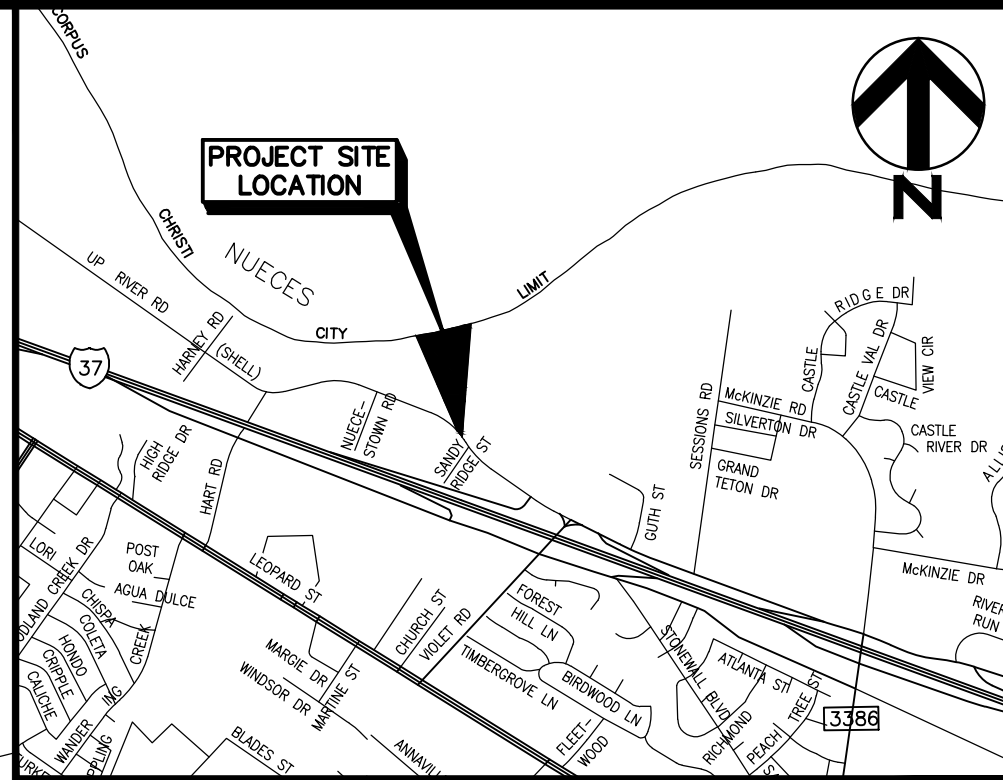
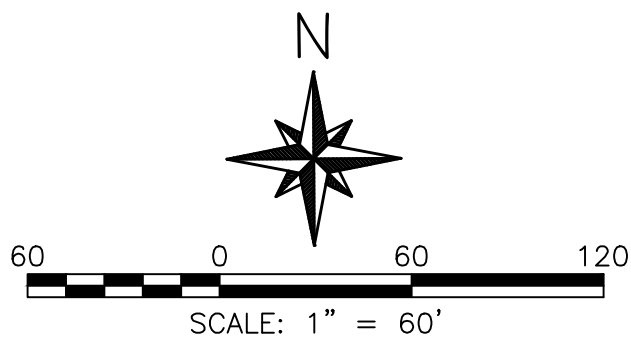


FINAL PLAT OF  
**RIVER PLACE SUBDIVISION**  
**BLOCK 1, LOT 1**

BEING 7.0445 ACRES (306,857 SQUARE FEET) , SITUATED WITHIN SURVEY 419, OUT OF A PORTION OF LOT 6 & LOT 7, NOAKES ESTATES AS CONVEYED TO JEFFERY R & RHONDA SAWYER ILSENG IN DOCUMENT NO. #2016049388, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS. TRACT 1 CONTAINING A CALLED 3.888 ACRES AS DESCRIBED IN VOLUME 280, PAGE 543, DEED RECORDS OF NUECES COUNTY, TEXAS, TRACT 2 CONTAINING A CALLED 2.844 ACRES AS DESCRIBED IN VOLUME 280, PAGE 543, DEED RECORDS OF NUECES COUNTY, TEXAS, AND ALSO CONTAINING A CALLED 0.3119 OF AN ACRE TRACT AS CONVEYED TO JEFFERY R & RHONDA SAWYER ILSENG IN DOCUMENT NO. #2016049388, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS.



