PLAT- STREETLIGHT -Comments            A streetlight plan must be submitted to the City's Traffic Engineering Division for review and approval prior to the approval of a site plan, public improvement construction plan, or Capital Improvement Project Construction plan. The following is required with a streetlight plan submittal. (IDM)            Streetlight Plan (New Residential Subdivisions)            A street lighting plan will be required prior to approval of the subdivision.            Provide the location, type, spacing and mounting height of all proposed lighting.            Property lines, streets, sidewalks, easements, trees should be clearly identified and labeled.</p> <p>(TXDOT ACCESS MANAGEMENT / ROW)            For any driveway (access management), blockage, or encroachment on or within the TXDOT's ROW please see below:            The developer / applicant can reach out to TXDOT for further assistance regarding the construction in their ROW.            Eric Martinez (TXDOT - Area Engineer for CC) - Eric Martinez eric.martinez@txdot.gov            TXDOT ROW process is the RULIS program (utility tie-ins)</p>	

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					<p>David Brink (TXDOT- RULIS) - David Brink  david.brink@txdot.gov  Right of Way Utility and Leasing Information System</p>	
32	P001	Note	Mina Trinidad : DS	Closed	<p>Traffic/ROW:  (Moises T.)  PLAT- DRIVEWAY ACCESS  Proposed Driveway access to public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7)  Proposed driveway details &amp; dimensions required for review and approval from Public Works Traffic / ROW.  Location of proposed driveway will require review and approval from Public Works Traffic / ROW – this is separate from the building permit from Development services Department. Typically, this approval should be done before the issuance or approval of a building permit.  No private driveways on Lots 25, 26, 34, and 35 on Lake Athens Avenue</p> <p>PLAT- STREETLIGHT -Comments  A streetlight plan must be submitted to the City's Traffic Engineering Division for review and approval prior to the approval of a site plan, public improvement construction plan, or Capital Improvement Project Construction plan. The following is required with a streetlight plan submittal. (IDM)  Streetlight Plan (New Residential Subdivisions)  A street lighting plan will be required prior to approval of the subdivision.  Provide the location, type, spacing and mounting height of all proposed lighting.  Property lines, streets, sidewalks, easements, trees should be clearly identified and labeled.</p> <p>(TXDOT ACCESS MANAGEMENT / ROW)  For any driveway (access management), blockage, or encroachment on or within the TXDOT's ROW please see below:  The developer / applicant can reach out to TXDOT for further assistance regarding the construction in their ROW.  Eric Martinez (TXDOT - Area Engineer for CC) - Eric Martinez eric.martinez@txdot.gov  TXDOT ROW process is the RULIS program (utility tie-ins)  David Brink (TXDOT- RULIS) - David Brink  david.brink@txdot.gov  Right of Way Utility and Leasing Information</p>	

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					System	
32	P001	Note	Mina Trinidad : DS	Closed	<p>Traffic/ROW: (Moises T.) PLAT- DRIVEWAY ACCESS Proposed Driveway access to public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7) Proposed driveway details &amp; dimensions required for review and approval from Public Works Traffic / ROW. Location of proposed driveway will require review and approval from Public Works Traffic / ROW – this is separate from the building permit from Development services Department. Typically, this approval should be done before the issuance or approval of a building permit. No private driveways on Lots 25, 26, 34, and 35 on Lake Athens Avenue</p> <p>PLAT- STREETLIGHT -Comments A streetlight plan must be submitted to the City's Traffic Engineering Division for review and approval prior to the approval of a site plan, public improvement construction plan, or Capital Improvement Project Construction plan. The following is required with a streetlight plan submittal. (IDM) Streetlight Plan (New Residential Subdivisions) A street lighting plan will be required prior to approval of the subdivision. Provide the location, type, spacing and mounting height of all proposed lighting. Property lines, streets, sidewalks, easements, trees should be clearly identified and labeled.</p> <p>(TXDOT ACCESS MANAGEMENT / ROW) For any driveway (access management), blockage, or encroachment on or within the TXDOT's ROW please see below: The developer / applicant can reach out to TXDOT for further assistance regarding the construction in their ROW. Eric Martinez (TXDOT - Area Engineer for CC) - Eric Martinez eric.martinez@txdot.gov TXDOT ROW process is the RULIS program (utility tie-ins) David Brink (TXDOT- RULIS) - David Brink david.brink@txdot.gov Right of Way Utility and Leasing Information System</p>	
33	P001	Note	Mina Trinidad : DS	Closed	Prior to recordation provide HOA documentation.	

