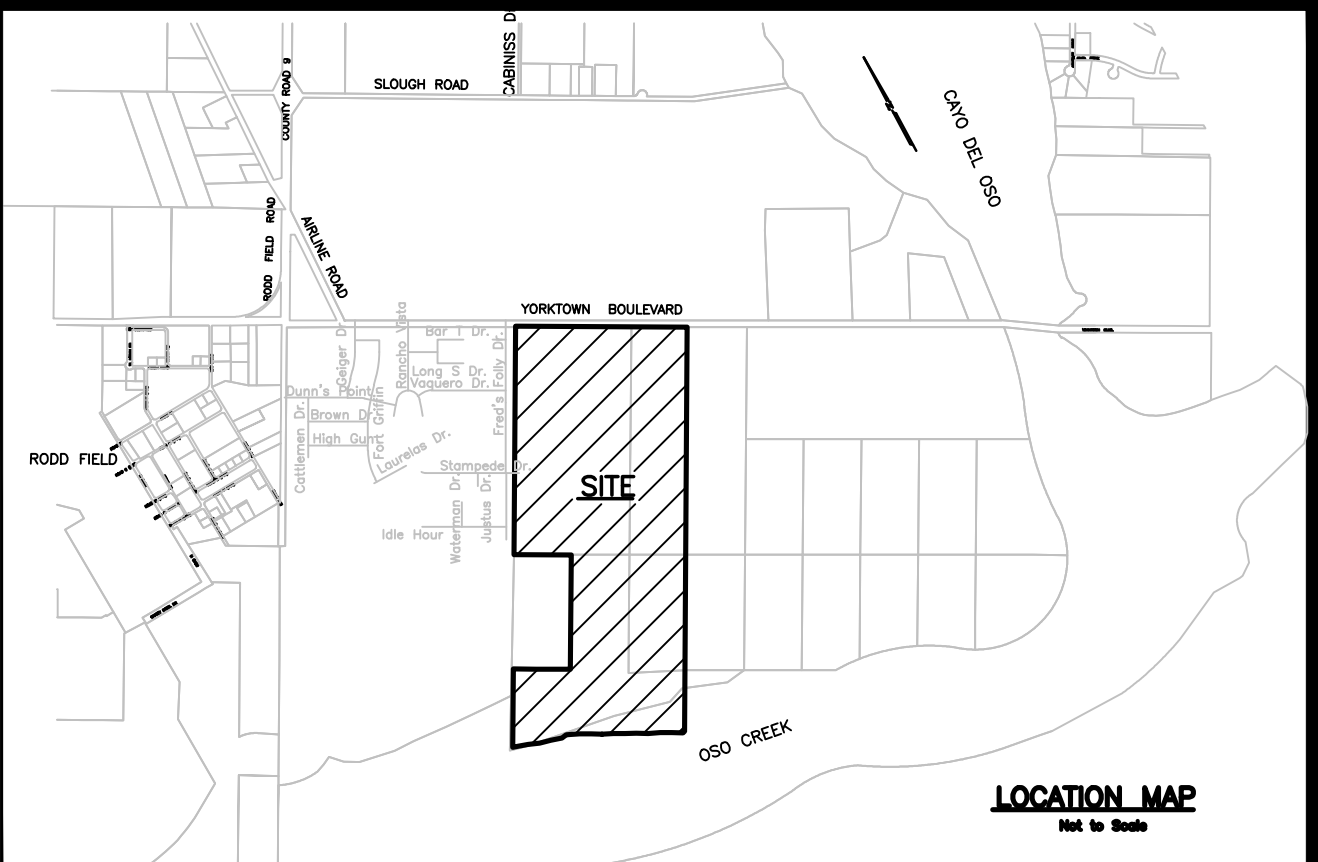
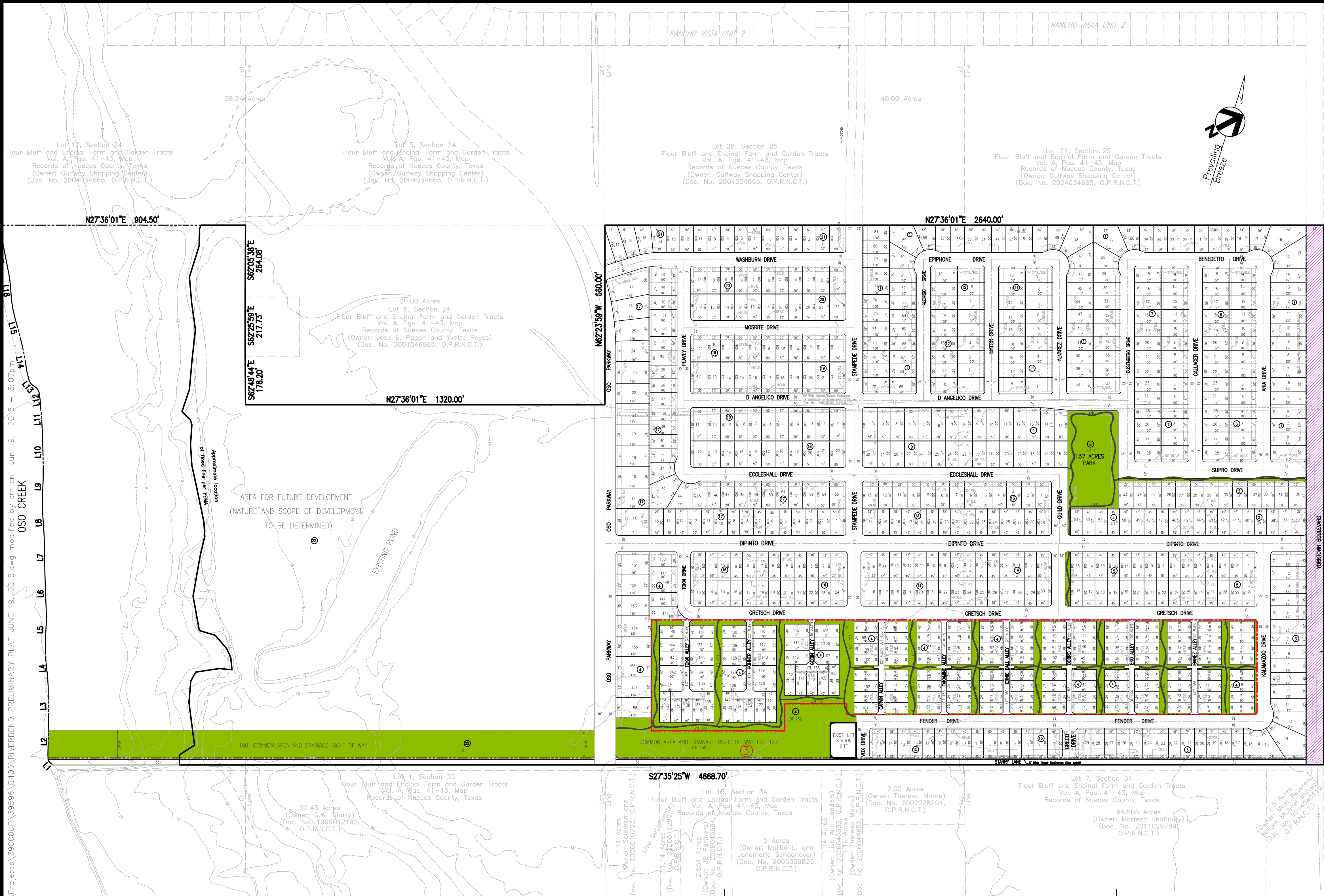
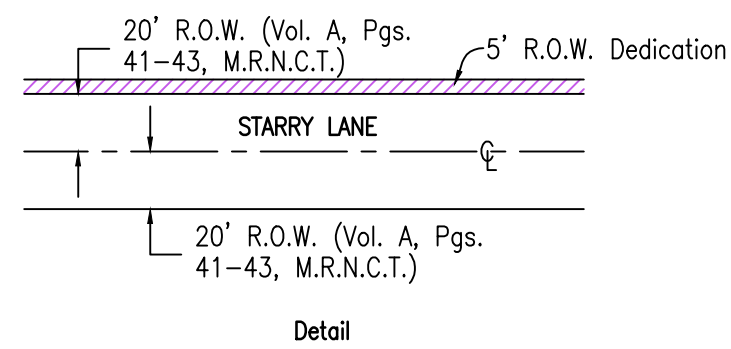




