

FLOUR BLUFF ESTATES NO. 2
BLOCK 5, LOT 7R

BEING A REPLAT OF LOTS 7-10, BLOCK 5, FLOUR BLUFF ESTATES NO. 2,
AS RECORDED IN VOL. 8, PAGE 22 (M.R.N.C.T.)
CORPUS CHRISTI, NUECES COUNTY, TEXAS

NOTES:

1. THE YARD REQUIREMENTS, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND SUBJECT TO CHANGE, AS THE ZONING MAY CHANGE.
2. FOUND 5/8 INCH IRON ROD AT ALL LOT CORNERS, P.T.'S, BLOCK CORNERS ETC., UNLESS OTHERWISE SPECIFIED.
3. AC. DENOTES ACRES OF LAND
S.F. DENOTES SQUARE FEET OF LAND
Y.R. DENOTES YARD REQUIREMENTS
B.L. DENOTES BUILDING LINE
U.E. DENOTES UTILITY EASEMENT
D.E. DENOTES DRAINAGE EASEMENT
C.L. DENOTES CENTERLINE OF ROADWAY
B.C. DENOTES BLOCK CORNER
D.H. DENOTES DRILL HOLE
"S" DENOTES SET 5/8" I.R.
"+" DENOTES GRADE ELEVATIONS
I.R. DENOTES IRON ROD
4. THIS PROPERTY LIES WITHIN FLOOD ZONE X COMMUNITY #48355C, PANEL 0545G (CITY OF CORPUS CHRISTI), AND IS NOT WITHIN THE 100 YEAR FLOOD PLAIN. REFER TO MAP INDEX DATED 10/13/2022.
5. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE LAGUNA MADRE. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE GLUF OF MEXICO AS "EXCEPTIONAL" AND "OYSTER WATERS". THE TCEQ ALSO CATEGORIZED THE GULF OF MEXICO AS "CONTACT RECREATION" USE.
6. TOTAL PLATTED AREA IS 1.087 ACRE WITH 0.038 ACRE DEDICATED TO STREET.
7. GRID BEARINGS AND SURFACE 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).
8. IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.

STATE OF TEXAS
COUNTY OF NUECES

I, ADR INVESTMENTS, LLC., HEREBY CERTIFY THAT I AM THE OWNER OF LOTS 7, 8, 9 & 10, BLOCK 5, FLOUR BLUFF ESTATES NO. 2, AS EMBRACED WITHIN THE BOUNDS OF THE FOREGOING MAP; THAT I HAD SAID LAND SURVEYED AS SHOWN; THAT STREETS AS SHOWN ARE DEDICATED TO THE PUBLIC FOREVER; THAT ALL EASEMENTS ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION AND USE OF THE PUBLIC UTILITIES; THAT THIS MAP WAS MADE FOR THE PURPOSES OF DESCRIPTION AND DEDICATION.

THIS THE ____ OF _____, 2023.

ARNULFO DE LA ROSA
OWNER

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, ARNULFO DE LA ROSA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION HEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 2023.

NOTARY PUBLIC IN AND FOR NUECES CO., TEXAS

STATE OF TEXAS
COUNTY OF NUECES

I, RONALD A VOSS, A REGISTERED PROFESSIONAL LAND SURVEYOR OF VOSS ENGINEERING, INC., HAVE PREPARED THE FOREGOING MAP FROM SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF; I HAVE BEEN ENGAGED UNDER CONTRACT TO SET ALL LOT AND BLOCK CORNERS AS SHOWN HEREIN AND TO COMPLETE SUCH OPERATIONS WITH DUE AND REASONABLE DILIGENCE CONSISTENT WITH SOUND PROFESSIONAL PRACTICE.

THIS THE ____ OF _____, 2023.

