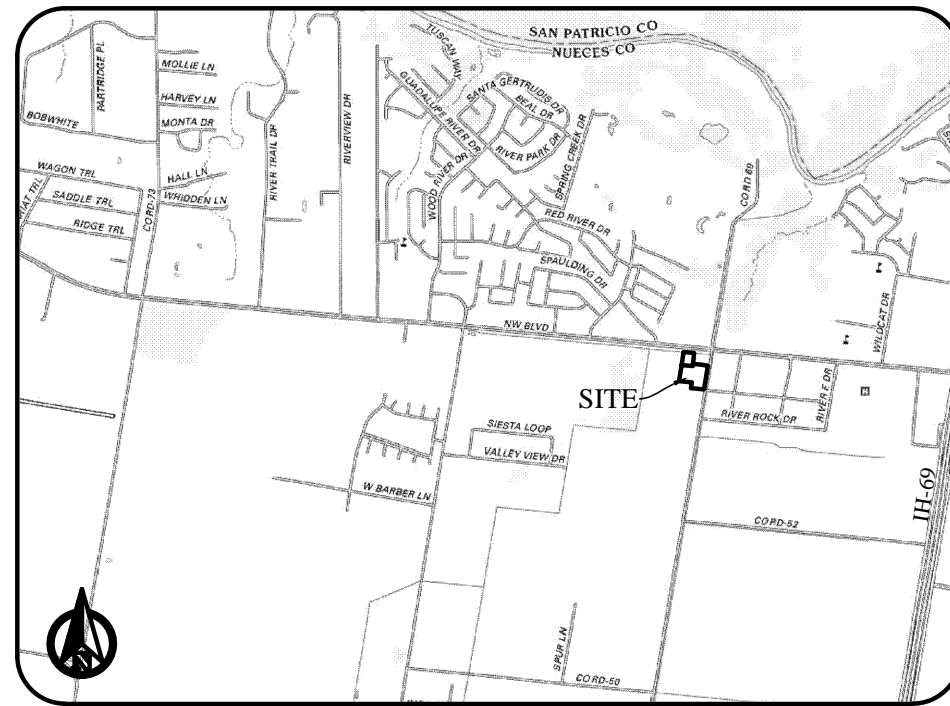


VICINITY MAP

NOT TO SCALE



River Ridge Unit 2
Block 1, Lots 1A-1, 1A-2 and 1A-3
 Being a Replat of Lot 1A, Block 1 River Ridge Unit 2
 Volume 68, Page 509 M.R.N.C.T.
 A Subdivision in the City of Corpus Christi
 being a total of 5.4656 acres
 Nueces County, Texas

Surveyor's Notes

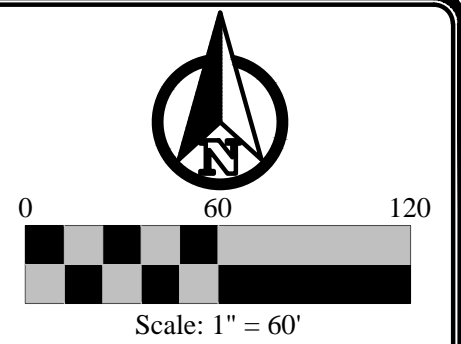
1. P.B. = Prosperity Bank, owner, as evidenced by the Certificate of Merger merging First Victoria National Bank with and into Prosperity Bank as approved by the State of Texas, Department of Banking, Effective November 01, 2013 is the owner of 5.466 acres of land situated within the Mariano Lopez De Herrera Survey, Abstract Number 606, City of Corpus Christi, Nueces County, Texas, as described in the deed recorded under Instrument Number 2007034662 of the Official Public Records of Nueces County, Texas
2. V.C.P. = Vaquero Calallen Partners, LP, A Texas Limited Partnership Instrument Numbers 2016049229 & 2017001570 O.P.R.N.C.T.