- NOTES:
1. The property is currently undeveloped and is Zoned Farm Rural (FR) and RS-6. Proposed zoning is RS-4.5.
 2. The portion of the property to be developed is in Flood Zone B, per Flood Insurance Rate Map for Nueces County, Texas (Unincorporated Areas) Panel 540 of 705 Community Panel Number 485494 0540 C map revised March 18, 1985.
 3. A Pollution Prevention Plan will be submitted with any plans of development for this property.
 4. Residential Driveways are prohibited direct access to Yorktown Boulevard (Lots 1-16, Block 1; Lots 35 and 36, Block 2; Lots 1-14, Block 3).
 5. Residential Driveways are prohibited direct access to Starry Lane (Lots 14-29, Block 3; Lots 1-15, Block 15).
 6. All areas west of Oso Parkway are for future undetermined residential use.
 7. There is no off-site drainage onto this property and the storm sewer plan as shown complies with the City of Corpus Christi Master Plan.
 8. 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 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."
 9. The actual boundary of Oso Creek shall be determined at the time of final platting.
 10. All jurisdictional wetlands shall be delineated and any required permits shall be obtained from the U.S. Army Corps of Engineers or other appropriate regulatory agencies before work that may disturb the wetlands commences.
 11. All properties will be rezoned to the proper zoning prior to filing the final plat and construction.
 12. All temporary drainage easements shall be maintained by the HOA.
 13. This project is not within an AICUZ Boundary or Noise contour.
 14. Water and wastewater fees shall be paid prior to recordation of the final plat.
 15. Lots 22-27, Block 17 cannot be platted as multiple lots, unless Oso Parkway is constructed to its full roadway width.
 16. Water and Sewer will be located within the common areas.

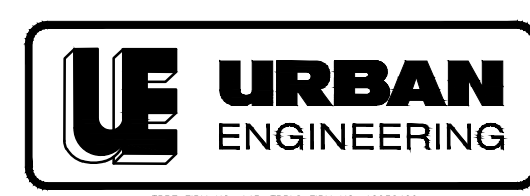


PRELIMINARY PLAT
for
RIVERBEND SUBDIVISION
Corpus Christi, Texas

Being 195.3 acres of land out of all of
Lots 22 through 27, Section 25, all of
Lots 7 and 8, Section 24, and portions
of Lots 9, 10 and 11, Section 24,
Flour Bluff and Encinal Farm and Garden Tracts.

