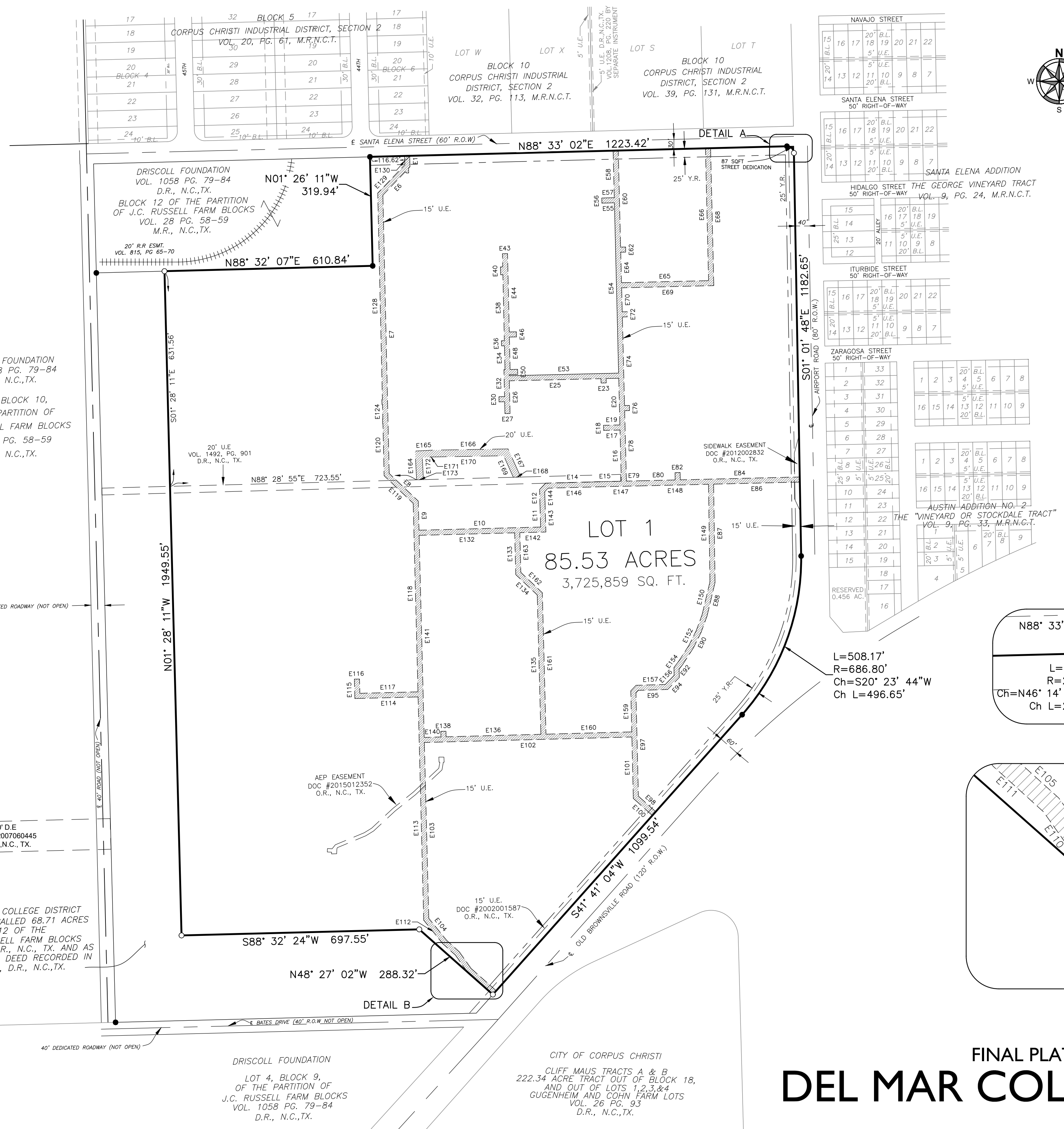
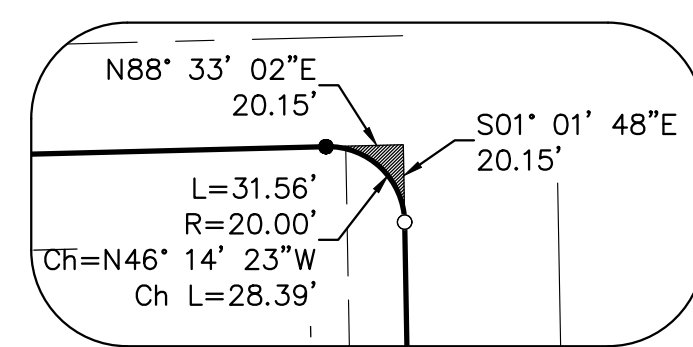
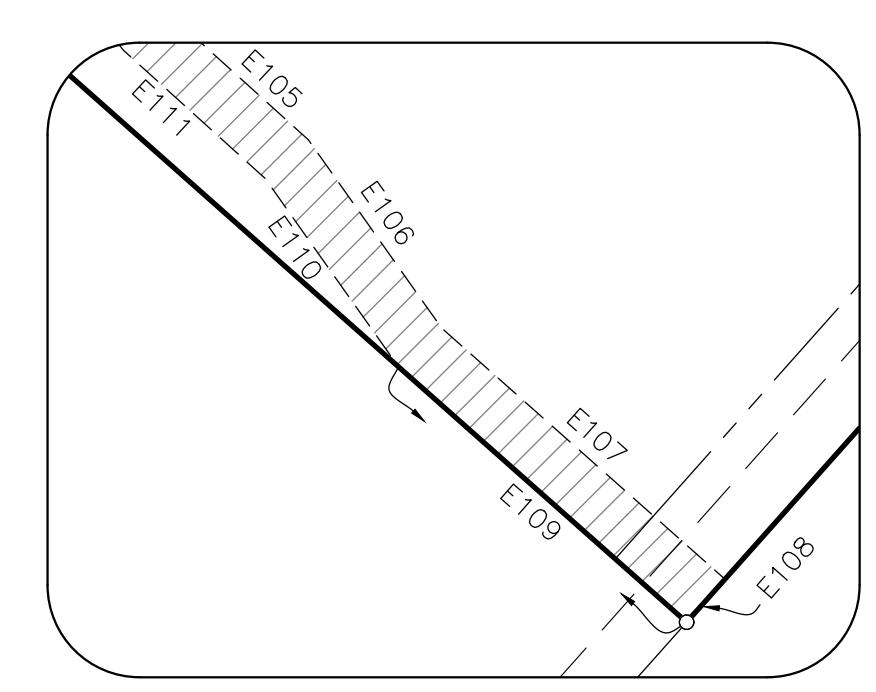