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					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.	
34	P001	Note	Mina Trinidad : DS	Closed	Include the 1st paragraph of the metes and bounds to the subheading of the plat. as well as "Being a final plat of..."	
35	P001	Note	Mina Trinidad : DS	Closed	Incorporate the street cross sections as part of the final plat as it will be recorded as well.	
35	P001	Note	Mina Trinidad : DS	Closed	Update 05/18/2026: Asked applicant to remove street cross sections and pavement details due to being approved on Preliminary Plat. Will also resolve Streets Dept comments.  Incorporate the street cross sections as part of the final plat as it will be recorded as well.	
35	P001	Note	Mina Trinidad : DS	Closed	Update 05/18/26: Asked applicant to remove street cross sections and pavement details due to being approved on Preliminary Plat. Removing will resolve open Streets Dept comments as well.  Incorporate the street cross sections as part of the final plat as it will be recorded as well.	
36	P001	Note	Mina Trinidad : DS	Closed	04/01/2026: Pending comments from Parks and Recreation Department and Engineering	
37	P001	Note	Mina Trinidad : DS	Closed	Remove the county clerk signature block on sheet 2 of 2.	
38	P001	Note	Mina Trinidad : DS	Closed	Label C36 on the plat.	
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39	P001	Note	Mina Trinidad : DS	Closed	<p>Per UDC 3.8.5. Final Plat: Where a preliminary plat was approved, the final plat must be consistent with the approved preliminary plat. The final plat cannot be approved unless the final plat is consistent with the preliminary plat or the preliminary plat is revised and approved.</p> <p>Previous Master Preliminary Plat and Preliminary Plat show 67 lots within Phase I. Do you plan to resubmit a Preliminary Plat showing the updated plans to include 2 additional lots?</p>	
40	P001	Note	Mina Trinidad : DS	Closed	<p>Parks and Recreation: Fees are calculated by the number of lots for newly proposed dwelling units provided. Based on prior Master Preliminary and Preliminary versions, the number of lots for dwelling units shared on this document state the same from prelim of PL 8877 Phase 1. If the number of dwelling units changes, please contact in order to update fees accordingly.</p> <p>67 Dwelling Units x \$462.50 Fee = \$30,987.50 Total</p>	
42	P001	Note	Mina Trinidad : DS	Closed	<p>Public Works - Stormwater: (Marcos C.) Per City of Corpus Christi - Code of Ordinances Ch. 14, Art.X, Sec. 14-1003, a Storm Water Quality Management Plan (SWQMP) is required. The following information is not included with the submittal:</p> <ul style="list-style-type: none"> <li>-Hydraulic calculations based upon established procedures (such as the rational method). This should be done for the predveloped land and post developed land.</li> <li>-An on-site drainage plan, which details the direction of flow (using arrows or contours) and collection structures, including the size and required capacity of the drainage structures.</li> <li>-The on-site drainage plan should address how run-on storm water will be handled, including sheet flow entering the site from adjoining property.</li> <li>-Demonstrations of the conformance with existing master plan drainage and/or the need to master plan amendment for both on-site and off-site improvements. In the absence of a request for rezoning, the most impactive land use allowed under the current or proposed zoning will be assumed. Clearly indicate (shading) what surface will be pervious and what will be impervious.</li> <li>-Delineation of the route of runoff to ultimate outfall.</li> <li>-Identification of any environmentally sensitive area that is on the site, or that would be</li> </ul>	

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					sensitive to storm water pollution from the site. (water supply sources, recreational waters, wetlands, barrier island dunes, and other sensitive ecological systems.)"	
52	P001	Note	Mina Trinidad : DS	Closed	05/13/26 Mina email to Beto DLG:  I just called and left you a voicemail. The previously submitted plat shows a lapse in lot numbering. Specifically, from lot 30 to 33 as the recently added 2 lots were removed from Phase I, as shown in the attached image. Please revise the lot numbers to show uniformity within Phase I.	
27	P001	Note	Caleb Wong : STREET	Closed	PW STR: Since the medians will be in City/Public ROW, the medians shall be constructed with concrete with no green space. For more information, please contact Public Works Stormwater Department.	
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28	P001	Note	Caleb Wong : STREET	Closed	PW STR: NOT ADDRESSED. Please confirm if typical sections have been updated since preliminary plat to reflect our requests.  4/15/26 PW STR: We cannot accept the final plat unless the changes to the typical section have been made based on our comments from the PI construction plans. Please update final plat to reflect such comments.	
28	P001	Note	Caleb Wong : STREET	Closed	PW STR: NOT ADDRESSED. Please confirm if typical sections have been updated since preliminary plat to reflect our requests.  4/15/26 PW STR: We cannot accept the final plat unless the changes to the typical section have been made based on our comments from the PI construction plans. Please update final plat to reflect such comments.	

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43	P001	Note	Caleb Wong : STREET	Closed		
43	P001	Note	Caleb Wong : STREET	Closed	<p>PW STR: Is there a one course surface treatment/underseal?</p> <p>5/14/26: PW STR: Per IDM Table 6.3.5j, One coarse surface treatment/underseal would be required between the base and asphalt pavement. If developer is to not follow the IDM standards, an accepted waiver/variance is needed for the street section.</p>	
43	P001	Note	Caleb Wong : STREET	Closed	<p>PW STR: Is there a one course surface treatment/underseal?</p> <p>5/14/26: PW STR: Per IDM Table 6.3.5j, One coarse surface treatment/underseal would be required between the base and asphalt pavement. If developer is to not follow the IDM standards, an accepted waiver/variance is needed for the street section.</p>	
44	P001	Note	Caleb Wong : STREET	Closed	<p>PW STR: Per IDM Table 6.3.5i, Only TxDOT Type A, Gr. 1-2 crushed limestone base allowed on City roadway projects without pre-approval.</p> <p>5/14/26: PW STR: Per IDM Table 6.3.5i, Only TxDOT Type A, Gr. 1-2 crushed limestone base allowed on City roadway projects without pre-approval. If developer is to not follow the IDM standards, an accepted waiver/variance is needed for the street section.</p>	
44	P001	Note	Caleb Wong : STREET	Closed	<p>PW STR: Per IDM Table 6.3.5i, Only TxDOT Type A, Gr. 1-2 crushed limestone base allowed on City roadway projects without pre-approval.</p> <p>5/14/26: PW STR: Per IDM Table 6.3.5i, Only TxDOT Type A, Gr. 1-2 crushed limestone base allowed on City roadway projects without pre-approval. If developer is to not follow the IDM standards, an accepted waiver/variance is needed for the street section.</p>	

