

General Notes:

1. Total platted area contains 11.37 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. The yard requirement, as depicted is a requirement of the Unified Development Code and is subject to change as the zoning may change.
4. Residential driveways are prohibited direct access to Ranch View Drive from Lot 32, Block 5; Lot 18, Block 8; Lots 16 and 17, Block 9; Lot 17, Block 10; Lot 1, Block 11 and Lots 1 and 26, Block 12.

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 "B" of the Flood Insurance Rate Map (FIRM), Community Panel Number 485494 0540 C, City of Corpus Christi, Texas, which bears a revised date of March 18, 1985 and is not in a Special Flood Hazard Area. The existing FIRM Panel 485494 0540 C is based on the National Geodetic Vertical Datum of 1929 (NGVD).
3. Proposed Flood Map, this property is proposed to lie within Zone "X" (Shaded) of the Flood Insurance Rate Map (FIRM), Community Panel Number 48355C0540G, Nueces County, Texas, which bears a preliminary date of May 30, 2018. The Proposed FIRM Panel 48355C0540G is based on the North American Vertical Datum of 1988 (NAVD88).

Plat of  
Riverbend Subdivision Unit 4

a 11.37 Acre Tract of Land out of Lots 22, 23, 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 11.37 Acres comprising portions of a 40.00 Acre Tract of Land described in a General Warranty Deed from Thelma Peterson and Robert Ervin Peterson to Patricia H. Wallace, Trustee, recorded in Document No. 2005045181, Official Public Records of Nueces County, Texas and a 60.073 Acre Tract of Land described in a 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\_\_\_\_\_.

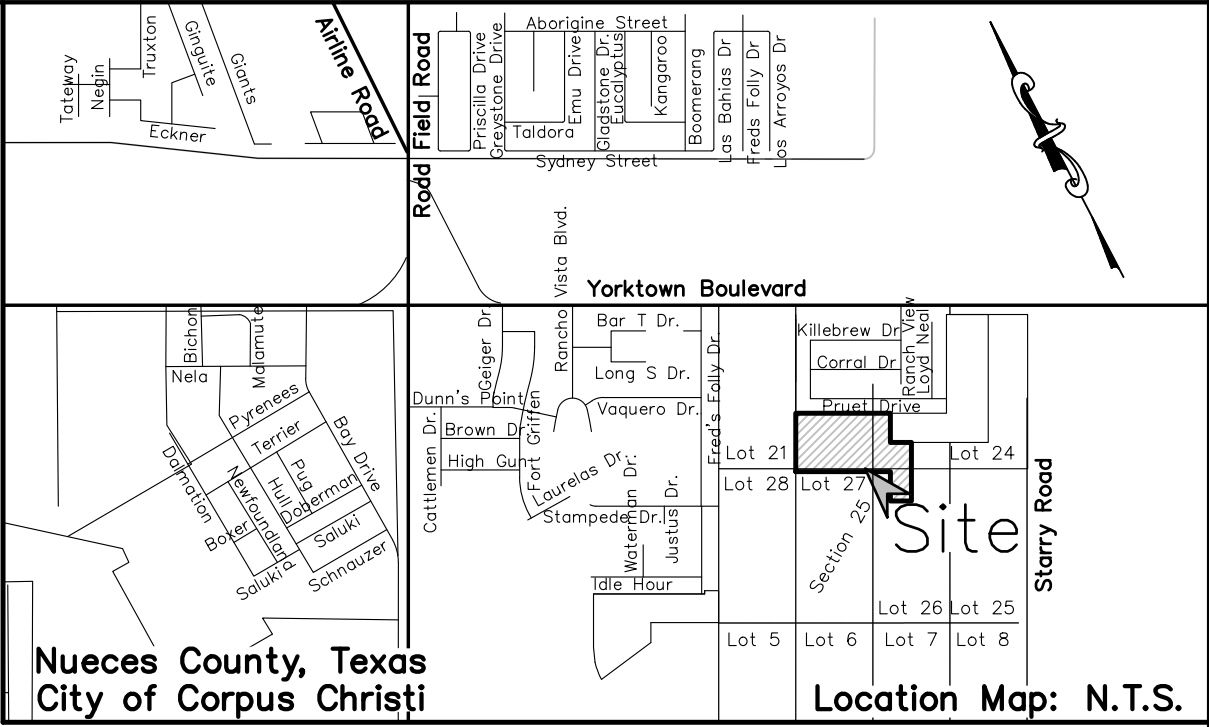
By: \_\_\_\_\_  
Patricia H. Wallace, Trustee #2

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\_\_\_\_\_.