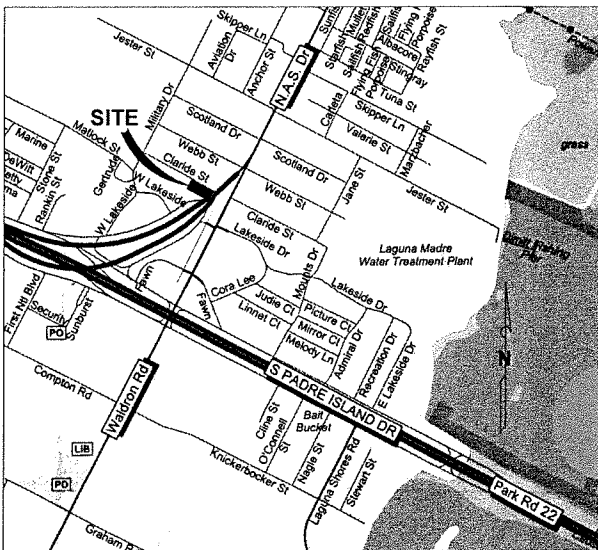
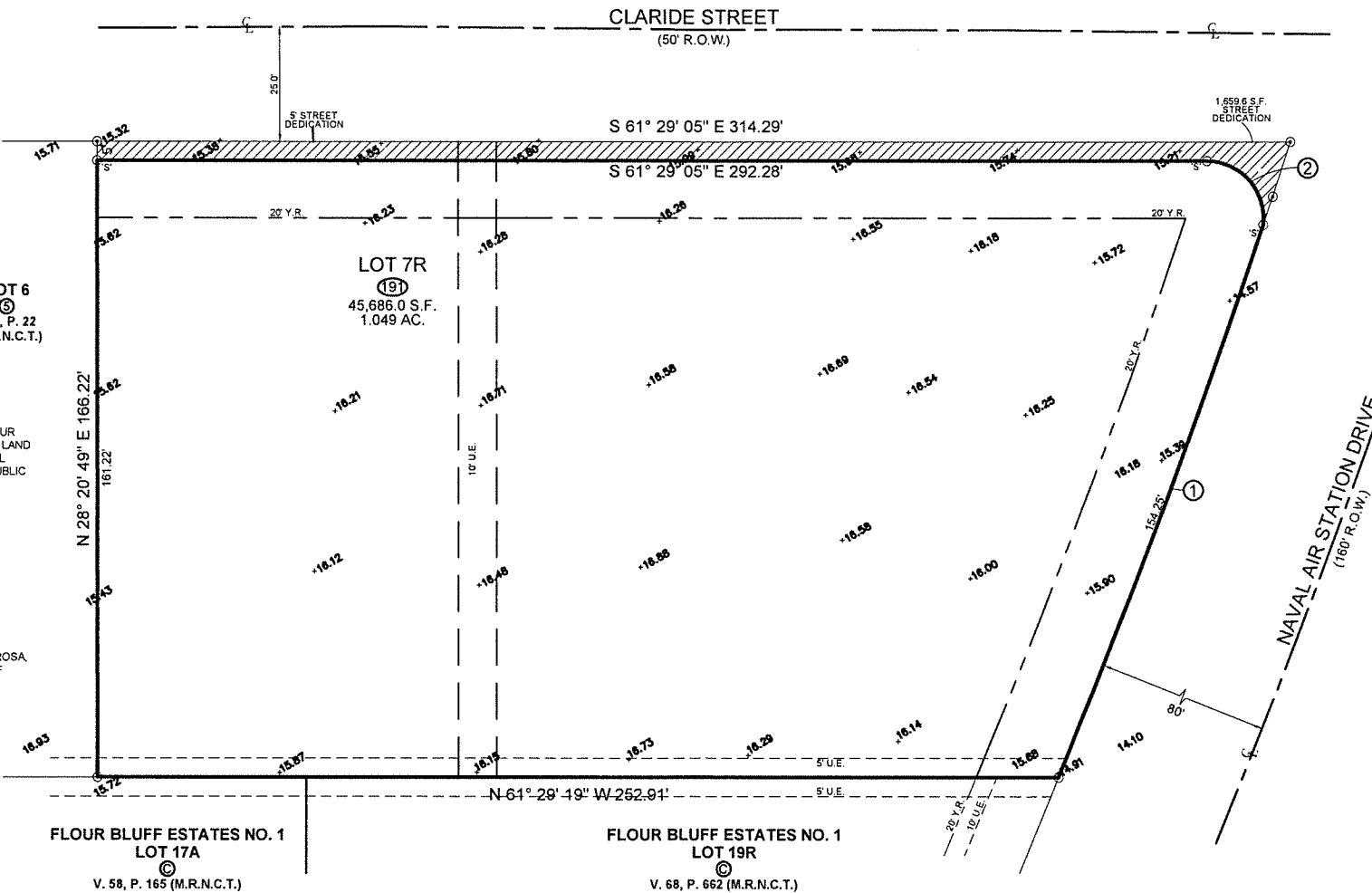
RONALD A. VOSS
REGISTERED PROFESSIONAL LAND SURVEYOR No. 2293

