

**BALDWIN PARK
BLOCK A, LOT 1AR**

BEING A REPLAT OF LOT 1A, BLOCK A, BALDWIN PARK AS RECORDED IN VOL. 31, PAGE 12 (M.R.N.C.T.) AND THE S.E. 195' OF BLOCK A, BALDWIN PARK AS RECORDED IN VOL. 11, PAGE 40 (M.R.N.C.T.) CORPUS CHRISTI, NUECES COUNTY, TEXAS

NOTES:

1. THE YARD REQUIREMENTS, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND SUBJECT TO CHANGE, AS THE ZONING MAY CHANGE.
2. FOUND 5/8 INCH IRON ROD AT ALL LOT CORNERS, P.T.'S, BLOCK CORNERS ETC., UNLESS OTHERWISE SPECIFIED.
3. AC. DENOTES ACRES OF LAND
S.F. DENOTES SQUARE FEET OF LAND
Y.R. DENOTES YARD REQUIREMENTS
B.L. DENOTES BUILDING LINE
U.E. DENOTES UTILITY EASEMENT
D.E. DENOTES DRAINAGE EASEMENT
C.L. DENOTES CENTERLINE OF ROADWAY
B.C. DENOTES BLOCK CORNER
D.H. DENOTES DRILL HOLE
"S" DENOTES SET 5/8" I.R.
"*" DENOTES GRADE ELEVATIONS
I.R. DENOTES IRON ROD
4. THIS PROPERTY LIES WITHIN FLOOD ZONE C & X, COMMUNITY #485464, PANEL 0168C & COMMUNITY #48355C, PANEL 0320G (CITY OF CORPUS CHRISTI), AND IS NOT WITHIN THE 100 YEAR FLOOD PLAIN. REFER TO MAPS INDEX DATED 07/18/85 & 10/23/2015.
5. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE CORPUS CHRISTI BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE CORPUS CHRISTI BAY AS "EXCEPTIONAL" AND "OYSTER WATERS". TCEQ ALSO CATEGORIZED THE CORPUS CHRISTI BAY AS "CONTACT RECREATION" USE.
6. TOTAL PLATTED AREA IS 1.250 ACRE INCLUDING STREET DEDICATION.
7. BASIS OF BEARINGS ARE THE BEARINGS FROM BALDWIN PARK AS RECORDED IN VOLUME 31, PAGE 12 (M.R.N.C.T.). GRID BEARINGS AND SURFACE DISTANCES SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE 4205, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (2011) EPOCH (2010.00).
8. CONFORMANCE REQUIRED TO THE VISIBILITY TRIANGLE REQUIREMENTS OF UDC SECTION 4.2.9. TO PREVENT VISION OBSTRUCTIONS AT CITY STREET INTERSECTIONS.
9. IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.

STATE OF TEXAS
COUNTY OF NUECES

I, HARLEY MOODY, HEREBY CERTIFY THAT I AM THE OWNER OF LOT 1AR, BLOCK A, EMBRACED WITHIN THE BOUNDS OF THE FOREGOING MAP; THAT I HAD SAID LAND SURVEYED

AS SHOWN; THAT STREETS AS SHOWN ARE DEDICATED TO THE PUBLIC FOREVER; THAT ALL EASEMENTS ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION AND USE OF THE PUBLIC UTILITIES; THAT THIS MAP WAS MADE FOR THE PURPOSES OF DESCRIPTION AND DEDICATION.

THIS THE ____ OF _____, 2020.

HARLEY MOODY
OWNER

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, HARLEY MOODY, KNOWN TO ME TO BE THE PERSON WHOSE NAME SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION HEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 2020.

NOTARY PUBLIC IN AND FOR NUECES CO., TEXAS

STATE OF TEXAS
COUNTY OF NUECES

I, RONALD A VOSS, A REGISTERED PROFESSIONAL LAND SURVEYOR OF VOSS ENGINEERING, INC., HAVE PREPARED THE FOREGOING MAP FROM SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF; I HAVE BEEN ENGAGED UNDER CONTRACT TO SET ALL LOT AND BLOCK CORNERS AS SHOWN HEREIN AND TO COMPLETE SUCH OPERATIONS WITH DUE AND REASONABLE DILIGENCE CONSISTENT WITH SOUND PROFESSIONAL PRACTICE.

