

5.732 Acres out of Lot 2, Block 1  
Nueces River Irrigation Park  
Vol. A, Pg. 54, Map  
Records of Nueces County, Texas  
(Owner: Bay Area Healthcare Group)  
(Clerk's File No. 2004039803, O.P.R.N.C.T.)

- LEGEND:**
- Property Line
  - Centerline
  - Yard Requirement
  - Utility Easement
- M.R.N.C.T.  
Deed Records Of Nueces County, Texas
- D.R.N.C.T.  
Deed Records Of Nueces County, Texas
- O.P.R.N.C.T.  
Official Public Records Of Nueces County, Texas
- Fd. 5/8" Iron Rod
  - Fd. 5/8" Iron Rod with cap stamped "BASS AND WELSH ENGINEERING"

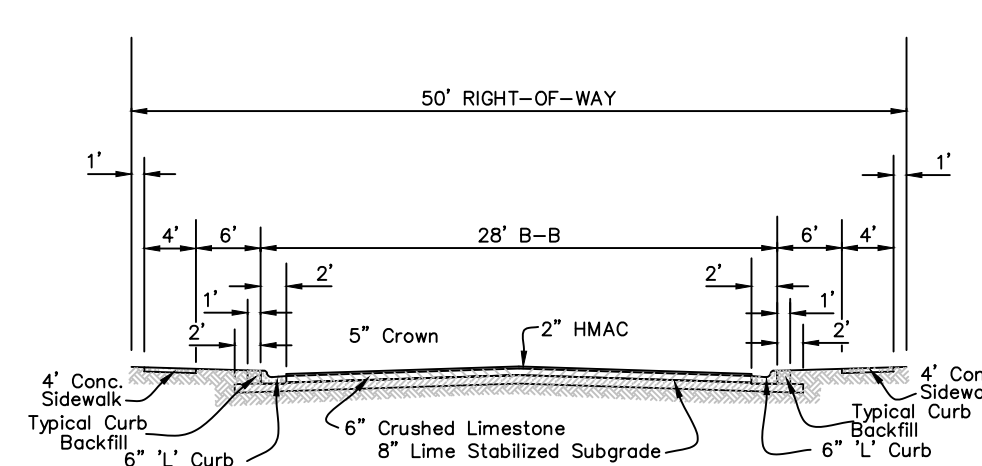
Lot 5, Block 1  
Nueces River Irrigation Park  
Records of Nueces County, Texas  
(Owner: Johnny C. Brown, Jr., ET UX)  
(Clerk's File No. 641297, D.R.N.C.T.)

West One-Half of Lot 7, Block 1  
Nueces River Irrigation Park  
Records of Nueces County, Texas  
(Owner: River Homes, LLC)  
(Clerk's File No. 201922266, O.P.R.N.C.T.)