SEAL

CURVE DATA

① $\Delta = 03^\circ 59' 45''$
 $R = 2,211.83'$
 $T = 77.16'$
 $LA = 154.25'$
 $LC = S 48^\circ 55' 59'' W 154.22'$

② $\Delta = 96^\circ 23' 46''$
 $R = 15.00'$
 $T = 16.78'$
 $LA = 25.24'$
 $LC = S 13^\circ 17' 12'' E 22.364'$



VICINITY MAP (NTS)

STATE OF TEXAS
COUNTY OF NUECES

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED ON BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS BY THE PLANNING COMMISSION.

THIS THE ____ DAY OF _____, 2023.

AL RAYMOND III, A.I.A., C.B.O.
DIRECTOR OF DEVELOPMENT SERVICES

KAMRAN ZARGHOONI, CHAIRMAN

STATE OF TEXAS
COUNTY OF NUECES

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY APPROVED BY THE DEVELOPMENT SERVICES ENGINEER OF THE CITY OF CORPUS CHRISTI, TEXAS.

THIS THE ____ OF _____, 2023.

BRIA WHITMIRE, P.E., C.F.M., C.P.M.
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS
COUNTY OF NUECES

I, KARA SANDS, CLERK OF THE COUNTY COURT, IN AND FOR NUECES COUNTY TEXAS, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE ____ DAY OF _____, 2023, WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THIS ____ DAY OF _____, 2023 AT ____ O'CLOCK ____ M AND DULY RECORDED IN VOLUME ____, PAGE ____ (M.R.N.C.T.)

WITNESS MY HAND AND SEAL OF OFFICE IN CORPUS CHRISTI, TEXAS, THIS THE ____ DAY OF _____, 2023.

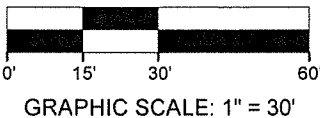
KARA SANDS, COUNTY CLERK

DEPUTY TO THE COUNTY CLERK



VOSS ENGINEERING, INC.

ENGINEERING AND LAND SURVEYING
6838 GREENWOOD DRIVE, CORPUS CHRISTI, TEXAS 78415
PHONE: (361)854-6202 FAX: (361)853-4696



DATE:	REVISED:	OFFICE:	JOB #:
01/16/2023	02/28/2023	RV & PP	22-7182
FIRM NO. F-166			

REPLAT ESTABLISHING FLOUR BLUFF ESTATES NO. 2
BLOCK 5, LOT 7R

STORM WATER QUALITY
MANAGEMENT PLAN

STORMWATER PLAN NOTES:

*A STORMWATER QUALITY MANAGEMENT PLAN WILL BE SUBMITTED WITH CONSTRUCTION PLANS FOR ANY PROJECT OF 1 ACRE OR GREATER/ OR A POLLUTION PREVENTION PLAN IS LESS THAN 5 ACRES.