- LEGEND**
- IRON ROD FOUND
 - A 3/8" DIAMETER BY 18" IRON ROD WITH A RED PLASTIC CAP STAMPED "NAISMITH ENG. C.C., TX."
 - PROPERTY LINE
 - - - UTILITY EASEMENT - U.E.
 - - - YARD REQUIREMENT - Y.R.
 - - - ROAD CENTERLINE - C.L.
 - M.R. MAP RECORDS
 - D.R. DEED RECORDS
 - N.C.TX. NUECES COUNTY, TEXAS
 - PG. PAGE
 - U.E. UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - VOL. VOLUME
 - B.L. BUILDING LINE
 - C.L. CENTERLINE OF ROAD
 - IPF IRON PIPE FOUND
 - IRF IRON ROD FOUND
 - Y.R. YARD REQUIREMENT
 - R.P. REFERENCE POINT



DETAIL A



DETAIL B

FINAL PLAT OF DEL MAR COLLEGE WEST

FINAL PLAT OF DEL MAR COLLEGE WEST
BEING 85.53 ACRES OF WHICH 55.53 ACRES ARE OUT OF BLOCK 12 OF THE PARTITION OF THE J.C. RUSSELL FARM BLOCKS RECORDED IN VOLUME 28, PAGES 58-59, MAP RECORDS NUECES COUNTY, TEXAS, AND 30 ACRES ARE OUT OF BLOCK 16 OF THE J.C. RUSSELL FARM BLOCKS RECORDED IN VOLUME 3 PAGE 53, MAP RECORDS, NUECES COUNTY, TEXAS