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45	P001	Note	Caleb Wong : STREET	Closed	<p>PW STR: Per IDM table 6.3.5H, the treated subgrade and flexible base shall extend at least 2 feet beyond the back of curb.</p> <p>5/14/26: PW STR: Per IDM table 6.3.5H, the treated subgrade and flexible base shall extend at least 2 feet beyond the back of curb. If developer is to not follow the IDM standards, an accepted waiver/variance is needed for the street section.</p>	
45	P001	Note	Caleb Wong : STREET	Closed	<p>PW STR: Per IDM table 6.3.5H, the treated subgrade and flexible base shall extend at least 2 feet beyond the back of curb.</p> <p>5/14/26: PW STR: Per IDM table 6.3.5H, the treated subgrade and flexible base shall extend at least 2 feet beyond the back of curb. If developer is to not follow the IDM standards, an accepted waiver/variance is needed for the street section.</p>	
45	P001	Note	Caleb Wong : STREET	Closed	<p>PW STR: Per IDM table 6.3.5H, the treated subgrade and flexible base shall extend at least 2 feet beyond the back of curb.</p> <p>5/14/26: PW STR: Per IDM table 6.3.5H, the treated subgrade and flexible base shall extend at least 2 feet beyond the back of curb. If developer is to not follow the IDM standards, an accepted waiver/variance is needed for the street section.</p>	
46	P001	Note	Caleb Wong : STREET	Closed	<p>PW STR: Please review IDM Table 6.3.5E Geogrid Requirements and ensure that the geotechnical report meets the requirements of the IDM. There is no mention on the soil type in the geotechnical report.</p>	

