

9.01 Acres out of Lot 28, Section 25
Flour Bluff and Encinal Farm
and Garden Tracts
Vol. A, Pgs. 41-43, Map
Records of Nueces County, Texas
(Owner: Yorktown Oso Joint Venture)
(Doc. No. 2018002043, O.P.R.N.C.T.)

remainder of Lot 28, Section 25
Flour Bluff and Encinal Farm
and Garden Tracts
Vol. A, Pgs. 41-43, Map
Records of Nueces County, Texas
(Owner: Gulfway Shopping Center)
(Doc. No. 2004034665, O.P.R.N.C.T.)

Lot 21, Section 25
Flour Bluff and Encinal Farm
and Garden Tracts
Vol. A, Pgs. 41-43, Map
Records of Nueces County, Texas
(Owner: Gulfway Shopping Center)
(Doc. No. 2004034665, O.P.R.N.C.T.)

Lot 11, Section 25
Flour Bluff and Encinal Farm
and Garden Tracts
Vol. A, Pgs. 41-43, Map
Records of Nueces County, Texas
(Owner: MPM Development, LP)
(Doc. No. 2017045583, O.P.R.N.C.T.)

18.299 Acres out of Lot 6, Portion
of Lot 12 and South 71.18 Feet
of Lot 13, Section 25
Flour Bluff and Encinal Farm
and Garden Tracts
Vol. A, Pgs. 41-43, Map
Records of Nueces County, Texas
(Owner: Carol Sylvia Smith)
(Doc. No. 1999015842, O.P.R.N.C.T.)

20.01 Acres
being all of Lot 11, Section 25
Flour Bluff and Encinal Farm
and Garden Tracts
Vol. A, Pgs. 41-43, Map
Records of Nueces County, Texas
(Owner: Grangefield Development, LLC)
(Doc. No. 2017042252, O.P.R.N.C.T.)

14.58 Acres out of Lots
7 and 10, Section 25
F.B.&F.&G.T.
Vol. A, Pgs. 41-43, Map
Records of Nueces County, Texas
(Owner: Magel Farms, LLC)
(Doc. No. 2008038737, O.P.R.N.C.T.)

9.42 Acres out of
Lot 10, Section 25
Flour Bluff and Encinal Farm
and Garden Tracts
Vol. A, Pgs. 41-43, Map
Records of Nueces County, Texas
(Owner: George D. Magel, Et UX)
(Vol. 2196, Pg. 235, D.R.N.C.T.)

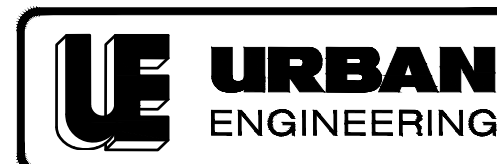
Tract I
20.02 Acres out of
Lots 7 through 10, Section 25
Flour Bluff and Encinal Farm
and Garden Tracts
Vol. A, Pgs. 41-43, Map
Records of Nueces County, Texas

Tract II
19.56 Acres out of
Lots 8 and 9, Section 25
F.B.&F.&G.T.
Vol. A, Pgs. 41-43, Map
Records of Nueces County, Texas

