PLAT OF
RIVER RIDGE UNIT 2, BLOCK 1, LOTS 3 & 4

BEING A REPLAT OF LOT 1A-3, BLOCK 1, RIVER RIDGE UNIT 2 WHICH IS RECORDED IN VOLUME 68, PAGE 834-835, MAP RECORDS OF NUECES COUNTY, TEXAS

MATKIN HOOVER ENGINEERING & SURVEYING

8 SPENCER ROAD SUITE 100
OFFICE: 830.249.0600 FAX:830.249.0099
TEXAS REGISTERED ENGINEERING FIRM F-004512
BOERNE, TEXAS 78006

CIVIL ENGINEERS SURVEYORS LAND PLANNERS
CONSTRUCTION MANAGERS CONSULTANTS

DATE: MAY 2017
PROJECT NO. 2868.00

PREVAILING WIND

SCALE: 1"=50'
0 25' 50'

LOCATION MAP

SCALE: 1" = 800'

LEGEND

FOUND 5/8" IRON ROD WITH AN ORANGE "RVE INC." PLASTIC CAP	SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY." PLASTIC CAP
FOUND 5/8" IRON ROD WITH A YELLOW "BASS & WELSH ENG." PLASTIC CAP	FOUND "X" IN CONC.
FOUND 1/2" IRON ROD WITH AN ORANGE "JP LAND SURVEYING" PLASTIC CAP	CENTER LINE

RECORD CALL PER VOL. 68, PG. 834-835, NUECES COUNTY MAP RECORDS (SXX° XX' XX"E XXX.XX')

DISTANCE AS MEASURED IN FIELD SXX° XX' XX"E XXX.XX'

RESERVED RIGHT-OF-WAY AREA (PER DOC # 891219 NUECES COUNTY OFFICIAL PUBLIC RECORDS)

STATE OF TEXAS
COUNTY OF NUECES

I. KEVIN KAPLAN, FOR PROSPERITY BANK, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY REFERRED TO AS BLOCK 1, LOTS 3 & 4, RIVER RIDGE UNIT 2, THAT ALL EASEMENTS AND RIGHT-OF-WAYS AS SHOWN ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF PUBLIC STREETS AND UTILITIES, AND WE ADOPT THIS PLAT FOR THE PURPOSED OF DESCRIPTION THIS _____ DAY OF _____, 2017.

_____
KEVIN KAPLAN, REGIONAL PRESIDENT, PROSPERITY BANK

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, PROVEN TO ME TO BE THE PERSONS WHOSE SIGNATURE HE MADE ON THE FOREGOING INSTRUMENT OF WRITING, AND SHE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2017.

_____
NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF NUECES

I, _____, A REGISTERED PROFESSIONAL LAND SURVEYOR, HAVE PREPARED THE FOREGOING MAP FROM 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 HEREON AND TO COMPLETE SUCH OPERATIONS WITH DUE AND REASONABLE DILIGENCE CONSISTENT WITH SOUND PROFESSIONAL PRACTICE.

_____
JEFF BOERNER
REGISTERED PROFESSIONAL LAND SURVEYOR #4939
MATKIN HOOVER ENGINEERING AND SURVEYING

STATE OF TEXAS
COUNTY OF NUECES

THE FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE DEPARTMENT OF DEVELOPMENT SERVICES IN THE CITY OF CORPUS CHRISTI, TEXAS

THIS IS THE _____ DAY OF _____, 20_____.

_____
RATNA POTTUMUTHU, P.E., LEED AP
DEVELOPMENT SERVICES ENGINEER

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 DATING ____ 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 _____, PAGES _____, MAP RECORDS