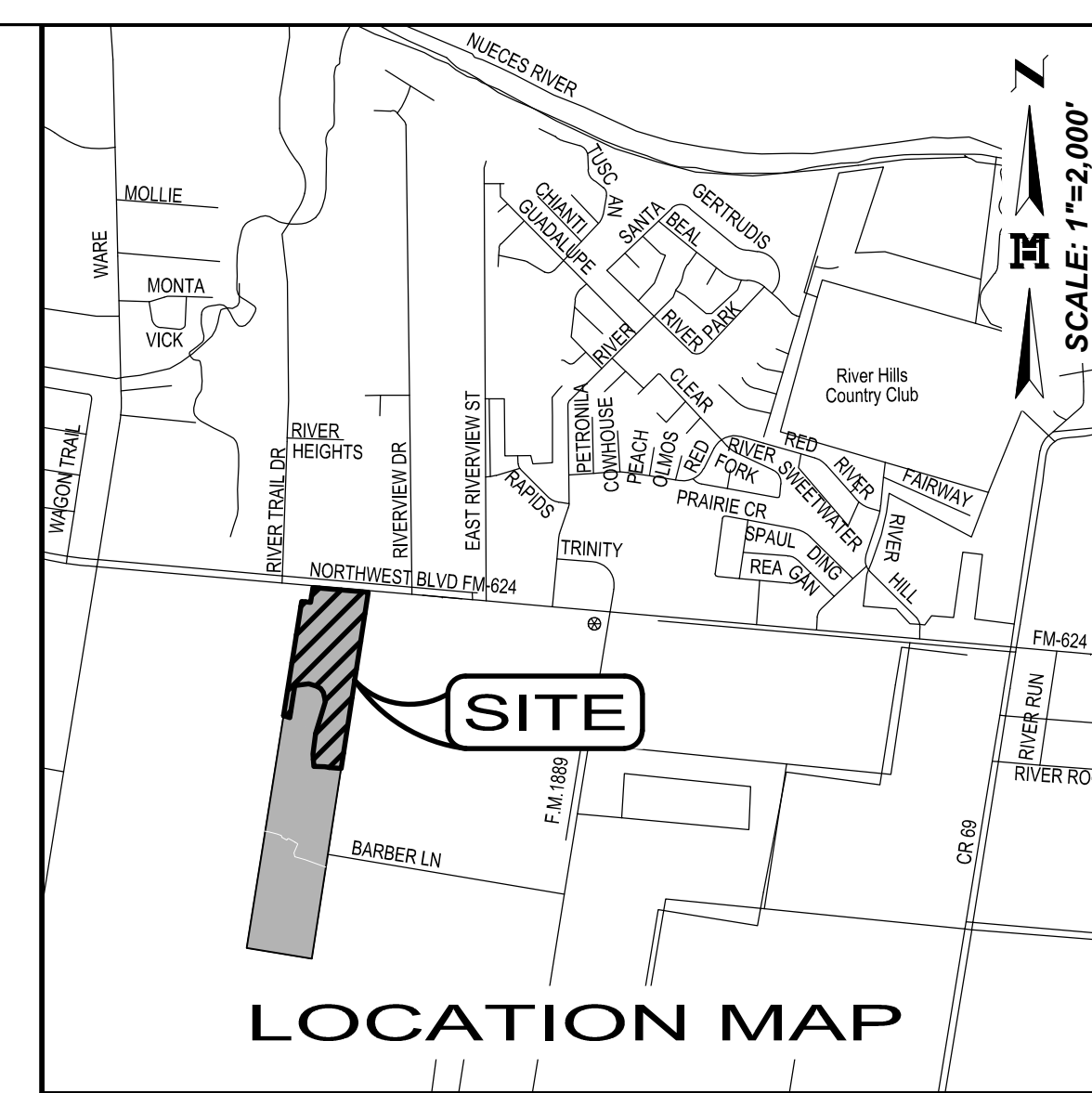
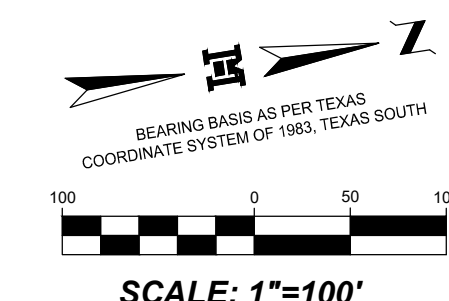
Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
46	P001	Note	Caleb Wong : STREET	Closed	PW STR: Please review IDM Table 6.3.5E Geogrid Requirements and ensure that the geotechnical report meets the requirements of the IDM. There is no mention on the soil type in the geotechnical report.	
46	P001	Note	Caleb Wong : STREET	Closed	PW STR: Please review IDM Table 6.3.5E Geogrid Requirements and ensure that the geotechnical report meets the requirements of the IDM. There is no mention on the soil type in the geotechnical report.	
47	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.  5/14/26: PW STR: Geotechnical report doesn't align with IDM standards. Minimum thickness of the treated subgrade per IDM Table 6.3.5J is 8". If developer is to not follow the IDM standards, an accepted waiver/variance is needed for the street section.	
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48	P001	Note	Caleb Wong : STREET	Closed	PW STR: Per IDM Table 6.3.5KA, the minimum thickness for HMAC for a minor residential collector is 3". Please revise pavement section of the minor residential collector.	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
48	P001	Note	Caleb Wong : STREET	Closed	PW STR: Per IDM Table 6.3.5KA, the minimum thickness for HMAC for a minor residential collector is 3". Please revise pavement section of the minor residential collector.	
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49	P001	Note	Caleb Wong : STREET	Closed	PW STR: Lake Athens Ave has 4" HMAC, 11" limestone base TY A Grade 1-2, and 8" lime stabilized subgrade. Please match the proposed typical section of Lake Athens to what is existing.  5/14/26: PW STR: Lake Athens is a C-1 collector. Geotechnical report has no typical section specification for a C-1 collector. Please revise.	
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50	P001	Note	Caleb Wong : STREET	Closed	PW STR: Please provide more information on General Note 4 of Sheet 28-30. What is the subgrade preparation for under the sidewalk and drive pads?	
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51	P001	Note	Caleb Wong : STREET	Closed	PW STR: Who will be responsible of the maintenance of the temporary turn-around?	