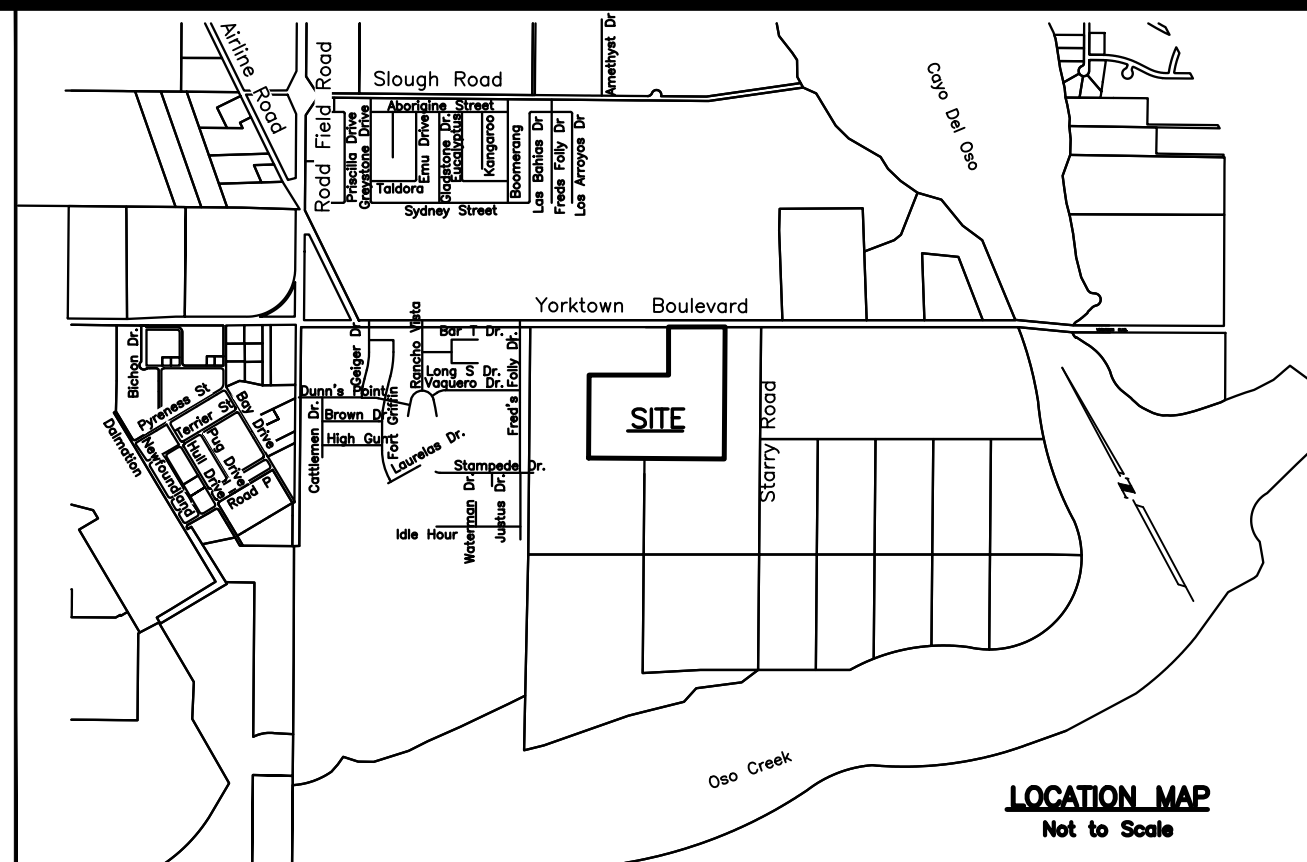
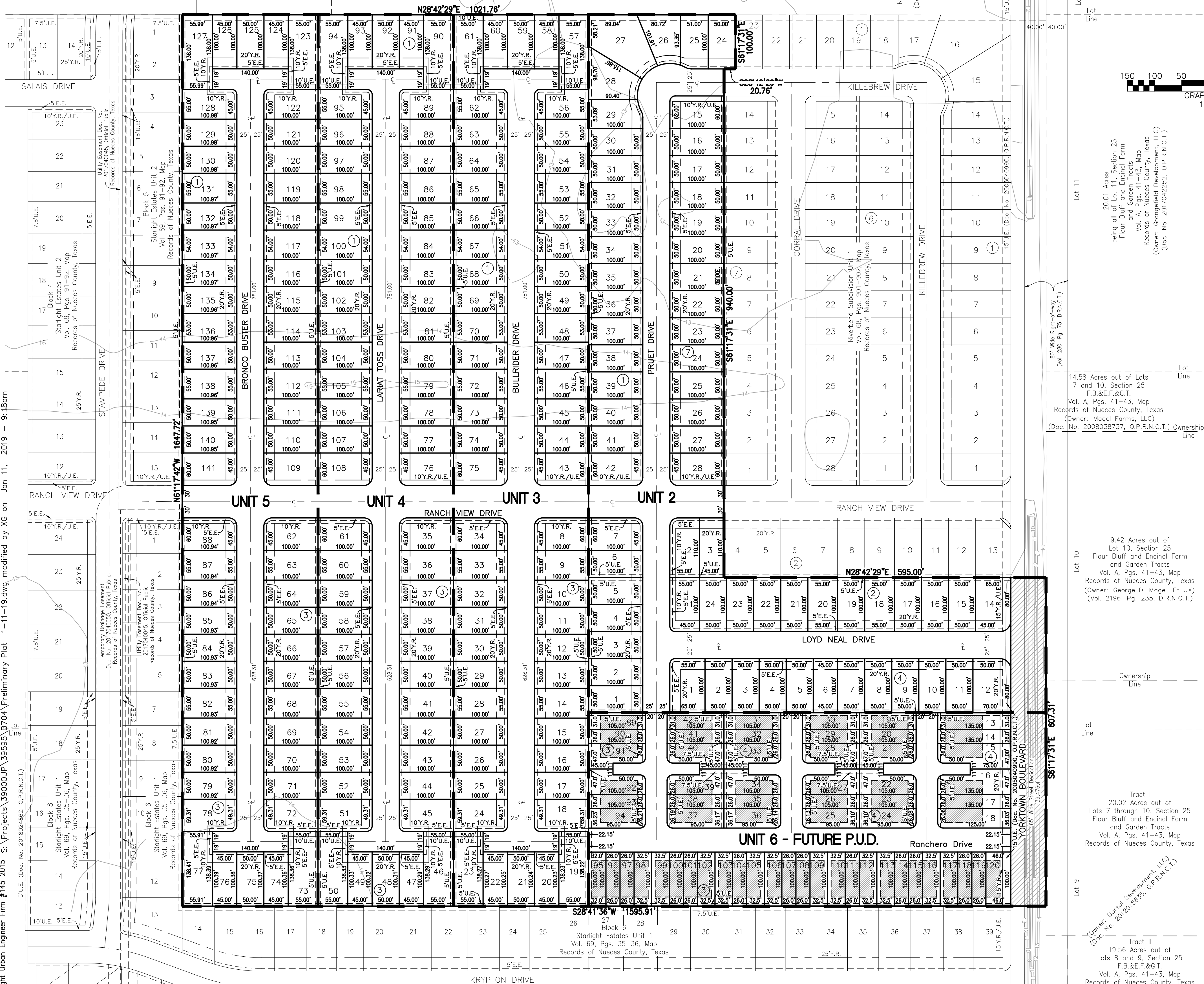
Tract I
20.02 Acres out of
Lots 7 through 10, Section 25
Flour Bluff and Encinal Farm
and Garden Tracts
Vol. A, Pgs. 41-43, Map
Records of Nueces County, Texas

