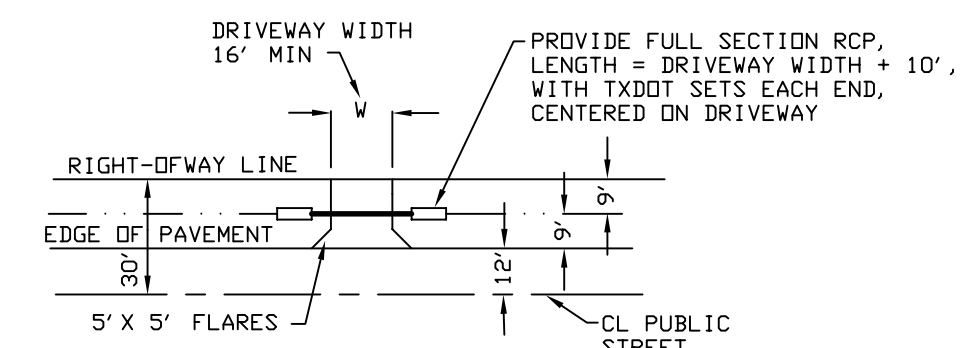
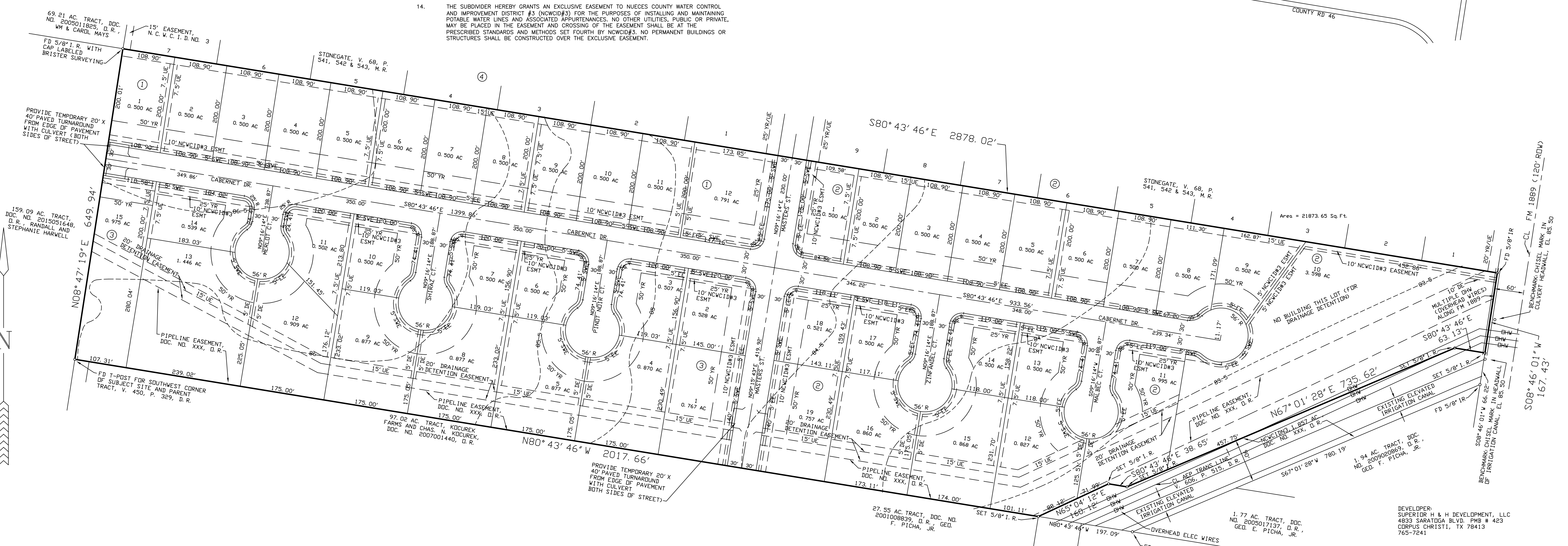
