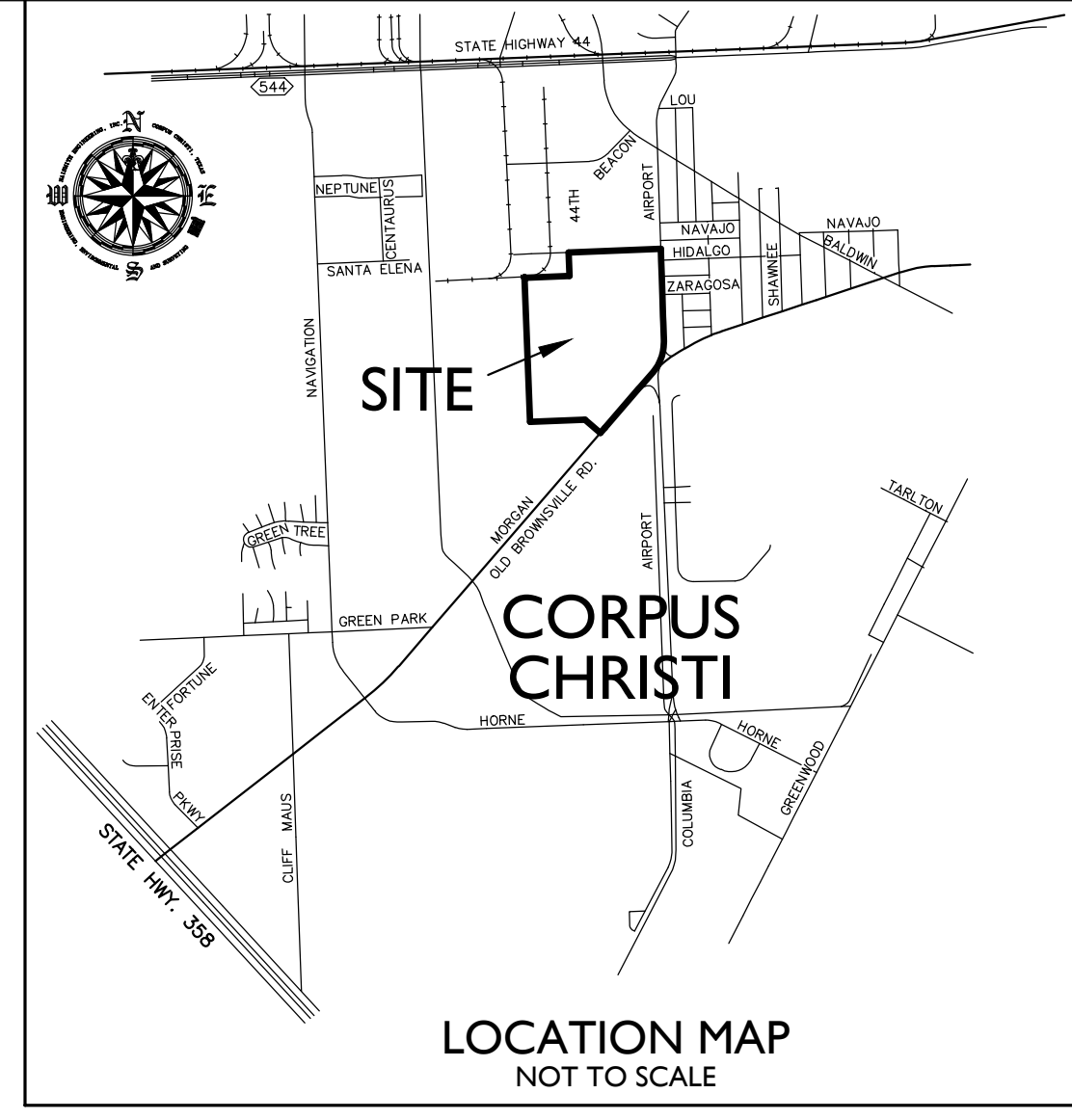
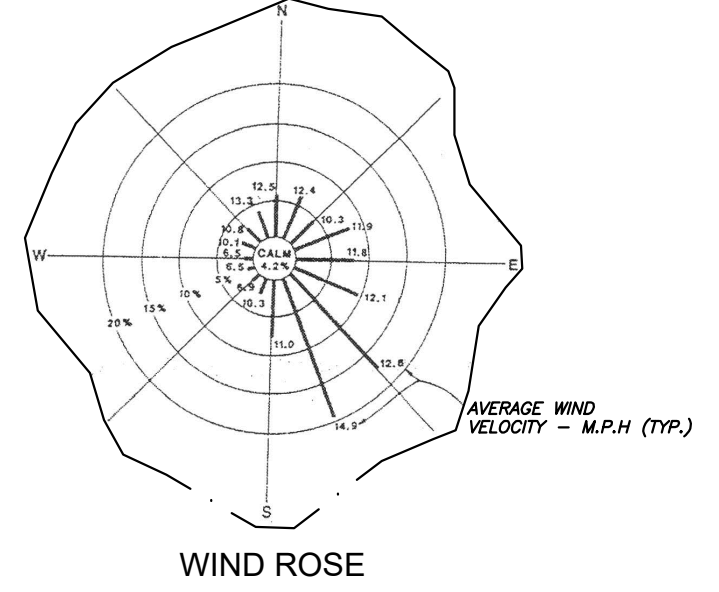


