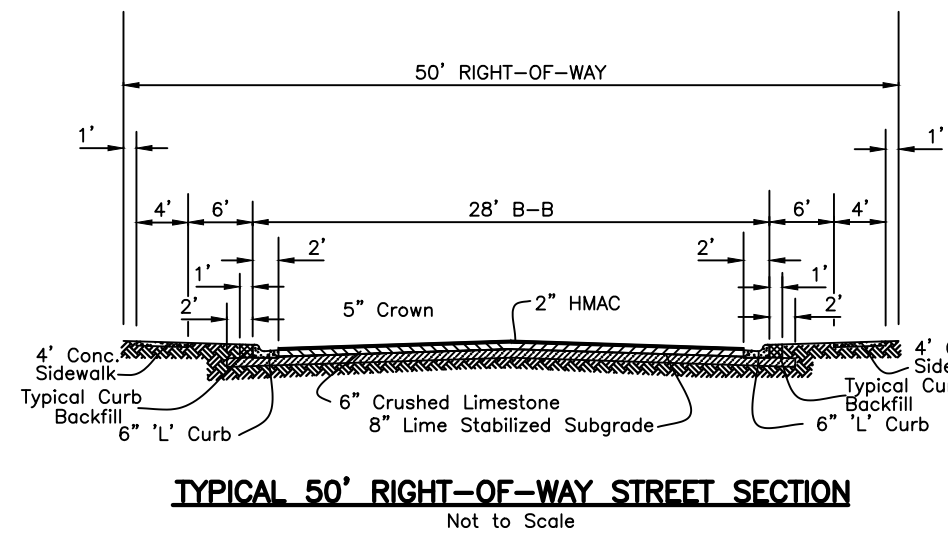
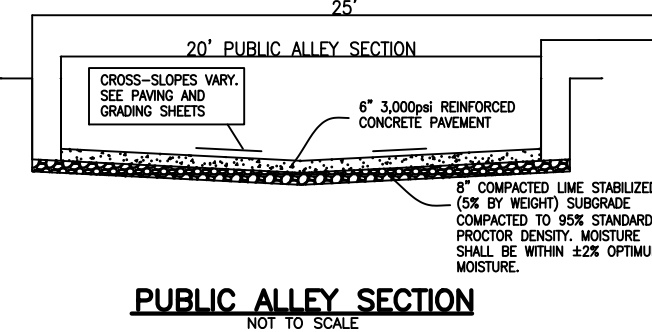
