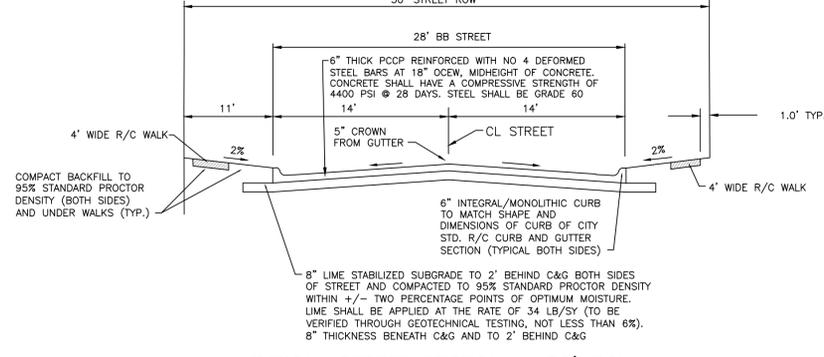
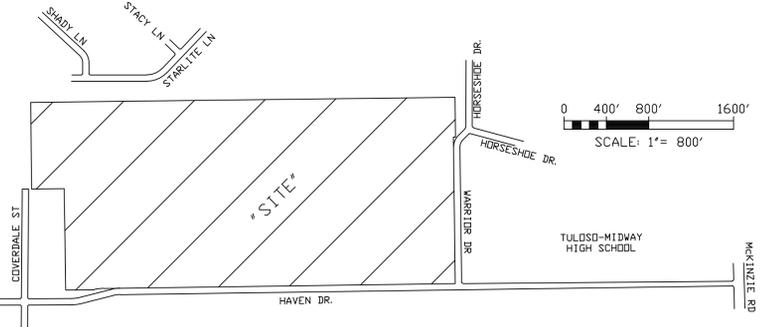


TYPICAL STREET SECTION - 60' ROW  
NTS



TYPICAL STREET SECTION - 50' ROW  
NTS



LOCATION MAP  
1" = 800'

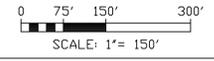


- NOTES**
- THE BASIS OF BEARINGS IS THE STATE OF TEXAS LAMBERT GRID, SOUTH ZONE, NAD 1983.
  - THE SUBJECT SITE LIES IN ZONE "OTHER AREAS" ACCORDING TO FEMA MAP 48355C0280G, OCTOBER 13, 2022.
  - NUECES BAY IS RECEIVING WATERS.
  - ALL OF THE SITE IS ZONED RS-4.5 EXCEPT FOR LDT 109, BLOCK 23, AS SHOWN, WHICH IS ZONED CN-1.
  - THERE ARE NO KNOWN NATURAL WATER BODIES, JURISDICTIONAL WETLANDS, ENDANGERED SPECIES HABITAT, STATE SUBMERGED LANDS OR CRITICAL DUNES ON THE SITE.
  - 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.

- NOTES, CONTINUED**
- LEGAL DESCRIPTION - A 154.427 ACRE TRACT OF LAND, MORE OR LESS, A PORTION OF LOTS 85 - 92, ARTEMUS ROBERTS SUBDIVISION, A MAP OF WHICH IS RECORDED IN VOLUME 3, PAGE 41, MAP RECORDS, NUECES COUNTY, TX AND ALSO CONSISTING OF A PORTION OF PARCEL 2, DDC. NO. 1998054737, OFFICIAL RECORDS OF SAID COUNTY, CORPUS CHRISTI, NUECES CO., TX.
  - EACH LOT AREA MUST COMPLY WITH THE APPROPRIATE ZONING DESIGNATION.
  - WATER, WASTEWATER AND PARK FEES SHALL BE PAID PRIOR TO RECORDATION OF THE FINAL PLAN.
  - THE TOTAL PLATTED AREA CONTAINS 154.427 ACRES OF LAND INCLUDING STREET DEDICATIONS.
  - EACH ZONING DISTRICT SHALL CONFORM TO MINIMUM LOT WIDTH (FT.) AND LOT AREA (SF) STANDARDS.

- NOTES, CONTINUED**
- THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
  - STREET CENTER LINES SHALL BE 25' - 25' FOR 50' RIGHTS-OF-WAY, AND 30' - 30' FOR 60' RIGHTS-OF-WAY.
  - CONFORMANCE TO THE VISIBILITY TRIANGLE REQUIREMENTS OF UDC SECTION 4.2.9. TO PREVENT VISION OBSTRUCTIONS AT STREET INTERSECTIONS SHALL BE REQUIRED.
  - THERE SHALL BE NO DRIVEWAY ACCESS TO HAVEN DRIVE EXCEPT FOR LOT 109, BLOCK 23, AS SHOWN.
  - INSIDE STREET CORNER INTERSECTIONS REQUIRE A RADIUS OF A MINIMUM OF 10' ON LOCAL RESIDENTIAL STREETS AND 15' TO 60' RIGHT-OF-WAY STREETS AND TO HAVEN DRIVE.
  - ALL DRIVEWAYS TO PUBLIC STREETS WITHIN THE SUBDIVISION SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS OUTLINED IN ARTICLE 7 OF THE UDC.

ADDITIONAL NOTE:  
SEE PLANS BY OTHERS FOR SWAMP AND DRAINAGE DESIGN AND FOR SANITARY SEWER AND WATER PLANS



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 YELLOWSTONE  
A 154.427 ACRE TRACT OF LAND, MORE OR LESS, A PORTION OF LOTS 85 - 92, ARTEMUS ROBERTS SUBDIVISION, A MAP OF WHICH IS RECORDED IN VOLUME 3, PAGE 41, MAP RECORDS, NUECES COUNTY, TX AND ALSO CONSISTING OF A PORTION OF PARCEL 2, DDC. NO. 1998054737, OFFICIAL RECORDS OF SAID COUNTY, CORPUS CHRISTI, NUECES CO., TX

DWN. _____	PLOT SCALE: 1" = 150'	COM. NO. _____
CHK. N. WELSH	SCALE (H): SAME	JOB NO. 21048
	SCALE (V): NONE	ORIG DATE PLOTTED 6/20/23
		SHEET 1 OF 1



OWNER/DEVELOPER  
MPM DEVELOPMENT LLP  
P. O. BOX 331308  
CORPUS CHRISTI, TX 78463  
774-3832