



# PLAT OF KENLEY ESTATES

13.636 ACRES OF LAND OUT OF LOTS NOS. ONE (1) AND TWO (2), SECTION NO. FIFTY (50) FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, NUECES COUNTY, TEXAS, AS RECORDED IN DOCUMENTS 2017042414, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS

## GENERAL NOTES

- TOTAL PLATTED AREA CONTAINS 13.15 ACRES OF LAND EXCLUDING STREET DEDICATION AND RIGHT-OF-WAY EASEMENTS.
- ALL BEARINGS ARE GRID BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM FOR THE LAMBERT SOUTH ZONE (NAD 1983).
- A 5/8" DIAMETER BY 18" LONG IRON ROD WITH RED PLASTIC CAP STAMPED "HANSON CRP, TX." WILL BE SET AT ALL PLAT CORNERS, BLOCK CORNERS, LOT CORNERS, POINTS OF CURVATURE, AND POINTS OF TANGENCY, UNLESS OTHERWISE NOTED.

- THE YARD REQUIREMENT AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- FINISHED FLOOR ELEVATIONS WILL BE A MINIMUM OF 18 INCHES ABOVE THE CENTERLINE OF THE HIGHEST ADJACENT ROADWAY AS OVERFLOW PROTECTION.
- RECEIVING WATERS:  
THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO BAY DRAINAGE BASIN. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS". TCEQ ALSO CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
- FEMA INFORMATION:  
PLOTTING THE PROPERTY BY SCALE ON FIRM COMMUNITY-PANEL NO. 485464 0318 C, MAP REVISED JULY 18, 1985, AND COMMUNITY-PANEL NO. 485464 0315 D, MAP REVISED AUGUST 3, 1989 FLOOD INDICATES THE PROPERTY IS LOCATED IN FLOOD ZONE C, DEFINED AS AREA OF MINIMAL FLOODING.

NOTE: THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON PART OF THE ENGINEER OR SURVEYOR.

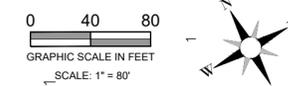
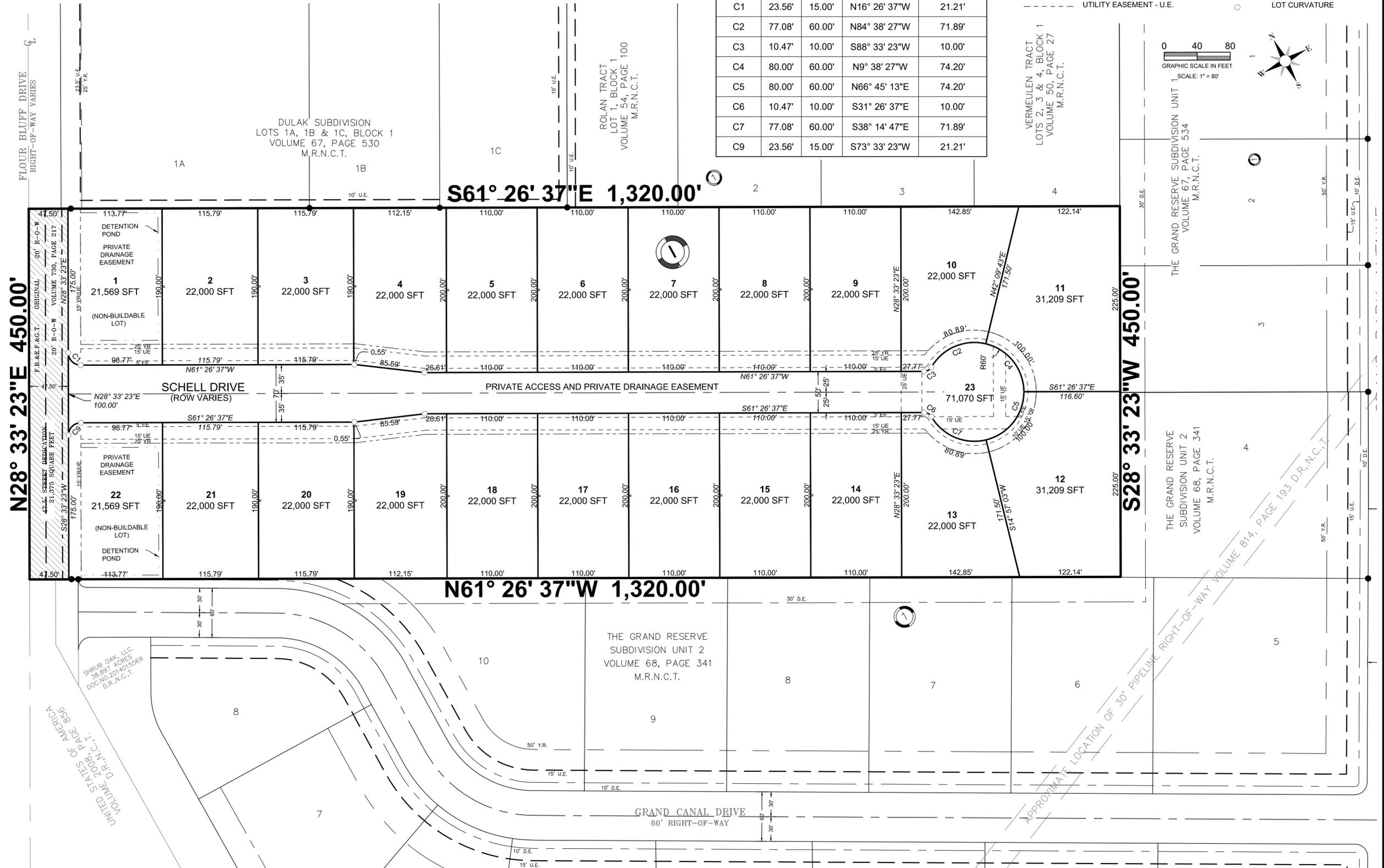
- IMPROVEMENTS
  - LOTS:
  - RESIDENTIAL: LOTS 2-21 (20 TOTAL LOTS)
  - LOTS 1 AND 22 ARE PRIVATE DRAINAGE EASEMENTS TO BE MAINTAINED BY A HOME OWNERS ASSOCIATION (HOA). PRIVATE DRIVEWAY ACCESS TO FLOUR BLUFF DRIVE FROM LOTS 1 AND 22 IS PROHIBITED.
  - LOT 23 IS A PRIVATE STREET. IT SHALL BE USED AS A PRIVATE ACCESS AND PRIVATE DRAINAGE EASEMENT AND IS TO BE MAINTAINED BY OWNER.
- THE HOME OWNERS ASSOCIATION AGREES TO RELEASE, INDEMNIFY, DEFEND, AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR