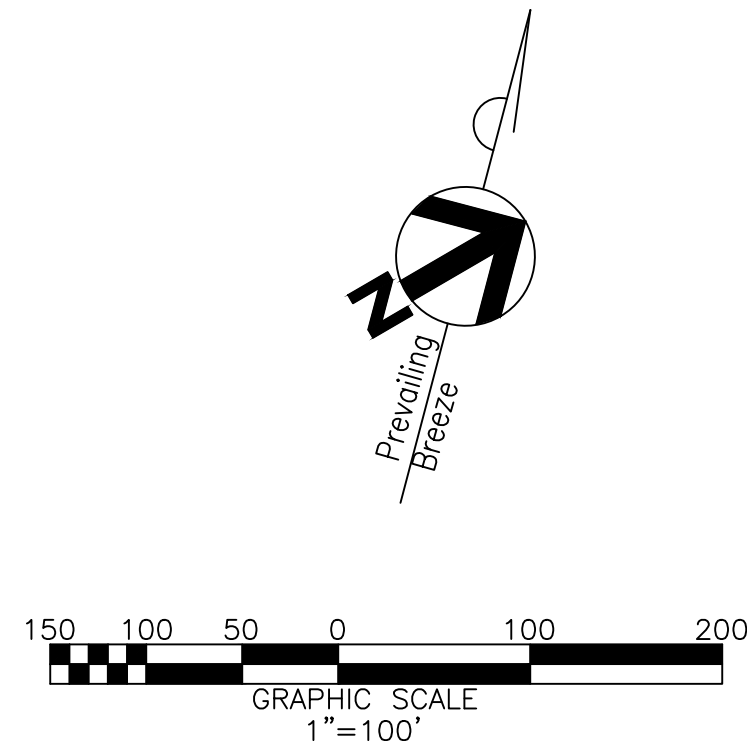
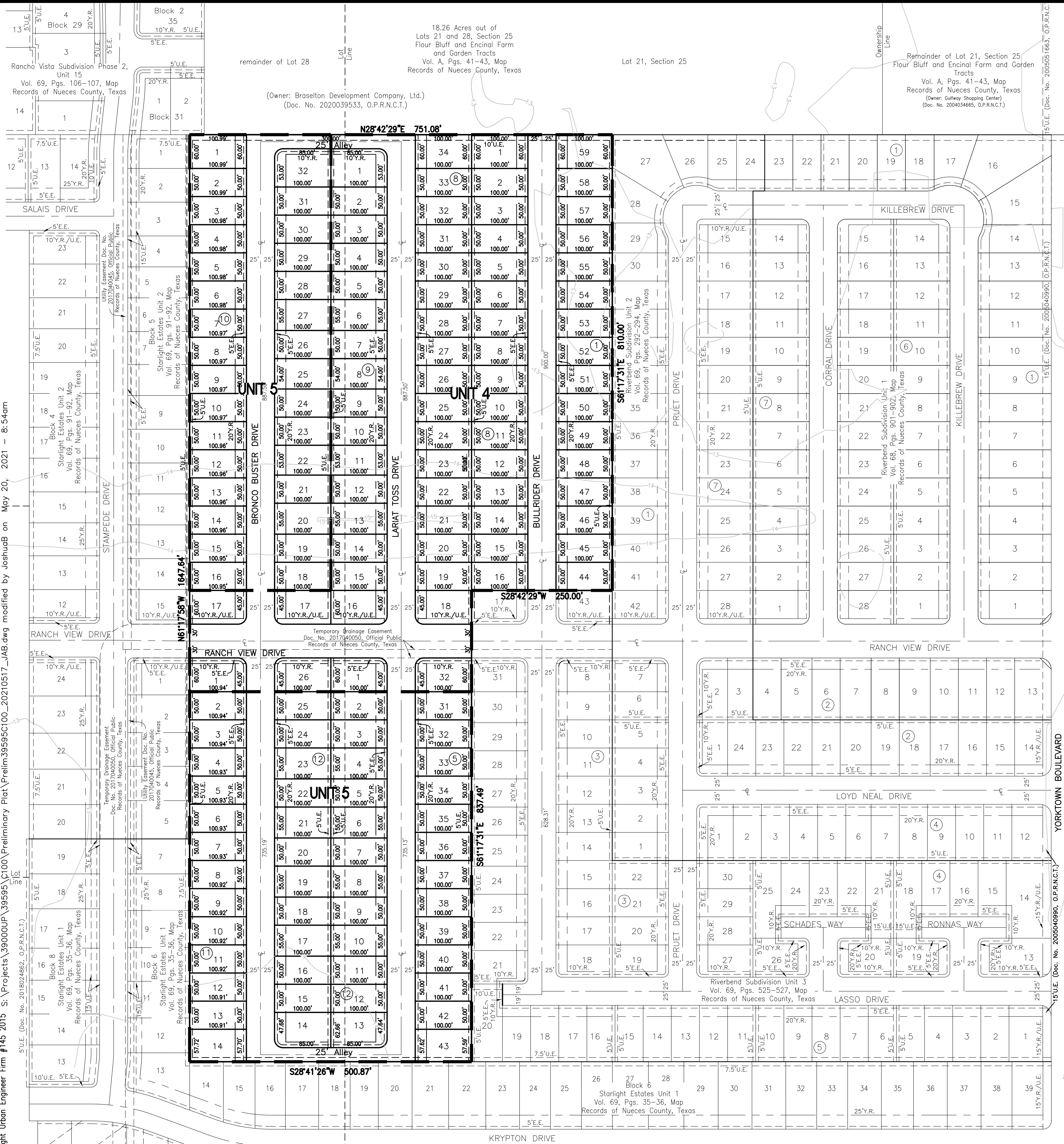