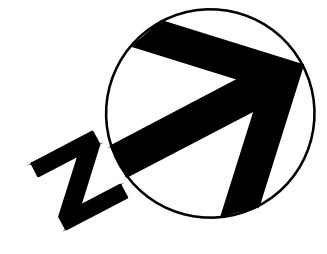
ENGINEER:
Urban Engineering Firm #145
2725 Swanner Drive
Corpus Christi, Texas 78404
361-854-3101

OWNER/DEVELOPER:
Patricia H. Wallace, Trustee #2
101 N. Shoreline, Suite 600
Corpus Christi, Texas 78401



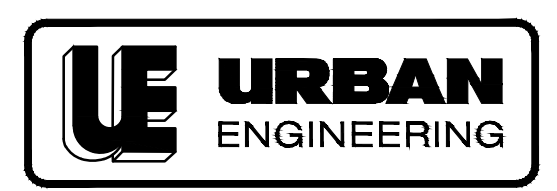
TYPE FROM NO. 145, TYPE FROM NO. 1003400
TYPE FROM NO. 1003400, TYPE FROM NO. 1003400
PHONE: 361.854.3101 FAX: 361.854.3102
WWW.URBANENG.COM
JUNE 19, 2015 MFH/crr



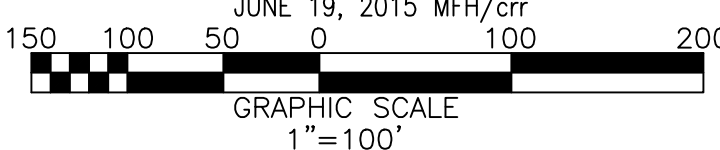


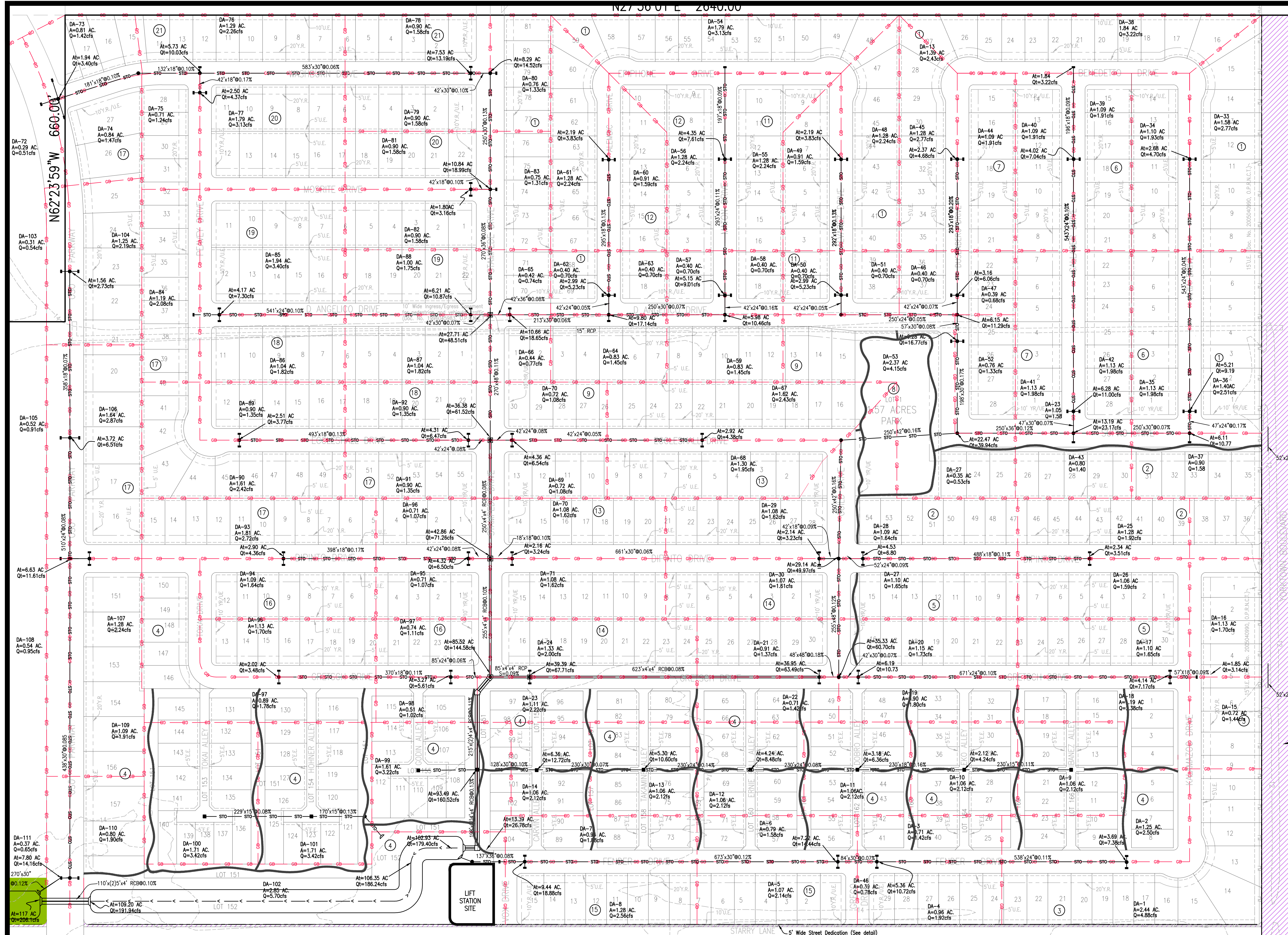
- LEGEND:
- SS — WASTE WATER LINE
 - W — WATER LINE
 - STO — STORM SEWER LINE (SEE DRAINAGE PLAN)
 - FH — GATE VALVE
 - ● — FIRE HYDRANT (F.H.)
 - ○ — MANHOLE

