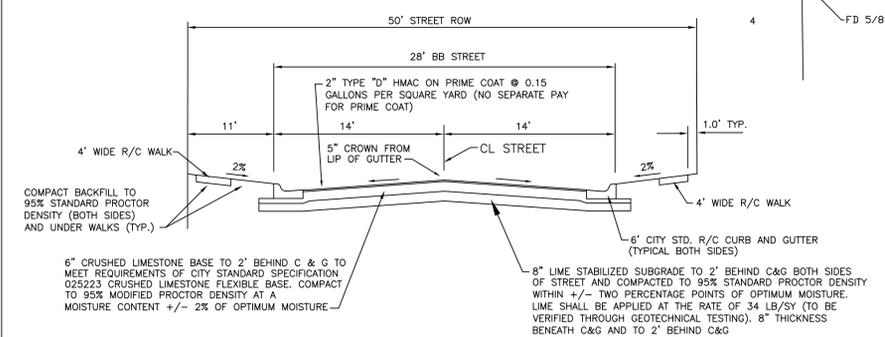




- NOTES**
1. THIS SITE IS PRESENTLY VACANT AND IS CURRENTLY ZONED RS-6. IT IS PROPOSED TO BE REZONED TO RS-4.5
  2. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO CREEK. THE TCEQ HAS NOT CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO CREEK, BUT IT IS RECOGNIZED AS AN ENVIRONMENTALLY 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 FEMA ZONE "C" ACCORDING TO FEMA MAP 485464 0133C, THIS PANEL NOT PRINTED, ACCORDING TO FEMA MAP 485464 0001 - 0405, REVISED SEPTEMBER 17, 1992.
  5. LEGAL DESCRIPTION: A 21.563 ACRE TRACT OF LAND, MORE OR LESS, BEING ALL OF A TRACT OF LAND DESCRIBED AS CONTAINING 21.568 BY DEED, DOC. NO. 2016022969, D.R.N.C.T.
  6. DESCRIPTION OF SITE DRAINAGE: THE ENTIRE SITE WILL DRAIN VIA UNDERGROUND PIPES TO EXISTING TWIN 30" RCP'S IN BLANCO RD. AS SHOWN SHEET 2 HEREOF
  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. EACH LOT AREA MUST COMPLY WITH THE CURRENT ZONING DISTRICT DEVELOPMENT STANDARD FOR MINIMUM AREA.
  11. NO PRIVATE DRIVEWAY ACCESS ONTO RAND MORGAN RD.
  12. WATER, WASTEWATER AND PARK FEES SHALL BE PAID PRIOR TO RECORDATION OF THE FINAL PLAT.
  13. THE TOTAL PLATTED AREA CONTAINS 21.563 ACRES OF LAND INCLUDING STREET DEDICATIONS.
  14. EACH LOT SHALL CONFORM TO THE ZONING DISTRICT'S DEVELOPMENT STANDARD FOR LOT WIDTH.
  15. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
  16. NO PRIVATE DRIVEWAY ACCESS TO RAND MORGAN ROAD.



THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF NIXON M. WELSH, P.E. NO. 36240 OF BASS AND WELSH ENGINEERING, F. 52. IT IS NOT TO BE USED FOR CONSTRUCTION OR BIDDING PURPOSES.

SCALE: 1" = 50'

**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**  
 TULOSO RESERVE, A 21.563 ACRE TRACT OF LAND, MORE OR LESS, BEING ALL OF A TRACT OF LAND DESCRIBED AS CONTAINING 21.568 ACRES IN DEED, DOCUMENT NO. 2016022969, OFFICIAL RECORDS OF NUECES COUNTY, TEXAS  
 CORPUS CHRISTI, NUECES CO., TX

DEVELOPER:  
 NP HOMES, LLC  
 P. O. BOX 8638  
 CORPUS CHRISTI, TX 78468  
 688-9382

DWN: _____	PLOT SCALE: 1" = 50'	COM. NO. _____	PREL AS PREL _____
CHK: N. WELSH	SCALE (H): SAME	JOB NO. 15058	SHEET 1 OF 1
	SCALE (V): NONE		
	DATE PLOTTED 2/7/19		