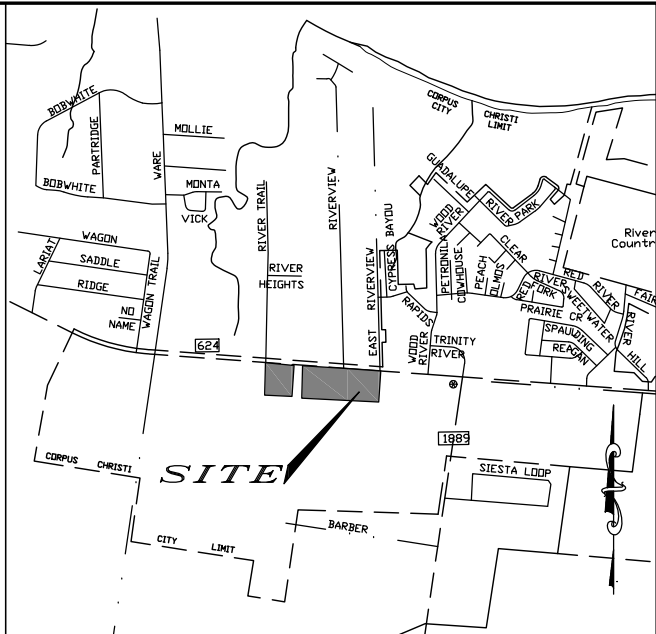


GENERAL NOTES:

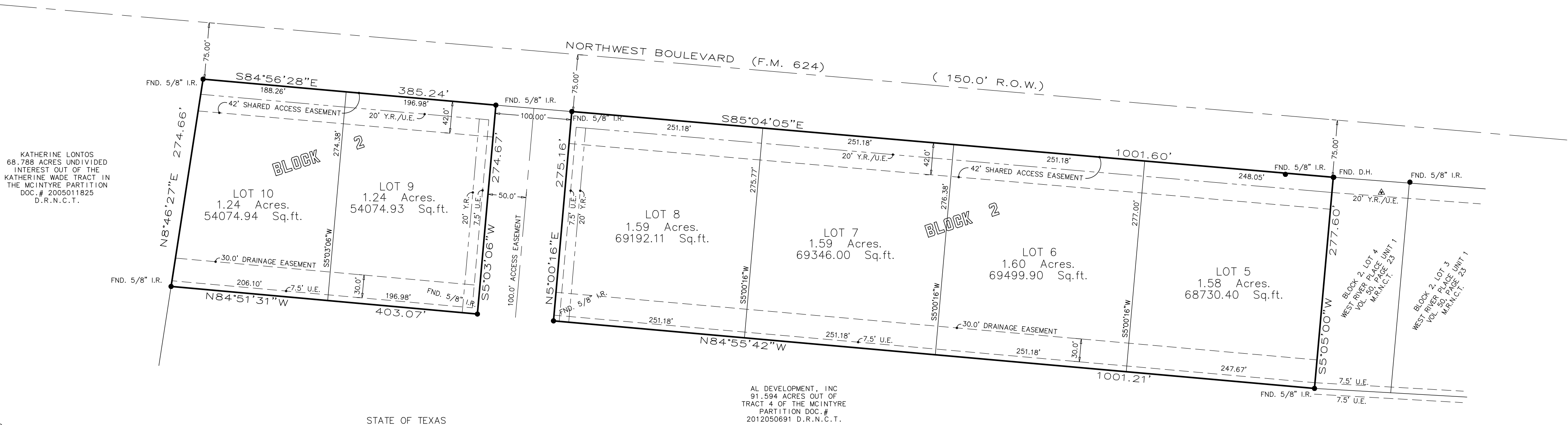
- 1) THE TOTAL PLATTED AREA CONTAINS 8.83 ACRES OF LAND.
- 2) A 5/8" DIAMETER STEEL REBAR WAS FOUND AT EVERY CORNER, EXCEPT OTHERWISE SPECIFIED.
- 3) PER FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 48356C02600, REVISED PRELIMINARY, MAY 30, 2018, THE SUBJECT PROPERTY IS NOT LOCATED WITHIN ANY SPECIAL FLOOD HAZARD AREA.
- 4) ALL BEARINGS AND DISTANCES REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE.
- 5) THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY 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."
- 6) THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- 7) ACCESS TO STATE RIGHT-OF-WAY SHALL BE THROUGH A SHARED ACCESS EASEMENT AS DEPICTED ON THIS PLAT. NO ADDITIONAL ACCESS WILL BE PERMITTED. ACCESS TO MEET CURRENT STATE GUIDELINES AND REQUIREMENTS AND SHALL REQUIRE TxDOT REVIEW AND APPROVAL.
- 8) IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.
- 9) LOTS 5, 6, 7, AND 8 SHALL SHARE ACCESS TO NORTHWEST BOULEVARD AS REQUIRED TO MEET TxDOT REQUIREMENTS.
- 10) LOTS 9 AND 10 SHALL SHARE ACCESS TO NORTHWEST BOULEVARD AS REQUIRED TO MEET TxDOT REQUIREMENTS.
- 11) DRAINAGE TO MEET THE CURRENT TxDOT CORPUS CHRISTI DISTRICT STANDARDS, STATE GUIDELINES, AND STATE REQUIREMENTS. DRAINAGE REVIEW AND APPROVAL BY TxDOT IS REQUIRED.
- 12) REGIONAL DETENTION WAS PROVIDED THROUGH THIS PLAT. ADDITIONAL DETENTION MAY BE REQUIRED, IF SITE SPECIFIC DEVELOPMENT ON A LOT EXCEEDS ITS PRO-RATA SHARE OF STORM WATER RUNOFF DETENTION. DRAINAGE REVIEW AND APPROVAL BY TxDOT REQUIRED AT BUILDING PERMIT STAGE.