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

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



18151 FIRM NO. 145, TRPLS FIRM NO. 10032400
2725 SWANTNER DR. CORPUS CHRISTI, TX 78404
PHONE: 361-854-3101 WWW.URBANGEN.COM
JOB NO. 39595.B7.04
JULY 25, 2018 MFH/agr
Revised: December 4, 2018 MFH/xg



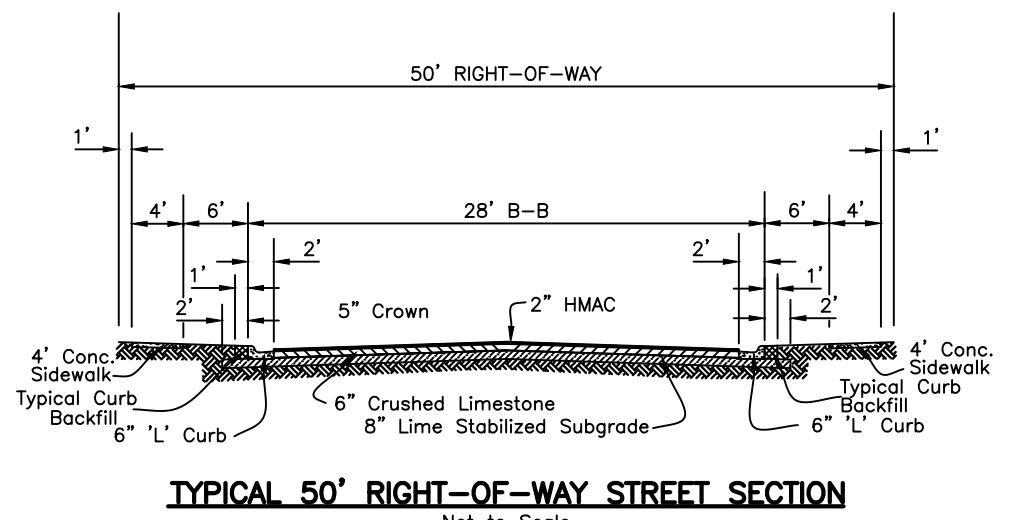
Notes:

- Property is zoned RS-4.5 and meets the minimum 4,500 square footage and 45 foot lot width requirement.
- Total platted area contains 46.20 Acres of Land. (Includes Street Dedication)
- 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.
- Grid Bearings and Distances shown hereon are referenced to the Texas Coordinate System of 1983, Texas South Zone 4205, and are based on the North American Datum of 1983(2011) Epoch 2010.00.
- By graphic mapping only, this property is in Zone "B" on Flood Insurance Rate Map, Community Panel No. 485494 0540 C, Nueces County, Texas, which bears a revised date of March 18, 1985 and is not in a Special Flood Hazard Area.
- The yard requirement, as depicted is a requirement of the Unified Development Code and is subject to change as the zoning may change.
- Residential driveways are prohibited direct access to Yorktown Boulevard from Lot 14, Block 2; Lot 120, Block 3; and Lots 12 through 18, Block 4.
- Residential driveways are prohibited direct access to Ranch View Drive from Lots 42, 43, 75, 76, 108, 109, 141, Block 1; Lot 3, Block 2; Lots 7, 8, 34, 35, 57, 58 and 84, Block 3 and Lot 28, Block 7.
- All temporary drainage easements shall be maintained by the Homeowner's Association (HOA).
- Contours shown hereon are referenced to the North American Vertical Datum of 1988 (NAVD88), Geoid 12A.
- Three access points for residential development (247 Units) will be provided via two access points onto Yorktown Boulevard and one into Starlight Estates. A fourth access point will be provided to Yorktown from the future townhome site.
- Phasing will be based on a single unit being developed each year, in the order of Unit numbering.
- See sheet 2 of 4 for street sections.
- Unit 6 is not approved with this preliminary plat and it is subject to future rezoning application and platting process.
- ADA Ramps will be shown during the design phase of this development.

PRELIMINARY PLAT for RIVERBEND SUBDIVISION Corpus Christi, Texas

a 46.20 Acre Tract of Land out of Lots 22, 23, 24, 25, 26 and 27, Section 25, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Pages 41-43, Map Records of Nueces County, Texas; said 46.20 Acres being out of a 60.073 acre Tract of Land described Warranty Deed from John Wallace, Trustee to Patricia H. Wallace, Trustee #2, recorded in Document No. 2005007409, Official Public Records of Nueces County, Texas and also out of a 40.00 Acre Tract of Land described in General Warranty Deed from Thelma Peterson and Robert Ervin Peterson a/k/a/ Robert Erving Peterson to Patricia H. Wallace, Trustee, recorded in Document No. 2005045181, Official Public Records of Nueces County, Texas.

