

Notes:

1. Total platted area contains 10.87 Acres of Land. (Includes Street Dedication)
2. 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.
3. 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.
4. By graphic plotting 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.
5. The yard requirement, as depicted is a requirement of the Unified Development Code and is subject to change as the zoning may change.
6. Residential driveways are prohibited direct access to Yorktown Boulevard from Lot 14, Block 2 and Lot 12, Block 4.
7. Residential driveways are prohibited direct access to Ranch View Drive from Lot 42, Block 1; Lot 3, Block 2; Lot 7, Block 3 and Lot 28, Block 7.
8. All temporary drainage easements shall be maintained by the Homeowner's Association (HOA).
9. Contours shown hereon are referenced to the North American Vertical Datum of 1988 (NAVD88), Geoid 12A.

*Plat of*  
*Riverbend Subdivision*  
*Unit 2*

a 10.87 Acre Tract of Land out of Lots 22 and 23, 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 10.87 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.

State of Texas  
County of Nueces

Patricia H. Wallace, Trustee #2, hereby certifies that she is the owner of the lands embraced within the boundaries of the foregoing plat; that she has had said lands surveyed and subdivided as shown; that streets shown are dedicated to the public use forever; that easements as shown are dedicated to the 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\_\_\_\_\_.

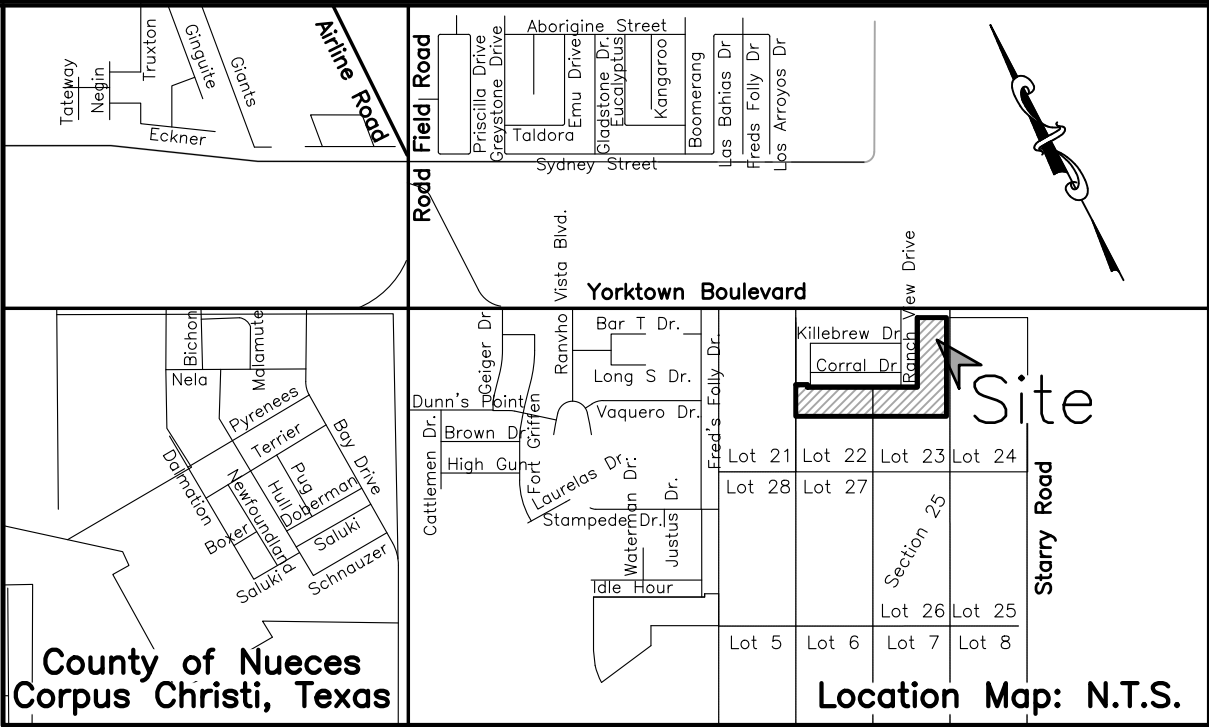
By: \_\_\_\_\_  
Patricia H. Wallace, Trustee #2

State of Texas  
County of Nueces

This instrument was acknowledged before me by Patricia H. Wallace, Trustee #2.

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 was approved by the Department of Development Services of the City of Corpus Christi, Texas.