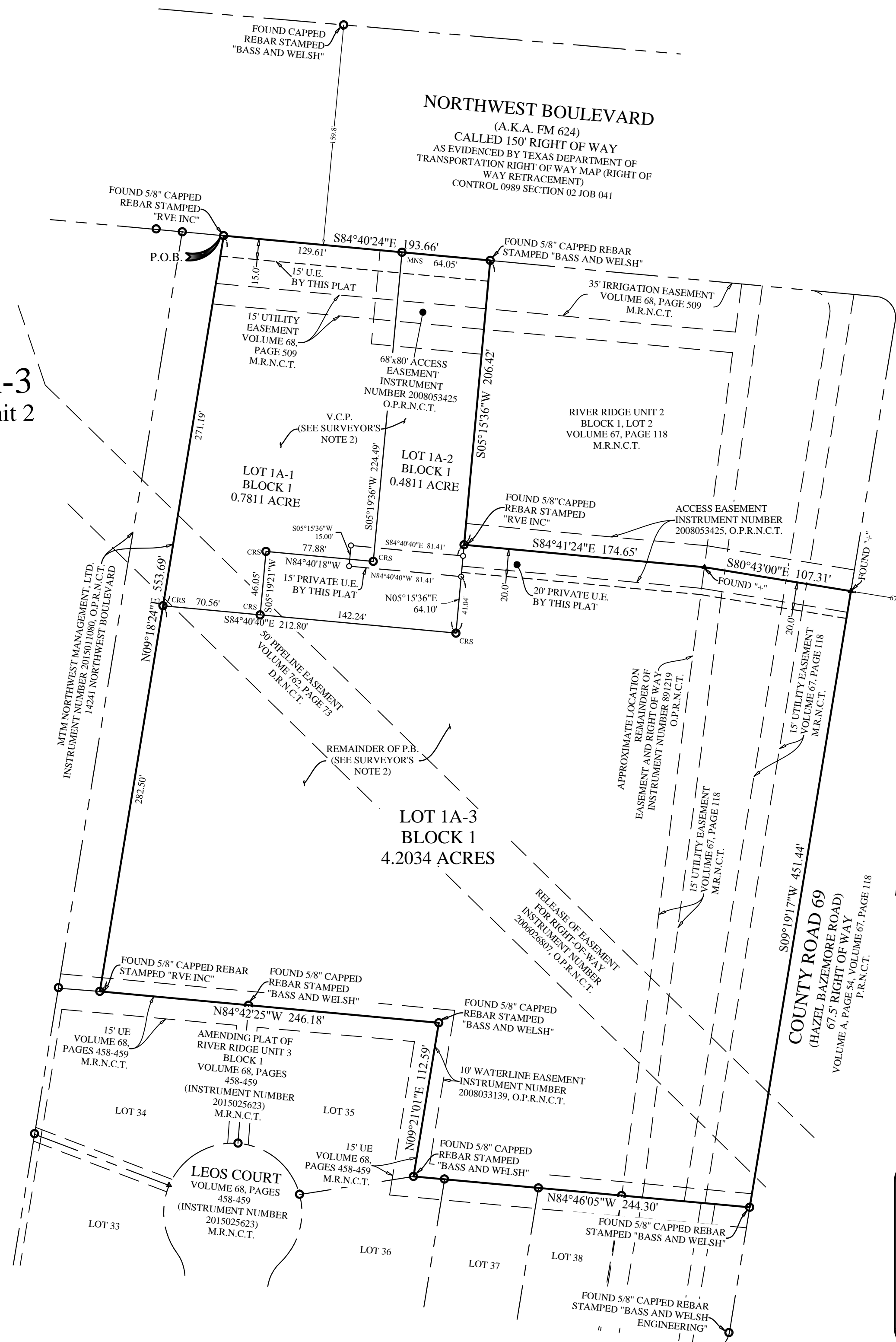
SHEET 1 OF 2 SHEETS

JPH Job No.
2015.022.033

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 Dallas - Fort Worth | Austin | Abilene



Scale: 1" = 60'

