

Preliminary Plat for SUNSET RIDGE ESTATES UNIT 1

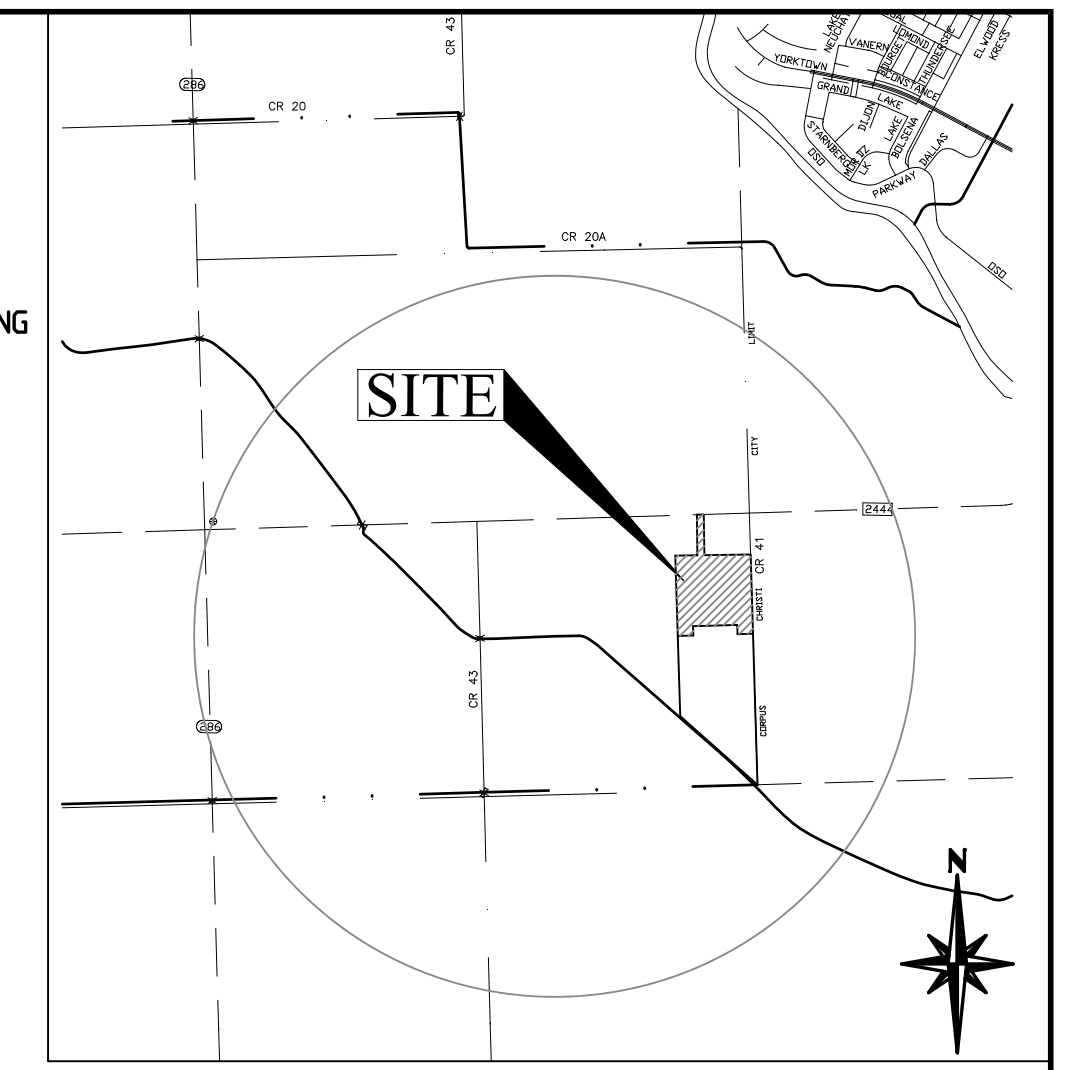
BEING A TOTAL OF 53.183 ACRES OUT OF A
109.109 ACRE TRACT, SOUTH 1/2
OF SECTION 30 AND NORTH 1/2 OF SECTION 33
LAURELES FARM TRACTS AS DESCRIBED IN
DOC. # 2022031868 OF THE OFFICIAL PUBLIC
RECORDS OF NUECES COUNTY, TEXAS