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

\_\_\_\_\_  
William J. Green, P.E.  
Development Services Engineer

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\_\_\_\_\_.

\_\_\_\_\_  
Nina Nixon-Mendez, FAICP  
Secretary

\_\_\_\_\_  
Eric Villarreal, P.E.  
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

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

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

By: \_\_\_\_\_  
Deputy

State of Texas  
County of Nueces

I, James D. Carr, a Registered Professional Land Surveyor for Urban Engineering, 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.

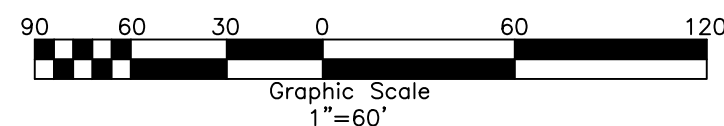
This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
James D. Carr, R.P.L.S.  
Texas License No. 6458



REV: Dec. 4, 2018  
DATE: July 25, 2018  
SCALE: 1"=60'  
JOB NO.: 39595.B8.01  
SHEET: 1 of 3  
DRAWN BY: XG



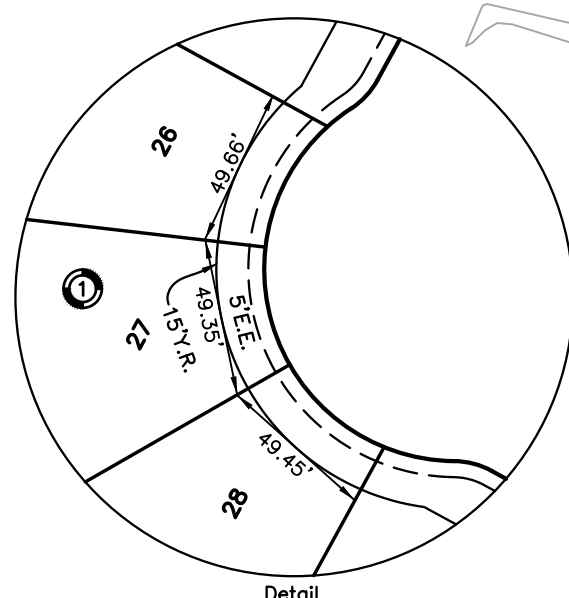


Legend:

- 5/8 Inch Iron Rod Found
- 5/8 Inch Iron Rod with plastic cap stamped "URBAN ENGR CCTX" Found
- 5/8 Inch Iron Rod with plastic cap stamped "URBAN ENGR CCTX" Set
- Mag Nail with washer stamped "URBAN ENGR CCTX" Set

O.P.R.N.C.T. Official Public Records of Nueces County, Texas

Flour Bluff and Encinal Farm and  
Vol. A, Garden Tracts 25  
Records of Nueces County, Texas  
(Owner: Gulfway Shopping Center)  
(Doc. No. 2004034685; O.P.R.N.C.T.)



LINE	BEARING	DISTANCE
L1	S28°42'29"W	270.76'

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	90°00'00"	20.00'	31.42'	N16°17'31"W	28.28'
C2	90°00'00"	20.00'	31.42'	N73°42'29"E	28.28'
C3	90°00'00"	10.00'	15.71'	S16°17'31"E	14.14'
C4	90°00'00"	10.00'	15.71'	N73°42'29"E	14.14'
C5	90°00'00"	15.00'	23.56'	S16°17'31"E	21.21'
C6	90°00'00"	15.00'	23.56'	N73°42'29"E	21.21'
C7	28°04'21"	25.00'	12.25'	S42°44'39"W	12.13'
C8	146°08'42"	60.00'	153.04'	N16°17'31"W	114.80'
C9	28°04'21"	25.00'	12.25'	S75°19'42"E	12.13'
C10	90°00'00"	15.00'	23.56'	N16°17'31"W	21.21'
C11	90°00'00"	15.00'	23.56'	S73°42'29"W	21.21'
C12	21°27'28"	60.00'	22.47'	N78°38'08"W	22.34'
C13	38°04'42"	60.00'	39.88'	N48°52'03"W	39.15'
C14	36°25'15"	60.00'	38.14'	S11°37'04"E	37.50'
C15	41°20'54"	60.00'	43.30'	S27°16'01"W	42.37'
C16	8°50'22"	60.00'	9.26'	N52°21'39"E	9.25'

## Plat of Riverbend Subdivision Unit 2

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