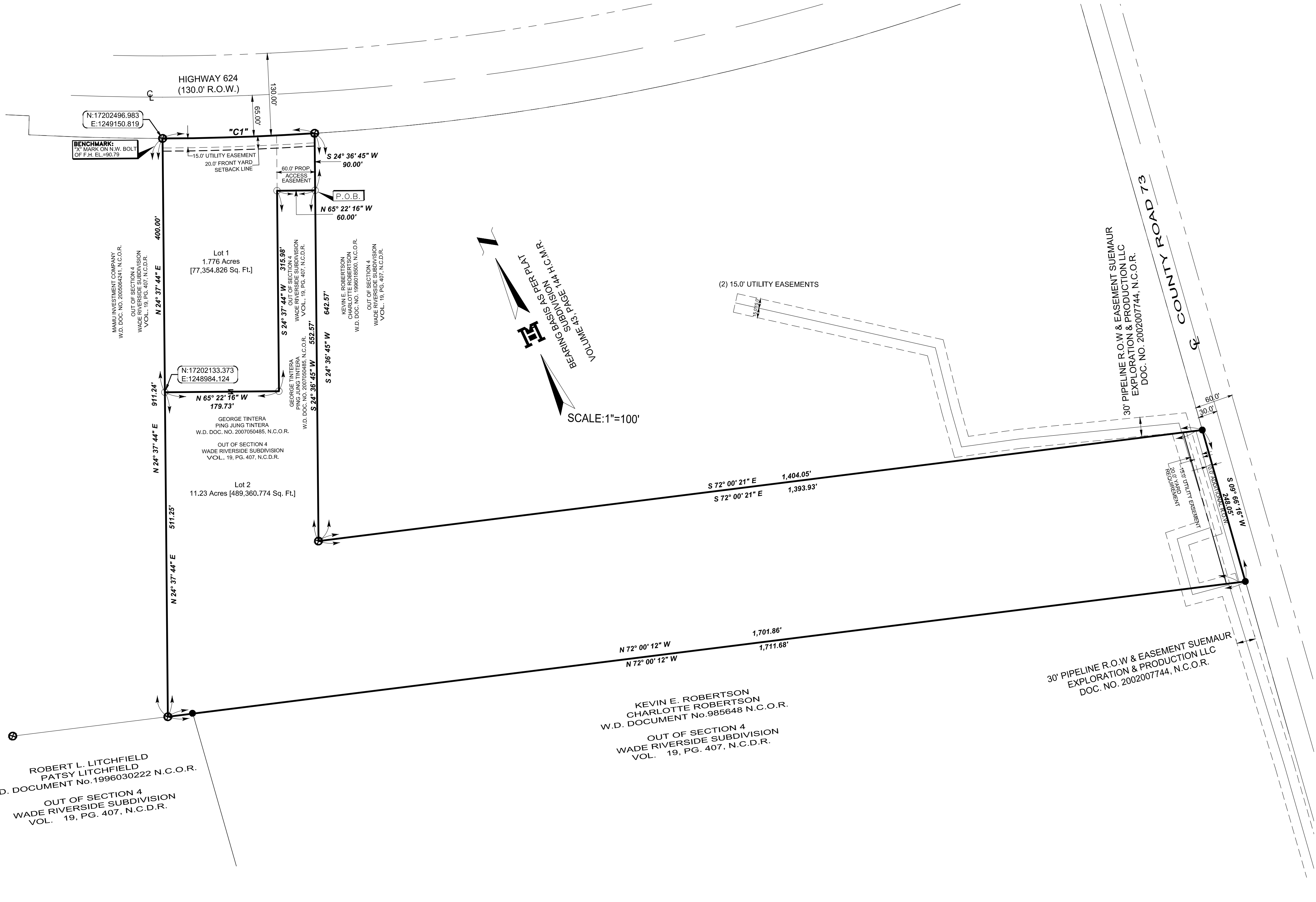
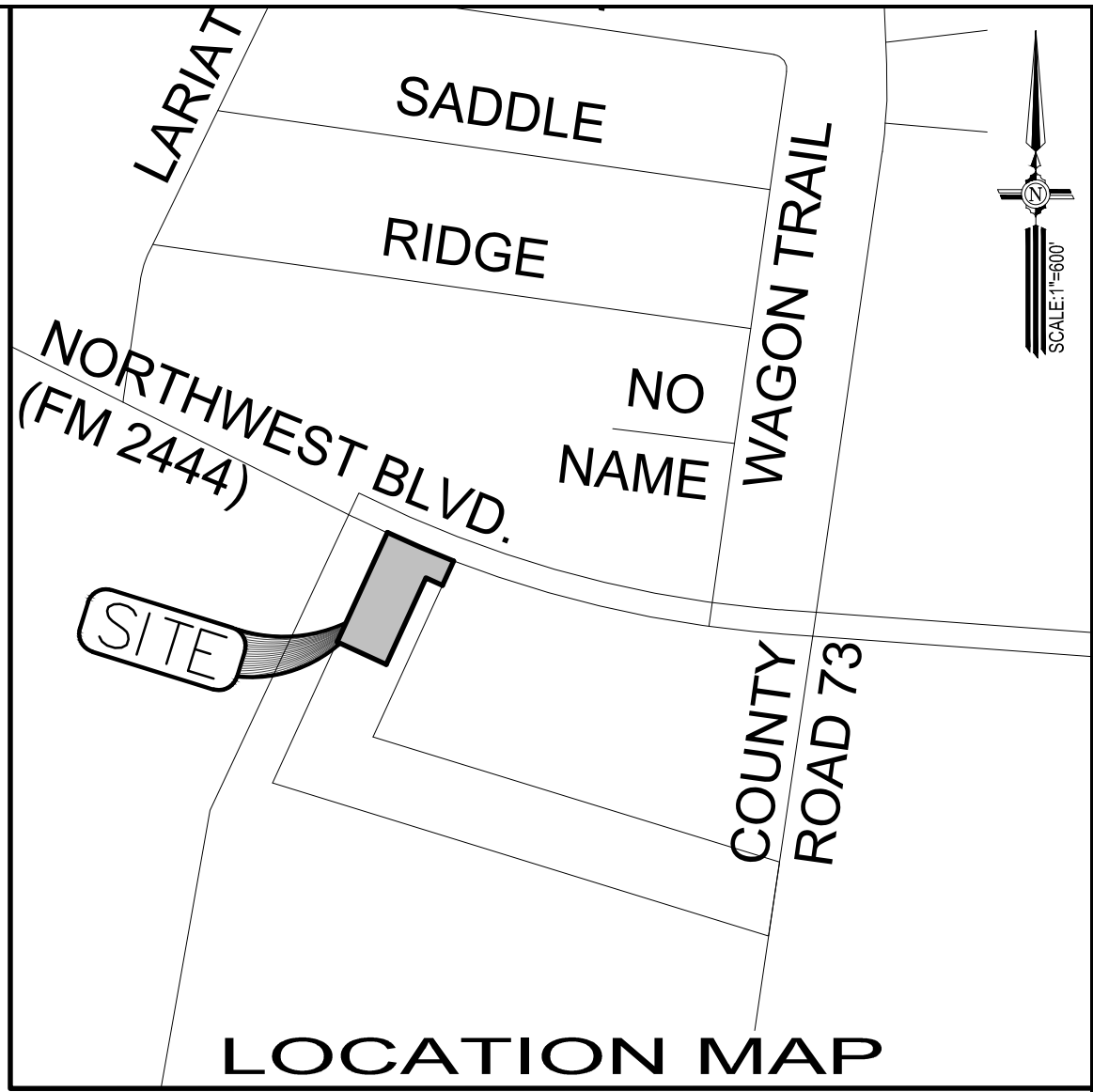