THIS THE ____ OF _____, 2020.

SEAL

RONALD A. VOSS
REGISTERED PROFESSIONAL LAND SURVEYOR No. 2293

STATE OF TEXAS
COUNTY OF NUECES

I, JORDAN M. ANDERSON, DO HEREBY CERTIFY THAT I AM THE HOLDER OF A LIEN ON THE PROPERTY REFERRED TO AS THE S.E. 195' OF BLOCK A, BALDWIN PARK AND THAT WE APPROVE OF THE SUBDIVISION AND DEDICATION FOR THE PURPOSE AND CONSIDERATIONS EXPRESSED.

THIS THE ____ DAY OF _____, 2020

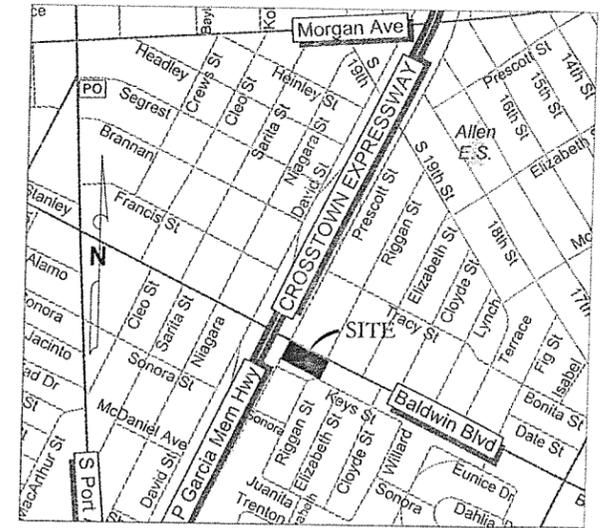
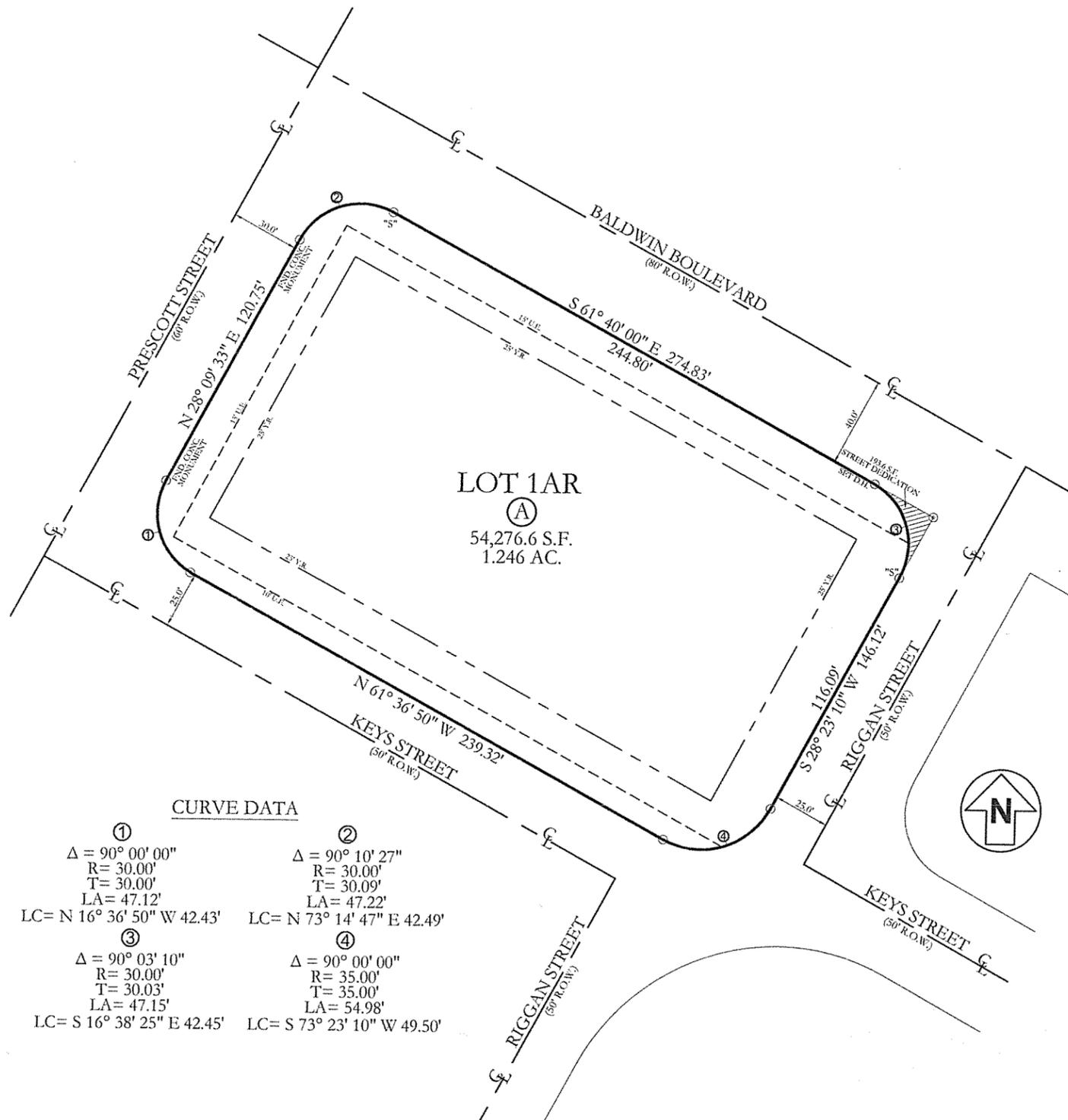
JORDAN M. ANDERSON
TRUSTEE

