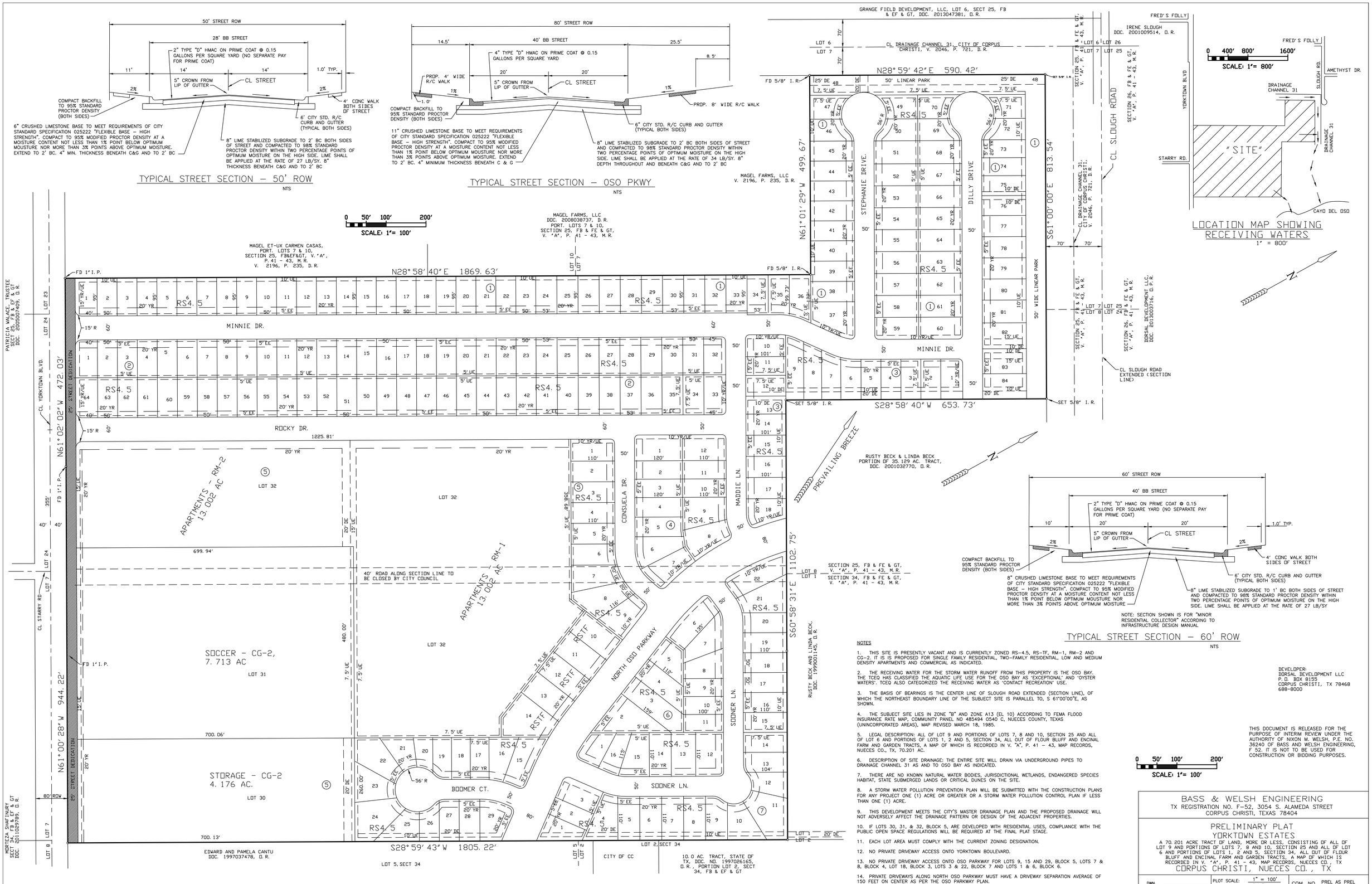

NOTES

1. THIS SITE IS PRESENTLY VACANT AND IS CURRENTLY ZONED RS-4.5, RS-TF, RM-1, RM-2 AND CG-2. IT IS IS PROPOSED FOR SINGLE FAMILY RESIDENTIAL, TWO-FAMILY RESIDENTIAL, LOW AND MEDIUM DENSITY APARTMENTS AND COMMERCIAL AS INDICATED.

2. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS 'EXCEPTIONAL' AND 'OYSTER WATERS'. TCEQ ALSO CATEGORIZED THE RECEIVING WATER AS 'CONTACT RECREATION' USE.

3. THE BASIS OF BEARINGS IS THE CENTER LINE OF SLOUGH ROAD EXTENDED (SECTION LINE), OF WHICH THE NORTHEAST BOUNDARY LINE OF THE SUBJECT SITE IS PARALLEL TO, S 61°00'00"E, AS SHOWN.

4. THE SUBJECT SITE LIES IN ZONE "B" AND ZONE A13 (EL 10) ACCORDING TO FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO 485494 0540 C, NUECES COUNTY, TEXAS (UNINCORPORATED AREAS), MAP REVISED MARCH 18, 1985.

5. LEGAL DESCRIPTION: ALL OF LOT 9 AND PORTIONS OF LOTS 7, 8 AND 10, SECTION 25 AND ALL OF LOT 6 AND PORTIONS OF LOTS 1, 2 AND 5, SECTION 34, ALL OUT OF FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, A MAP OF WHICH IS RECORDED IN V. "A", P. 41 – 43, MAP RECORDS, NUECES CO., TX, 70.201 AC.

6. DESCRIPTION OF SITE DRAINAGE: THE ENTIRE SITE WILL DRAIN VIA UNDERGROUND PIPES TO DRAINAGE CHANNEL 31 AS AND TO OSO BAY AS INDICATED.

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. IF LOTS 30, 31, & 32, BLOCK 5, ARE DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE PUBLIC OPEN SPACE REGULATIONS WILL BE REQUIRED AT THE FINAL PLAT STAGE.

11. EACH LOT AREA MUST COMPLY WITH THE CURRENT ZONING DESIGNATION.

12. NO PRIVATE DRIVEWAY ACCESS ONTO YORKTOWN BOULEVARD.

13. NO PRIVATE DRIVEWAY ACCESS ONTO OSO PARKWAY FOR LOTS 9, 15 AND 29, BLOCK 5, LOTS 7 & 8, BLOCK 4, LOT 18, BLOCK 3, LOTS 3 & 22, BLOCK 7 AND LOTS 1 & 6, BLOCK 6.

14. PRIVATE DRIVEWAYS ALONG NORTH OSO PARKWAY MUST HAVE A DRIVEWAY SEPARATION AVERAGE OF 150 FEET ON CENTER AS PER THE OSO PARKWAY PLAN.

15. WATER, WASTEWATER AND PARK FEES SHALL BE PAID PRIOR TO RECORDATION OF THE FINAL PLAT.

DEVELOPER:
DORSAL DEVELOPMENT LLC
P.O. BOX 8155
CORPUS CHRISTI, TX 78468
698-8000

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 REGISTRATION NO. F-52, 3054 S. ALAMEDA STREET
CORPUS CHRISTI, TEXAS 78404

PRELIMINARY PLAT
YORKTOWN ESTATES

A 70.201 ACRE TRACT OF LAND, MORE OR LESS, CONSISTING OF ALL OF LOT 9 AND PORTIONS OF LOTS 7, 8 AND 10, SECTION 25 AND ALL OF LOT 6 AND PORTIONS OF LOTS 1, 2 AND 5, SECTION 34, ALL OUT OF FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, A MAP OF WHICH IS RECORDED IN V. "A", P. 41 – 43, MAP RECORDS, NUECES CO., TX

CORPUS CHRISTI, NUECES CO., TX

DWN.		PLOT SCALE: 1" = 100'	COM. NO. PREL AS PREL
		SCALE (H): SAME	JOB NO. 10029
CHK. N. WELSH		SCALE (V): NONE	SHEET 1 OF 1
		DATE PLOTTED 05/1/15	