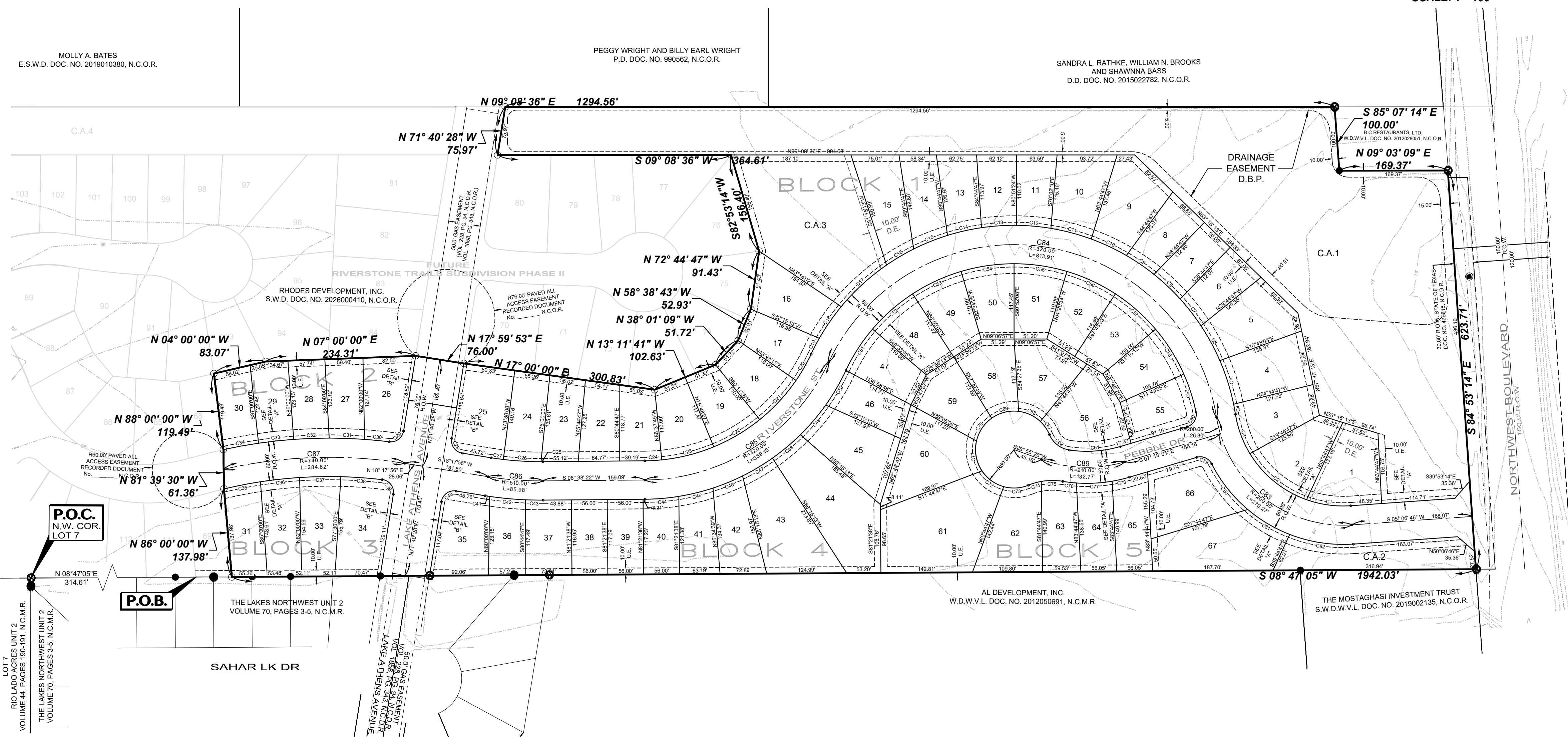
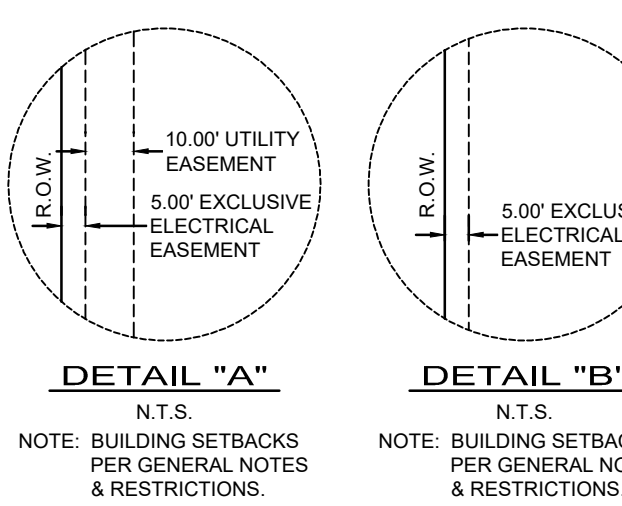
<b>Comment ID</b>	<b>Page Reference</b>	<b>Annotation Type</b>	<b>Author : Department</b>	<b>Status</b>	<b>Review Comments</b>	<b>Applicant Response Comments</b>
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# FINAL PLAT OF RIVERSTONE TRAILS SUBDIVISION PHASE I

BEING A SUBDIVISION OF 24.868 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
  - N.C.M.R. - NUECES COUNTY MAP RECORDS
  - N.C.D.R. - NUECES COUNTY DEED RECORDS
  - N.C.O.R. - NUECES COUNTY OFFICIAL RECORDS
  - R.O.W. - RIGHT OF WAY
  - N.E. COR. - NORTHEAST CORNER
  - P.O.B. - POINT OF BEGINNING
  - D.E. - DRAINAGE EASEMENT
  - 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



LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE		
LOT #	SQ.FT.	ACRES	LOT #	SQ.FT.	ACRES	LOT #	SQ.FT.	ACRES	LOT #	SQ.FT.	ACRES
1	10,698	0.246	21	6,879	0.158	41	7,430	0.171	61	21,921	0.503
2	9,823	0.226	22	7,289	0.167	42	8,735	0.201	62	11,302	0.259
3	8,280	0.190	23	7,469	0.171	43	15,298	0.351	63	8,047	0.185
4	10,215	0.235	24	7,902	0.181	44	18,341	0.421	64	7,764	0.178
5	11,062	0.254	25	11,434	0.262	45	11,819	0.271	65	8,284	0.190
6	6,905	0.159	26	9,161	0.210	46	7,031	0.161	66	12,388	0.284
7	6,259	0.144	27	7,140	0.164	47	7,327	0.168	67	15,015	0.345
8	7,058	0.162	28	6,955	0.160	48	7,690	0.177	C.A.1	241,990	5.555
9	11,267	0.259	29	7,099	0.163	49	7,717	0.177	C.A.2	13,637	0.313
10	9,783	0.225	30	6,828	0.157	50	7,728	0.177	C.A.3	37,565	0.862
11	6,576	0.151	31	8,113	0.186	51	7,711	0.177			
12	6,485	0.149	32	8,726	0.200	52	7,690	0.177			
13	6,971	0.160	33	9,054	0.208	53	7,844	0.175			
14	7,749	0.178	34	11,844	0.272	54	7,403	0.170			
15	9,835	0.226	35	10,578	0.243	55	7,999	0.184			
16	9,734	0.223	36	6,769	0.155	56	12,090	0.278			
17	7,248	0.166	37	8,469	0.194	57	9,316	0.214			
18	7,618	0.173	38	6,553	0.150	58	8,351	0.192			
19	7,731	0.177	39	6,561	0.151	59	8,455	0.194			
20	7,729	0.177	40	6,639	0.152	60	13,731	0.315			

