LOCATION MAP
SCALE: 1" = 5,000'

PROJECT LOCATION

CENTRAL CITY

Moody High School

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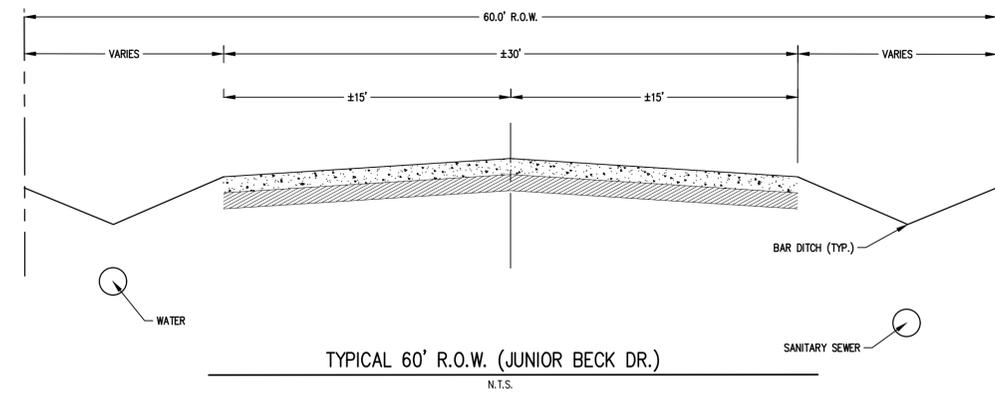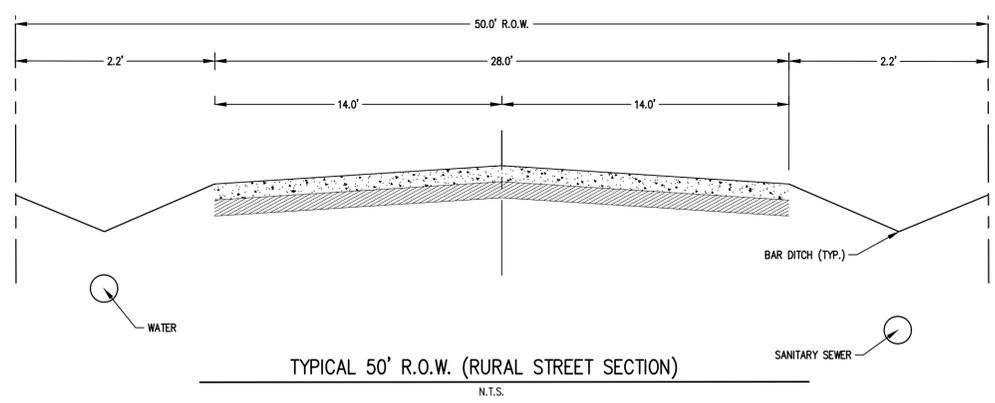
LEGEND
	PHASE 2 BOUNDARY
U.E.	UTILITY EASEMENT
Y.R.	YARD REQUIREMENT
R.O.W.	RIGHT OF WAY
D.R.N.C.T.	DEED RECORDS OF NUECES COUNTY, TX
M.R.N.C.T.	MAP RECORDS OF NUECES COUNTY, TX

TYPICAL 50' R.O.W. (RURAL STREET SECTION)
N.T.S.

50.0' R.O.W.
2.2' 28.0' 2.2'
14.0' 14.0'
BAR DITCH (TYP.)
WATER   SANITARY SEWER

TYPICAL 60' R.O.W. (JUNIOR BECK DR.)
N.T.S.

60.0' R.O.W.
VARIES ±30' VARIES
±15' ±15'
BAR DITCH (TYP.)
WATER   SANITARY SEWER

GENERAL NOTES:
1. THE TOTAL AREA, TO BE PLATTED IN TWO PHASES, CONTAINS 52.0 ACRES OF LAND.
2. ALL BEARINGS AND DISTANCES REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE.
3. PER FLOOD INSURANCE RATE MAP, MAP INDEX, COMMUNITY-PANEL NUMBER 48355C0315G, EFFECTIVE OCTOBER 13TH, 2022, THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
4. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO CREEK BASIN. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO CREEK BASIN AS "FULLY SUPPORTED" TCEQ ALSO CATEGORIZED THE OSO CREEK BASIN AS "CONTACT RECREATION" USE.
5. THERE ARE NO KNOWN NATURAL WATER BODIES, JURISDICTIONAL WETLANDS, ENDANGERED SPECIES HABITAT, STATE OF TEXAS SUBMERGED LANDS OR CRITICAL DUNES ON THE SITE.
6. DEVELOPMENT STANDARDS SHALL COMPLY WITH THOSE OUTLINED IN THE UNIFIED DEVELOPMENT CODE.
7. PROPOSED DRIVEWAY ACCESS TO A PUBLIC CITY STREET SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS OUTLINED IN ARTICLE 7 OF THE UDC.
8. TO MITIGATE THE INCREASE IN RUN-OFF, EACH LOT IN THE PROPOSED SOLID ROCK INDUSTRIAL PARK SUBDIVISION SHALL BE REQUIRED TO INSTALL ON-SITE STORMWATER DETENTION. DETENTION PONDS FOR EACH LOT SHALL BE SIZED TO HOLD THE 5-YEAR STORM EVENT AND RELEASE RUN-OFF AT A CONTROLLED RATE EQUAL TO OR LESS THAN THE PRE-DEVELOPMENT RATE. ALL CALCULATIONS SHALL BE PER THE VALUES SHOWN ON THE STORM WATER QUALITY MANAGEMENT PLAN PREPARED BY YORK ENGINEERING, DATED 12/05/2023.