ENGINEER/SURVEYOR
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DRAWN BY: CBT
CHECKED BY: SN
PROJECT ID: 2070418
DRAWING NAME: FINAL PLAT
9593
DATE: 7/27/2017

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TYPE FIRM 555
CORPUS CHRISTI, TEXAS 78411
PH. NO. 361-814-9900
www.hanson-inc.com

Easement Line Table		
Line #	Direction	Length
E1	S01° 27' 54"E	32.23'
E2	S43° 42' 16"W	5.99'
E3	S01° 18' 07"E	13.78'
E4	S88° 42' 16"W	6.40'
E5	N46° 17' 44"W	5.22'
E6	S43° 42' 16"W	94.71'
E7	S01° 17' 44"E	816.76'
E8	S46° 26' 37"E	117.67'
E9	S01° 26' 37"E	85.55'
E10	N88° 29' 49"E	356.86'
E11	N01° 38' 04"W	67.15'
E12	N01° 38' 04"W	42.69'
E13	N43° 37' 40"E	26.22'
E14	N88° 27' 23"E	158.62'
E15	N88° 43' 47"E	63.10'
E16	N01° 24' 55"W	150.14'
E17	S88° 42' 24"W	48.09'
E18	N01° 17' 44"W	15.00'
E19	N88° 42' 24"E	48.06'
E20	N01° 24' 55"W	137.03'

Easement Line Table		
Line #	Direction	Length
E81	N01° 27' 13"W	21.40'
E82	N88° 18' 28"E	15.00'
E83	S01° 27' 13"E	21.48'
E84	N88° 37' 40"E	350.45'
E85	S01° 01' 48"E	15.00'
E86	S88° 37' 40"W	252.98'
E87	S00° 50' 31"E	288.51'
E88	S13° 25' 16"W	101.37'
E89	S20° 04' 10"W	50.84'
E90	S26° 15' 53"W	50.84'
E91	S32° 49' 10"W	57.59'
E92	S37° 34' 39"W	17.65'
E93	S01° 27' 13"E	24.16'
E94	S44° 09' 55"W	49.54'
E95	S88° 18' 28"W	85.74'
E96	S43° 28' 25"W	10.06'
E97	S01° 21' 03"E	303.02'
E98	S48° 04' 08"E	68.36'
E99	S41° 41' 04"W	15.00'
E100	N48° 04' 08"W	74.90'

Easement Line Table		
Line #	Direction	Length
E161	N01° 28' 46"W	415.00'
E162	N46° 30' 11"W	86.91'
E163	N01° 30' 11"W	116.47'
E164	N03° 00' 26"W	84.46'
E165	N87° 01' 02"E	52.42'
E166	N89° 04' 12"E	220.42'
E167	S24° 09' 34"E	90.48'
E168	S88° 28' 55"W	21.67'
E169	N24° 09' 34"W	68.96'
E170	S89° 04' 12"W	206.88'
E171	S87° 01' 02"W	32.05'
E172	S03° 00' 26"E	64.97'
E173	S88° 28' 55"W	20.01'

Easement Line Table		
Line #	Direction	Length
E21	S88° 38' 52"W	37.10'
E22	S01° 15' 51"E	12.73'
E23	S88° 42' 16"W	15.00'
E24	N01° 15' 51"W	12.71'
E25	S88° 38' 52"W	268.95'
E26	S01° 17' 20"E	95.79'
E27	S88° 42' 16"W	15.00'
E28	N01° 17' 20"W	34.82'
E29	S88° 42' 16"W	16.47'
E30	N01° 17' 20"W	15.00'
E31	N88° 42' 16"E	16.47'
E32	N01° 17' 20"W	79.18'
E33	N88° 42' 40"E	3.05'
E34	N01° 15' 49"W	69.87'
E35	S88° 42' 40"W	8.46'
E36	N01° 28' 24"W	15.00'
E37	N88° 42' 40"E	8.52'
E38	N01° 15' 51"W	193.66'
E39	S88° 34' 56"W	6.67'
E40	N01° 15' 51"W	23.00'