\_\_\_\_\_  
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, III, 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

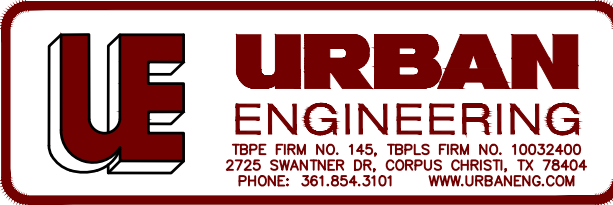
State of Texas  
County of Nueces

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.

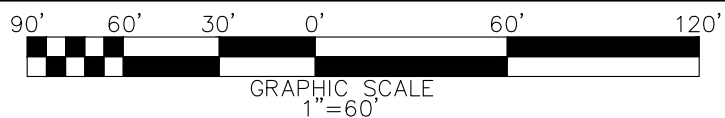
This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
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.

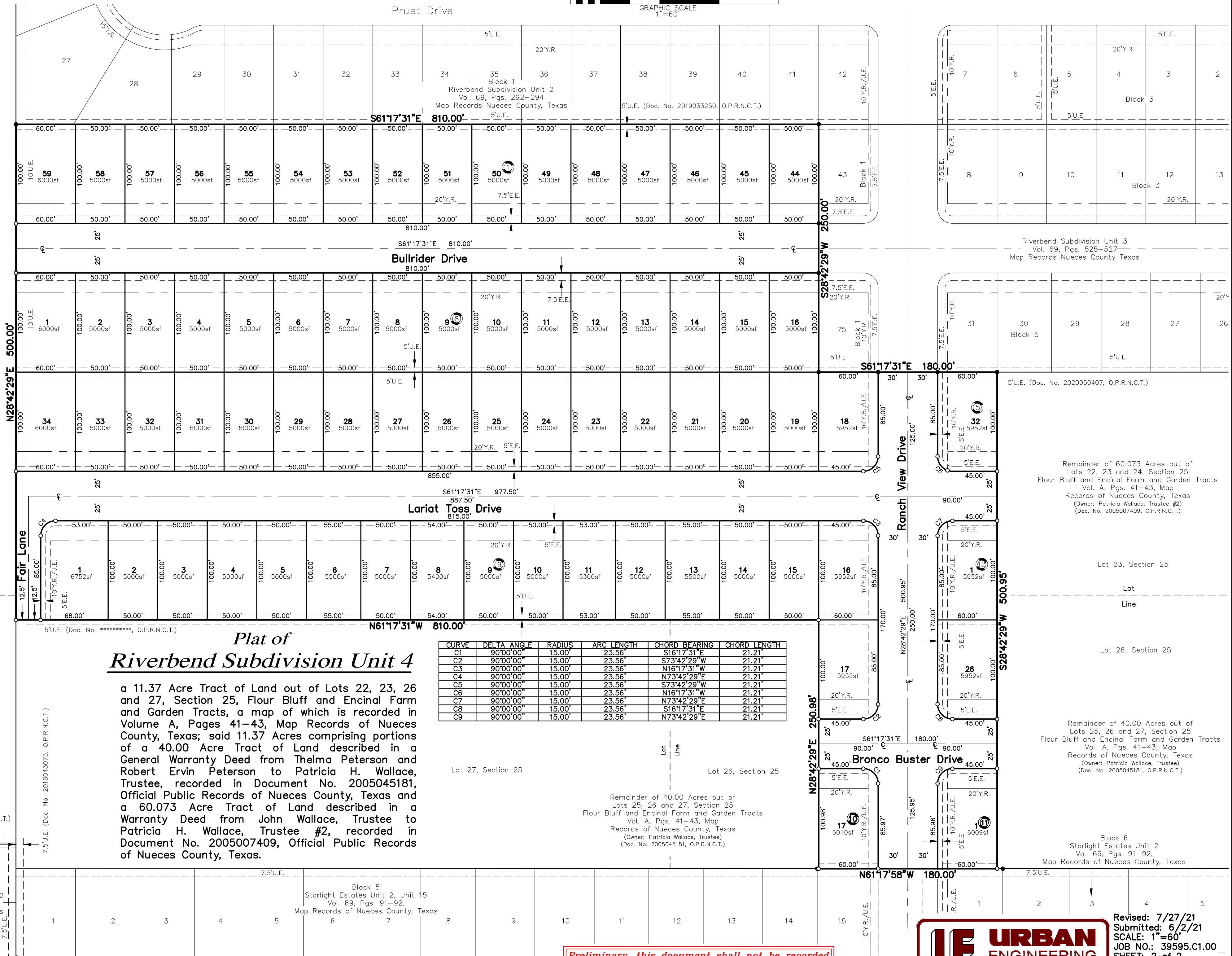


Revised: 7/27/21  
Submitted: 6/2/21  
SCALE: NTS  
JOB NO.: 39595.C1.00  
SHEET: 1 of 2  
DRAWN BY: JAB  
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urbansurvey1@urbaneng.com



**Legend:**

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



**Plat of  
Riverbend Subdivision Unit 4**

a 11.37 Acre Tract of Land out of Lots 22, 23, 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 11.37 Acres comprising portions of a 40.00 Acre Tract of Land described in a General Warranty Deed from Thelma Peterson and Robert Ervin Peterson to Patricia H. Wallace, Trustee, recorded in Document No. 2005045181, Official Public Records of Nueces County, Texas and a 60.073 Acre Tract of Land described in a Warranty Deed from John Wallace, Trustee to Patricia H. Wallace, Trustee #2, recorded in Document No. 2005007409, Official Public Records of Nueces County, Texas.