**Legend of Symbols/Line work**

- Deed lines and or adjoining lines
- - - Existing easement lines
- - - Proposed easement lines
- GAS — Gas line
- S — Sanitary line
- W — Water line
- Lot Lines

MONUMENTS / DATUMS / BEARING BASIS

- CRS ○ 1/2" rebar stamped "JPH Land Surveying" set
 MNS ○ Mag nail & washer stamped "JPH Land Surveying" set
 ○ Monuments are found if not marked MNS or CRS.
 TBM ♦ Site benchmark (see vicinity map for general location)
 Coordinate values, if shown, are US.SyFt./TxCS, '83,SZ
 Elevations, if shown, are NGVD'29
 Bearings are based on grid north (TxCS, '83,SZ)

LEGEND OF ABBREVIATIONS

- US.SyFt. United States Survey Feet
 TxCS, '83,SZ Texas Coordinate System of 1983, South Zone
 NGVD'29 National Geodetic Vertical Datum of 1929
 P.R.N.C.T. Plat Records of Nueces County, Texas
 O.P.R.N.C.T. Official Public Records of Nueces County, Texas
 D.R.N.C.T. Deed Records of Nueces County, Texas
 POB Point of Beginning
 POC Point of Commencing
 A.K.A. Also Known As
 U.E. Utility Easement

River Ridge Unit 2
Block 1, Lots 1A-1, 1A-2 and 1A-3
Being a Replat of Lot 1A, Block 1 River Ridge Unit 2
Volume 68, Page 509 M.R.N.C.T.
A Subdivision in the City of Corpus Christi
being a total of 5.466 acres
Nueces County, Texas

City of Corpus Christi Plat Notes:

- The tract of land is in Zone C, area of minimal flooding, according to FEMA map panel 4854640107C, Nueces County, Texas. Revised July 18, 1985.
- The tract of land is not in any jurisdictional wetland areas.
- The owner shall submit a drainage plan and calculations showing appropriate drainage facilities during the building permitting phase. Building permits shall not be issued without an approved drainage plan.
- Current Zoning: CG-2
- Total Platted Area: The total platted area contains 5.466 acres of land.
- Yard Requirement: The yard requirement, as depicted hereon, is a requirement of the Unified Development Code and is subject to change as the zoning may change.
- Public Open Space: If any lot is developed with residential uses, compliance with the open space regulation will be required during the building permit phase.
- Oso Creek Drainage Basin: 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.
- Cross-Drainage Notes: The owner of adjacent River Ridge Unit 2, Block 1, Lot 2, Volume 67, Page 118, M.R.N.C.T., as shown hereon, being the same owner of Lot 1A-3 Block 1, River Ridge Unit 2, as shown on this final plat and the owner of Lots 1A-1 and 1A-2, Block 1, River Ridge Unit 2, as shown hereon, hereby declare and make a covenant running with the land as follows:
 - The owners of said Lots 1A-1 and 1A-2 shall have the right to drain these lots fully developed via surface and underground drainage onto each other. Said surface and underground drainage shall not be blocked or impeded in any way by said owners Lots 1A-1 and 1A-2 and shall be fully accommodated by said owners of Lots 1-A1 and 1-A2.
 - The owners of said Lots 1A-1 and 1A-2 shall have the right to drain these lots fully developed via surface drainage onto said Lot 2 and said Lot 1A-3. Said surface drainage shall be accommodated fully by the owners of said Lot 2 and said Lot 1A-3 and said surface drainage shall not be blocked or impeded in any way by said owners of Lot 2 and Lot 1A-3.
 - Erosion or other drainage problems associated with cross-drainage above described shall be remedied/repared at the sole expense of each particular lot owner without regard to the source of drainage creating erosion or drainage problem, i.e., a lot owner shall not look to an upstream lot owner for the cost of remedy for any erosion or drainage problem.

The subject lots shall accommodate drainage pursuant to Cross Drainage Covenant, Document Number _____, O.R.



SHEET 2 OF 2 SHEETS

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STATE OF TEXAS §
COUNTY OF NUECES §
I, Kara Sands, Clerk of the Circuit 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 §
This final plat of the herein described property was approved by the Department of Development Services the City of Corpus Christi, Texas.