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, JORDAN M. ANDERSON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF RECORD AND THAT HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY STATED

THIS THE ____ DAY OF _____, 2020

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



VICINITY MAP (NTS)

STATE OF TEXAS
COUNTY OF NUECES

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED ON BEHALF OF THE CITY OF CORPUS CHRISTI, PLANNING COMMISSION

THIS THE ____ DAY OF _____, 2020.

AL RAYMOND III, A.I.A.
SECRETARY

CARL CRULL, P.E.
CHAIRMAN

STATE OF TEXAS
COUNTY OF NUECES

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE DEVELOPMENT SERVICES ENGINEER OF THE CITY OF CORPUS CHRISTI, TEXAS.

THIS THE ____ DAY OF _____, 2020.

JALAL SALEH, P.E.
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS
COUNTY OF NUECES

I, KARA SANDS, CLERK OF THE COUNTY COURT, IN AND FOR NUECES COUNTY TEXAS, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE ____ DAY OF _____, 2020, WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THIS ____ DAY OF _____, 2020 AT ____ O'CLOCK ____ M AND DULY RECORDED IN VOLUME ____, PAGE ____ (M.R.N.C.T.)

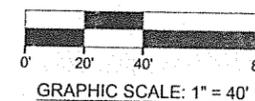
WITNESS MY HAND AND SEAL OF OFFICE IN CORPUS CHRISTI, TEXAS, THIS THE ____ DAY OF _____, 2020.