©Copyright Urban Engineer Firm #145 2015 S:\Projects\39000UP\39595\B704\ Preliminary Plat 1-11-19.dwg modified by XG on Jan 11, 2019 - 9:17am



TYPICAL 50' RIGHT-OF-WAY STREET SECTION

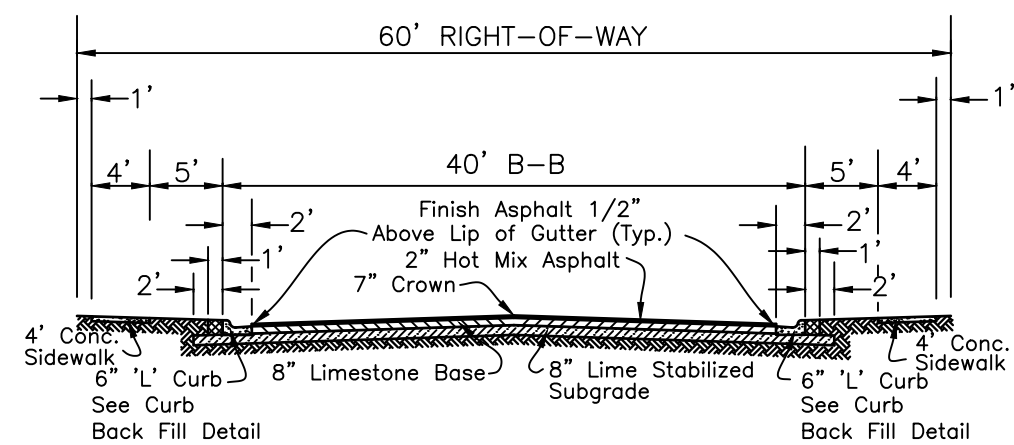
Not to Scale

SPECIFICATIONS:

- 2" Type D Hot Mix Asphalt Concrete
- 6" Crushed Limestone (TY A, GR 1); Compacted to 98% Std. Proctor Density
- Moisture shall be within $\pm 3\%$ Optimum Moisture
- 8" Comp. Lime Subgrade (5% by Dry Wt.); Compacted to 95% Std. Proctor Density
- Moisture shall be within $\pm 3\%$ Optimum Moisture
- Prime Coat MC-30 at 0.15 Gal/Sq. Yd.

NOTE:

For Clay Soils Only: Street cross section shall be constructed over a 12 inch section of compacted row subgrade to 90% Standard Proctor, from which the 8 inch lime subgrade shall be scarified and constructed.