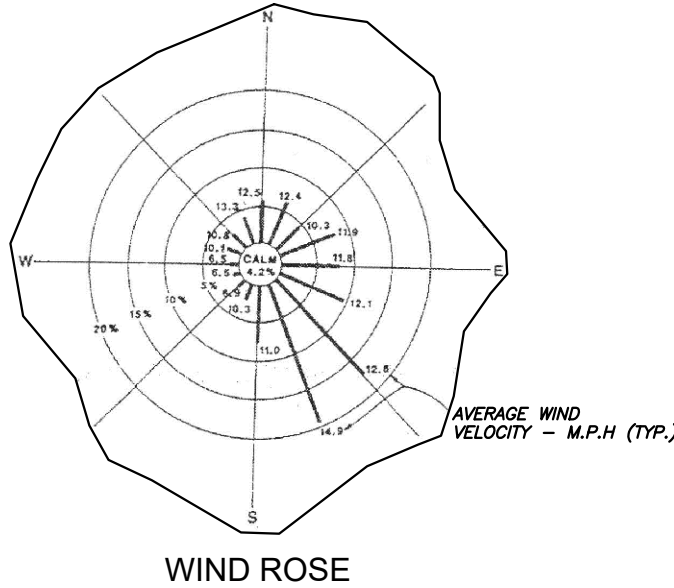
Easement Line Table		
Line #	Direction	Length
E101	N01° 21' 03"W	180.35'
E102	S88° 28' 30"W	608.94'
E103	S01° 26' 37"E	515.96'
E104	S39° 02' 12"E	82.96'
E105	S47° 52' 25"E	50.12'
E106	S35° 17' 46"E	60.05'
E107	S48° 27' 02"E	98.58'
E108	S41° 41' 04"W	15.00'
E109	N48° 27' 02"W	100.27'
E110	N35° 17' 46"W	60.12'
E111	N47° 52' 25"W	49.63'
E112	N39° 02' 12"W	89.22'
E113	N01° 26' 37"W	655.16'
E114	S88° 32' 50"W	185.42'
E115	N01° 27' 10"W	57.00'
E116	N88° 32' 50"E	15.00'
E117	N88° 32' 50"E	170.42'
E118	N01° 26' 37"W	553.27'
E119	N46° 26' 37"W	117.70'
E120	N01° 17' 44"W	152.36'

Easement Line Table		
Line #	Direction	Length
E41	N88° 34' 56"E	6.67'
E42	N01° 15' 51"W	38.52'
E43	N88° 42' 16"E	15.00'
E44	S01° 15' 51"E	229.89'
E45	N88° 34' 59"E	20.70'
E46	S01° 28' 24"E	15.00'
E47	S88° 34' 59"W	20.76'
E48	S01° 15' 49"E	95.16'
E49	N88° 42' 40"E	22.02'
E50	S01° 17' 20"E	15.00'
E51	S88° 42' 40"W	25.07'
E52	S01° 17' 20"E	3.22'
E53	N88° 38' 52"E	321.02'
E54	N01° 24' 55"W	499.91'
E55	S88° 34' 11"W	36.72'
E56	N01° 28' 24"W	15.00'
E57	N88° 34' 11"E	36.73'
E58	N01° 24' 55"W	138.00'
E59	N88° 33' 02"E	15.00'
E60	S01° 24' 55"E	283.44'