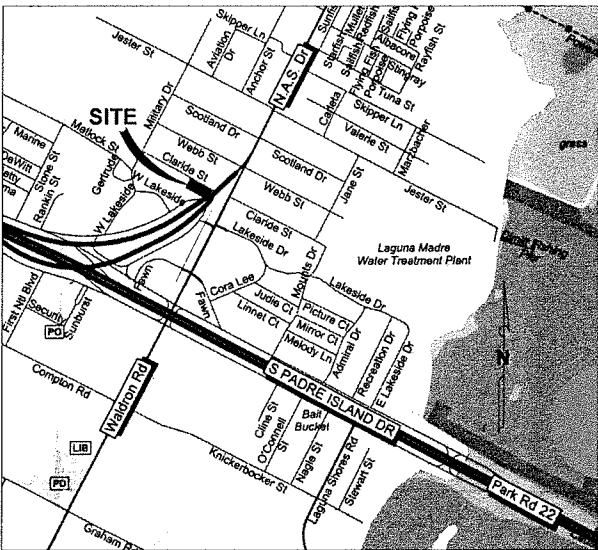
*THE ULTIMATE RECEIVING BODY IS THE LAGUNA MADRE (AND AS REFERENCED IN THE GENERAL NOTES). STORMWATER FROM THE SITE WILL COMPLY WITH THE CITY'S NPDES PERMIT FOR MUNICIPAL STORMWATER DISCHARGE.

*FEMA FLOOD HAZARD ZONE IS ZONE X AND AS DENOTED WITHIN THE GENERAL NOTES.

*THERE WILL BE NO OFFSITE DRAINAGE ONTO THIS PROPERTY.

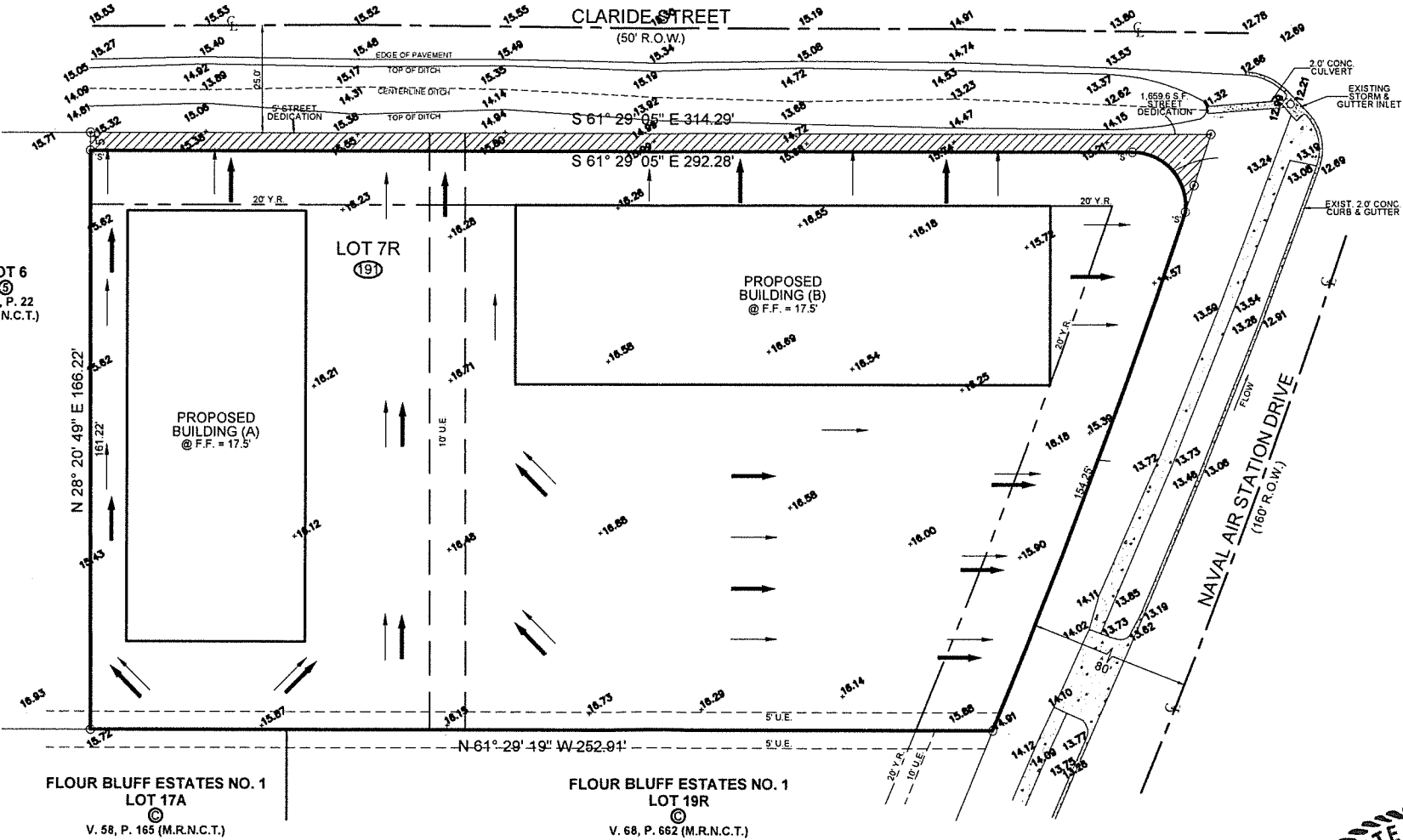
*THERE ARE NO KNOWN NATURAL WATER BODIES, JURISDICTIONAL WETLANDS, ENDANGERED SPECIES HABITAT, STATE OF SUBMERGED LANDS, OR CRITICAL DUNES ON THE SITE.

