



S00° 48' 27" E 1767.70'



CONTINUED FROM PREVIOUS SHEET

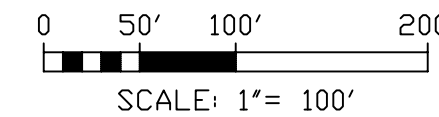
PLAT OF GEMINI ACRES UNIT 1 NUECES CO., TX

BASS & WELSH ENGINEERING
TX SURVEY REG. NO 100027-00, TX ENGINEERING
REG. NO. F-52, 3054 S. ALAMEDA STREET,
CORPUS CHRISTI, TEXAS 78404

COMP. NO.: PLAT-SH2
DATE PLOTTED: 1/26/21
JOB NO.: 19036
SCALE: 1" = 100'
PLOT SCALE: SAME
SHEET 2 OF 3

STATE OF TEXAS §
COUNTY OF NUECES §
APPROVED BY THE CORPUS CHRISTI-NUECES COUNTY HEALTH DEPARTMENT.
THIS THE _____ DAY OF _____, 20____, ANY PRIVATE
WATER SUPPLY AND/OR SEWAGE SYSTEM SHALL BE APPROVED BY THE
CORPUS CHRISTI-NUECES COUNTY HEALTH DEPARTMENT PRIOR TO
INSTALLATION.

PUBLIC HEALTH ENGINEER



NOTES

1. 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.
2. THE BASIS OF BEARINGS IS THE STATE OF TEXAS LAMBERT GRID, SOUTH ZONE, NAD 1983.
3. THE SUBJECT SITE IS DEPICTED IN FEMA MAP NO.48355C0515G (10/23/15), ZONE X.
4. LEGAL DESCRIPTION: AN 73.897 ACRE PORTION, MORE OR LESS, OF SECTION 2, LAURELES FARM TRACTS, A MAP OF WHICH IS RECORDED IN VOLUME 3, PAGE 15, MAP RECORDS, NUECES COUNTY, TX
5. THE TOTAL PLATTED AREA CONTAINS 73.897 ACRES OF LAND INCLUDING STREET DEDICATIONS.
6. TCEQ CHAPTER 285 OSSF SYSTEMS, SUBDIVISIONS OF SINGLE-FAMILY DWELLINGS SERVED BY A PUBLIC WATER SUPPLY AND USING INDIVIDUAL ON-SITE SEWAGE FACILITY (OSSF'S) FOR SEWAGE DISPOSAL, SHALL HAVE LOTS OF AT LEAST HALF ACRE (21780 SQ. FT.). PROPERTIES WITH UTILITY EASEMENTS AND DRAINAGE EASEMENTS WITHIN THE PROPERTY LINE SEVERELY RESTRICT WHAT SIZE HOME CAN BE BUILT ON THE PROPERTY, AS WELL AS, WHAT AMENITIES (SUCH AS SWIMMING POOLS, SHEDS AND CIRCULAR DRIVEWAYS) CAN BE CONSTRUCTED. DUE TO TCEQ SET BACK REQUIREMENTS FROM EASEMENTS SET, PROPERTIES MAY HAVE TO PLACE LIMITS ON THE SIZE OF HOMES IN ORDER TO ENSURE LAND REQUIREMENTS SET BY TCEQ ARE MET FOR THE OSSF DISPOSAL, DESIGNS AND LAYOUT TO BE FULFILLED PROPERLY.
7. ALL DRIVEWAYS TO PUBLIC STREETS SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS OUTLINED IN ARTICLE 7 OF THE UDC.

NOTES CONTINUED

8. THE DRAINAGE ROW/LAKES, PRIVATE STREETS AND DRAINAGE FACILITIES AND EASEMENTS SHALL BE MAINTAINED BY THE SUBDIVISION DEVELOPER AND/OR BY THE HOMEOWNERS ASSOCIATION.
9. SUBDIVISION DEVELOPER SHALL PROVIDE 1) WATER SERVICE TO ALL LOTS AND 2) SEPTIC SYSTEMS TO ALL LOTS OF WHICH SHALL BE APPROVED BY THE CITY/COUNTY HEALTH DEPARTMENT.
10. NO FENCES WILL BE ALLOWED WITHIN DRAINAGE EASEMENTS.
11. NO MORE THAN ONE SINGLE FAMILY DWELLING ALLOWED PER LOT.
12. LOTS SHALL NOT BE SUBDIVIDED.
13. SET 5/8" IRON RODS AT ALL LOT CORNERS UNLESS OTHERWISE NOTED. ALL SET IRON RODS CONTAIN CAPS LABELED BASS AND WELSH ENGINEERING.
14. PRIVATE DRIVEWAYS ONTO FM 43 ARE PROHIBITED.
15. NUECES COUNTY DOES NOT REQUIRE BUILDING PERMITS.
16. LOT 13, BLOCK 1 IS A DRAINAGE ROW AND IS NON-BUILDABLE.
17. ALL LOTS ON SEPTIC; NO LOT ALLOWED TO BE LESS THAN 0.5 AC.
18. LOTS 1 AND 19 BLOCK 2, LOTS 1 & 9 BLOCK 3 AND LOT 1, BLOCK 4, SHALL NOT HAVE A DRIVE TO CASTOR DRIVE.
19. THE HOME OWNERS ASSOCIATION AGREES TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES TO: A) PRIVATE STREETS OCCASIONED BY THE REASONABLE USE OF THE STREETS BY CITY SERVICE VEHICLES; OR B) INJURIES OR DAMAGES TO OTHER PERSONS, PROPERTIES OR VEHICLES CLAIMED AS A RESULT OF STREET DESIGN OR CONSTRUCTION.
20. CITY OF CORPUS CHRISTI REQUIRES BUILDING PERMITS AS PER WATER CONTRACT.

PLAT OF
GEMINI ACRES UNIT 1
NUECES CO. , TX

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SHEET 3 OF 3