Easement Line Table		
Line #	Direction	Length
E121	S88° 42' 16"W	0.76'
E122	N01° 17' 44"W	15.00'
E123	S88° 42' 16"W	0.76'
E124	N01° 17' 44"W	41.16'
E125	S88° 42' 16"W	1.59'
E126	N01° 17' 44"W	15.00'
E127	N88° 42' 16"E	1.59'
E128	N01° 17' 44"W	605.70'
E129	N43° 42' 16"E	114.94'
E130	N01° 27' 54"W	25.99'
E131	N88° 32' 48"E	15.00'
E132	N88° 29' 49"E	280.37'
E133	S01° 30' 11"E	122.68'
E134	S46° 30' 11"E	86.91'
E135	S01° 28' 46"E	408.79'
E136	S88° 28' 30"W	278.14'
E137	N01° 31' 30"W	16.48'
E138	S88° 28' 30"W	15.00'
E139	S01° 31' 30"E	16.48'
E140	S88° 28' 30"W	49.13'

Easement Line Table		
Line #	Direction	Length
E61	N88° 39' 49"E	14.66'
E62	S00° 00' 14"E	15.00'
E63	S88° 39' 49"W	14.29'
E64	S01° 24' 55"E	89.43'
E65	N88° 38' 21"E	255.47'
E66	N01° 20' 52"W	388.27'
E67	N88° 33' 02"E	15.00'
E68	S01° 20' 52"E	403.29'
E69	S88° 38' 21"W	270.45'
E70	S01° 24' 55"E	70.54'
E71	N88° 33' 00"E	14.76'
E72	S01° 24' 18"E	15.00'
E73	S88° 33' 00"W	14.76'
E74	S01° 24' 55"E	260.02'
E75	N88° 39' 49"E	14.61'
E76	S00° 00' 14"E	15.00'
E77	S88° 39' 49"W	14.24'
E78	S01° 24' 55"E	206.69'
E79	N88° 43' 47"E	44.56'
E80	N88° 37' 40"E	98.56'

Easement Line Table		
Line #	Direction	Length
E141	N01° 26' 37"W	593.02'
E142	N88° 29' 49"E	76.54'
E143	N01° 38' 04"W	82.19'
E144	N01° 38' 04"W	36.44'
E145	N43° 37' 40"E	13.78'
E146	N88° 27' 23"E	152.39'
E147	N88° 43' 47"E	122.63'
E148	N88° 37' 40"E	195.95'
E149	S00° 50' 31"E	286.49'
E150	S13° 25' 16"W	98.63'
E151	S20° 04' 10"W	49.16'
E152	S26° 15' 53"W	49.16'
E153	S32° 49' 10"W	56.10'
E154	S37° 34' 39"W	22.35'
E155	S01° 27' 13"E	23.17'
E156	S44° 09' 55"W	37.15'
E157	S88° 18' 28"W	85.85'
E158	S43° 28' 25"W	22.44'
E159	S01° 21' 03"E	120.33'
E160	S88° 28' 30"W	251.69'



GENERAL NOTES:

- 1) TOTAL PLATTED AREA CONTAINS 85.53 ACRES OF LAND WITH STREET DEDICATION.
- 2) A 5/8" DIAMETER BY 18" LONG IRON ROD WITH A RED PLASTIC CAP STAMPED "NAISMITH ENG. C.C., TX." WILL BE SET AT ALL PLAT CORNERS, BLOCK CORNERS, LOT CORNERS, REFERENCE POINTS, POINTS OF CURVATURE AND POINTS OF TANGENCY, UNLESS OTHERWISE NOTED.
- 3) PLATTING THIS PROPERTY BY SCALE ON FEDERAL INSURANCE RATE MAP COMMUNITY PANEL NO. 485464 00165 C, MAP REVISED JULY 18, 1985, INDICATES THE PROPERTY IS LOCATED IN FLOOD ZONE C. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON IF ANY WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- 4) BEARINGS ARE GRID BEARINGS BASED ON THE TEXAS VRS NETWORK AND ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983.
- 5) 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.
- 6) IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.
- 7) THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- 8) UNLESS OTHERWISE NOTED, ALL STORM SEWER AND SANITARY SEWER IS PRIVATELY MAINTAINED.

FINAL PLAT OF DEL MAR COLLEGE WEST