

PLAT OF: KING'S POINT UNIT 2 BLOCK 2, LOTS 1 AND 2

BEING A PLAT OF A 2.78 ACRES BEING OUT OF LOTS 10 & 11, SECTION 10,
FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS
VOLUME A, PAGE 41-43 M.R.N.C.T.
CORPUS CHRISTI, NUECES COUNTY, TEXAS.



- GENERAL NOTES:
- 1) THE TOTAL PLATTED AREA CONTAINS 2.78 ACRES OF LAND, INCLUDING STREET DEDICATIONS.
 - 2) A 5/8" DIAMETER STEEL REBAR WAS FOUND AT EVERY CORNER, EXCEPT OTHERWISE SPECIFIED.
 - 3) PER FLOOD INSURANCE RATE MAP, MAP INDEX COMMUNITY-PANEL NUMBER 48355C0520G, REVISED PRELIMINARY MAY 30,2018, THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE BOUNDARIES OF ANY SPECIAL FLOOD HAZARD AREAS.
 - 4) ALL BEARINGS AND DISTANCES REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE.
 - 5) THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO BAY. 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.
 - 6) THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
 - 7) PROPOSED DRIVEWAY ACCESS TO A PUBLIC CITY STREET SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS OUTLINED IN ARTICLE 7 OF THE UDC.
 - 8) IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.
 - 9) THE DETENTION BASIN WILL BE MAINTAINED BY THE PROPERTY OWNER/S.

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