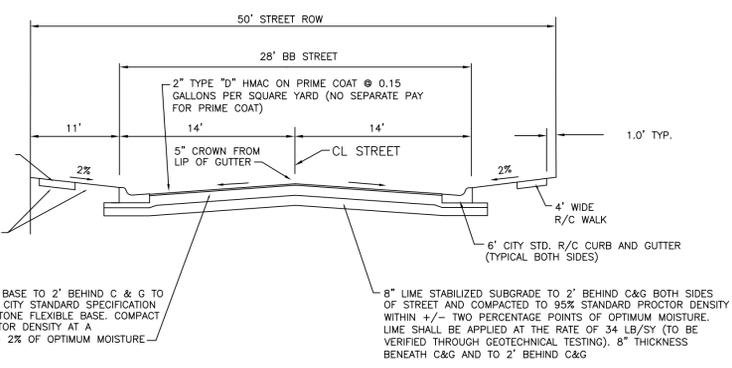
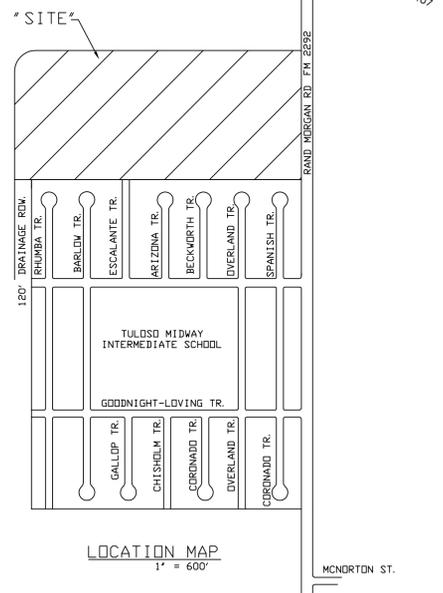


PORTION ARTEMUS ROBERTS SUB.,
V. 3, P. 41, M.R., LOTS 1 - 28,
BRAMAN RANCHES LLC, ACCORDING
TO CITY GIS WEB SITE AND DEED,
DOC. NO. 1998054745, O.R.

PORTION ARTEMUS ROBERTS SUB.,
V. 3, P. 41, M.R., LOTS 1 - 28,
BRAMAN RANCHES LLC, ACCORDING
TO CITY GIS WEB SITE AND DEED,
DOC. NO. 1998054745, O.R.

D=90°00'00"
R=150.00'
T=150.00'
L=235.62'
CB=S44°12'33"W
CH=212.13'



- NOTES
1. THIS SITE IS PRESENTLY VACANT AND IS CURRENTLY ZONED RS-6. IT IS PROPOSED FOR SINGLE FAMILY RESIDENTIAL, RS-4.5. THE LOTS WILL MEET THE MINIMUM SQUARE FOOTAGE REQUIREMENT FOR RS-4.5 (4500 SF).
 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 "C" ACCORDING TO FEMA MAP 485464 0133C; THIS PANEL NOT PRINTED, ACCORDING TO FEMA MAP 485464 0001 - 0405, REVISED SEPTEMBER 17, 1992.
 5. LEGAL DESCRIPTION: A 42.398 AC. TRACT OF LAND, MORE OR LESS, A PORTION OF LOTS 3, 6, 11, AND 14, ARTEMUS ROBERTS SUBDIVISION, A MAP OF WHICH IS RECORDED IN V. "3", P. 41, MAP RECORDS, NUECES CO., TX, CORPUS CHRISTI, NUECES CO., TX.
 6. DESCRIPTION OF SITE DRAINAGE: THE ENTIRE SITE WILL DRAIN VIA UNDERGROUND PIPES TO NORTHWEST CROSSING TRIBUTARY.
 7. THERE ARE NO KNOWN NATURAL WATER BODIES, JURISDICTIONAL WETLANDS, ENDANGERED SPECIES HABITAT, STATE SUBMERGED LANDS OR CRITICAL DUNES ON THE SITE.
 8. 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.
 9. 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.
 10. PRIVATE DRIVEWAY ACCESS ONTO RAND MORGAN SHALL BE PROHIBITED.

DEVELOPER:
MOSES MUSTAGHASI
P.O. BOX 331308 CORPUS CHRISTI,
TEXAS 78463 (361) 774-3832

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF NIXON M. WELSH, P.E. NO. 36240 OF BASS AND WELSH ENGINEERING, F 52. IT IS NOT TO BE USED FOR CONSTRUCTION OR BIDDING PURPOSES.

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
A 42.398 ACRE TRACT OF LAND, MORE OR LESS, A PORTION OF LOTS 3, 6, 11, AND 14, ARTEMUS ROBERTS SUBDIVISION, A MAP OF WHICH IS RECORDED IN V. 3, P. 41, MAP RECORDS, NUECES COUNTY, TX CORPUS CHRISTI, NUECES COUNTY, TX

OWN.	SCALE (H):	COM. NO.	PREL AS PREL
CHK. N. WELSH	DATE PLOTTED 7/31/17	JOB NO. 16047	SHEET 1 OF 1