*SITE DRAINAGE IS INTO THE EXISTING CURB AND GUTTER OF N.A.S. ROAD & DITCH OF CLARIDE STREET WHICH DRAINS TO THE LAGUNA MADRE.

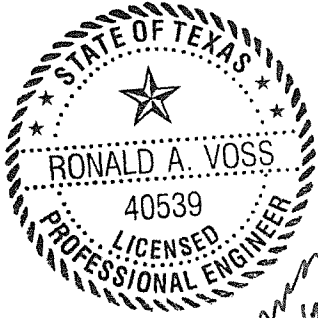


VICINITY MAP (NTS)

SWQMP LEGEND	
	DIRECTION OF EXISTING SURFACE STORM WATER RUNOFF
	DIRECTION OF PROPOSED SURFACE STORM WATER RUNOFF
	EXISTING ELEVATIONS

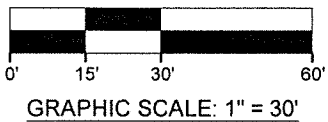


RATIONAL METHOD
TOTAL FLOW CAPACITY TO CURB, GUTTER & DITCH:
Q5 = 2.09 CFS (RAW LAND)
Q25 = 2.71 CFS (RAW LAND)
Q50 = 3.04 CFS (RAW LAND)
Q100 = 3.19 CFS (RAW LAND)
Q5 = 4.78 CFS (W/ IMPROVEMENTS)
Q25 = 6.19 CFS (W/ IMPROVEMENTS)
Q50 = 6.93 CFS (W/ IMPROVEMENTS)
Q100 = 7.30 CFS (W/ IMPROVEMENTS)
I(5) = 5.50 INCHES/HR
I(25) = 7.12 INCHES/HR
I(50) = 7.98 INCHES/HR
I(100) = 8.39 INCHES/HR
C = 0.35 (UNDEVELOPED LAND, SAND)
C = 0.80 (DEVELOPED COMMERCIAL)
TC = 10 MINUTES



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