TYPICAL 60' RIGHT-OF-WAY STREET SECTION

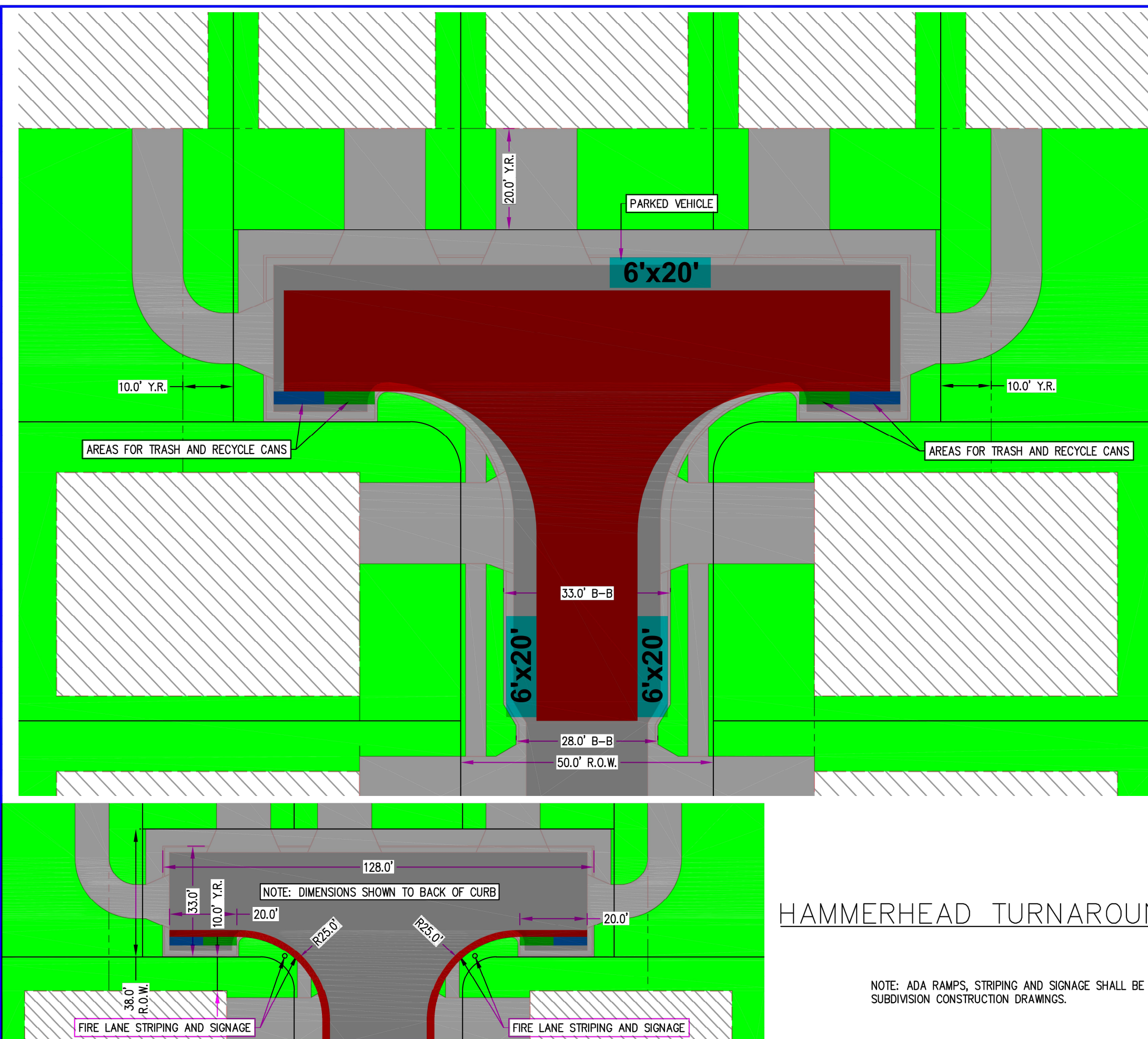
Not-to-Scale

SPECIFICATIONS:

- 2" Type D Hot Mix Asphalt Concrete
- 8" Limestone Base (TY A, GR 1); Compacted to 98% Std. Proctor Density
- Moisture shall be within $\pm 3\%$ of Optimum Moisture
- 8" Comp. Lime Subgrade (5% by Wt.); Compacted to 95% Standard Proctor Density
- Moisture shall be within $\pm 3\%$ of Optimum Moisture
- Prime Coat MC-30 at 0.15 Gal/Sq. Yd.

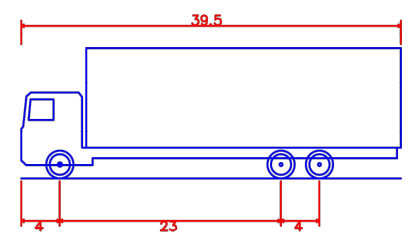
Note:

For Clay Soils Only: Local and Residential Collector cross sections shall be constructed over a 12-inch section of compacted row subgrade to 90% Standard Proctor, from which the 8-inch lime subgrade shall be scarified and constructed.