### PRELIMINARY PLAT for River Ridge Unit 4 Corpus Christi, Texas

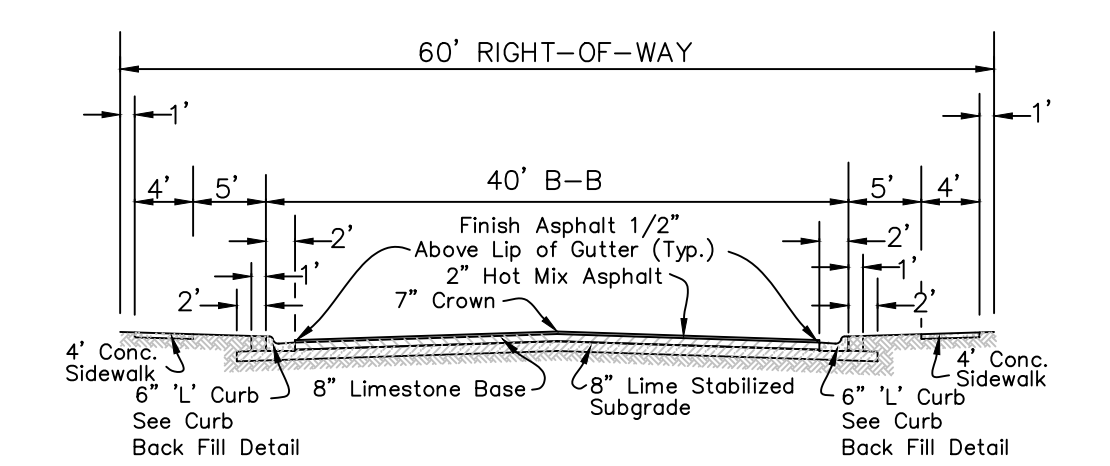
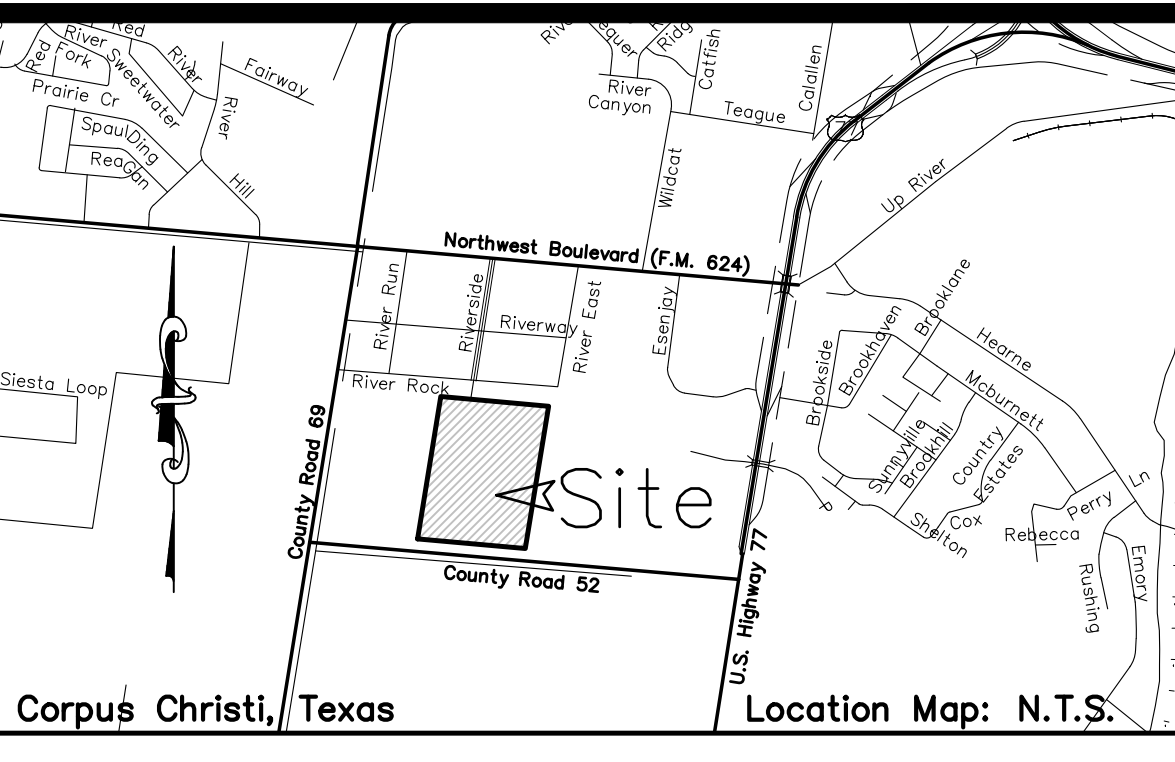
**LEGAL DESCRIPTION:**

38.75 Acres of Land, being a portion of Lot 6, Block 1, Nueces River Irrigation Park, a map of which is recorded in Volume A, Pages 54, Map Records of Nueces County, Texas, and being the same lands described as a 38.753 Acre Tract of Land in a Warranty Deed with Vendor's Lien from D&C Fence Co., Inc. a/k/a D&C Fence Company, Inc. to The Mostaghani Investment Trust d/b/a Sun George Contracting & Development Co., recorded in Document No. 2013005193, Official Public Records of Nueces County, Texas.