# WEST RIVER PLACE UNIT 2 BLOCK 2, LOTS 5, 6, 7, 8, 9 AND 10

BEING A 8.828 ACRE TRACT OF LAND OUT OF THE MCINTYRE PARTITION, TRACT 4 DESCRIBED IN A DEED RECORDED IN DOC. # 2019002135, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS.



LOCATION MAP  
NOT TO SCALE



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 \_\_\_\_\_ 2019.

Carl Crull, P.E.  
Chairman

Al Raymond III, AIA  
Secretary

STATE OF TEXAS  
COUNTY OF NUECES

I, Jarrel L. Moore, a Registered Professional Land Surveyor, do hereby certify that to the best of my knowledge, this plat represents an actual survey made on the ground under my supervision and substantially complies with the minimum standards for land surveying in Texas as set forth by the Texas Board of Professional Land Surveyors.

This the \_\_\_\_ day of \_\_\_\_\_ 2019.

JARREL L. MOORE  
REGISTERED PROFESSIONAL LAND SURVEYOR  
LICENSE No. 4854

STATE OF TEXAS  
COUNTY OF NUECES

WE, THE MOSTAGHASI INVESTMENT TRUST, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LAND EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING PLAT, SUBJECT TO A LIEN IN FAVOR OF FIRST BANK OF ODEM, THAT WE HAVE SURVEY AND SUBDIVIDED AS SHOWN; THAT STREET SHOWN AE 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 \_\_\_\_\_ DAY OF \_\_\_\_\_ 2019.

HOSSEIN MOSTAGHASI, TRUSTEE

STATE OF TEXAS  
COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MOSSIEN MOSTAGHASI AS TRUSTEE OF MOSTAGHASI INVESTMENT TRUST.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2019.

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 \_\_\_\_\_ 2019.

Pablo Martinez, P.E.  
Development Services Engineer

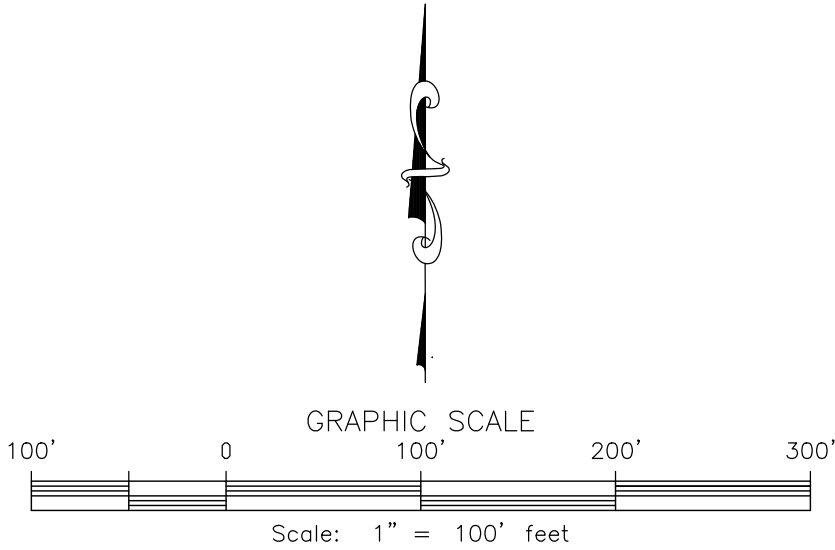
STATE OF TEXAS  
COUNTY OF NUECES

I, Kara Sands, Clerk of the County Court in and for said County, do hereby certify that the foregoing instrument dated the \_\_\_\_\_ day of \_\_\_\_\_, 2019, with its certificate of authentication was filed for record in my office the \_\_\_\_\_ day of \_\_\_\_\_ 2019, at \_\_\_\_\_ o'clock \_\_\_\_\_ M. in said County in Volume \_\_\_\_\_, Page \_\_\_\_\_, Map Records.

No. \_\_\_\_\_  
Filed for Record

At \_\_\_\_\_ o'clock \_\_\_\_ M.  
\_\_\_\_\_ 2019

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



TEXAS GEO TECH  
ENGINEERING & LAND SURVEYING, INC  
5525 S. STAPLES ST. SUITE B2  
Corpus Christi, TX 78411  
(361) 993-0808 Fax (361) 993-2955  
JOB # 181016  
OCTOBER 26, 2018