

Notes:

1. Total platted area contains 11.74 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 Ranch View Drive from Lots 43 and 75, Block 1; Lot 8, Block 3 and Lot 31, Block 5.
7. Residential driveways are prohibited direct access to Yorktown Boulevard from Lots 13 and 14, Block 4 and Lot 1, Block 5.
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.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

*Plat of
Riverbend Subdivision
Unit 3*

a 11.74 Acre Tract of Land out of Lots 23 and 24, 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 11.74 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_____.

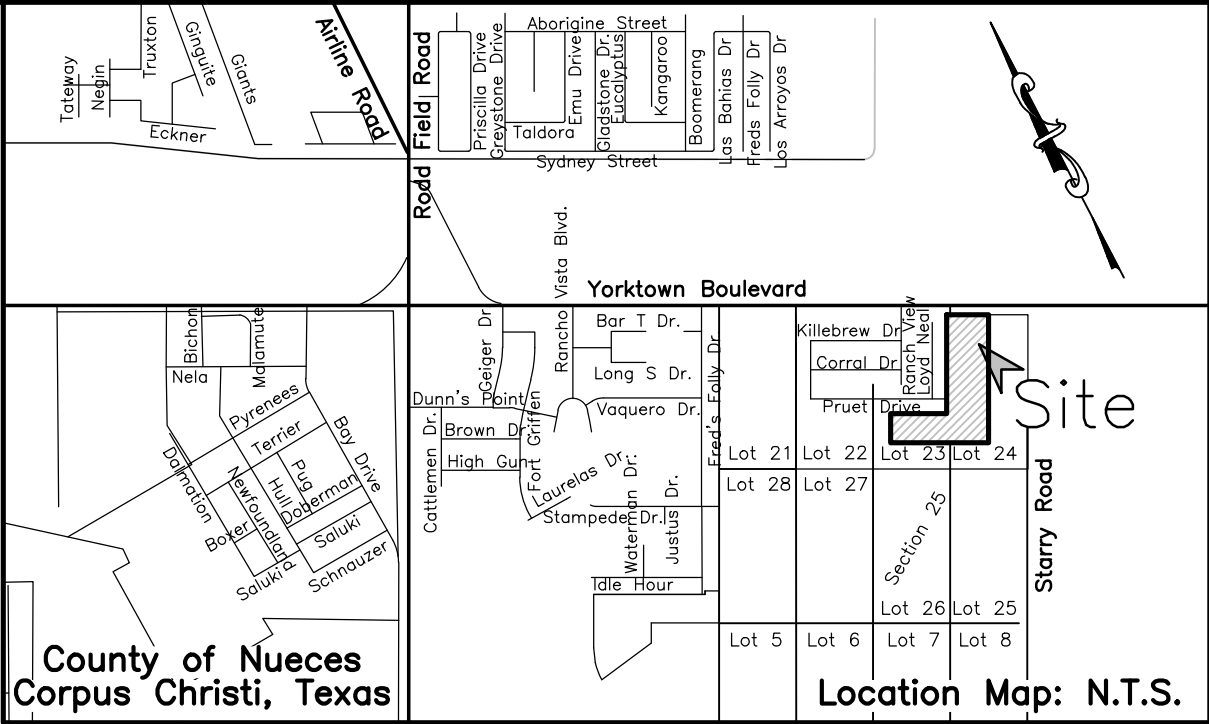
By: _____
Patricia H. Wallace, Trustee #2

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_____.

Jalal Saleh, 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_____.

Al Raymond, III, AIA, CBO
Secretary

Jeremy Baugh
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



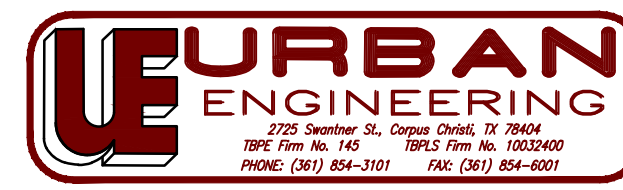
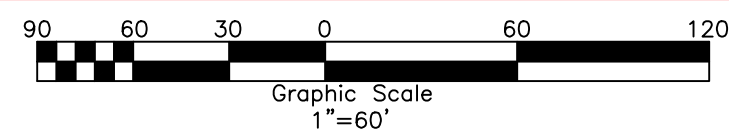
Revised: Sept. 11, 2020
DATE: Nov. 6, 2019
SCALE: 1"=60'
JOB NO.: 39595.B8.04
SHEET: 1 of 3
DRAWN BY: XG



a 11.74 Acre Tract of Land out of Lots 23 and 24, 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 11.74 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.

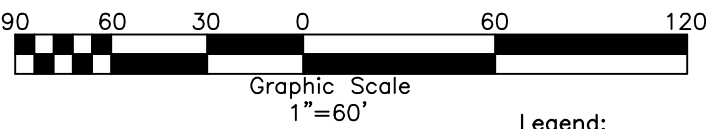
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	89°58'57"	20.00'	31.41'	S16°18'02"E	28.28'
C2	90°01'03"	20.00'	31.42'	S73°41'58"W	28.29'
C3	89°58'57"	10.00'	15.70'	S16°18'02"E	14.14'
C4	90°00'00"	15.00'	23.56'	S73°42'29"W	21.21'
C5	90°00'00"	15.00'	23.56'	N16°17'31"W	21.21'
C6	90°00'00"	15.00'	23.56'	S73°42'29"W	21.21'
C7	90°00'00"	15.00'	23.56'	S16°17'31"E	21.21'
C8	90°01'03"	10.00'	15.71'	N73°41'58"E	14.14'
C9	89°58'57"	10.00'	15.70'	S16°18'02"E	14.14'
C10	90°00'00"	10.00'	15.71'	N73°42'29"E	14.14'
C11	90°00'00"	10.00'	15.71'	S16°17'31"E	14.14'

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SHEET: 2 of 3
DRAWN BY: XG

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	89°58'57"	20.00'	31.41'	S16°18'02"E	28.28'
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C11	90°00'00"	10.00'	15.71'	S16°17'31"E	14.14'



- 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
 - 5/8 Inch Iron Rod with cap stamped "VOSS ENGR RPLS 2293" Found
 - 5/8 Inch Iron Rod with plastic cap stamped "BASS AND WELSH ENGINEERING" Found
 - 5/8 Inch Iron Rod with plastic cap stamped "BRISTER SURVEYING" Found



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