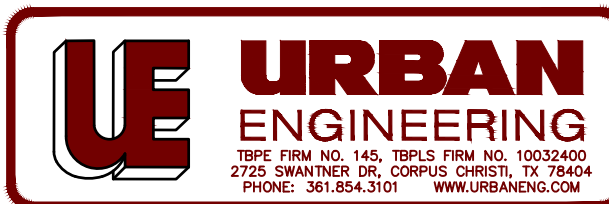
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	90°00'00"	15.00'	23.56'	S16°17'31"E	21.21'
C2	90°00'00"	15.00'	23.56'	S73°42'29"W	21.21'
C3	90°00'00"	15.00'	23.56'	N16°17'31"W	21.21'
C4	90°00'00"	15.00'	23.56'	N73°42'29"E	21.21'
C5	90°00'00"	15.00'	23.56'	S73°42'29"W	21.21'
C6	90°00'00"	15.00'	23.56'	N16°17'31"W	21.21'
C7	90°00'00"	15.00'	23.56'	N73°42'29"E	21.21'
C8	90°00'00"	15.00'	23.56'	S16°17'31"E	21.21'
C9	90°00'00"	15.00'	23.56'	N73°42'29"E	21.21'

Remainder of 40.00 Acres out of  
Lots 25, 26 and 27, Section 25  
Flour Bluff and Encinal Farm and Garden Tracts  
Vol. A, Pgs. 41-43, Map  
Records of Nueces County, Texas  
(Owner: Patricia Wallace, Trustee)  
(Doc. No. 2005045181, O.P.R.N.C.T.)

Remainder of 40.00 Acres out of  
Lots 25, 26 and 27, Section 25  
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Vol. A, Pgs. 41-43, Map  
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(Owner: Patricia Wallace, Trustee)  
(Doc. No. 2005045181, O.P.R.N.C.T.)

Block 6  
Starlight Estates Unit 2  
Vol. 69, Pgs. 91-92,  
Map Records of Nueces County, Texas

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: 7/27/21  
Submitted: 6/2/21  
SCALE: 1"=60'  
JOB NO.: 39595.C1.00  
SHEET: 2 of 2  
DRAWN BY: JAB  
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urbansurvey1@urbaneng.com