Hayden
Surveying, Inc.
905 DELTA DR.
CORPUS CHRISTI, TEXAS 78412
PH: 361-815-8900, FAX: 361-991-9034

OWNER:
Z.B.K., LLC
31 E BAR LE DOC DR.
CORPUS CHRISTI, TX 78414

ENGINEER:
J. PERALES CIVIL ENGINEERING
& PLANNING SERVICES
5866 S. STAPLES ST. - #315
CORPUS CHRISTI, TX 78413

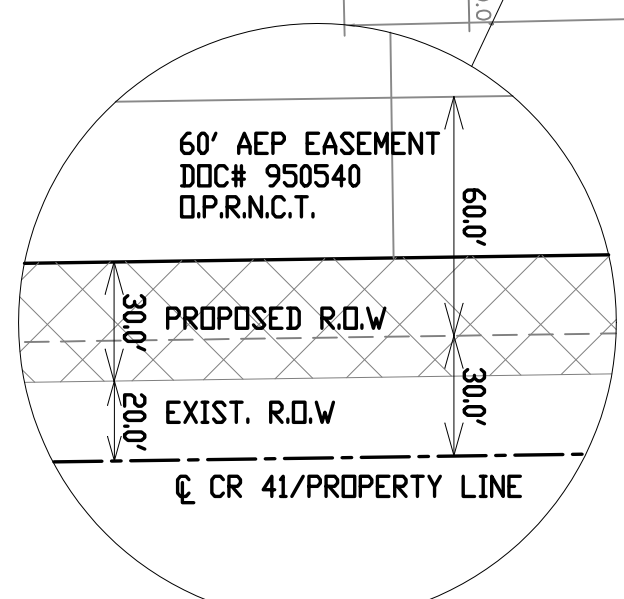
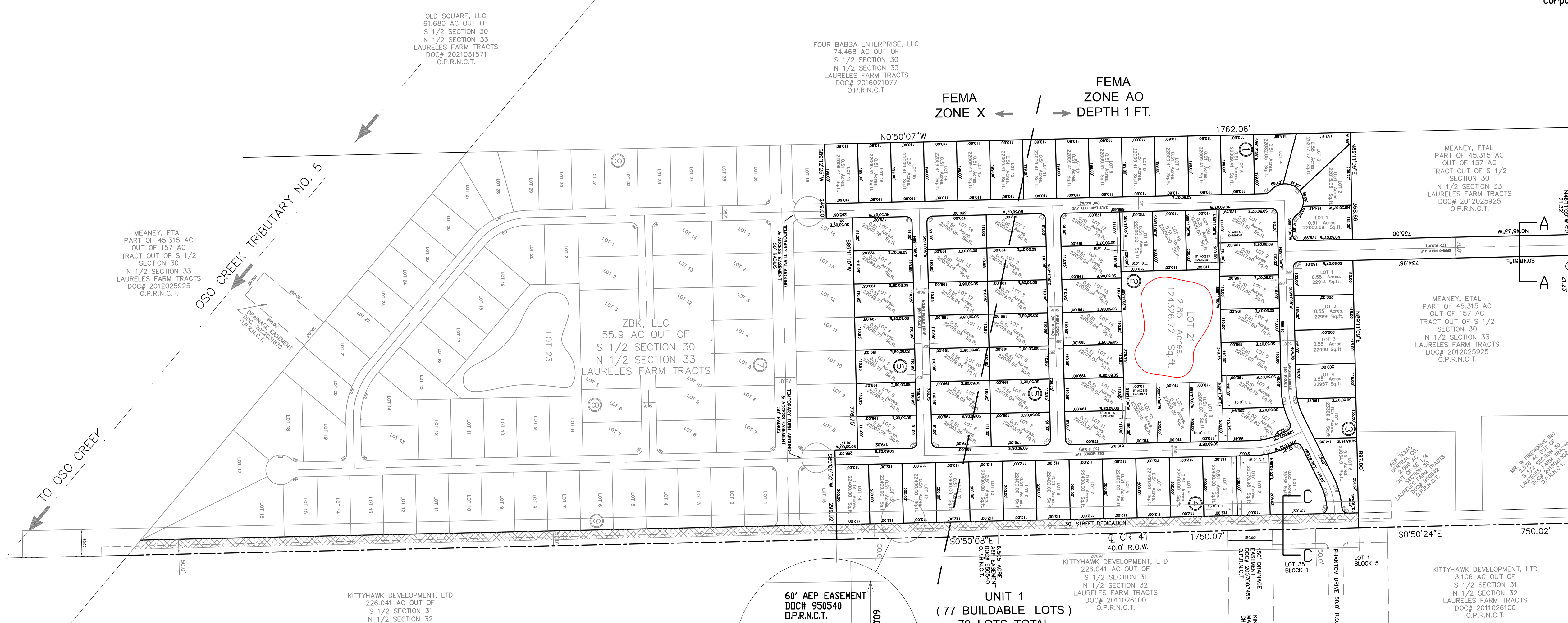
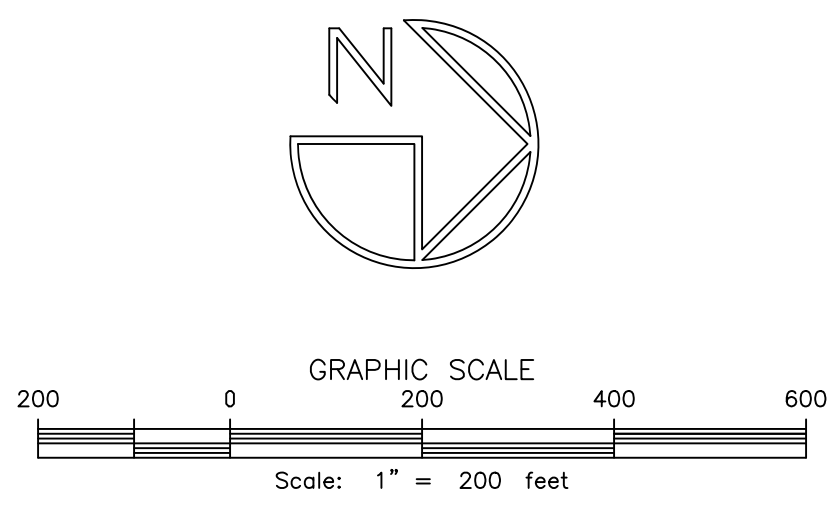
SURVEYOR:
HAYDEN SURVEYING INC.
905 DELTA DR.
CORPUS CHRISTI, TX 78412