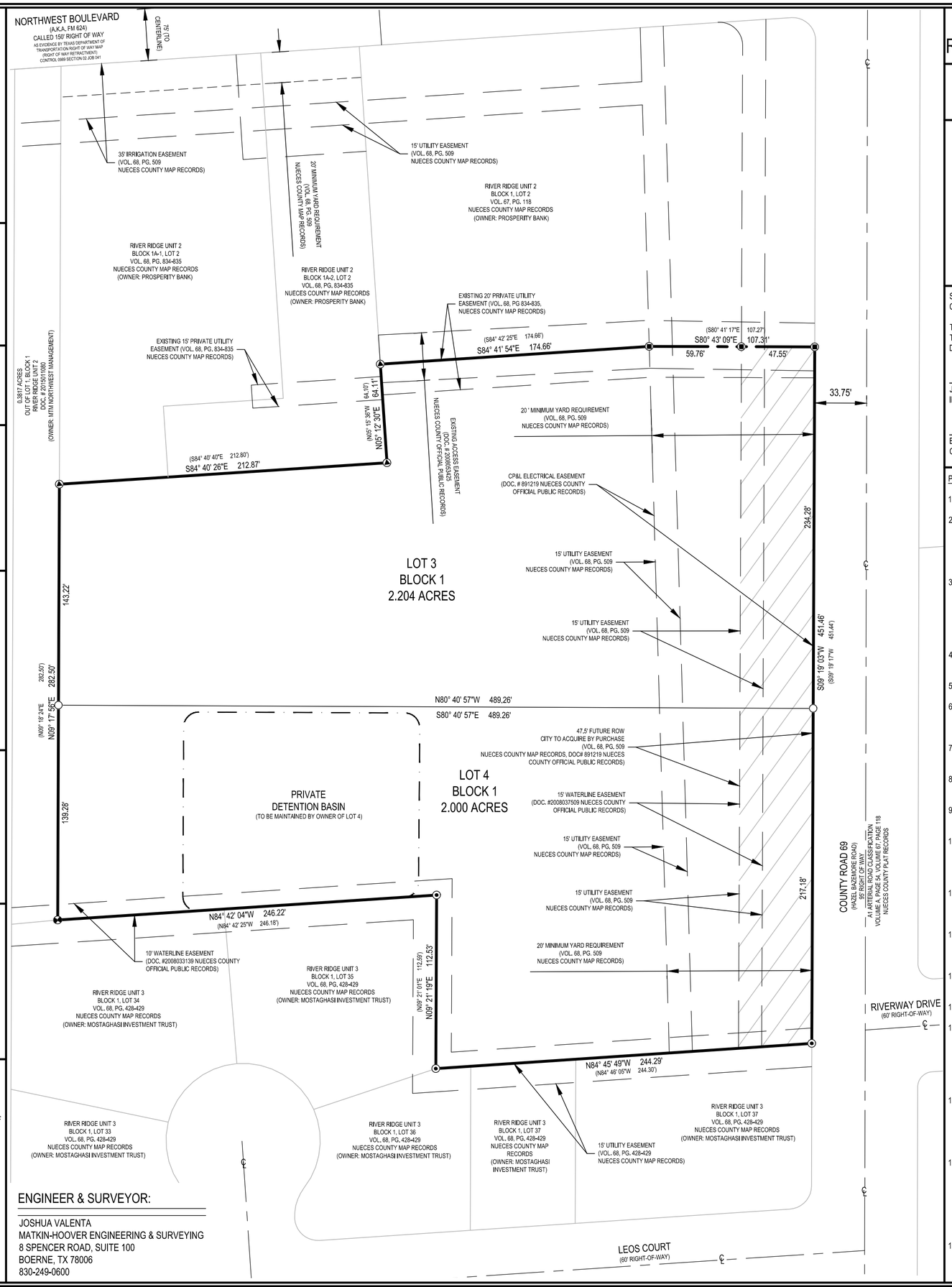
WITNESS MY HAND AND SEAL OF THE COUNTY COURT, IN AND FOR SAID COUNTY, AT OFFICE IN CORPUS CHRISTI, TEXAS, THE DAY AND LAST YEAR WRITTEN

NO_____

_____
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 ON BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS BY THE PLANNING COMMISSION. THIS THE _____ DAY OF _____, 2017.