This the ____ day of _____, 20____.

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

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Robert A. Hansen, do Hereby certify that I prepared this plat from an actual and accurate survey of the land, under my personal supervision, in accordance with the City of Corpus Christi Subdivision Ordinances. This survey was performed with the benefit of a title commitment by First National Title Insurance Company, GF No. 159709092. Effective Date: November 8, 2015 and issued December 1, 2015. Complete copies of the record description of the property, any record easements benefiting the property, the record easements or servitudes and covenants affecting the property ("record documents"), documents of record referred to in the record documents, and any other documents containing desired appropriate information affecting the property being surveyed and to which the survey shall make reference were not provided to this surveyor for notation on this survey except for those items listed within Schedule B of said commitment.

PRELIMINARY: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
Signed _____ ~RELEASED FOR REVIEW TO the City of Calallen ON September 1, 2016.
Robert A. Hansen ~Revised July 13, 2016
Registered Professional ~Revised August 23, 2016
Land Surveyor, No. 6439 ~Revised January 19, 2017
~Revised January 23, 2017 - changed cross drainage notes

STATE OF TEXAS §
COUNTY OF _____ §
BEFORE ME, the undersigned authority, on this day personally appeared Robert A. Hansen known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and consideration therein expressed, in the capacity therein stated.
GIVEN UNDER MY HAND AND SEAL OF OFFICE on the ____ day of _____, 20____.

Notary Public in and for the State of Texas

WHERE AS, Prosperity Bank, owner, as evidenced by the Certificate of Merger merging First Victoria National Bank with and into Prosperity Bank as approved by the State of Texas, Department of Banking, Effective November 01, 2013 is the owner of 5.466 acres of land situated within the Mariano Lopez De Herrera Survey, Abstract Number 606, City of Corpus Christi, Nueces County, Texas, as described in the deed recorded under Instrument Number 2007034662 of the Official Public Records of Nueces County, Texas, and being all of Lot 1A, Block 1 as shown on the plat titled "River Ridge Unit 2" recorded in Volume 68, Page 509 of the Map Records of Nueces County, Texas (Instrument Number 2015041016 of the Official Public Records of Nueces County, Texas)

&

WHERE AS, Vaquero Calallen Partners, LP, a Texas Limited Partnership, owner, as described under Instrument Numbers 2016049229 and 2017001570 of the Official Public Records of Nueces County, Texas.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Prosperity Bank and Vaquero Calallen Partners, LP, do hereby adopt this plat, designating the herein described property as River Ridge Unit 2, Block 1, Lots 1A-1, 1A-2 and 1A-3 an addition within the City of Corpus Christi, Nueces County Texas, and do hereby dedicate to the public use forever any streets, alleys, and floodway management areas shown thereon. The owners further acknowledge that it is the responsibility of the owners, not the County, to assure compliance with the provisions of all applicable state, federal, and local laws and regulations relating to the environment, including (but not limited to) the Endangered Species Act, state Aquifer Regulations, and Municipal Watershed ordinances.

PROSPERITY BANK

Signature Printed Name Title

VAQUERO CALALLEN PARTNERS, LP, A TEXAS LIMITED PARTNERSHIP

BY: Vaquero Ventures Management, LLC, General Partner

By: _____, Manager
W.A. LANDRETH

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared _____ of Prosperity Bank and known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____ 20____.

Notary Public in and for the State of Texas My commission expires:

Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared W.A. Landreth being the Manager of Vaquero Ventures Management, LLC, a general partner of Vaquero Calallen Partners, LP, a Texas Limited Partnership and known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____ 20____.

Notary Public in and for the State of Texas My commission expires:

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 on behalf of the City of Corpus Christi, Texas
by the Planning Commission.

This the ____ day of _____, 20____.

Daniel McGinn, A.I.C.P. Philip J. Ramirez, A.I.A., LEED AP, Chairman
Interim Secretary