CURVE TABLE				
CURVE #	DELTA	RADIUS	LENGTH	TANGENT
C1	023° 33' 40"	170.00'	69.91'	35.40'
C2	039° 11' 58"	170.00'	116.31'	60.53'
C3	022° 11' 55"	170.00'	65.88'	33.35'
C4	002° 35' 57"	350.00'	15.88'	7.94'
C5	011° 42' 35"	350.00'	71.52'	35.89'
C6	010° 09' 19"	350.00'	62.04'	31.10'
C7	008° 40' 06"	350.00'	52.95'	26.53'
C8	009° 10' 42"	350.00'	56.07'	28.09'
C9	008° 34' 02"	350.00'	52.32'	26.22'
C10	009° 55' 21"	350.00'	60.62'	30.39'
C11	010° 40' 30"	350.00'	65.21'	32.70'
C12	008° 52' 06"	350.00'	54.17'	27.14'
C13	008° 55' 59"	350.00'	54.57'	27.34'
C14	008° 54' 55"	350.00'	54.46'	27.29'
C15	009° 19' 27"	350.00'	56.96'	28.54'
C16	008° 04' 47"	350.00'	49.36'	24.72'
C17	015° 44' 32"	350.00'	96.16'	48.39'
C18	009° 50' 21"	350.00'	60.10'	30.13'
C19	004° 33' 02"	350.00'	27.80'	13.91'
C20	009° 22' 41"	290.00'	47.47'	23.79'
C21	016° 31' 13"	290.00'	83.62'	42.10'
C22	016° 34' 00"	290.00'	83.85'	42.22'
C23	016° 33' 44"	290.00'	83.83'	42.21'
C24	005° 16' 11"	290.00'	26.67'	13.33'
C25	000° 20' 37"	480.00'	2.88'	1.44'
C26	007° 02' 30"	480.00'	58.99'	29.53'
C27	002° 16' 27"	480.00'	19.05'	9.53'
C28	090° 01' 36"	20.00'	31.43'	20.01'
C29	087° 48' 10"	20.00'	30.65'	19.25'
C30	002° 53' 56"	770.00'	38.96'	19.48'

CURVE TABLE				
CURVE #	DELTA	RADIUS	LENGTH	TANGENT
C31	004° 06' 24"	770.00'	55.19'	27.61'
C32	004° 08' 14"	770.00'	55.60'	27.81'
C33	004° 06' 17"	770.00'	55.16'	27.59'
C34	004° 08' 30"	770.00'	55.66'	27.84'
C35	004° 41' 15"	710.00'	58.09'	29.06'
C36	004° 57' 49"	710.00'	61.51'	30.77'
C37	005° 11' 35"	710.00'	64.35'	32.20'
C38	005° 13' 21"	710.00'	64.72'	32.38'
C39	002° 30' 57"	20.00'	32.29'	20.90'
C40	089° 58' 24"	20.00'	31.41'	19.99'
C41	000° 45' 49"	540.00'	7.20'	3.60'
C42	005° 56' 05"	540.00'	55.93'	27.99'
C43	002° 57' 40"	540.00'	27.91'	13.96'
C44	008° 40' 33"	350.00'	53.00'	26.59'
C45	008° 58' 18"	350.00'	54.81'	27.42'
C46	008° 11' 24"	350.00'	50.03'	25.06'
C47	008° 53' 59"	350.00'	54.37'	27.24'
C48	009° 19' 04"	350.00'	56.92'	28.52'
C49	009° 58' 56"	350.00'	60.98'	30.57'
C50	010° 15' 31"	350.00'	62.67'	31.42'
C51	015° 12' 32"	290.00'	76.98'	38.72'
C52	016° 28' 58"	290.00'	83.43'	42.00'
C53	016° 32' 25"	290.00'	83.72'	42.15'
C54	016° 33' 22"	290.00'	83.80'	42.19'
C55	016° 31' 34"	290.00'	83.65'	42.12'
C56	016° 32' 02"	290.00'	83.69'	42.14'
C57	016° 32' 21"	290.00'	83.71'	42.15'
C58	016° 27' 06"	290.00'	83.27'	41.92'
C59	012° 15' 12"	290.00'	62.02'	31.13'
C60	085° 15' 53"	20.00'	29.76'	18.41'