PRELIMINARY PLAT  
WADE RIVERSIDE SUBDIVISION  
(BLOCK 4, LOTS 1 AND 2)

BEING A RESUBDIVISION OF  
13.036 ACRES [567,848.16 Sq. Ft.]  
OUT OF SECTION 4  
WADE RIVERSIDE SUBDIVISION  
A/48, M.R.N.C.T. AND  
V19/P407, D.R.N.C.T.  
CORPUS CHRISTI,  
NUECES COUNTY, TEXAS



GENERAL PLAT NOTES & RESTRICTIONS

- FLOOD ZONE STATEMENT: THIS PROPERTY LIES WITHIN ZONE "C". ZONE "C" IS DESCRIBED AS: AREAS OF 500-YEAR FLOOD, AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD. COMMUNITY-PANEL NUMBER: 485494 0256 C MAP REVISED: MARCH 18, 1995
- THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- EASEMENTS NOTE:  
NO STRUCTURES SHALL BE PERMITTED OVER ANY EASEMENTS. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER GRASS OR FLOWERS), AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE EASEMENT.
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN REQUIREMENTS.
- SITE PLAN MUST BE REVIEWED/APPROVED BY THE CITY OF CORPUS CHRISTI PRIOR TO ISSUANCE OF BUILDING PERMIT FOR COMMERCIAL DEVELOPMENTS.
- THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM LOT 1 AND PART OF LOT 2 IS THE NUECES RIVER UPSTREAM OF THE CALLEEN 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. ADDITIONAL WATER QUALITY PROTECTION MEASURES MUST BE OBSERVED FOR THIS RECEIVING WATER DUE TO THE TCEQ DESIGNATION AS A "PUBLIC WATER SUPPLY". THE RECEIVING WATER FOR THE STORM WATER RUNOFF FOR THE REMAINDER OF LOT 2 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.

- LEGEND**
- FOUND No. 4 REBAR
  - ⊗ FOUND No. 5 REBAR
  - SET No. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
  - A-A - EDGE OF ASPHALT TO EDGE OF ASPHALT
  - R.O.W. - RIGHT OF WAY
  - N.C.D.R. - NUECES COUNTY DEED RECORDS
  - N.C.O.R. - NUECES COUNTY OFFICIAL RECORDS
  - S.E. COR. - SOUTHEAST CORNER
  - P.O.B. - POINT OF BEGINNING
  - P.O.C. - POINT OF COMMENCING
  - Sq. Ft. - SQUARE FEET
  - DOC. NO. - DOCUMENT NUMBER
  - W.D. - WARRANTY DEED
  - N.W. - NORTHWEST
  - F.H. - FIRE HYDRANT
  - ( ) - RECORDED DEED CALLS
  - Σ - SAME OWNER

DRAWN BY	J.M.R.	DATE	11-04-16
SURVEYED, CHECKED	DATE		
FINAL CHECK	DATE		

**M** MELDEN & HUNT INC.  
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FAX: (956) 381-1839 FAX: (956) 488-8591  
ESTABLISHED 1947 www.meldenandhunt.com

PRINCIPAL CONTACTS	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	GEORGE TINTERA	6825 ASWAN	CORPUS CHRISTI, TX 78412		
ENGINEER:	PING JUNG TINTERA	115 W. MCINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR:	KELLEY A. HELLER-VELA	115 W. MCINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839