Plat drawing labels

329.6 ACRES
MARGARET KELLY LANDS
VOL. 8, PG. 40
M.R.N.C.T.

4.90 ACRES
OUT OF LOT 13, SEC. 5, RANGE VIII, GUGENHEIM AND COHN SURVEY
DOC. NO. 2023043243
O.P.R.N.C.T.
(Owner: South Coastal Properties, LLC)

15' UTILITY EASEMENT FROM EXISTING POWER LINE
AEP BLANKET EASEMENT
DOC#2007008680
O.P.R.N.C.T.

LOT 1, BLOCK 5, INDUSTRIAL TECHNOLOGY PARK UNIT 2, VOL. 64, PG. 134, M.R.N.C.T.

40' UTILITY EASEMENT CITY OF CORPUS CHRISTI VOL. 893, PG. 584 D.R.N.C.T.

N1° 11' 18"W 1013.82'
N1° 11' 59"W 340.01'
N30° 43' 08"W 1038.68'
S89° 08' 36"E 575.62'
S1° 11' 05"E 300.01'

BLOCK 1
- 3   3.0 AC.   131630.7 S.F.
- 4   4.0 AC.   173105.1 S.F.
- 5   3.0 AC.   132629.8 S.F.
- 6   3.0 AC.   131666.1 S.F.
- 7   3.4 AC.   149904.3 S.F.
- 8   4.5 AC.   195792.9 S.F.
- 2   2.2 AC.   97682.3 S.F.
- 3.1 AC.   136236.2 S.F.

JUNIOR BECK DRIVE (R.O.W. VARIES)
JUNIOR BECK DRIVE
N89° 08' 36"E 60.00' (60' R.O.W.)
S1° 11' 05"E 4.99'

BLOCK 2
- 2   1.1 AC.   49730.6 S.F.
- 3   1.1 AC.   48403.3 S.F.
- 4   1.1 AC.   48400.0 S.F.
- 5   1.1 AC.   48399.8 S.F.
- 6   1.1 AC.   48288.6 S.F.

BLOCK 3
- 7   1.1 AC.   48549.5 S.F.

LOT 5, BLOCK 4, INDUSTRIAL TECHNOLOGY PARK UNIT 2, BLOCK 4, LOTS 4 & 5, VOL. 68, PG. 138, M.R.N.C.T.

LOT 4, BLOCK 4, INDUSTRIAL TECHNOLOGY PARK UNIT 2, BLOCK 4, LOTS 4 & 5, VOL. 68, PG. 138, M.R.N.C.T.

LOT 1R, BLOCK 4, INDUSTRIAL TECHNOLOGY PARK UNIT 1, VOL. 67, PG. 679, M.R.N.C.T.

LOT 1, BLOCK 3, INDUSTRIAL TECHNOLOGY PARK UNIT 1, VOL. 46, PG. 105, M.R.N.C.T.

BLOCK 2
- 9   1.9 AC.   82298.1 S.F.
- 8   1.6 AC.   70015.4 S.F.
- 7   1.5 AC.   64021.9 S.F.
- 6   1.3 AC.   57747.6 S.F.

N89° 08' 03"E 715.63'

SOLID ROCK DRIVE (50' R.O.W.)

BLOCK 3
- 1   1.2 AC.   50501.6 S.F.
- 2   1.1 AC.   47938.8 S.F.
- 3   1.1 AC.   48145.6 S.F.
- 4   1.2 AC.   54232.8 S.F.
- 5   1.6 AC.   69368.6 S.F.

- 1   2.2 AC.   95429.2 S.F.

S1° 00' 46"E 1204.36'
S47° 30' 37"W 859.22'

OLD BROWNSVILLE ROAD

2.5' WIDE STREET DEDICATION (999 S.F.)
2.5' WIDE STREET DEDICATION (958 S.F.)
2.5' WIDE STREET DEDICATION (274 S.F.)

L=257.26', R=5588.33'
CL=257.24'
CB=S46° 25' 40"W
Δ=2.64

PHASE 1
PHASE 2

LOT 9A
BROWN-LEX TRACT
LOTS 9A & 9B
VOL. 52, PG. 130,
M.R.N.C.T.

LOT 9B
BROWN-LEX TRACT
LOTS 9A & 9B
VOL. 52, PG. 130,
M.R.N.C.T.

08/24/2023

PRELIMINARY PLAT OF SOLID ROCK INDUSTRIAL PARK

45.2 ACRES CONSISTING OF A 23.013 ACRE TRACT, CALLED TRACT I, AND A 22.189 ACRE TRACT, CALLED TRACT II. BOTH BEING OUT OF A 66.88 ACRE TRACT, CALLED TRACT VII, AS DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2004040019, OFFICIAL PUBLIC RECORDS NUECES COUNTY, TEXAS.
AND
A 2.826 ACRE TRACT AS DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2021033866, OFFICIAL PUBLIC RECORDS NUECES COUNTY, TEXAS.
AND
3.96 ACRES BEING OUT OF LOT 2, BLOCK 5, INDUSTRIAL TECHNOLOGY PARK UNIT 2, AS RECORDED IN VOLUME 67, PAGE 502, MAP RECORDS NUECES COUNTY, TEXAS.

12/04/2023