CURVE TABLE				
CURVE #	DELTA	RADIUS	LENGTH	TANGENT
C61	024° 57' 25"	185.00'	80.58'	40.94'
C62	058° 35' 02"	40.00'	40.90'	22.44'
C63	023° 59' 51"	60.00'	25.13'	12.75'
C64	036° 19' 33"	60.00'	38.04'	19.68'
C65	042° 20' 47"	60.00'	44.35'	23.24'
C66	041° 40' 47"	60.00'	43.85'	22.84'
C67	046° 19' 20"	60.00'	48.51'	25.67'
C68	040° 49' 30"	60.00'	42.79'	22.33'
C69	037° 35' 42"	60.00'	39.37'	20.42'
C70	011° 57' 30"	100.00'	20.87'	10.47'
C71	019° 15' 12"	100.00'	33.60'	16.96'
C72	005° 13' 36"	235.00'	21.44'	10.73'
C73	013° 41' 10"	235.00'	56.13'	28.20'
C74	006° 44' 53"	235.00'	27.68'	13.85'
C75	079° 29' 56"	20.00'	27.75'	16.63'
C76	022° 45' 44"	230.00'	91.37'	46.30'
C77	019° 05' 46"	230.00'	76.68'	38.69'
C78	025° 13' 40"	230.00'	101.27'	51.47'
C79	084° 57' 34"	200.00'	296.56'	183.14'
C80	145° 43' 47"	320.00'	813.91'	1,037.91'
C81	064° 17' 48"	320.00'	359.10'	201.11'
C82	009° 39' 34"	510.00'	85.98'	43.09'
C83	022° 02' 14"	740.00'	284.62'	144.09'
C84	036° 13' 27"	210.00'	132.77'	68.69'

DRAWN BY: J.L.G. DATE: 10/13/2025  
 REVISED BY: A.G.P. DATE: 05/18/2026  
 SURVEYED, CHECKED: DATE: \_\_\_\_\_  
 FINAL CHECK: 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

# FINAL PLAT OF RIVERSTONE TRAILS SUBDIVISION PHASE I

BEING A SUBDIVISION OF 24.868 ACRES OF LAND SITUATED IN  
THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS,  
BEING A PART OR PORTION OUT OF THE MCINTYRE PARTITION

**GENERAL PLAT NOTES & RESTRICTIONS**

1. 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.
2. TOTAL PLATTED AREA NOTE: THE TOTAL PLATTED AREA CONTAINS 25.268 ACRES OF LAND.
3. SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF CORPUS CHRISTI.  
FRONT: 25' OR EASEMENT WHICHEVER IS GREATER  
REAR: 15' OR EASEMENT WHICHEVER IS GREATER  
SIDE: 5' OR EASEMENT WHICHEVER IS GREATER
4. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
5. 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.
6. 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.
7. RECEIVING WATER NOTE: 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.
8. 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.
9. THE DETENTION BASIN WILL BE MAINTAINED BY THE PROPERTY OWNERS.
10. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN REQUIREMENTS.
11. SITE PLAN MUST BE REVIEWED/APPROVED BY THE CITY OF CORPUS CHRISTI PRIOR TO ISSUANCE OF BUILDING PERMIT FOR COMMERCIAL DEVELOPMENTS.
12. BEARING BASIS AS PER TEXAS COORDINATE SYSTEM OF 1983, TEXAS SOUTH.
13. BUILDING HEIGHT TO BE APPROVED AT BUILDING PERMIT STAGE.
14. ANY STORM DRAINAGE DISCHARGE TO STATE OF TEXAS RIGHT-OF-WAY SHALL BE REVIEWED AND APPROVED BY TXDOT.
15. PRIVATE TECHNOLOGY EASEMENT. OWNER RESERVES INTO RHODES DEVELOPMENT INC A TECHNOLOGY EASEMENT OVER THE PROPERTY IN THE LOCATION IDENTIFIED ON THIS PLAT (THE "TECHNOLOGY EASEMENT") 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.
16. COMMON AREAS 1, 2, AND 3 TO BE MAINTAINED BY HOMEOWNERS ASSOCIATION AND NOT THE CITY OF CORPUS CHRISTI.
17. MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION IS 16" ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF EACH RESIDENTIAL LOT.
18. IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.
19. NO INCREASE IN STORM WATER DISCHARGE TO STATE RIGHT-OF-WAY SHALL BE ACCEPTED BY TXDOT.
20. 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).
21. 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.
22. 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.
23. MEDIANS WILL BE MAINTAINED BY HOA.
24. SEE APPROVED PRELIMINARY PLAT FOR CROSS SECTION AND PAVEMENT SECTION.

