P MASTER PLANNER

COLLECTOR STREET

TO BE AMENDED

BEING A TRACT OF LAND OUT OF NUECES RIVER IRRIGATION PARK SUBDIVISION LOT 8, BLOCK 1 AS SHOWN ON MAP VOLUME "A", PAGE 54, M,R,N,C,T, AND DESCRIBED WITHIN VOLUME 1211 PAGES 303-306 DEED RECORDS OF

> EASEMENT PLAT ABBREVIATION LEGEND

PROPERTY BOUNDARY LINE

ADJACENT BOUNDARY LINE

ADJACENT PROPERTY LINE

PROPERTY LINE

ROAD CENTER LINE YARD REQUIREMENT

DE - DRAINAGE EASEMENT

EE - ELECTRICAL EASEMENT

(OWNER IS ELECTRICAL PROVIDER)

PAE - PRIVATE ACCESS EASEMENT

PUE - PRIVATE UTILITY EASEMENT *

* (OWNER OF EASEMENT IS PROPERTY OWNER)

1. TOTAL PLATTED AREA CONTAINS 1,149,550 SQUARE FEET (26.39 ACRES) OF LAND, INCLUDING RIGHT-OF-WAYS AND

PLOTTING THE PROPERTY BY SCALE ON FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NO. 485494 0257C, MAP

THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE NUECES RIVER DOWNSTREAM OF THE CALALLEN SALTWATER 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

- THE YARD REQUIREMENTS, AS DEPICTED, ARE A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT
- THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE A MINIMUM OF 18-INCHES ABOVE THE CENTERLINE OF THE HIGHEST
- THE ENGINEER AND SURVEYOR CAN NOT CERTIFY AS TO UN-RECORDED EASEMENTS AND/OR RIGHT-OF-WAY THAT MAY
- ACCESS EASEMENT(S) AND UTILITY EASEMENT(S) ARE FOR THE INSTALLATION, MAINTENANCE, ACCESS OF PRIVATE AND
- EASEMENTS THAT HAVE NOT BEEN DEDICATED TO THE PUBLIC OR ACCEPTED BY THE CITY OF CORPUS CHRISTI OR ANY OTHER LOCAL GOVERNMENT AGENCY AS PUBLIC RIGHTS-OF-WAY. THE CITY OF CORPUS CHRISTI HAS NO OBLIGATION, NOR ANY OTHER LOCAL GOVERNMENT AGENCY HAVE ANY OBLIGATION, TO MAINTAIN, REPAIR, INSTALL OR CONSTRUCT PRIVATE IMPROVEMENTS WITHIN THE SUBDIVISION UNLESS DAMAGE IS NEGLIGENT BY SUCH ENTITY. THE OBLIGATION SHALL BE THE SOLE RESPONSIBILITY OF THE OWNERS OF THE PROPERTY OF THIS SUBDIVISION.
- 12. THIS SUBDIVISION IS LOCATED NEAR AIRFIELDS USED BY AIRPLANES AND MAY BE SUBJECT TO AIRCRAFT NOISE, OVER
- 14. ALL STREET SIGNS (INCLUDING STOP SIGNS) AND MARKINGS MUST BE FURNISHED AND INSTALLED BY DEVELOPER.

PHASE 5 - 2025

PHASE 1 - 2021 PHASE 3 - 2022 PHASE 2 - 2022 PHASE 4 - 2023

NOTE: THE ABOVE PHASING TIMELINE IS SUBJECT TO CHANGE DUE TO PROJECT REQUIREMENTS

TOTAL PAGES



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