PRELIMINARY PLAT OF  
**DEL MAR COLLEGE WEST**  
 BEING 100.32 ACRES OF WHICH 70.40 ACRES ARE OUT OF  
 BLOCK 12 OF THE PARTITION OF THE J. C. RUSSELL FARM  
 BLOCKS RECORDED IN VOLUME 28, PAGES 58-59, MAP RECORDS  
 NUECES COUNTY, TEXAS, AND 29.92 ACRES ARE OUT OF BLOCK 16  
 OF THE J. C. RUSSELL FARM BLOCKS RECORDED IN VOLUME 3  
 PAGE 53, MAP RECORDS, NUECES COUNTY, TEXAS



OWNER: DEL MAR COLLEGE WEST CAMPUS  
 AUGUST ALFONSO  
 (361) 698-1300

ENGINEER: NAISMITH/HANSON  
 CRAIG B. THOMPSON, P.E.  
 (361) 814-9900

SURVEYOR: NAISMITH/HANSON  
 STACEY KING MORA, R.P.L.S.  
 TEXAS REGISTRATION NO. 6166  
 (361) 814-9900

**GENERAL NOTES:**

- TOTAL PLATTED AREA CONTAINS 100.32 ACRES OF LAND WITH STREET DEDICATION.
- A 5/8" DIAMETER BY 24" LONG IRON ROD WITH A RED PLASTIC CAP STAMPED "HANSON ENG. C.C., TX." WILL BE SET AT ALL PLAT CORNERS, BLOCK CORNERS, LOT CORNERS, REFERENCE POINTS, POINTS OF CURVATURE AND POINTS OF TANGENCY, UNLESS OTHERWISE NOTED.
- PLATTING THIS PROPERTY BY SCALE ON FEDERAL INSURANCE RATE MAP COMMUNITY PANEL NO. 485464 00165 C, MAP REVISED JULY 18, 1985, INDICATES THE PROPERTY IS LOCATED IN FLOOD ZONE C. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON IF ANY WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- BEARINGS SHOWN ARE BASED ON THE PARTITION OF J.C. RUSSELL FARM BLOCKS, SHOWN ON MAP RECORDED IN VOLUME 28, PAGES 58-59, NUECES COUNTY, TEXAS.
- BENCH MARK: NGS MONUMENT STAMPED S0130 DESCRIBED AS BRASS DISK ON TOP OF CONCRETE STORM SEWER CURB INLET. LOCATED ON THE WEST SIDE OF GREENWOOD DRIVE AND THE BOYS CLUB ENTRANCE INTERSECTION, APPROXIMATELY 0.1 MILES NORTH OF THE INTERSECTION OF GREENWOOD AND HORNE. ELEVATION= 37.4 FEET NGVD29 DATUM
- 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.
- BATES DRIVE IS AN EXISTING DEDICATED R.O.W. BUT NO ROAD IS BUILT ADJACENT TO THE SITE. ACCORDING TO THE URBAN TRANSPORTATION PLAN, BATES DRIVE IS CLASSIFIED AS A PROPOSED C1 COLLECTOR STREET.

**LEGEND**

- IRON ROD FOUND
- BLOCK SYMBOL
- PROPERTY LINE
- UTILITY EASEMENT - U.E.
- YARD REQUIREMENT - Y.R.
- DRAINAGE EASEMENT - D.E.
- ROAD CENTERLINE - C
- ACCESS EASEMENT - A.E.
- M.R. MAP RECORDS
- D.R. DEED RECORDS
- N.C.T. NUECES COUNTY, TEXAS
- PG. PAGE
- U.E. UTILITY EASEMENT
- VOL. VOLUME
- B.L. BUILDING LINE
- C.L. CENTERLINE OF ROAD
- IPF IRON PIPE FOUND
- IRF IRON ROD FOUND
- Y.R. YARD REQUIREMENT
- R.P. A 5/8" DIAMETER BY 24" IRON ROD WITH A RED PLASTIC CAP STAMPED "HANSON ENG. C.C., TX. SET FOR REFERENCE"

OWNER	DEL MAR COLLEGE WEST CAMPUS
ENGINEER	NAISMITH/HANSON
SURVEYOR	NAISMITH/HANSON
DATE	09/20/17

**Hanson Professional Services Inc.**  
 6501 GULF SHORE DRIVE  
 CORPUS CHRISTI, TEXAS 78411  
 TEL: 361-814-9900  
 FAX: 361-814-4401  
 WWW: HANSONPROFES.COM  
 LICENSE NO. 10026660 / T&E F&R 2458  
 TYPE F-417 / T&E F&R 2458  
 C&M P  
 CBT  
 SM  
 9854  
 09/20/17

**PRELIMINARY PLAT OF DEL MAR COLLEGE WEST**  
 BEING 100.32 ACRES OF WHICH 70.40 ACRES ARE OUT OF BLOCK 12 OF THE PARTITION OF THE  
 J. C. RUSSELL FARM BLOCKS RECORDED IN VOLUME 28, PAGES 58-59, MAP RECORDS NUECES  
 COUNTY, TEXAS, AND 29.92 ACRES ARE OUT OF BLOCK 16 OF THE J. C. RUSSELL FARM BLOCKS  
 RECORDED IN VOLUME 3 PAGE 53, MAP RECORDS, NUECES COUNTY, TEXAS