



PRELIMINARY PLAT  
for  
Harris Acres  
Corpus Christi, Texas

LEGAL DESCRIPTION:

Notes:

- 1.) Property is located in Zoned RS-6 (Single Family Residential)
- 2.) Total platted area contains 11.66 acres of land. (Includes Street Dedication)
- 3.) 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". The TCEQ also categorized the receiving water as "contact recreation" use.
- 4.) Bearings based on GPS, NAD83, State Plane Coordinate System, Texas South Zone 4205.
- 5.) By graphic plotting only, this property is in Zones "A13 (El 10)", "B" and "C" on Flood Insurance Rate Map, Community Panel No. 485464 0315 D, City of Corpus Christi, Texas, which bears an effective date of August 3, 1989 and it is partially located in a Special Flood Hazard Area.
- 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.) If any lot is developed with residential uses, compliance with the Public Open Space regulations will be required during the building permit phase.
- 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.) Freshwater pond and freshwater emergent wetlands shown, are based on City GIS map.

being an 11.66 Acre Tract, of the Easterly portion of Lot 21, Section 40, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Pages 41-43, Map Records of Nueces County, Texas; said 11.66 Acre Tract described in Warranty Deed with Vendor's Lien from Celso M. Gonzalez, et al, to David E. Harris and Christine L. Harris, recorded in Document No. 2016023213, Official Public Records of Nueces County, Texas:

OWNER/DEVELOPER:  
David E. and Christine L. Harris  
922 Glenoak Drive  
Corpus Christi, TX 78418  
361-739-2427

ENGINEER:  
Urban Engineering Firm # 145  
2725 Swantner  
Corpus Christi, TX 78404  
361-854-3101



LLN 22417 DE 21

Job No. 20417.B5.01  
June 29, 2016 MFH/xq

30 0 60

## Graphic Scale