VICINITY MAP SCALE: N.T.S.

- PLAT BOUNDARY
 - ROAD CENTER LINE
 - ADJACENT LOT LINE
 - YARD REQUIREMENT
 - EASEMENT
- D.R.N.C.T. - DEED RECORDS OF NUECES COUNTY TEXAS
 - M.R.N.C.T. - MAP RECORDS OF NUECES COUNTY TEXAS
 - O.R.N.C.T. - OFFICIAL RECORDS OF NUECES COUNTY TEXAS
 - Y.R. - YARD REQUIREMENT
 - B.L. - BUILDING LINE
 - U.E. - UTILITY EASEMENT
 - E.E. - ELECTRICAL EASEMENT

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	64°44'23"	22.60'	20.00'	N44°10'31"E	28.29'
C2	37°50'20"	19.80'	29.98'	S62°00'43"E	25.48'
C3	0°00'01"	0.00'	61.31'	S45°48'14"W	119.02'
C4	50°22'01"	26.37'	30.00'	N26°20'34"W	25.53'
C5	86°29'49"	30.19'	20.00'	S44°05'01"W	27.41'
C6	89°58'47"	31.41'	20.00'	S45°49'31"E	28.28'
C7	90°01'13"	31.42'	20.00'	S44°10'29"W	28.29'
C8	89°58'47"	31.41'	20.00'	S45°49'31"E	28.28'
C9	90°01'13"	31.42'	20.00'	S44°10'29"W	28.29'
C10	89°58'46"	31.41'	20.00'	N45°49'31"W	28.28'
C11	90°01'14"	31.42'	20.00'	N44°10'29"E	28.29'
C12	89°58'46"	31.41'	20.00'	N45°49'31"W	28.28'
C13	90°01'14"	31.42'	20.00'	N44°10'29"E	28.29'
C14	18°53'56"	74.22'	225.00'	N101°07'05"W	73.88'
C15	18°53'56"	90.71'	275.00'	N101°07'05"W	90.30'
C16	89°33'36"	46.89'	30.00'	S25°02'45"W	42.26'
C17	90°26'24"	47.35'	30.00'	N64°57'15"W	42.59'
C18	19°21'37"	76.03'	225.00'	S79°30'21"W	75.67'
C19	19°21'37"	92.92'	275.00'	S79°30'21"W	92.48'
C20	64°42'46"	22.59'	20.00'	S45°49'29"E	28.28'
C21	19°21'34"	92.92'	275.00'	N79°30'20"E	92.48'
C22	19°21'34"	76.02'	225.00'	N79°30'21"E	75.66'
C23	94°22'15"	32.94'	20.00'	S48°01'16"E	29.34'
C24	86°57'51"	30.36'	20.00'	S42°38'46"W	27.53'



UNIT 1
(77 BUILDABLE LOTS)
79 LOTS TOTAL
52.12 ACRES

- GENERAL NOTES:**
- TOTAL PLATTED AREA CONTAINS 53.183 ACRES OF LAND, INCLUDING STREET DEDICATION.
 - THE RECEIVING WATER BODY FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO CREEK. THE TCEQ HAS NOT CLASSIFIED THE AQUATIC LIFE FOR THE OSO CREEK, BUT IT IS RECOGNIZED AS AN ENVIRONMENTALLY SENSITIVE AREA. THE OSO CREEK DRAINS DIRECTLY INTO THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL AND OYSTER WATERS" AND HAS CATEGORIZED THE RECEIVING WATERS AS "CONTACT RECREATION" USE.
 - GRID BEARINGS AND DISTANCES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE 4205, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010.00.
 - PER FLOOD INSURANCE RATE MAP NUMBER 48355C0520G, DATED OCTOBER 13, 2022, THE NORTHERNMOST 37 ACRES OF THE PROPERTY FALLS WITHIN SPECIAL FLOOD HAZARD AREA AO WITH A DEPTH OF 1 FOOT. THIS FLOODING STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR OR ENGINEER.
 - CONSTRUCTION OF ALL NEW RESIDENTIAL AND NONRESIDENTIAL STRUCTURES WITHIN THE LIMITS OF UNIT 1 OF THE SUNSET RIDGE ESTATES SUBDIVISION SHALL MEET THE REQUIREMENTS OF SECTION 14-554 OF THE CITY OF CORPUS CHRISTI CODE OF ORDINANCES.
 - YARD REQUIREMENTS AS DEPICTED ARE A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND ARE SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
 - IF ANY LOTS ARE DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE PUBLIC OPEN SPACE REGULATIONS WILL BE REQUIRED DURING BUILDING PERMITTING.
 - THE PROPERTY DOES NOT LIE WITHIN ANY DEFINED WETLANDS NOR DOES IT SUPPLY REFUGE TO ANY ENDANGERED SPECIES ACCORDING TO THE U.S. FISH AND WILDLIFE SERVICE.
 - THE PROPERTY DOES NOT LIE WITHIN ANY SPECIFIED CRITICAL DUNE AREAS.
 - THE PROPERTY DOES NOT LIE WITHIN ANY IDENTIFIED AIR INSTALLATION COMPATIBLE USE ZONES (ACUZ).
 - THERE ARE NO AREAS WITHIN THE PROPERTY PREVIOUSLY USED AS SANITARY LANDFILLS, SHOOTING RANGES, OR OTHER USES OF ENVIRONMENTAL CONCERN.
 - THERE ARE NO EXISTING PERMANENT WATER BODIES OR INTERMITTENT OR PERENNIAL STREAMS LOCATED ON THE PROPERTY.
 - THIS PROPERTY IS CURRENTLY LOCATED WITHIN THE CORPUS CHRISTI CITY LIMITS AND IS ZONED FOR SINGLE FAMILY RESIDENTIAL USE UNDER THE RS-22 ZONING DISTRICT.
 - THE PROPOSED LAND USE FOR THE ENTIRE PROPERTY IS SINGLE FAMILY RESIDENTIAL USE MEETING THE REQUIREMENTS OF THE RS-22 SINGLE FAMILY RESIDENTIAL ZONING DISTRICT AS STIPULATED IN THE CITY OF CORPUS CHRISTI UNIFIED DEVELOPMENT CODE.
 - PUBLIC RESIDENTIAL RIGHTS-OF-WAY, INCLUDING ANY CORRIDORS IDENTIFIED ON THE CITY'S ROADWAY MASTER PLAN, MAY NOT BE GATED OR OTHERWISE SUBJECT TO CONTROLLED ACCESS.