RIVERBEND SUBDIVISION
WASTE WATER AND WATER
LAYOUT



DATE FROM NO. 145, 10/15/15 FROM NO. 1003400
225 BROADWAY, SUITE 200, CHICAGO, IL 60601
PHONE: 312.664.3101 WWW.URBANENR.COM
JOB NO. 39595.B4.00
JUNE 19, 2015 MFH/crr





- LEGEND**
- STO — STORM SEWER LINE
 - GB — GRADE BREAK
 - DA — DRAINAGE AREA
 - Q — SUM OF UPSTREAM DRAINAGE AREAS
 - Q_t — RUNOFF
 - cfs — SUM OF UPSTREAM RUNOFF
 - AC — CUBIC FEET PER SECOND
 - SLOTT INLET
 - MANHOLE
 - JUNCTION BOX
 - 84"x18"0.09% — LENGTH, DIAMETER & SLOPE OF HYDRAULIC GRADIENT

Based on current storm water Master Plan the following was assumed:

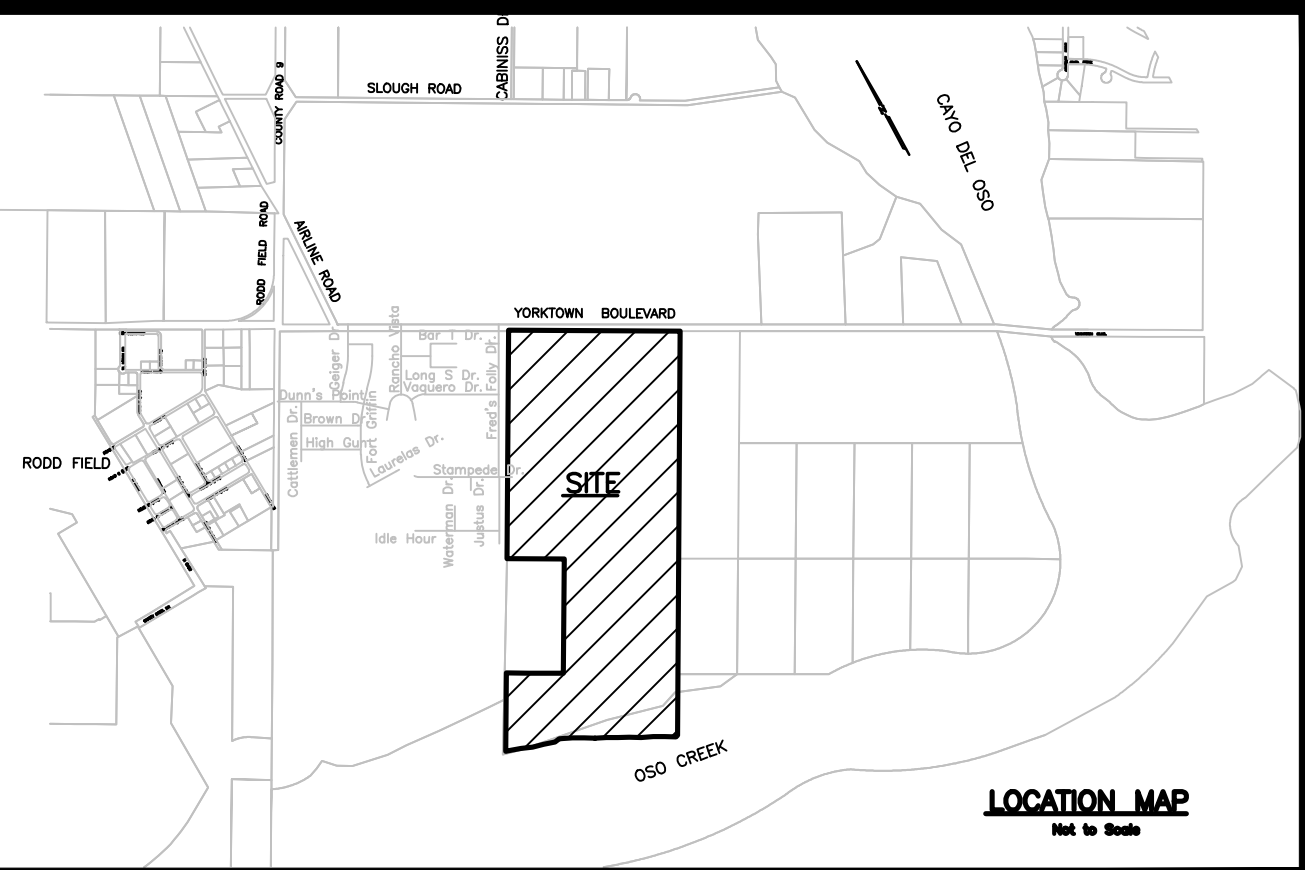
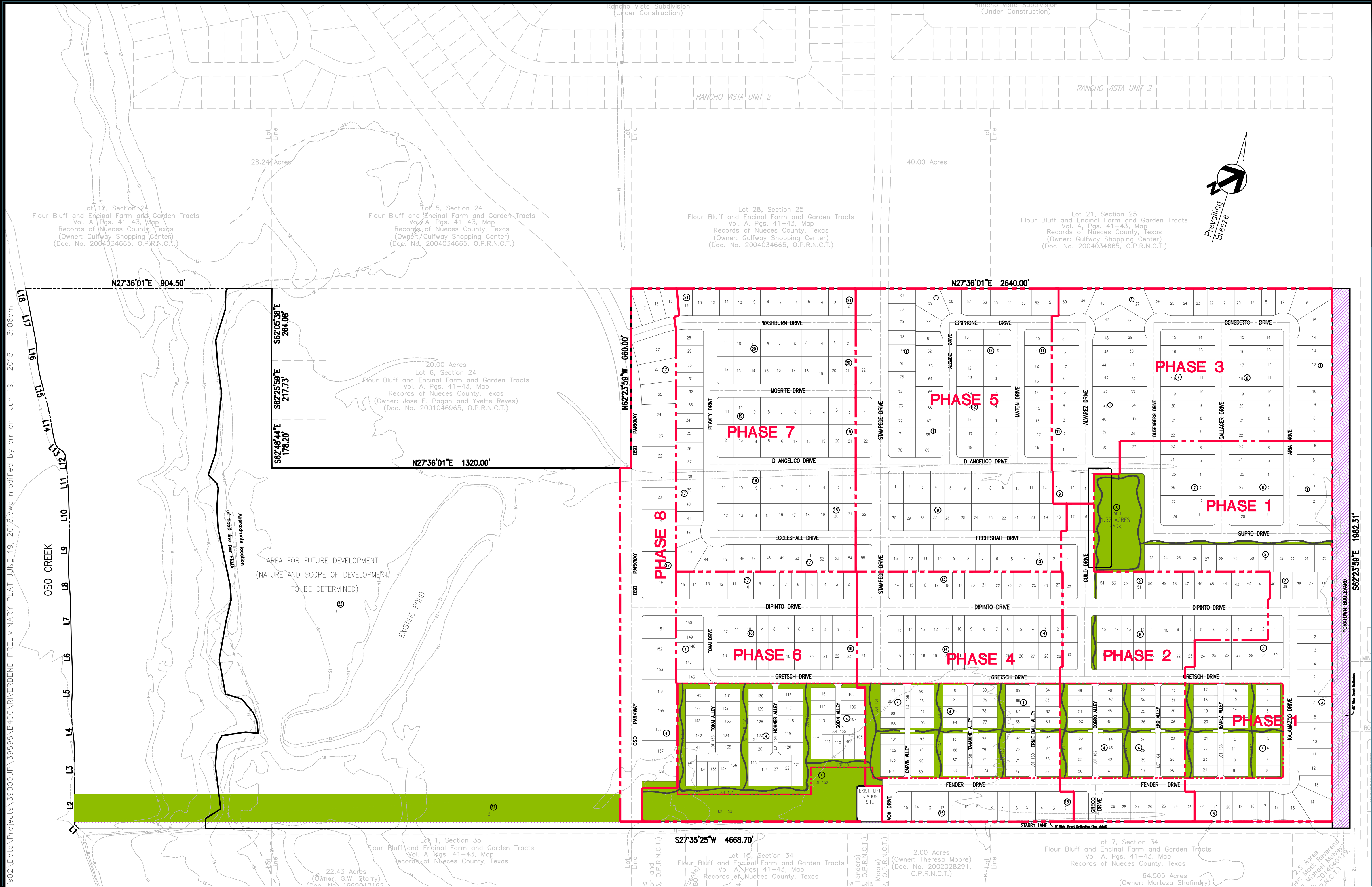
1. Minimum time of concentration = 30mins.
2. 5 year storm event design criteria for underground systems.
3. EXECUTIVE LOTS:
 - % imperviousness 57.5% — CA = 1.75cfs/AC
4. TRADITIONAL LOTS:
 - % imperviousness 45% — CA = 1.5cfs/AC
5. CLUSTER LOTS:
 - % imperviousness 70% — CA = 2.0cfs/AC

