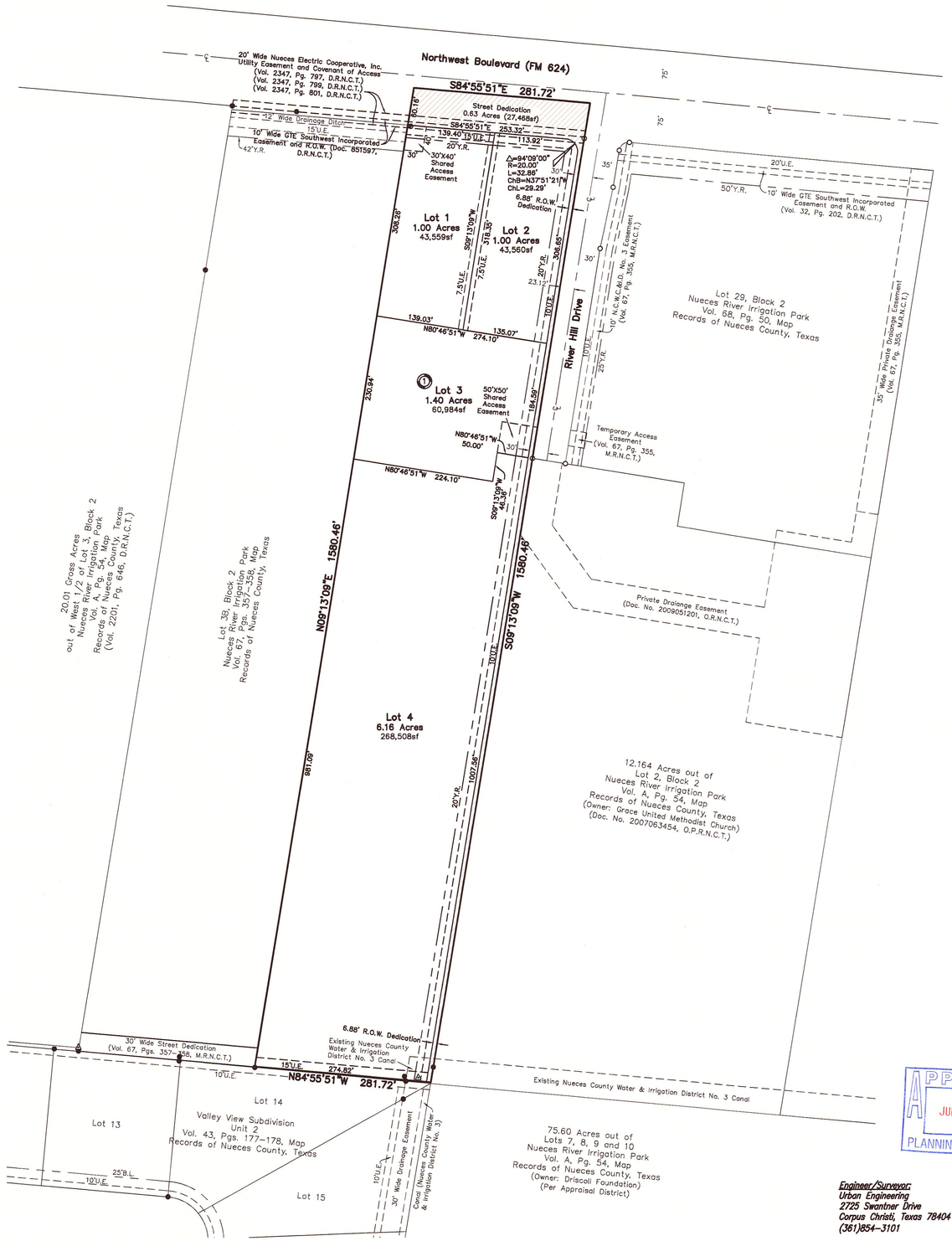
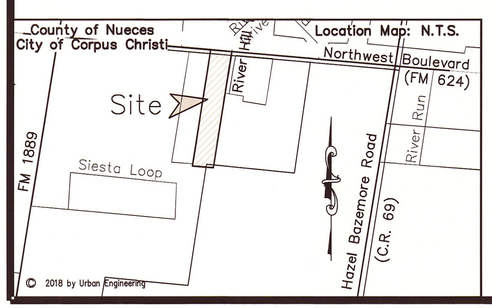


Legend:

- ○ 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Found
- ● 5/8 Inch Iron Rod Found
- ⊕ 5/8 Inch Iron Rod with yellow plastic cap stamped "VOSS ENG RPLS #2293" Found
- △ 3/4 Inch Iron Rod Found

150 100 50 0 100 200
Graphic Scale
1"=100'



Notes:

1.) Total platted area contains 10.19 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.) 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.

4.) By graphic plotting only, this property is in Zone "C" on Flood Insurance Rate Map, Community Panel No. 485494 0257 C, Nueces County, Texas, which bears an effective date of March 18, 1985 and Flood Insurance Rate Map, Community Panel No. 485464 0107 C, Corpus Christi, Texas, which bears an effective date of July 18, 1985, and it is not located in a Special Flood Hazard Area.

5.) The yard requirement, as depicted, is a requirement of the Unified Development Code and is subject to change as the zoning may change.

6.) Access across lot lines shall not be obstructed.

7.) 30'x40' Shared Access Easement along Northwest Boulevard applies to existing Lot 3B, Block 2, Nueces River Irrigation Park and Lot 1, Block 1 of this preliminary plat.

8.) Lots will be served by septic systems. A variance request will be requested at the final plat stage.

PRELIMINARY PLAT
of
IHS Park Springs

LEGAL DESCRIPTION

10.19 Acres (Called 10.1947 Acres), being the East 1/2 of the East 1/2 of Lot 3, Block 2, Nueces River Irrigation Park, a map of which is recorded in Volume A, Page 54, Map Records of Nueces County, Texas; and being the same property described in Warranty Deed with Vendor's Lien from 624 Market Square Limtied Partnership to IHS Consultants, LP, recorded in Document No. 2009023698, Official Public Records of Nueces County, Texas.

APPROVED
JUN 13 2018
PLANNING COMMISSION

Engineer/Surveyor:
Urban Engineering
2725 Swantner Drive
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(361)854-3101

Owner/Developer:
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URBAN ENGINEERING
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Submitted: 3/7/18
SCALE: 1"=100'
JOB NO.: 43223.00.00
SHEET: 1 of 1
DRAWN BY: XG

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