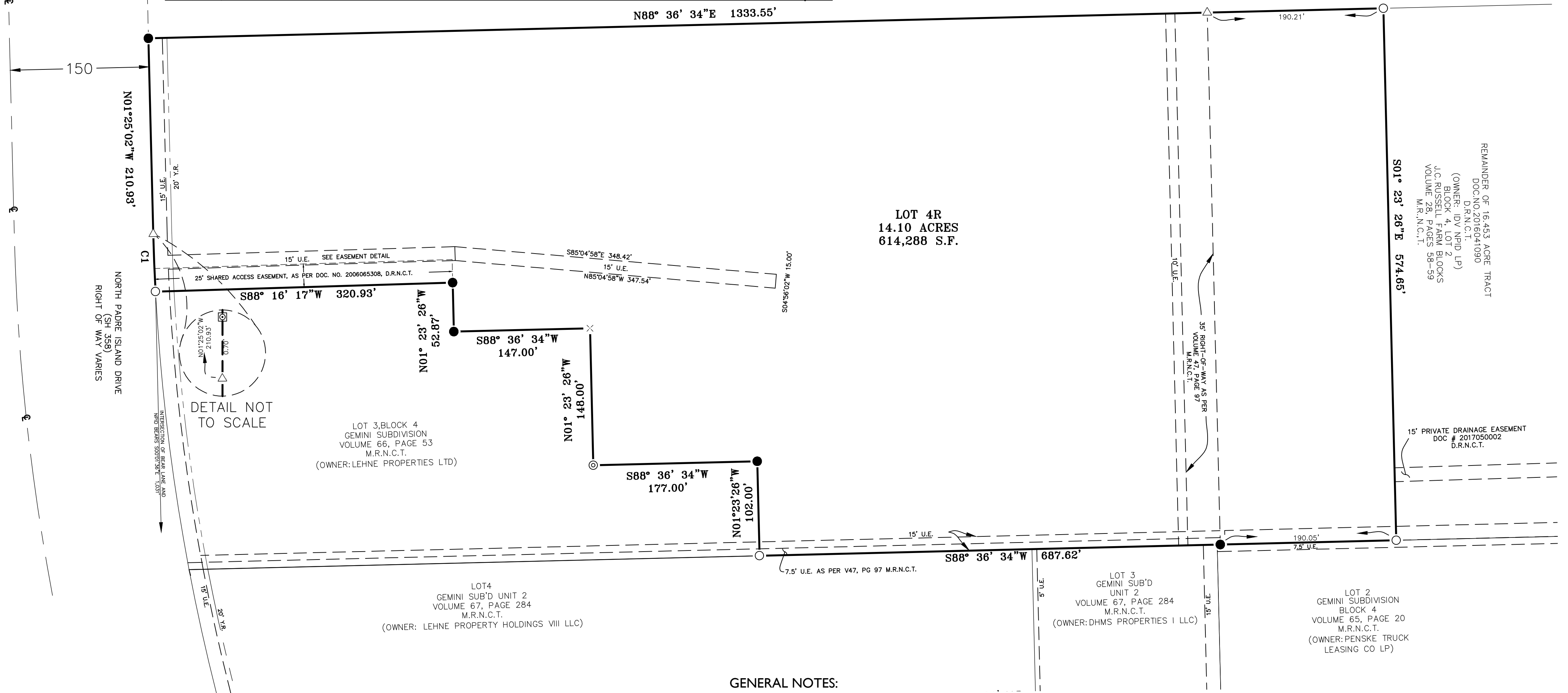
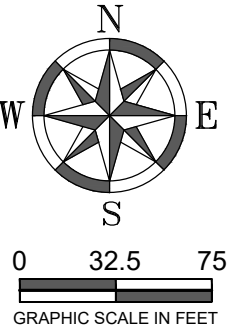


34.45 ACRE TRACT
 DOC.NO. 2017035617
 D.R.,N.C.,T.
 (OWNER: IDV DEVELOPMENT SERVICES, LLC.)
 BLOCK 4, LOT 1
 J.C. RUSSELL FARM BLOCKS
 VOLUME 28, PAGES 58-59
 M.R.,N.C.,T.



GENERAL NOTES:

- TOTAL PLATTED AREA CONTAINS 14.10 ACRES OF LAND
- THE YARD REQUIREMENT AS DEPICTED, IS A REQUIREMENT OF THE ZONING ORDINANCE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- A 5/8" DIAMETER BY 18" LONG IRON ROD WITH RED PLASTIC CAP STAMPED "NAISMITH ENG. C.C. TX." SET AT ALL PLAT CORNERS, BLOCK CORNERS, LOT CORNER, REFERENCE POINTS, POINTS OF CURVATURE, AND POINTS OF TANGENCY, UNLESS OTHERWISE NOTED.
- PLOTTING THE PROPERTY BY SCALE ON A FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 485464 0165 C, MAP REVISED JULY 18, 1985 INDICATES THE PROPERTY IS LOCATED IN FLOOD ZONE C, DEFINED AREA BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN 1 FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- 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.
- IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.

C1

L: 62.75'
 R: 2245.000'
 CHORD BEARING: N02°13'05"W
 CHORD DISTANCE: 62.75'

LEGEND:

- ⊙ = FENCE POST FOUND TO BE ON CORNER
- = A 5/8" DIAMETER BY 18" LONG IRON ROD SET WITH RED PLASTIC CAP STAMPED "NAISMITH ENG. C.C., TX." SET
- = 5/8" IRON ROD FOUND
- × = DRILL HOLE FOUND
- ⊗ = TX DOT MONUMENT FOUND
- △ = CALCULATED CORNER
- Y.R. = YARD REQUIREMENT
- D.R. = DEED RECORDS
- M.R. = MAP RECORDS

REVISION-2=12/01/2017
 REVISION-1=11/09/2017

SHEET 2 OF 2

BEING A FINAL RE-PLAT OF GEMINI SUBDIVISION BLOCK 4, LOT 4R

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TBPE FIRM #417 4501 GOLLIHAR RD. CORPUS CHRISTI, TEXAS 78411 TBPLS FIRM #100395-00 PH. NO. 361-814-9900

ENGINEER / SURVEYOR: STACEY MORA			
PHONE: 361-814-9900	FAX: 361-814-4401		
ENGINEER / SURVEYOR EMAIL: SMORA@HANSON-INC.COM			
DRAWN BY: CDO	CHECKED BY: SM	APPROVED BY: SM	SURVEY DATE: 7/27/2016
PROJECT ID: 1710178	DRAWING NAME: L4 GEMINI REPLAT	DRAWING DATE: 09/15/2017	