**RIVERBEND SUBDIVISION
STORM SEWER LAYOUT AND
DRAINAGE PLAN**

URBAN ENGINEERING

150 100 50 0 100 200
GRAPHIC SCALE
1"=100'

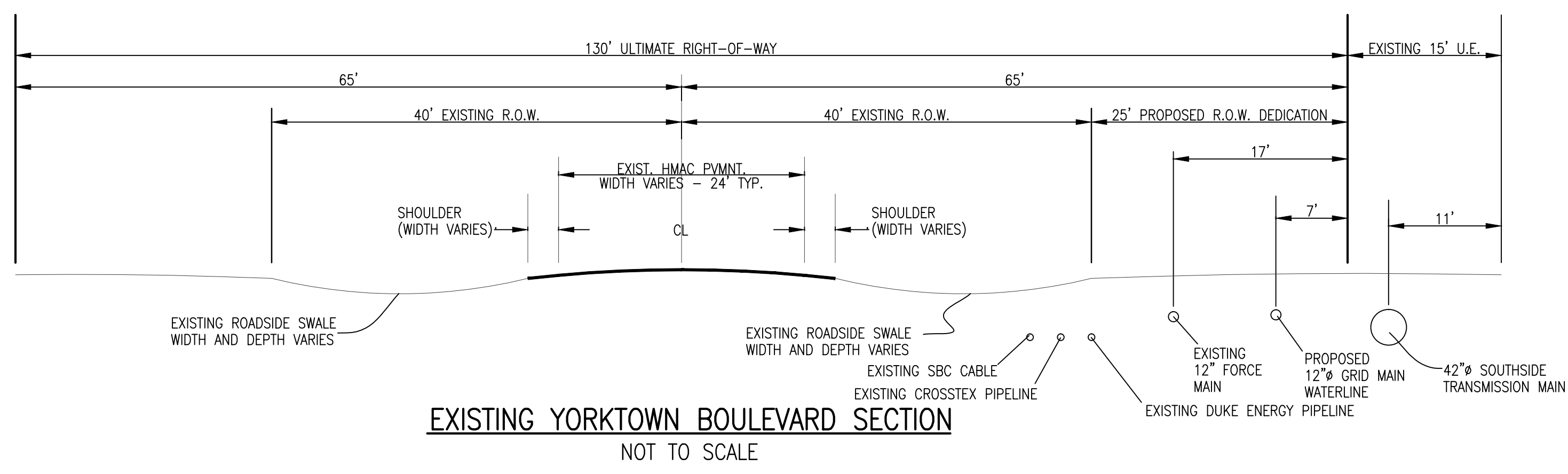
\\urbanfs02\data\Projects\39000UP\39595\B400\Riverbend Preliminary Plat June 19, 2015.dwg modified by crr on Jun 19, 2015 - 3:06pm
©Copyright Urban Engineer Firm #145 2015



- NOTES:**
1. The property is currently undeveloped and is Zoned Farm Rural (FR) and RS-6. Proposed zoning is RS-4.5
 2. The portion of the property to be developed is in Flood Zone B, per Flood Insurance Rate Map for Nueces County, Texas (Unincorporated Areas) Panel 540 of 705 Community Panel Number 485494 0540 C map revised March 18, 1985.
 3. A Pollution Prevention Plan will be submitted with any plans of development for this property.
 4. Residential Driveways are prohibited direct access to Yorktown Boulevard (Lot 1, Block 1; Lots 1-11 and 36, Block 2; Lots 1, 38 and 39, Block 5 and Lots 1-11 Block 6).
 5. Residential Driveways are prohibited direct access to Starry Lane (Lots 11-26, Block 5; Lots 1-15, Block 8).
 6. All areas west of Oso Parkway are for future undetermined residential use.
 7. There is no off-site drainage onto this property and the storm sewer plan as shown complies with the City of Corpus Christi Master Plan.
 8. The Ultimate Receiving Body for the runoff from this property is the Oso Creek. The TCEQ has not classified the aquatic life use for Oso Bay as 'exceptional' and 'oyster waters' and categorized the receiving water as 'contact recreation' use.
 9. The actual boundary of Oso Creek shall be determined at the time of final platting.
 10. All jurisdictional wetlands shall be delineated and any required permits shall be obtained from the U.S. Army Corps of Engineers or other appropriate regulatory agencies before work that may disturb the wetlands commences.
 11. All properties will be rezoned to the proper zoning prior to filing the final plat and construction.
 12. All temporary drainage easements shall be maintained by the HOA.
 13. This project is not within an AICUZ Boundary or Noise contour.
 14. Water and wastewater fees shall be paid prior to recordation of the final plat.

LOT SUMMARY:

CLUSTER: 45'x90' 45'x100'	145 EA. 182 EA.	> 327 LOTS
EXECUTIVE: 50'x100' 50'x120'	303 EA. 37 EA.	> 340 LOTS
OSO PARKWAY: 75'x125'	20 EA.	
	687 LOTS TOTAL	



PHASING DIAGRAM
for
RIVERBEND SUBDIVISION
Corpus Christi, Texas

ENGINEER:
Urban Engineering Firm #145
2725 Swantner Drive
Corpus Christi, Texas 78404
361-854-3101

OWNER/DEVELOPER:
Oso Bend Development Company
John Wallace
101 N. Shoreline, Suite 600
Corpus Christi, Texas 78401

URBAN ENGINEERING

TYPE FROM NO. 145, TEMPL FROM NO. 10000000
7/25/2015 10:00 AM, CORPUS CHRISTI, TX, TEXAS
PHONE: 361.854.3101, WWW.URBANENGINEERING.COM
JOB NO. 39595.B4.00
JUNE 19, 2015 MFH/crr

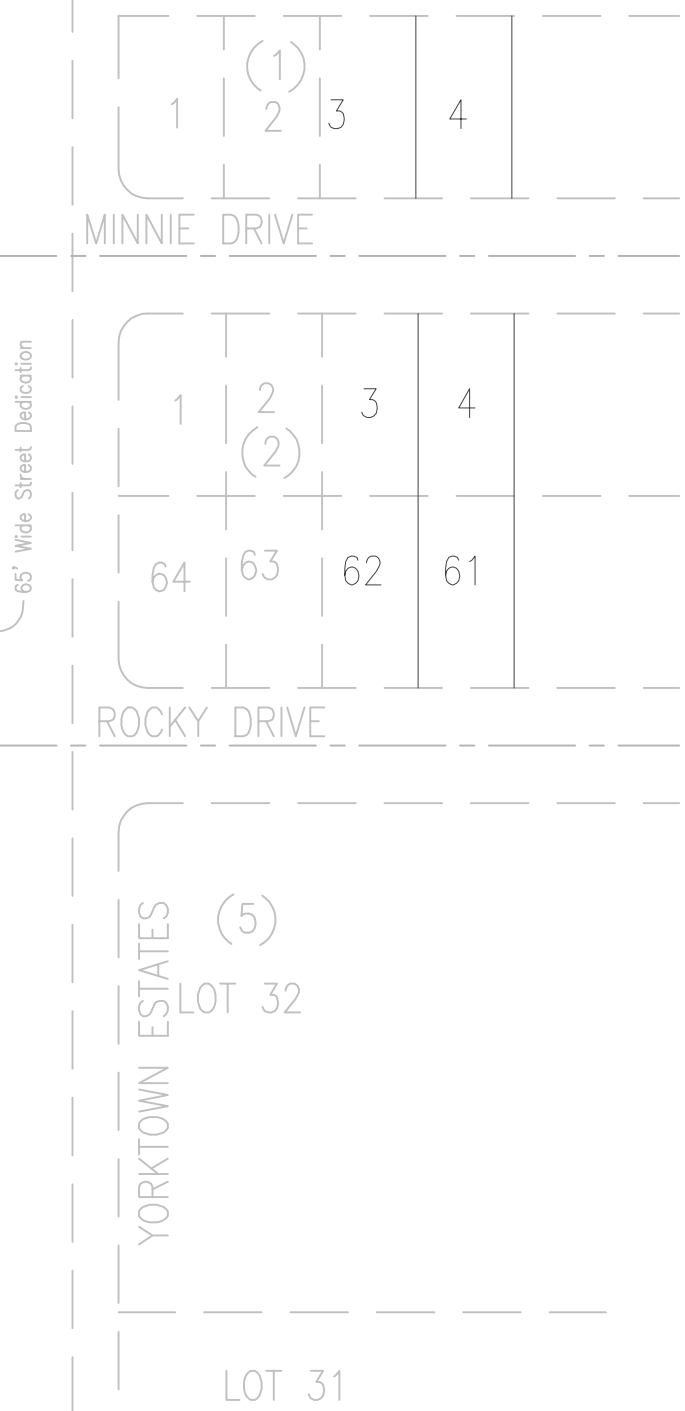
300 200 100 0 200 400
GRAPHIC SCALE
1"=200'

SHEET 4 OF 5

\\Urbanis02\\Data\\Projects\\390000UP\\39595\\B400\\RIVERBEND PRELIMINARY PLAT JUNE 19, 2015.dwg modified by err on Jun 19, 2015 -- 3:05pm