**TYPICAL 50' RIGHT-OF-WAY STREET SECTION**  
Not to Scale

**SPECIFICATIONS:**  
2" Type D Hot Mix Asphalt Concrete  
Moisture shall be within ±3% Optimum Moisture  
6" Crushed Limestone (TY A, GR 1); Compacted to 98% Std. Proctor Density  
Moisture shall be within ±3% Optimum Moisture  
8" Comp. Lined Subgrade (5% by Dry Wt.); Compacted to 95% Std. Proctor Density  
Moisture shall be within ±3% Optimum Moisture  
Prime Coat MC-30 at 0.15 Gal/Sq. Yd.



**TYPICAL 60' RIGHT-OF-WAY STREET SECTION**  
Not to Scale

**SPECIFICATIONS:**  
2" Type D Hot Mix Asphalt Concrete  
Moisture shall be within ±3% Optimum Moisture  
8" Limestone Base (TY A, GR 1); Compacted to 98% Std. Proctor Density  
Moisture shall be within ±3% Optimum Moisture  
8" Comp. Lime Subgrade (5% by Wt.); Compacted to 95% Standard Proctor Density  
Moisture shall be within ±3% Optimum Moisture  
Prime Coat MC-30 at 0.15 Gal/Sq. Yd.

**Notes:**

- Total platted area contains 38.75 Acres of Land. (Includes Street Dedication)
- The receiving water for the storm water runoff from this property is the Oso Creek Basin and the Nueces River upstream of the Calallen Salt Water Intrusion Dam located 1.1 miles from Nueces Bay. The TCEQ has classified the aquatic life use for this segment of the Nueces River as "high". TCEQ also categorized the Nueces River as "contact recreation" use. Additional water quality protection measures must be observed for this receiving water due to the TCEQ designation as a "public water supply". 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.
- Grid Bearings and Distances shown hereon are referenced to the Texas Coordinate System of 1983, Texas South Zone 4205, and are based on the North American Datum of 1983(2011) Epoch 2010.00.
- By graphic plotting only, this property is in Zone "C" on Flood Insurance Rate Map, Community Panel No. 485494 0257 C, City of Corpus Christi, Texas which bears an effective date of March 18, 1985 and it is not located in a Special Flood Hazard Area.
- The yard requirement, as depicted is a requirement of the Unified Development Code and is subject to change as the zoning may change.
- Water, Wastewater and Park fees shall be paid prior to recordation of the final plat.
- Platted area is currently zoned as: RS-6
- Each lot shall conform to the minimum lot width (FT) and Lot area (Sqft) Residential Development Standards (UDC 4.3.3).
- No driveways are allowed to CR 52; No driveways are allowed to Riverside Boulevard from Block 6, Lots 1 and 24; Block 5, Lots 1 and 24; Block 4 Lots 1 and 24; Block 3, Lot 2; Block 7, Lot 1 or Block 8, Lot 1; No driveways are allowed to Skipping Rocks Road from Block 6, Lots 12 and 13; Block 5 Lots 12 and 13; Block 4, Lots 12 and 13; or Block 3, Lot 13.
- Phasing 1 will be developed upon approval of final plat. Phase 2 Schedule is unknown at this time.
- Lot 1, Block 1; Lot 1, Block 2; Lot 1, Block 3; Lots 16 and 17, Block 7; and Lot 3, Block 8 are non-buildable lots.

**OWNER/DEVELOPER:**  
The Mostaghani Investment Trust  
d/b/a Sun George Contracting  
Development Co.  
8026 Bar Le Doc  
Corpus Christi, TX 78414  
(361)765-4422

**ENGINEER:**  
Urban Engineering Firm # 145  
2725 Swantner  
Corpus Christi, TX 78404  
(361)854-3101

