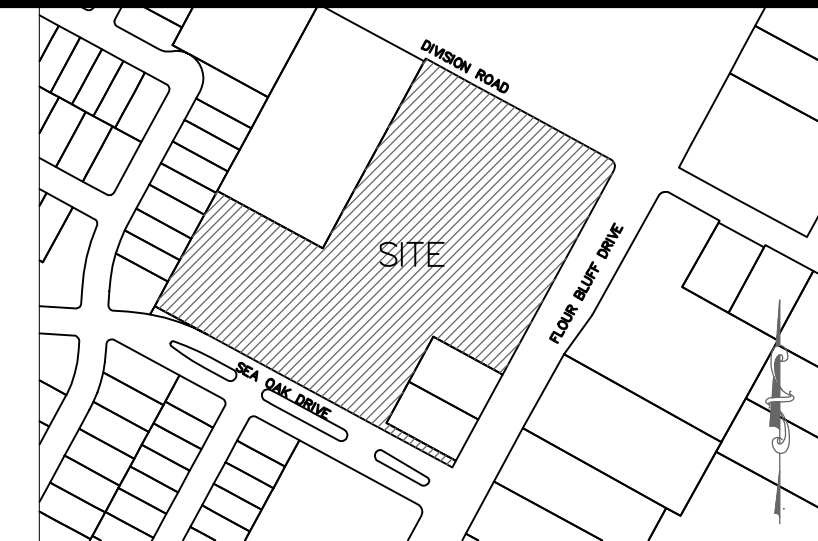


**FINAL PLAT OF:
GREENTREE SUBDIVISION
LOT 5A AND 5B**

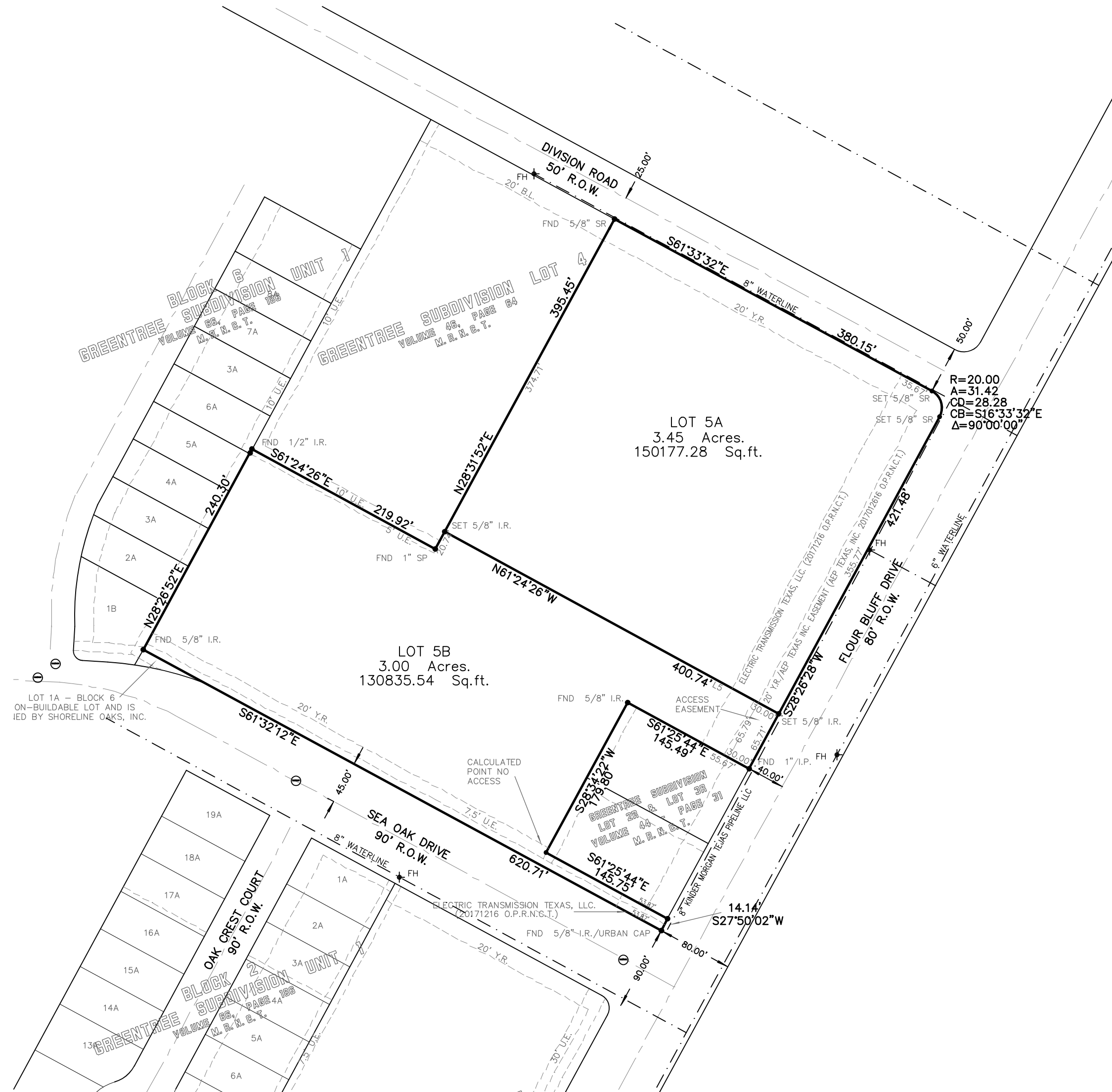
BEING A RE-PLAT OF LOT 5 GREENTREE SUBDIVISION, RECORDED IN VOLUME 52, PAGE 108
MAP RECORDS NUECES COUNTY TEXAS.



LOCATION MAP
NOT TO SCALE

GENERAL NOTES:

- 1) THE TOTAL PLATTED AREA CONTAINS 6.45 ACRES OF LAND.
- 2) A 5/8" DIAMETER STEEL REBAR WAS SET AT EVERY CORNER, EXCEPT OTHERWISE SPECIFIED.
- 3) ALL BEARINGS REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE.
- 4) 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."
- 5) THE SUBJECT SITE IS IN ZONE "C" ACCORDING TO FEMA MAP, COMMUNITY PANEL 48355C05456, EFFECTIVE DATE 10/13/2022
- 6) STREET SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS OUTLINED IN ARTICLE 7 OF THE UDC.
- 7) ANY INCREASE TO STORMWATER RUNOFF FLOW RATES, INCLUDING DURING SITE DEVELOPMENT, SHALL BE MITIGATED TO COMPLY WITH UDC 8.2.A, 8.2.8.B., AND IDM 3.05.
- 8) ACCESS TO LOT 5B SHALL BE UNOBSTRUCTED FROM ADJOINING FRONTAGE LOTS ALONG FLOUR BLUFF DRIVE.
- 9) LOT 5B WILL NOT HAVE ACCESS FROM SEA OAK DRIVE.



UTILITY PLAN



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SEPTEMBER 18, 2024