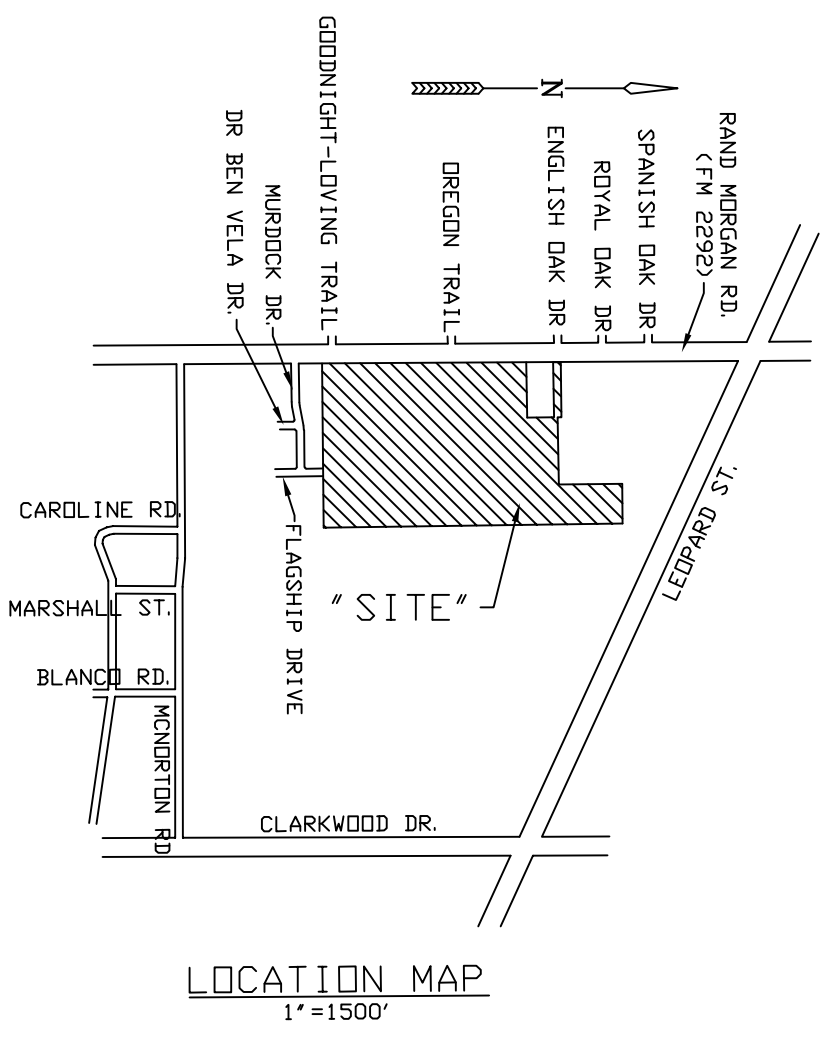
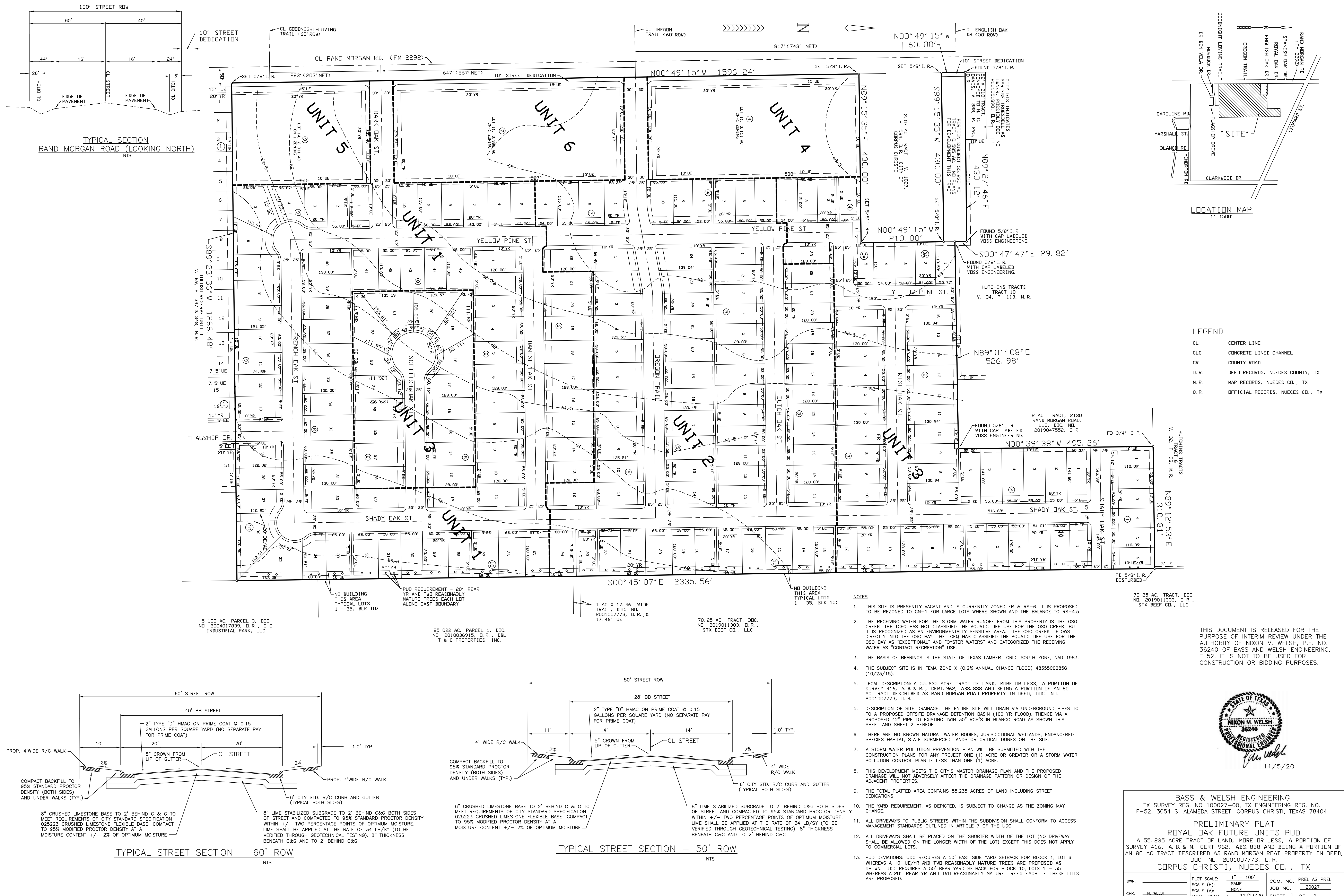
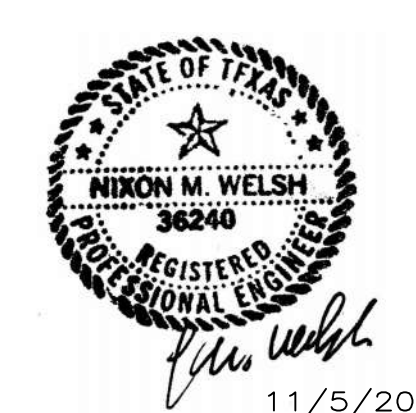




