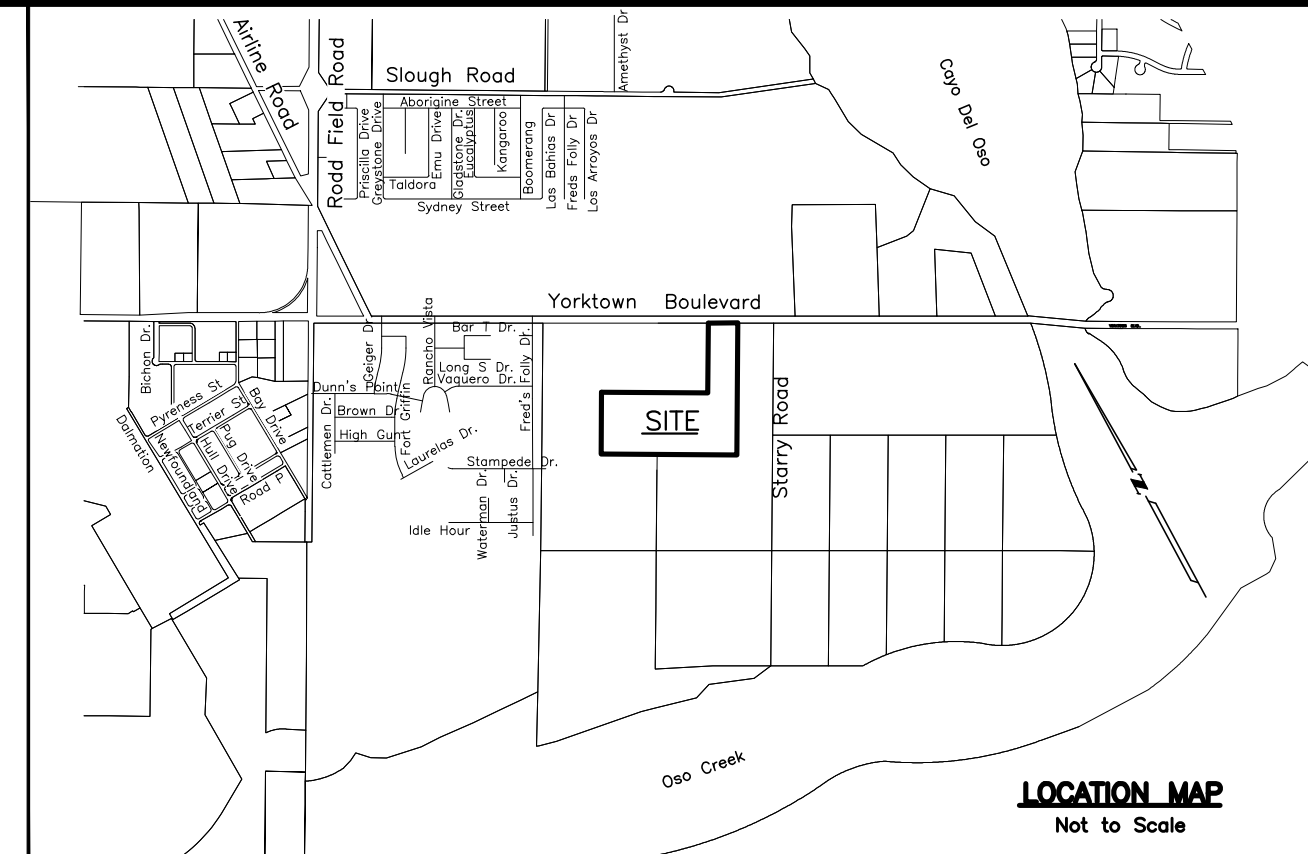


18.299 Acres out of Lot 6, Portion
of Lot 12 and South 71.18 Feet
of Lot 13, Section 25
Flour Bluff and Encinal Farm
and Garden Tracts
Vol. A, Pgs. 41-43, Map
Records of Nueces County, Texas
(Owner: Carol Sylvia Smith)
(Doc. No. 1999015842, O.P.R.N.C.T.)



Notes:

1. Property is zoned RS-4.5 and meets the minimum 4,500 square footage and 45 foot lot width requirement.
2. Total platted area contains 35.34 Acres of Land. (Includes Street Dedication)
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 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.
4. 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.
5. 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.
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. Residential driveways are prohibited direct access to Yorktown Boulevard from Lots 13 and 14, Block 4; Lot 1, Block 5.
8. Residential driveways are prohibited direct access to Ranch View Drive from Lots 43, 75, 76, 108, 109, and 141, Block 1; Lot 8, Block 3; and Lots 31, 32, 58, 59, 85, Block 5.
9. All temporary drainage easements shall be maintained by the Homeowner's Association (HOA).
10. Contours shown hereon are referenced to the North American Vertical Datum of 1988 (NAVD88), Geoid 12A.
11. 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.
12. Phasing will be based on a single unit being developed each year, in the order of Unit numbering.
13. See sheet 2 of 4 for street sections.

PRELIMINARY PLAT
for
RIVERBEND SUBDIVISION
Corpus Christi, Texas

a 35.34 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 35.34 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.

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

OWNER/DEVELOPER:
Patricia H. Wallace, Trustee #1
101 N. Shoreline, Suite 600
Corpus Christi, Texas 78401



TBPE FIRM NO. 145, TBPLS FIRM NO. 10032400
 2725 SWANTNER DR, CORPUS CHRISTI, TX 78404
 PHONE: 361.854.3101 WWW.URBANENG.COM
 JOB NO. 39595.B9.05
 July 25, 2018 MFH/agr
 Revised: November 6, 2019 MFH/x

SHEET 1 OF 4