_____
JULIO DIMAS, CFM
INTERIM SECRETARY

_____
ERIC VILLARREAL, P.E.
CHAIRMAN

PLAT NOTES:

1. THE TOTAL PLATTED AREA CONTAINS 4.204 ACRES OF LAND.
2. THE ENTIRE PROPERTY IS LOCATED WITH IN FEMA ZONE 'C'. THE FLOOD BOUNDARY AS SHOWN ON THIS PLAT WAS INTERPOLATED FROM THE FEDERAL EMERGENCY MANAGEMENT MAP COMMUNITY-PANEL NUMBER 485494 0257 C, NUECES COUNTY. DATED MARCH 18, 1985, AND IS SUBJECT TO CHANGE. THE TRACT OF LAND IS NOT IN ANY JURISDICTIONAL WETLAND AREAS.
3. 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 SOS 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 RECREATIONAL" USE.
4. EASEMENTS SHOWN ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION AND USE OF PUBLIC UTILITIES.
5. THE ENTIRE PROPERTY LIES WITHIN THE CITY LIMITS OF THE CITY OF CORPUS CHRISTI.
6. Y.R. DENOTES YARD REQUIREMENT. THE YARD REQUIREMENT, AS DEPICTED ON THE PLAT, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE (UDC) AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
7. IF ANY LOT IS DEVELOPED FOR RESIDENTIAL USE, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE
8. DRIVEWAY ACCESS TO NORTHWEST BOULEVARD (FM 624) MUST COMPLY WITH TXDOT'S TRAFFIC ACCESS MANAGEMENT PLAN.
9. THE BASIS OF BEARINGS IS ESTABLISHED FROM NAD 83, TEXAS STATE PLANE, TEXAS SOUTH ZONE GPS READING AT THE TIME OF THE SURVEY.
10. DRAINAGE - THE OWNER OF THIS LOT 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 FOR THIS LOT.
11. FIRE LANE SIGNS SHALL BE POSTED ON BOTH SIDES OF FIRE APPARATUS ACCESS ROADS THAT ARE 20' TO 26' WIDE. (SECTION D103.6.1., 2015 INTERNATIONAL FIRE CODE).
13. FIRE LANE SIGNS SHALL BE POSTED ON ONE SIDE OF THE FIRE APPARATUS ACCESS ROADS MORE THAN 26' WIDE AND LESS THAN 32' WIDE (SECTION D103.6.2., 2015 INTERNATIONAL FIRE CODE).
14. THE FUTURE OWNER OF LOT 3 MUST UTILIZE THE EXISTING SHARED ACCESS DRIVE; NO ADDITIONAL DRIVEWAY WILL BE GRANTED FOR LOT 3
15. FIELD WORK PERFORMED ON: FEBRUARY 09, 2017
16. CROSS DRAINAGE NOTES: THE OWNER OF THE 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 3, BLOCK 1, RIVER RIDGE UNIT 2, AND BEING THE SAME OWNER AS LOT 4, 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 ON VOL. 68, PG. 834-835, HEREBY DECLARE AND MAKE A COVENANT RUNNING WITH THE LAND AS FOLLOWS:

13.1 THE OWNERS OF SAID LOT 4 AND LOT 3 SHALL HAVE THE RIGHT TO DRAIN THESE LOTS FULLY DEVELOPED VIA SURFACE DRAINAGE ONTO EACH OTHER. SAID SURFACE DRAINAGE SHALL NOT BE BLOCKED OR IMPEDED IN ANY WAY BY SAID OWNERS LOTS 3 AND LOTS 4 AND SHALL BE FULLY ACCOMMODATED BY SAID OWNERS OF LOTS 3 AND LOTS 4.

13.2 THE OWNERS OF LOT 4 SHALL HAVE THE RIGHT TO DRAIN THIS LOT FULLY DEVELOPED OR UNDEVELOPED VIA 100-YEAR SURFACE DRAINAGE (3.048 CU FT/SEC) ONTO SAID LOT 3. THE DISCHARGE SHALL BE THROUGH TEN (10) 3-INCH (3") DIAMETER PIPES NEAR THE MIDDLE POINT OF THE NORTH BOUNDARY OF LOT 4 AND VIA AN EARTHEN CHANNEL ON THE NORTH EAST CORNER OF LOT 4. SAID SURFACE DRAINAGE SHALL BE ALLOWED AND ACCOMMODATED AS STIPULATED IN THE REA BY THE OWNERS OF SAID LOT 3.

13.3 THE DISPOSITION OF EROSION OR OTHER DRAINAGE PROBLEMS ASSOCIATED WITH CROSS-DRAINAGE ABOVE DESCRIBED SHALL BE STIPULATED IN ARTICLE ii, SECTION 2.D OF THE RECORDED REA (DOC# 2017003796).

ENGINEER & SURVEYOR:

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