

General Notes:

1. Total platted area contains 12.73 Acres of Land. (Includes Street Dedication)
2. The receiving water for the storm water runoff from this property is the Oso Creek Basin and the Nueces River upstream of the Calallen Salt Water 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". 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. The yard requirement, as depicted is a requirement of the Unified Development Code and is subject to change as the zoning may change.
4. No driveways are allowed to County Road 52; No driveways are allowed to Riverside Boulevard from Block 5, Lot 24; Block 4 Lots 1 and 24; Block 3, Lot 2; No driveways are allowed to Skipping Rocks Road from Block 5 Lot 13; Block 4, Lots 12 and 13; or Block 3, Lot 13.
5. Lot 1, Block 1; Lot 1, Block 2; Lot 1, Block 3 are non-buildable lots.
6. Retention Pond will be maintained by the developer or HOA.

Surveyor's Notes:

1. 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.
2. Existing Flood Map, by graphic plotting only, this property is currently in Zone "C" of the Flood Insurance Rate Map (FIRM), Community Panel Number 485494 0520 D, City of Port Aransas, Texas, which bears an revised date of June 4, 1987 and is not in a Special Flood Hazard Area. The existing FIRM Panel 485494 0520 D, is based on the National Geodetic Vertical Datum of 1929 (NGVD).
3. Proposed Flood Map, this property is proposed to lie within Zone "X" of the Flood Insurance Rate Map (FIRM), Community Panel Number 48355C0260G, Nueces County, Texas, which bears a preliminary date of May 30, 2018. The Proposed FIRM Panel 48355C0260G is based on the North American Vertical Datum of 1988 (NAVD88).

State of Texas
County of Nueces

The Mostaghasi Investment Trust, hereby certifies that it is the owner of the lands embraced within the boundaries of the foregoing plat; that it 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: _____
Hossein Mostaghasi, Trustee

State of Texas
County of Nueces

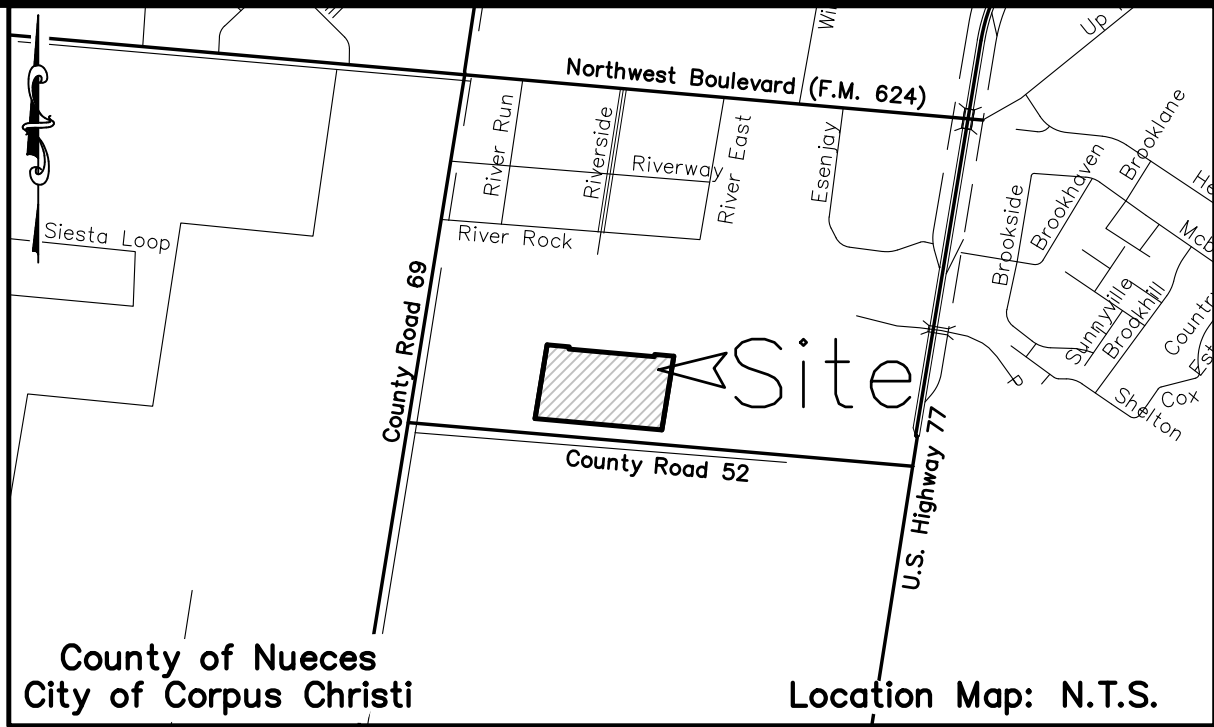
This instrument was acknowledged before me by Hossein Mostaghasi, as Trustee of The Mostaghasi Investment Trust, on behalf of said partnership.

This the _____ day of _____, 20____.