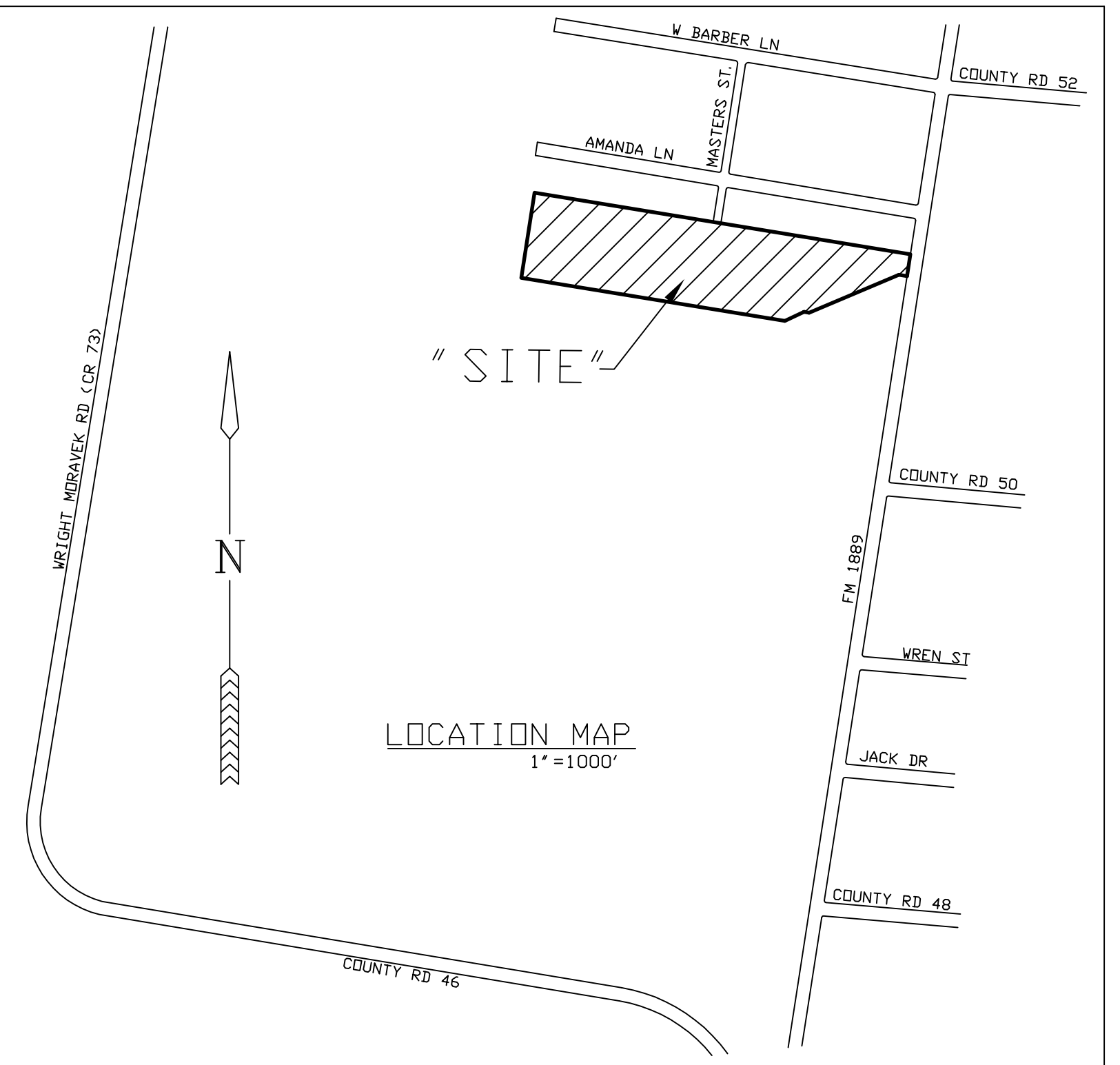