S62°23'59"E 1982.31'



S27°35'25"W 4668.70'

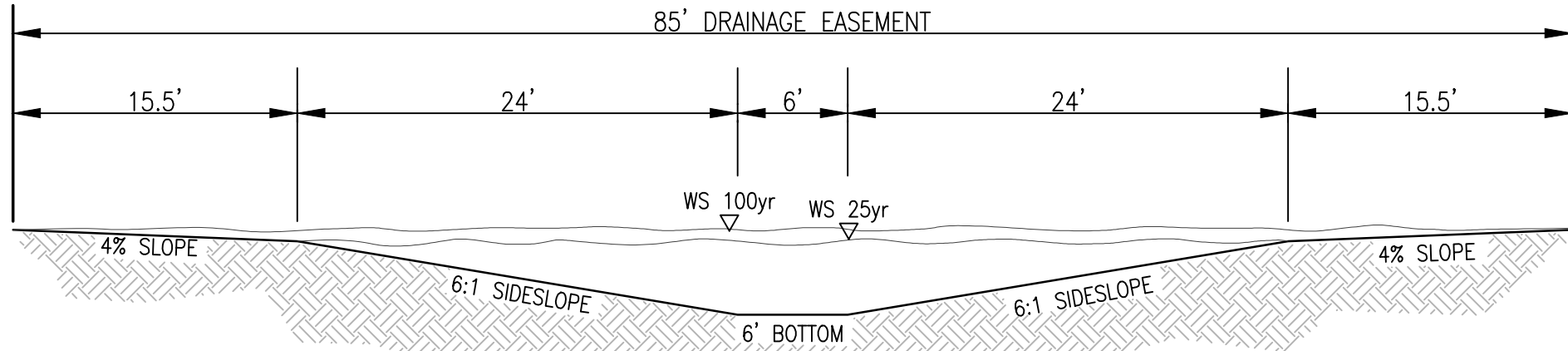
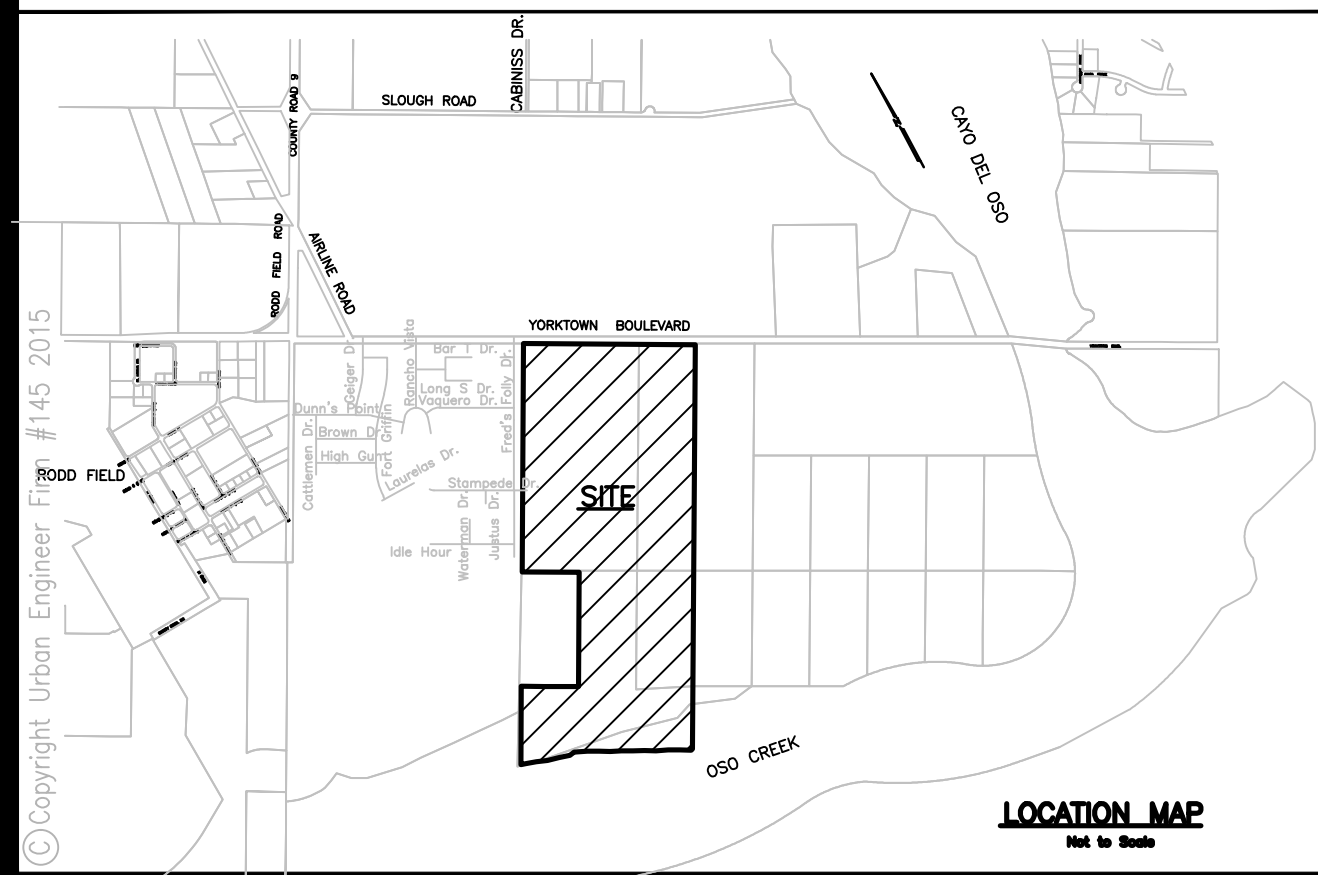
Lot 16, Section 34
Flour Bluff and Encinal Farm and Garden Tracts
Vol. A, Pgs. 41-43, Map
Records of Nueces County, Texas