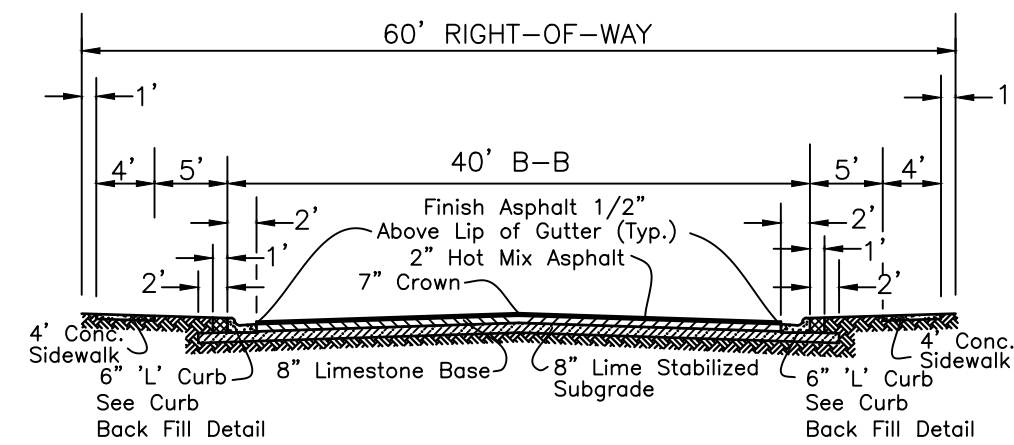
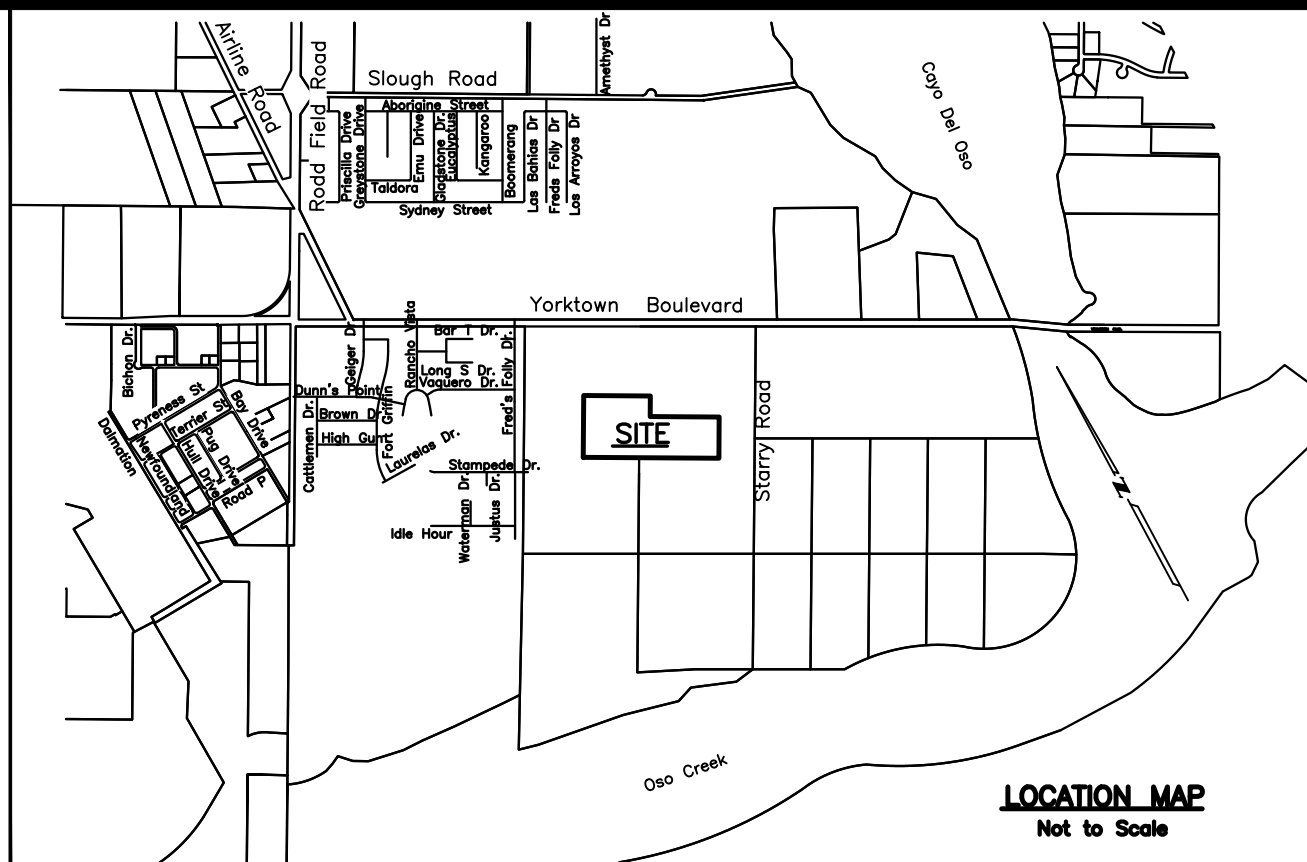