- DAMAGE TO
- PRIVATE STREETS REASONABLY USED BY GOVERNMENT VEHICLES.
  - INJURIES OR DAMAGES TO OTHER PERSONS, PROPERTIES OR VEHICLES CLAIMED AS A RESULT OF STREET DESIGN OR CONSTRUCTION.
10. THE CENTERLINE DISTANCE OF SCHELL DRIVE FROM EAST ROW OF FLOUR BLUFF DRIVE TO RADII CENTER OF CUL-DE-SAC IS 1143.40'.
11. A WAIVER FROM THE CUL-DE-SAC LENGTH REQUIREMENT IN UDC 8.2.1.G WAS GRANTED BY THE PLANNING COMMISSION ON AUGUST 8, 2018.

### LEGEND

- 5/8" IRON ROD WITH RED PLASTIC CAP SET STAMPED "HANSON CRP, TX."
- IRON ROD FOUND
- ⊙ BLOCK SYMBOL PROPERTY LINE
- UTILITY EASEMENT - U.E.
- YARD REQUIREMENT - Y.R.
- DETENTION POND
- ROAD CENTERLINE - c
- M.R. MAP RECORDS
- O.R. OFFICIAL RECORDS
- N.C.T. NUECES COUNTY, TEXAS LOT CURVATURE

Curve #	Length	Radius	Chord Direction	Chord Length
C1	23.56'	15.00'	N16° 26' 37"W	21.21'
C2	77.08'	60.00'	N84° 38' 27"W	71.89'
C3	10.47'	10.00'	S88° 33' 23"W	10.00'
C4	80.00'	60.00'	N9° 38' 27"W	74.20'
C5	80.00'	60.00'	N66° 45' 13"E	74.20'
C6	10.47'	10.00'	S31° 26' 37"E	10.00'
C7	77.08'	60.00'	S38° 14' 47"E	71.89'
C9	23.56'	15.00'	S73° 33' 23"W	21.21'



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PROJECT NO. 20180301  
DRAWING NAME: PLAT  
DATE: 07/2018

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**FINAL PLAT OF KENLEY ESTATES**  
CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS