



NOTES

1. THIS SITE IS PRESENTLY VACANT AND IS CURRENTLY ZONED IL. IT IS PROPOSED FOR LIGHT INDUSTRIAL USE.
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 BASIS OF BEARINGS IS THE STATE OF TEXAS LAMBERT GRID, SOUTH ZONE, NAD 1983.
4. THE SUBJECT SITE IS IN ZONE "C", AREA OF MINIMAL FLOODING, ACCORDING TO FEMA MAP, COMMUNITY PANEL 485464 0165 C, REVISED JULY 18, 1985. THERE IS A LATER FEMA MAP, OF WHICH TO THE KNOWLEDGE OF SURVEYOR HEREOF, HAS NOT BEEN ADOPTED BY FEMA.
5. LEGAL DESCRIPTION: A 36.000 ACRE TRACT OF LAND, MORE OR LESS, A PORTION J. C. RUSSELL FARM BLOCKS, BLOCK 5, LOTS 1 & 2, A MAP OF WHICH IS RECORDED IN VOLUME 28, PAGES 58 & 59, MAP RECORDS, NUECES COUNTY, TX, CORPUS CHRISTI, NUECES CO., TX.
6. DESCRIPTION OF SITE DRAINAGE: THE ENTIRE SITE WILL DRAIN VIA UNDERGROUND PIPES TO A PROPOSED DITCH TO CROSS BENEATH NPID IN THREE 6' X 6' BOX CULVERTS.
7. THERE ARE NO KNOWN NATURAL WATER BODIES, JURISDICTIONAL WETLANDS, ENDANGERED SPECIES HABITAT, STATE SUBMERGED LANDS OR CRITICAL DUNES ON THE SITE.
8. A STORM WATER POLLUTION PREVENTION PLAN WILL BE SUBMITTED WITH THE CONSTRUCTION PLANS FOR ANY PROJECT ONE (1) ACRE OR GREATER OR A STORM WATER POLLUTION CONTROL PLAN IF LESS THAN ONE (1) ACRE.
9. THIS DEVELOPMENT MEETS THE CITY'S MASTER DRAINAGE PLAN AND THE PROPOSED DRAINAGE WILL NOT ADVERSELY AFFECT THE DRAINAGE PATTERN OR DESIGN OF THE ADJACENT PROPERTIES.
10. THE TOTAL PLATTED AREA CONTAINS 36.000 ACRES OF LAND INCLUDING STREET DEDICATIONS.
11. WATER AND WASTEWATER FEES SHALL BE PAID PRIOR TO RECORDATION OF THE FINAL PLAT.
12. PROPERTY MUST COMPLY WITH TxDOT'S TRAFFIC ACCESS MANAGMENT PLAN.

OWNER/DEVELOPER

TRANSPORT ENTERPRISES, LTD.
P.O. BOX 60410
CORPUS CHRISTI, TEXAS 78466
MARK STOCKSETH 244-8075

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

PRELIMINARY PLAT OF
ROBLEX INDUSTRIAL SUBDIVISION UNIT 3
A 36.000 ACRE TRACT OF LAND, MORE OR LESS, A PORTION J. C. RUSSELL FARM BLOCKS, BLOCK 5, LOTS 1 & 2, A MAP OF WHICH IS RECORDED IN VOLUME 28, PAGES 58 & 59, MAP RECORDS, NUECES COUNTY, TX, CORPUS CHRISTI, NUECES CO., TX

OWN.	_____	PLOT SCALE: 1" = 100'	COM. NO. PREL DWG
SCALE (H):	SAME	SCALE (V): NONE	JOB NO. 16072
CHK. N. WELSH	_____	DATE PLOTTED 8/17/17	SHEET 1 OF 1