- GENERAL NOTES CONT.:**
- THE PROPOSED DEVELOPMENT IS IN GENERAL COMPLIANCE WITH THE CITY OF CORPUS CHRISTI LONDON AREA DEVELOPMENT PLAN AND ASSOCIATED COMPONENTS OF THE CITY OF CORPUS CHRISTI COMPREHENSIVE MASTER PLAN, PER DOC SECTION 3.7.
 - LOT 21, BLOCK 2 IS TO BE DEDICATED AS A PRIVATE DRAINAGE EASEMENT TO BE OWNED AND MAINTAINED BY THE H.O.A.
 - LOT 6, BLOCK 3 IS TO BE DEDICATED AS A COMMON AREA TO BE MAINTAINED BY THE H.O.A.
 - DIRECT ACCESS TO CR 41 FROM LOT 6, BLOCK 3 AND LOTS 1-14, BLOCK 4 SHALL BE PROHIBITED.
 - MOWING AND MAINTENANCE OF VEGETATED STRIPS AND PUBLIC SIDEWALKS WITHIN THE WESTERN HALF OF THE FUTURE A2 ARTERIAL STREET (CR 41/OLEAD ROAD) RIGHT OF WAY ADJACENT TO THE SUNSET RIDGE ESTATES SUBDIVISION WILL BE THE RESPONSIBILITY OF THE SUNSET RIDGE ESTATES HOME OWNERS ASSOCIATION OR THEIR HEIRS OR ASSIGNS.
 - WITHIN PHASE II, LOTS FRONTING THE C3 COLLECTOR STREET RIGHT OF WAY SHALL BE LIMITED TO A SINGLE DRIVEWAY ENTRANCE PER LOT AND ALL DRIVEWAYS SHALL BE CONSTRUCTED IN AN OFFSET PATTERN FROM THOSE ON THE OPPOSITE SIDE OF THE STREET.
- MUNICIPAL WATER UTILITY SERVICE NOTES:**
- PER THE TEXAS PUBLIC UTILITY COMMISSION RECORDS/MAPS, THE PROPOSED DEVELOPMENT FALLS WITHIN THE BOUNDARIES OF THE CITY OF CORPUS CHRISTI CERTIFICATED AREA OF CONVENIENCE AND NECESSITY (PUC #10554).
 - THE PROPERTY IS CURRENTLY LOCATED WITHIN THE CITY OF CORPUS CHRISTI CITY LIMITS.
 - PROPOSED WATER SERVICE TO THE DEVELOPMENT IS IN GENERAL ACCORDANCE WITH THE LONDON AREA DEVELOPMENT PLAN AND ASSOCIATED COMPONENTS OF THE CITY OF CORPUS CHRISTI COMPREHENSIVE MASTER PLAN.
 - ANTICIPATED WATER DEMAND FOR UNIT 1 IS 27,000 GALLONS PER DAY.
- MUNICIPAL WASTEWATER UTILITY SERVICE NOTES:**
- ACCESS TO THE EXISTING CITY OF CORPUS CHRISTI WASTEWATER COLLECTION SYSTEM IS NOT FEASIBLE FOR THIS DEVELOPMENT. DESIGN OF THE DEVELOPMENT WILL BE BASED ON THE USE OF ON SITE SEWAGE FACILITIES.