Notary Public in and for the State of Texas

Plat of
River Ridge
Unit 4A

12.73 Acres of Land, being a portion of Lot 6, Block 1, Nueces River Irrigation Park, a map of which is recorded in Volume A, Pages 54, Map Records of Nueces County, Texas, and being a portion of the same lands described as a 38.753 Acre Tract of Land in a Warranty Deed with Vendor's Lien from D&C Fence Co., Inc, a/k/a D&C Fence Company, Inc. to The Mostaghasi Investment Trust d/b/a Sun George Contracting & Development Co., recorded in Document No. 2013005193, Official Public Records of Nueces County, 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____.

Brett Flint, 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, AIA
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

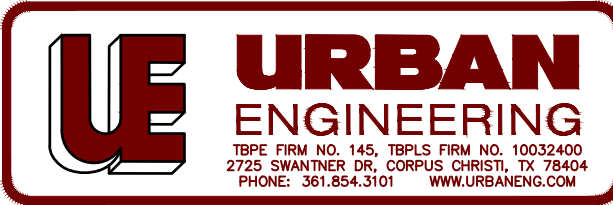
State of Texas
County of Nueces

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.

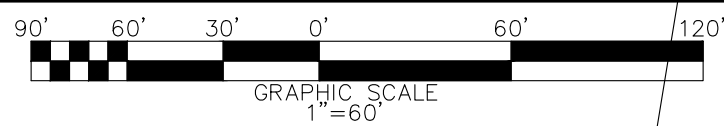
This the _____ day of _____, 20____.

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

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.



Revised: 06/25/21
Submitted: 06/14/21
SCALE: NTS
JOB NO.: 42879.B9.01
SHEET: 1 of 2
DRAWN BY: JAB
©2021 by Urban Engineering
urbansurvey1@urbaneng.com



Legend:

- 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set
- 5/8 Iron Rod with cap stamped "BASS AND WELSH ENGINEERING" Found
- 5/8 Iron Rod Found

Remainder of a 38.75 Acres Tract out of Lot 6, Block 1 Nueces River Irrigation Park Vol. A Pg. 54 Map Records of Nueces County, Texas (Owner: Mostaghani Investment Trust, DBA Sun George) (Doc. No. 2013005193, M.R.N.C.T.)

Lot 5, Block 1 Nueces River Irrigation Park Vol. A, Pg. 54, Map Records of Nueces County, Texas (Owner: Johnny C. Wilson, Jr., Et Ux) (Clerk's File No. 641297, D.R.N.C.T.)

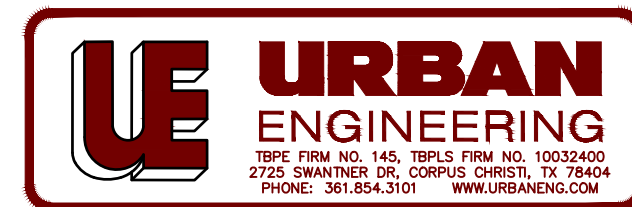
West One-Half of Lot 7, Block 1 Nueces River Irrigation Park Vol. A, Pg. 54, Map Records of Nueces County, Texas (Owner: Rick's Homes, LLC) (Clerk's File No. 2018029266, O.P.R.N.C.T.)

**Plat of
River Ridge
Unit 4A**

12.73 Acres of Land, being a portion of Lot 6, Block 1, Nueces River Irrigation Park, a map of which is recorded in Volume A, Pages 54, Map Records of Nueces County, Texas, and being a portion of the same lands described as a 38.753 Acre Tract of Land in a Warranty Deed with Vendor's Lien from D&C Fence Co., Inc, a/k/a D&C Fence Company, Inc. to The Mostaghani Investment Trust d/b/a Sun George Contracting & Development Co., recorded in Document No. 2013005193, Official Public Records of Nueces County, Texas.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	20.00'	29.96'	27.23'	S52°11'47"W	85°49'17"
C2	20.00'	32.87'	29.30'	S37°48'13"E	94°10'43"
C3	15.00'	22.47'	20.43'	N52°11'47"E	85°49'17"
C4	10.00'	16.44'	14.65'	S37°48'13"E	94°10'43"
C5	20.00'	29.96'	27.23'	N52°11'47"E	85°49'17"
C6	20.00'	32.87'	29.30'	N37°48'13"W	94°10'43"
C7	15.00'	24.66'	21.97'	N37°48'13"W	94°10'43"
C8	15.00'	22.47'	20.43'	S52°11'47"W	85°49'17"
C9	10.00'	16.44'	14.65'	N37°48'13"W	94°10'43"
C10	10.00'	14.98'	13.62'	S52°11'47"W	85°49'17"
C11	15.00'	24.66'	21.97'	N37°48'13"W	94°10'43"
C12	10.00'	14.98'	13.62'	N52°11'47"E	85°49'17"

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.



Revised: 06/25/21
Submitted: 06/14/21
SCALE: 1"=60'
JOB NO.: 42879.B9.01
SHEET: 2 of 2
DRAWN BY: JAB
©2021 by Urban Engineering
urbansurvey1@urbaneng.com