KARA SANDS, COUNTY CLERK

DEPUTY TO THE COUNTY CLERK

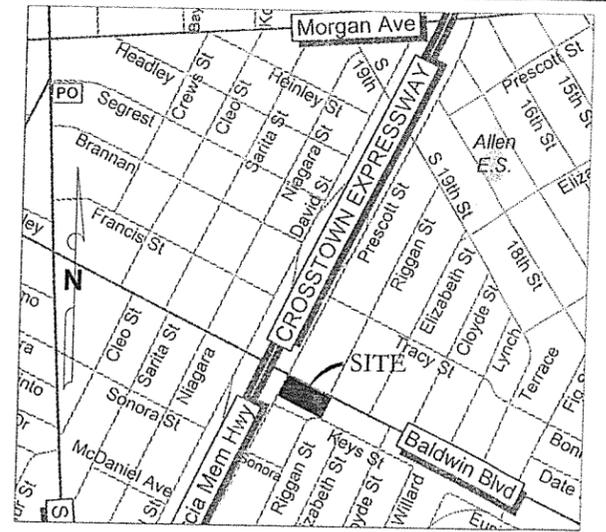
VOSS ENGINEERING, INC.

ENGINEERING AND LAND SURVEYING
6838 GREENWOOD DRIVE, CORPUS CHRISTI, TEXAS 78415
PHONE: (361)854-6202 FAX: (361)853-4696

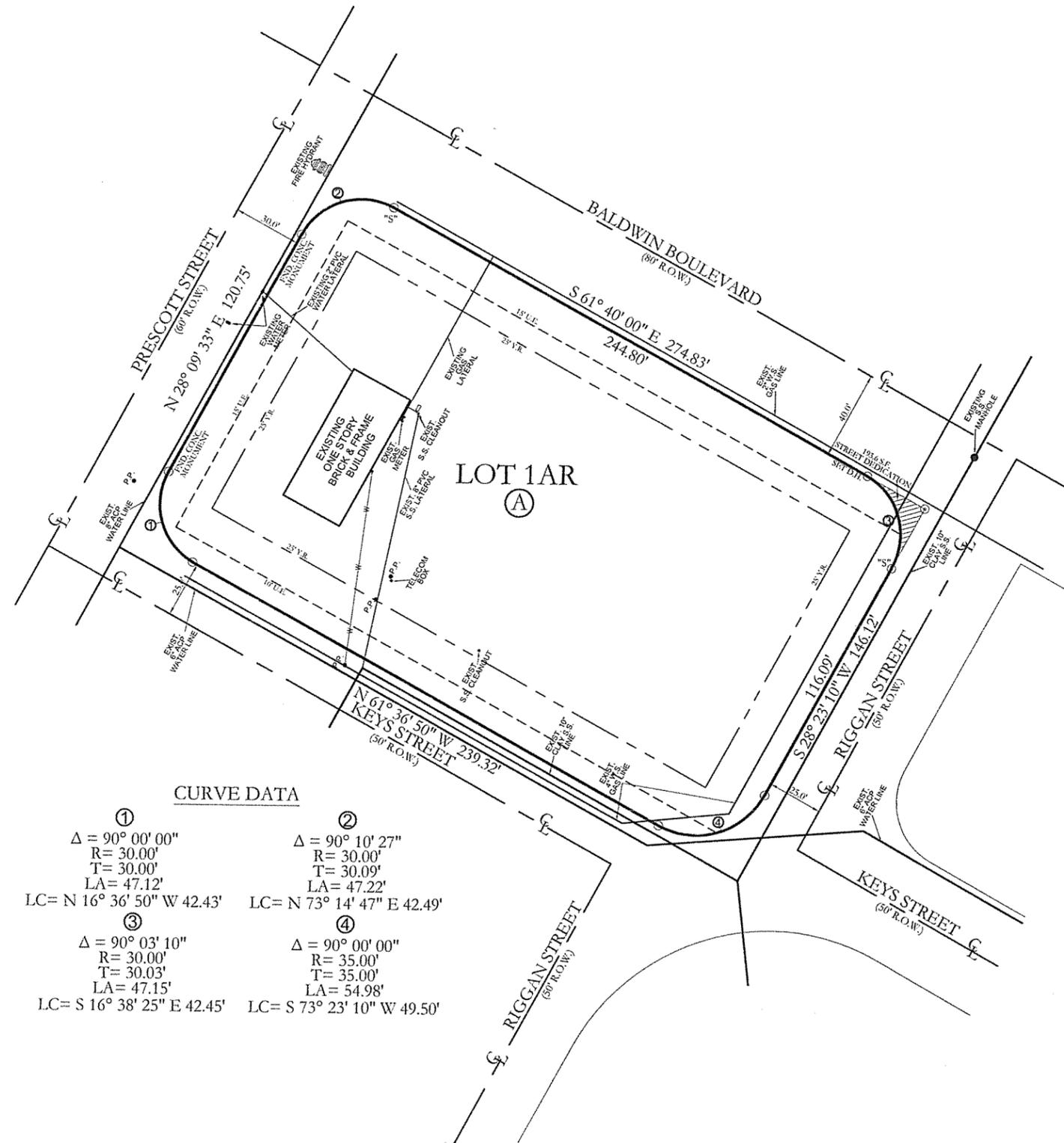


DATE:	REVISED:	OFFICE:	JOB #:
01/07/2020	06/15/2020	RV & PP	19-4187
FIRM NO. F-166			

UTILITY PLAN



VICINITY MAP (NTS)



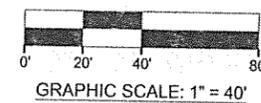
CURVE DATA

- | | |
|---|---|
| <p>①
 $\Delta = 90^\circ 00' 00''$
 $R = 30.00'$
 $T = 30.00'$
 $LA = 47.12'$
 $LC = N 16^\circ 36' 50'' W 42.43'$</p> | <p>②
 $\Delta = 90^\circ 10' 27''$
 $R = 30.00'$
 $T = 30.09'$
 $LA = 47.22'$
 $LC = N 73^\circ 14' 47'' E 42.49'$</p> |
| <p>③
 $\Delta = 90^\circ 03' 10''$
 $R = 30.00'$
 $T = 30.03'$
 $LA = 47.15'$
 $LC = S 16^\circ 38' 25'' E 42.45'$</p> | <p>④
 $\Delta = 90^\circ 00' 00''$
 $R = 35.00'$
 $T = 35.00'$
 $LA = 54.98'$
 $LC = S 73^\circ 23' 10'' W 49.50'$</p> |