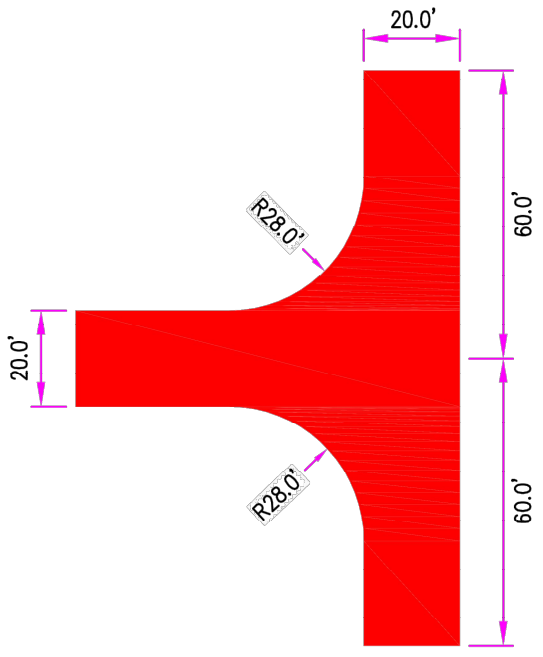
HAMMERHEAD TURNAROUND EXHIBIT

NOTE: ADA RAMPS, STRIPING AND SIGNAGE SHALL BE REVIEWED WITH SUBDIVISION CONSTRUCTION DRAWINGS.

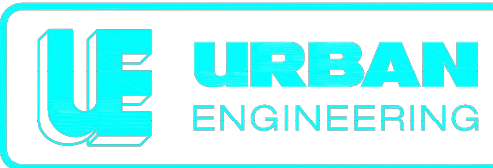


SU-40 - Single Unit Truck
Overall Length 39.500ft
Overall Width 8.000ft
Overall Body Height 1.3500ft
Min. Body Ground Clearance 1.357ft
Track Width 8.000ft
Lock-to-Lock Time 9.008s
Max Steering Angle (Virtual) 51.80°

VEHICLE USED FOR TURNING MOVEMENTS (REPRESENTS CITY TRASH TRUCK)



FIRE TRUCK TURNAROUND FROM 2015 I.F.C. FIGURE D103.1



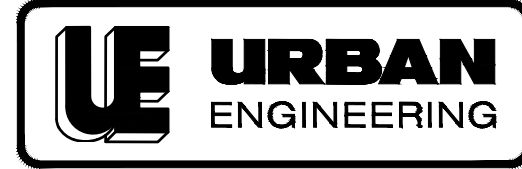
TRIPLE FIRM NO. 145, TRIPLE FIRM NO. 10032400
2725 SWANTNER DR. CORPUS CHRISTI, TX 78404
PHONE: 361-854-3101 WWW.URBANENG.COM
JOB NO. 39595.BB.00
DECEMBER 27, 2018
SHEET 1 OF 1

PRELIMINARY PLAT
for
RIVERBEND SUBDIVISION
Corpus Christi, Texas

a 46.20 Acre Tract of Land out of Lots 22, 23, 24, 25, 26 and 27, Section 25, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Pages 41-43, Map Records of Nueces County, Texas; said 46.20 Acres being out of a 60.073 acre Tract of Land described Warranty Deed from John Wallace, Trustee to Patricia H. Wallace, Trustee #2, recorded in Document No. 2005007409, Official Public Records of Nueces County, Texas and also out of a 40.00 Acre Tract of Land described in General Warranty Deed from Thelma Peterson and Robert Ervin Peterson a/k/a/ Robert Erving Peterson to Patricia H. Wallace, Trustee, recorded in Document No. 2005045181, Official Public Records of Nueces County, Texas.

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