LEGEND

CL	CENTER LINE
CLC	CONCRETE LINED CHANNEL
CR	COUNTY ROAD
D.R.	DEED RECORDS, NUECES COUNTY, TX
M.R.	MAP RECORDS, NUECES CO., TX
O.R.	OFFICIAL RECORDS, NUECES CO., TX

- NOTES
1. THIS SITE IS PRESENTLY VACANT AND IS CURRENTLY ZONED FR & RS-6. IT IS PROPOSED TO BE REZONED TO CN-1 FOR LARGE LOTS WHERE SHOWN AND THE BALANCE 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 X (0.2% ANNUAL CHANCE FLOOD) 4835502856 (10/23/15).
 5. LEGAL DESCRIPTION: A 55.235 ACRE TRACT OF LAND, MORE OR LESS, A PORTION OF SURVEY 416, A.B. & M., CERT. 962, ABS. 838 AND BEING A PORTION OF AN 80 AC. TRACT DESCRIBED AS RAND MORGAN ROAD PROPERTY IN DEED, DOC. NO. 2001007773, D.R.
 6. THERE ARE NO KNOWN NATURAL WATER BODIES, JURISDICTIONAL WETLANDS, ENDANGERED SPECIES HABITAT, STATE SUBMERGED LANDS OR CRITICAL DUNES ON THE SITE.
 7. 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.
 8. 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.
 9. THE TOTAL PLATTED AREA CONTAINS 55.235 ACRES OF LAND INCLUDING STREET DEDICATIONS.
 10. THE YARD REQUIREMENT, AS DEPICTED, IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
 11. ALL DRIVEWAYS TO PUBLIC STREETS WITHIN THE SUBDIVISION SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS OUTLINED IN ARTICLE 7 OF THE UDC.
 12. ALL DRIVEWAYS SHALL BE PLACED ON THE SHORTER WIDTH OF THE LOT (NO DRIVEWAY SHALL BE ALLOWED ON THE LONGER WIDTH OF THE LOT) EXCEPT THIS DOES NOT APPLY TO COMMERCIAL LOTS.
 13. PUD DEVIATIONS: UDC REQUIRES A 50' EAST SIDE YARD SETBACK FOR BLOCK 1, LOT 6 WHEREAS A 10' UE/YR AND TWO REASONABLY MATURE TREES ARE PROPOSED AS SHOWN. UDC REQUIRES A 50' REAR YARD SETBACK FOR BLOCK 10, LOTS 1 - 35 WHEREAS A 20' REAR YR AND TWO REASONABLY MATURE TREES EACH OF THESE LOTS ARE PROPOSED.



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
ROYAL OAK FUTURE UNITS PUD
A 55.235 ACRE TRACT OF LAND, MORE OR LESS, A PORTION OF SURVEY 416, A.B. & M., CERT. 962, ABS. 838 AND BEING A PORTION OF AN 80 AC. TRACT DESCRIBED AS RAND MORGAN ROAD PROPERTY IN DEED, DOC. NO. 2001007773, D.R.
CORPUS CHRISTI, NUECES CO., TX

OWN.	_____	PLOT SCALE: 1" = 100'	COM. NO. PREL AS PREL
CHK.	N. WELSH	SCALE (H): NONE	JOB NO. 20027
		DATE PLOTTED 11/13/20	SHEET 1 OF 1