**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\_\_\_\_.

CYNTHIA SALAZAR-GARZA      MICHAEL DICE  
CHAIRPERSON                      DIRECTOR

**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.

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

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

**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\_\_\_\_.

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

**STATE OF TEXAS §  
COUNTY OF HIDALGO §**

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 ON THIS

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

NICK RHODES, PRESIDENT

**STATE OF TEXAS §  
COUNTY OF HIDALGO §**

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED NICK RHODES 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 FAYETTE §**

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

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

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

**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.

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

MARIO A. REYNA, PROFESSIONAL ENGINEER No. 117368  
STATE OF TEXAS

DATE PREPARED: 07/27/25  
ENGINEERING JOB # 25081.00

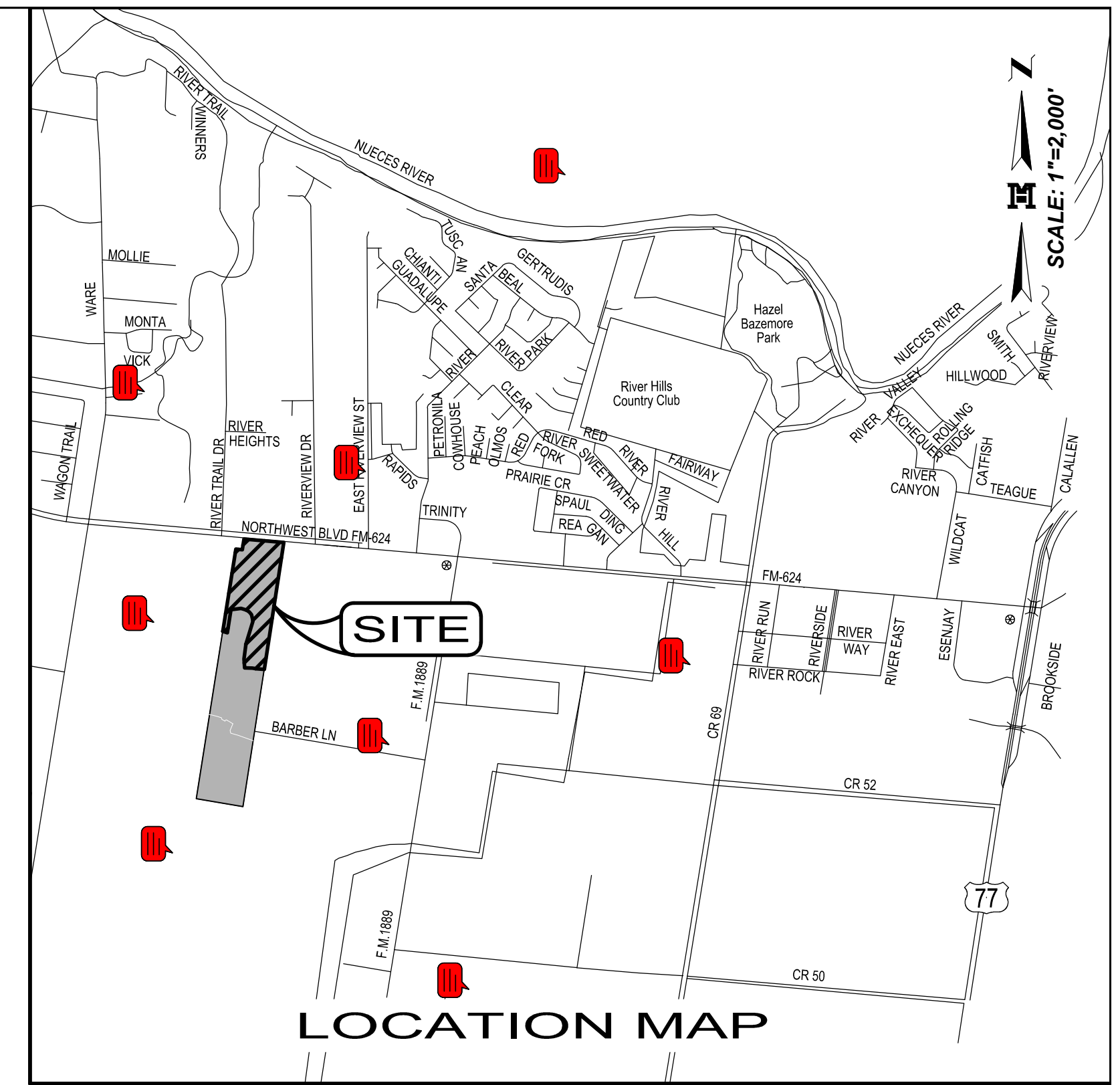
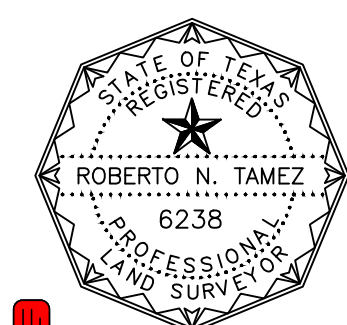
**STATE OF TEXAS §  
COUNTY OF HIDALGO §**

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 SUBDIVISION PHASE I WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON \_\_\_\_\_ AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

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

ROBERTO N. TAMEZ, R.P.L.S. # 6238

DATE SURVEYED:  
SURVEYING JOB No. 25081.02



**STATE OF TEXAS §  
COUNTY OF NUECES §**

I, KARA SANDS, CLERK OF THE COUNTY CLERK AND FOR NUECES COUNTY, TEXAS, HEREBY CERTIFY THAT THE FORE GOING INSTRUMENT \_\_\_\_\_ DATED THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ WITH THIS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AT \_\_\_\_ O'CLOCK AND DULY RECORDED ON \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ 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 \_\_\_\_\_, 20\_\_\_\_.

KARA SANDS, COUNTY CLERK

TBPLS No. 10096900  
**M** **MELDEN & HUNT INC.**  
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