2.00 Acres
(Owner: Theresa Moore)
(Doc. No. 2002028291,
O.P.R.N.C.T.)

Lot 7, Section 34
Flour Bluff and Encinal Farm and Garden Tracts
Vol. A, Pgs. 41-43, Map
Records of Nueces County, Texas

64.505 Acres

2.5 Acres
(Most Reverend
Michael Mulvey,
C.T.)



BASIS OF DRAINAGE CALCS
TOTAL DEVELOPMENT = ±110 ACRES
TOTAL TO DITCH SECTION ±105 ACRES
C=0.60 CA=63
ASSUMED TIME OF CONCENTRATION = 40 MIN.
n=0.03 S=0.10%
I₅ = 3.61 in/hr Q = 227cfs
I₂₅ = 4.76 in/hr Q = 300cfs
I₁₀₀ = 5.74 in/hr Q = 361cfs
Q CAPACITY AT TOP OF BANK = 319cfs, v=2.65 ft/sec
Q CAPACITY AT RIGHT OF WAY = 394cfs, v=2.42 ft/sec.

DITCH SECTION

Not to Scale

NOTES:

1. Drainage swale to be treated with channel liner and seeded per TxDOT Urban Seed Mixture.
2. Drainage Easement is owned by HOA and is dedicated as D.E. to the City of Corpus Christi.
3. Rock Check Dam shall be provided at ±500' intervals in Ditch Section.

SUMMARY:

CLUSTER BOUNDARY
TOTAL CLUSTER AREA: 793,642 SF
CLUSTER GREEN SPACE: 177,760 SF
PERCENT GREEN SPACE: 22.40%
(Within Cluster Development)
PARK AREA: 62,207 SF
DRAINAGE AREA: 103,484 SF
REQUIRED OPEN SPACE 0.35 (793,642) = 277,775 SF
OPEN SPACE WITHIN CLUSTER = 177,760 SF
REQUIRED ADDITIONAL OPEN SPACE = 100,015 SF

PROVIDED OPEN SPACE CONNECTED TO CLUSTER OR LINKED TO PARK AND DRAINAGE SWALE = 165,691 SF > 100,015 SF ∴ O.K.
NOTE: ALL COMMON OPEN SPACE TO BE MAINTAINED BY HOME OWNERS ASSOCIATION (HOA).

OPEN SPACE EXHIBIT FOR
for
RIVERBEND SUBDIVISION
Corpus Christi, Texas
Being 195.3 acres of land out of all of
Lots 22 through 27, Section 25, all of
Lots 7 and 8, Section 24, and portions
of Lots 9, 10 and 11, Section 24,
Flour Bluff and Encinal Farm and Garden Tracts.

ENGINEER:
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