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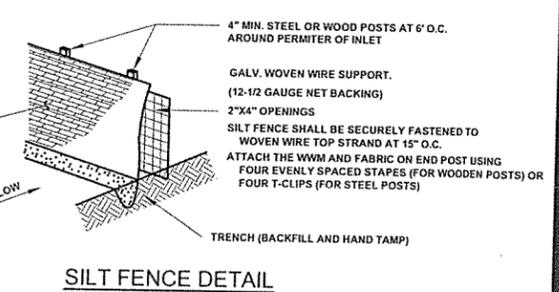
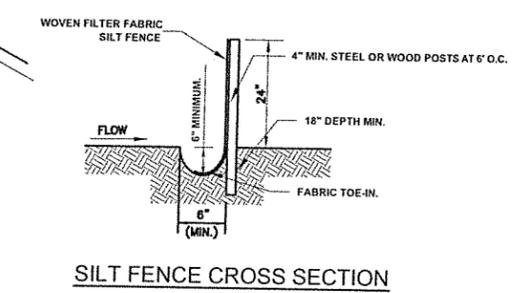
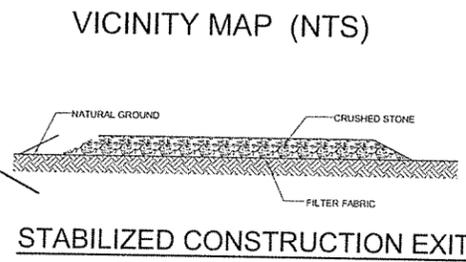
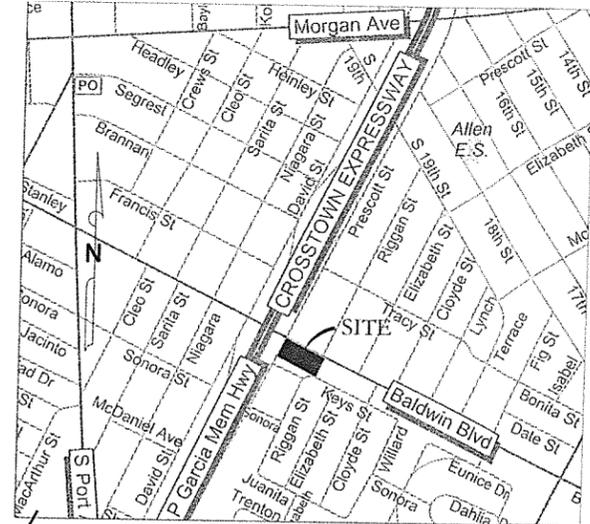
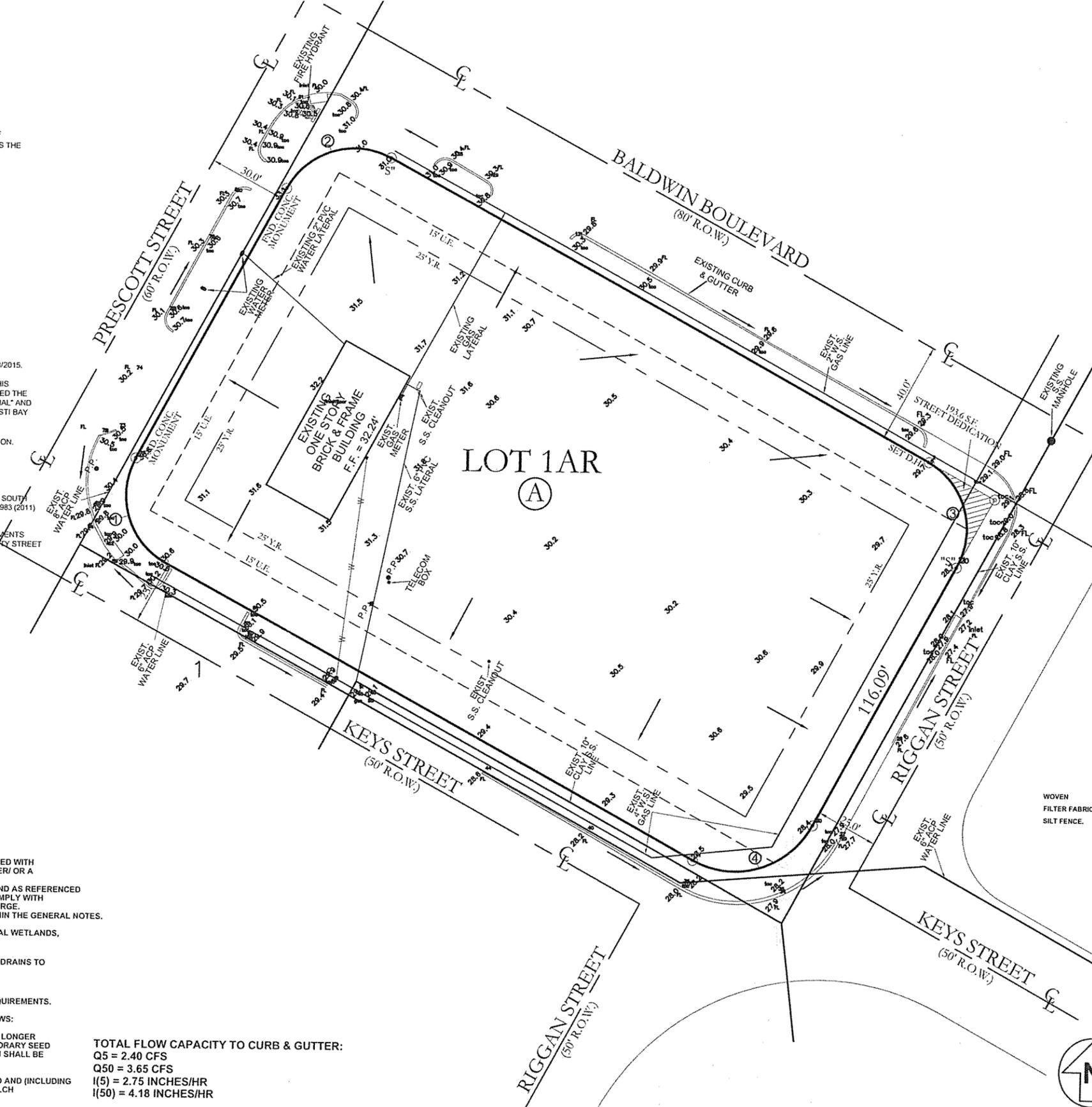
STORMWATER PLAN NOTES:

- *A STORMWATER QUALITY MANAGEMENT PLAN WILL BE SUBMITTED WITH CONSTRUCTION PLANS FOR ANY PROJECT OF 1 ACRE OR GREATER/ OR A POLLUTION PREVENTION PLAN IS LESS THAN 5 ACRES.
- *THE ULTIMATE RECEIVING BODY IS THE CORPUS CHRISTI BAY (AND AS REFERENCED IN THE GENERAL NOTES), STORMWATER FROM THE SITE WILL COMPLY WITH THE CITY'S NPDES PERMIT FOR MUNICIPAL STORMWATER DISCHARGE.
- *FEMA FLOOD HAZARD ZONE IS ZONE C&X AND AS DENOTED WITHIN THE GENERAL NOTES.
- *THERE WILL BE NO OFFSITE DRAINAGE ONTO THIS PROPERTY.
- *THERE ARE NO KNOWN NATURAL WATER BODIES, JURISDICTIONAL WETLANDS, ENDANGERED SPECIES HABITAT, STATE OF SUBMERGED LANDS, OR CRITICAL DUNES ON THE SITE.
- *SITE DRAINAGE IS INTO THE EXISTING CURB AND GUTTER WHICH DRAINS TO THE CORPUS CHRISTI BAY.

EROSION PREVENTION NOTES:

1. SEE SPECIFICATIONS FOR STORM WATER POLLUTION PLAN REQUIREMENTS.
2. PREFERRED BMP FOR INLET PROTECTION IS HAY BALES.
3. CONTRACTOR TO STABILIZE DISTURBED SOIL AREAS AS FOLLOWS:
 - A.) TEMPORARY STABILIZATION
ALL AREAS DISTURBED AND THAT ARE TO REMAIN DORMANT FOR LONGER THAN 21 DAYS SHALL BE SEEDDED WITH FAST GERMINATING TEMPORARY SEED OR SHALL BE PROTECTED BY MULCH. TEMPORARY STABILIZATION SHALL BE IN PLACE WITHIN 14 DAYS OF LAST DISTURBANCE.
 - B.) PERMANENT STABILIZATION
ALL AREAS THAT HAVE REACHED FINAL GRADE SHALL BE SEEDDED AND (INCLUDING DISTURBED AREAS OF CONTRACTOR YARD) PROTECTED WITH MULCH WITHIN 14 DAYS OF FINAL GRADING.

TOTAL FLOW CAPACITY TO CURB & GUTTER:
 Q5 = 2.40 CFS
 Q50 = 3.65 CFS
 I(5) = 2.75 INCHES/HR
 I(50) = 4.18 INCHES/HR

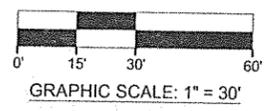


- LEGEND:**
- TC - TOP OF CURB
 - FL - FLOWLINE ELEVATION OF GUTTER
 - + - EXISTING GRADE ELEVATION
 - > FLOW DIRECTION
 - INLET - STORMWATER INLETS
 - STORM MH - STORMWATER MANHOLE
 - SAN SEW MH - SANITARY SEWER MANHOLE
 - PP - POWER POLE
 - FH - FIRE HYDRANT
 - WV - WATER VALVE
 - GV - GAS VALVE
 - Δ - PROPOSED GRADE ELEVATION

**STORMWATER QUALITY
MANAGEMENT PLAN**

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