2" CRUSHED LIMESTONE BASE TO MEET REQUIREMENTS OF TxDOT BY A, OR I, SPECIFICATIONS. COMPACT TO 95% MODIFIED PROCTOR DENSITY AT A MOISTURE CONTENT +/- 2% OF OPTIMUM MOISTURE.

8" LIME STABILIZED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY WITHIN +/- TWO PERCENTAGE POINTS OF OPTIMUM MOISTURE. LIME SHALL BE APPLIED AT THE RATE OF .54 LB/YS<sup>2</sup> (TO BE VERIFIED THROUGH GEOTECHNICAL TESTING).

- NOTES
- THIS SITE IS NOT ZONED (OUTSIDE CITY LIMITS).
  - 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.
  - THE BASIS OF BEARINGS IS THE STATE OF TEXAS LAMBERT GRID, SOUTH ZONE, NAD 1983.
  - THE SUBJECT SITE IS DEPICTED IN FEMA MAP 48355C0260G (10/23/15), ZONE X.
  - TRACT NOTES AND LEGAL DESCRIPTION:
    - THE PROPOSED SUBJECT 37.914 ACRE TRACT AND THE PROPOSED 1.857 ACRE NUECES COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 3 TRACT AS SHOWN, WHEN COMBINED, PRODUCE THE 39.768 ACRE TRACT DESCRIBED BY DEED, DOC NO. 2019010081, OFFICIAL RECORDS, NUECES CO., TX. IT IS CONTEMPLATED THAT THE PRELIMINARY PLAT HEREOF, WHEN APPROVED BY THE CITY OF CORPUS CHRISTI AND SAO WATER DISTRICT, WILL SERVE AS AN AID IN PREPARATION OF A CORRECTION DEED FOR SAID 37.914 AND 1.857 ACRE TRACTS. THE CORRECTION DEED IS NEEDED SINCE THE DEED FOR A 1.82 ACRE TRACT, V. 139, P. 173, FILE NO. 8281, DEED RECORDS, NUECES CO., TX, IS NOT PLOTTABLE CORRECTLY.
    - LEGAL DESCRIPTION - A PROPOSED 37.914 ACRE TRACT OF LAND, MORE OR LESS, A PORTION OF A 39.768 ACRE TRACT OF LAND DESCRIBED BY DEED, DOC NO. 2019010081, OFFICIAL RECORDS, NUECES CO., TX AND BEING OUT OF THE MARIANO LOPEZ DE HERRERA GRANT, ABSTRACT 606, NUECES COUNTY, TEXAS.
  - THERE ARE NO KNOWN NATURAL WATER BODIES, JURISDICTIONAL WETLANDS, ENDANGERED SPECIES HABITAT, STATE SUBMERGED LANDS OR CRITICAL DUNES ON THE SITE.
  - 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.
  - 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.
  - THE TOTAL PLATTED AREA IS CONTEMPLATED TO CONTAIN 37.914 ACRES OF LAND INCLUDING STREET DEDICATIONS.
  - NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT.
  - DRIVEWAYS SHALL BE INSTALLED BY SUBDIVISION DEVELOPER TO COMPLY WITH COUNTY REGULATIONS AND MUST HAVE AN APPROVED DRIVEWAY PERMIT BY THE NUECES COUNTY DEPARTMENT OF PUBLIC WORKS PRIOR TO INSTALLATION.
  - SUBDIVIDER SHALL PROVIDE WATER SERVICE TO ALL LOTS.
  - SUBDIVIDER SHALL PROVIDE APPROVED SEPTIC SYSTEMS TO ALL LOTS.
  - THE SUBDIVIDER HEREBY GRANTS AN EXCLUSIVE EASEMENT TO NUECES COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT #3 (NCWCD#3) FOR THE PURPOSES OF INSTALLING AND MAINTAINING POTABLE WATER LINES AND ASSOCIATED APPURTENANCES, NO OTHER UTILITIES, PUBLIC OR PRIVATE, MAY BE PLACED IN THE EASEMENT AND CROSSING OF THE EASEMENT SHALL BE AT THE PRESCRIBED STANDARDS AND METHODS SET FORTH BY NCWCD#3. NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OVER THE EXCLUSIVE EASEMENT.

- NOTES CONTINUED:
- THE MINIMUM FINISHED FLOOR ELEVATION FOR ALL STRUCTURES THIS PLAT SHALL BE 18" ABOVE THE CENTERLINE OF PAVING ELEVATION FOR ANY STREET FRONTING ANY PARTICULAR LOT.
  - THE SUBJECT SITE IS INSIDE THE ETJ OF THE CITY OF CORPUS CHRISTI.
  - ALL DRIVEWAY CULVERTS ON CABERNET DRIVE SHALL BE 24" DIAMETER AND CULVERTS ON OTHER STREETS SHALL BE 18" DIAMETER. ALL CULVERTS SHALL BE SET TO ELEVATIONS OF DITCH FLOW LINES AND SLOPES.
  - PRESENTLY THE LAND IS VACANT. IT IS PROPOSED TO BE USED FOR RESIDENTIAL PURPOSES.
  - ALL DRIVEWAYS TO PUBLIC STREETS WITHIN THE SUBDIVISION SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS OUTLINED IN ARTICLE 7 OF THE UDC.
  - DETENTION BASIN SHALL BE PRIVATELY OWNED AND MAINTAINED.
  - NO DRIVEWAY ACCESS ONTO FM 1889 FROM THIS SUBDIVISION OR ANY OF THE LOTS.



DEVELOPER: SUPERIOR H & H DEVELOPMENT, LLC 4833 SARATOGA BLVD. PMB # 423 CORPUS CHRISTI, TX 78413 765-7241

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.

THE 37.914 ACRE SUBJECT TRACT DOES NOT INCLUDE THE NCWCD#3, 1.857 AC TRACT AS SHOWN

BASS & WELSH ENGINEERING  
TX SURVEY REG. NO 100027-00, TX ENGINEERING REG. NO. F-52, 3054 S. ALAMEDA STREET, CORPUS CHRISTI, TEXAS 78404

PRELIMINARY PLAT OF  
STONEGATE UNIT 2, A 37.914 ACRE\* TRACT OF LAND, MORE OR LESS, A PORTION OF A 39.768 ACRE TRACT OF LAND DESCRIBED BY DEED, DOC NO. 2019010081, OFFICIAL RECORDS, NUECES CO., TX AND BEING OUT OF THE MARIANO LOPEZ DE HERRERA GRANT, ABSTRACT 606 NUECES COUNTY, TEXAS

OWN: _____	PLOT SCALE: 1" = 100'	COM. NO. PREL AS PREL
CHK: N. WELSH	SCALE (H): SAME	JOB NO. 18016
	SCALE (V): NONE	SHEET 1 OF 1
	DATE PLOTTED 1/27/20	