SPECIFICATIONS:
2" Type D Hot Mix Asphalt Concrete
6" Crushed Limestone (TY A, GR 1); Compacted to 98% Std. Proctor Density
Moisture shall be within $\pm 3\%$ Optimum Moisture
8" Comp. Limestone Subgrade (5% by Dry Wt.); Compacted to 95% Std. Proctor Density
Moisture shall be within $\pm 3\%$ Optimum 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 limed subgrade shall be scarified and constructed.



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 $\pm 3\%$ Optimum Moisture
8" Comp. Lime Subgrade (5% by Wt.); Compacted to 95% Standard 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: 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 limed subgrade shall be scarified and constructed.



- General 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 23.60 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.
 - 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 Ranch View Drive from Lot 32, Block 5; Lot 18, Block 8; Lots 16 and 17, Block 8; Lot 17, Block 10; Lot 1, Block 11 and Lots 1 and 26, Block 12.
 - All temporary drainage easements shall be maintained by the Homeowner's Association (HOA).
 - Three access points for residential development (152 Units) will be provided via two access points onto Riverbend Subdivision Unit 3 and one into Starlight Estates.
 - Phasing will be based on a single unit being developed each year, in the order of Unit numbering.

- Surveyor's Notes:**
- 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.
 - Existing Flood Map, 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 an effective date of March 18, 1985 and is not located in a Special Flood Hazard Area.
 - Proposed Flood Map, this property is proposed to lie within Zone "X" on Flood Insurance Rate Map, Community Panel No. 48355C0540G, City of Port Aransas, Texas, which bears a preliminary effective date of May 30, 2018 and is not in a Special Flood Hazard Area.
 - Contours shown hereon are referenced to the North American Vertical Datum of 1988 (NAVD88), Geoid 12A.

PRELIMINARY PLAT
for
RIVERBEND SUBDIVISION
Corpus Christi, Texas

a 23.60 Acre Tract of Land out of Lots 22 through 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 23.60 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.

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

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



TYPE FIRM NO. 145, TYPE S FIRM NO. 10032400
2725 SWANNIER DR. CORPUS CHRISTI, TX 78404
PHONE: 361-854-3101 WWW.URBANENG.COM

JOB NO. 39595.C1.00
March 24, 2021/xg