VICINITY MAP  
SCALE: NTS

**NUECES RIVER**

COASTAL BOUNDARY PERFORMED BY  
JAMES M. NAISMITH, L.S.L.S.  
FROM NAISMITH MARINE  
RECORDED ON 01/20/17 IN  
V.68, PG. 757, MRNCT  
DOC# 2017023474

STATE OF TEXAS  
COUNTY OF NUECES

I-5 River Properties Inc., hereby certifies that it is the owner of the lands embraced within the boundaries of a 7.04 acre (306,859.14 square feet) tract of land, being Lot 1, Block 1, River Place Subdivision, as shown on the foregoing plat; that it has had said lands surveyed and subdivided as shown; that streets shown are dedicated to public use forever; that easements as shown are dedicated to 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: I-5 River Properties Inc.

Jeffery R. Ilseng, Owner

Rhonda Ilseng, Owner

STATE OF TEXAS  
COUNTY OF NUECES

This instrument was acknowledged before me by \_\_\_\_\_, as

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 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 approved by  
Planning Commission of the City of Corpus Christi, Texas.

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

Julio Dimas, CFM, 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

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

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

STATE OF TEXAS  
COUNTY OF NUECES

I, Xavier D. Sandoval, a Registered Professional Land Surveyor, 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 \_\_\_\_\_ th day of \_\_\_\_\_, 20\_\_\_\_.

Xavier D. Sandoval, R.P.L.S.  
Texas License No. 5886

STATE OF TEXAS  
COUNTY OF NUECES

I, James M. Naismith, a licensed state land surveyor in the state of Texas, hereby state that the Coastal Boundary Survey shown on this plat is based on the ground survey conducted by me.

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

James M. Naismith, L.S.L.S.  
Firm No. 10078500

**NOTES AND LEGEND**

1. Total platted area contains 6.8373 Acres (297,831.59 Square feet) of land.
2. Bearings were determined from a GPS Survey, Texas Coordinate System of 1983, South Zone.
3. As scaled upon FIRM, Community Panel No. 485464 0130 C, Map Revised: July 18, 1985, the property described on this plat is located in Flood Zones "A24", "B" & "C". Contact your local Floodplain Administrator for flood zone determination and base flood elevations.
4. The receiving water for the storm water runoff from this property is the Nueces River downstream of the Calallen Saltwater 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.
5. The yard requirement, as depicted, is a requirement of the Unified Development Code and is subject to change as the zoning may change.

MRNCT - Map Records, Nueces County, Texas

DRNCT - Deed Records, Nueces County, Texas

● Denotes set a 5/8" iron rod, unless otherwise noted.

SULLIVAN, NEIL P ETUX  
KELLY ANN  
ASSESSORS MAP 138  
3.7 ACRES  
OUT OF TR 29 (FORMERLY 263-138-290)  
DOC# 1996019270 DRNCT

SULLIVAN, NEIL P ETUX  
KELLY ANN  
ASSESSORS MAP 138  
3.7 ACRES  
OUT OF TR 29 (FORMERLY 263-138-290)  
DOC# 1996019270 DRNCT

SHAFFER GEORGE D  
ASSESSORS MAP 138  
1.25 ACRES  
OUT OF TR 29 (FORMERLY 263-138-295)  
VOL 1947, PG 490, DRNCT

ZUNIGA, JUAN  
LOT 11  
HART ADD ANNEX  
VOL 40, PG 94, MRNCT,  
VOL. 1428, PG. 25,  
DOC. NO. #14369 O.P.R.N.C.T.

**LOT 1**  
(6.8373 ACRES)  
(297,831.59 SQ.FT.)

1

12.24

12.12

12.07

12.54

10.60

11.00

11.49

12.00

13.00

14.00

15.01

19.22

22.18

27.49

29.15

29.60

76.5'

100.2'

74.5'

15.0'

25.0'

15.0'

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25.0'

**XDS**  
SURVEYING  
MAPPING  
XDS LAND SURVEYING, LLC.  
308 SAN RAFAEL DRIVE  
PORTLAND, TX 78374  
210.718.7189

**ME**  
MUNOZ ENGINEERING  
CIVIL • STRUCTURAL • MARINE  
TOPOGRAPHIC SURVEYING  
SINCE 1956 NO. 1-1020  
PHONE: 361-686-4848  
EMAIL: info@munozengr.com  
1608 S. BROWLLEE BLVD  
CORPUS CHRISTI, TX 78404

**Naismith Marine**  
Hydrographic • Geophysical  
Environmental  
3765 S. Alameda, Suite 205  
Corpus Christi, TX 78411  
office@naismithmarine.com  
Phone: 361-334-5719  
Fax: 361-334-5740

| DRAWN BY: RA |     | REVISIONS   |    |     |      |
|--------------|-----|-------------|----|-----|------|
| CHK BY: XDS  | NO. | DESCRIPTION | BY | CHD | DATE |
| APP BY: XDS  |     |             |    |     |      |
| SCALE:       |     |             |    |     |      |
| AS NOTED     |     |             |    |     |      |
| DATE:        |     |             |    |     |      |
| FEB 2016     |     |             |    |     |      |