

GENERAL NOTES:

1. BASIS OF BEARINGS REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE.
2. TOTAL AREA 5.66 ACRE (246,552.59 SQ. FT.) TOTAL AREA DEDICATED FOR STREET 49,934.28 SQ. FT.
3. BY GRAPHIC PLOTTING ONLY ONTO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 4854640283C DATED 07/18/1985, THIS PROPERTY IS ALL IN ZONE C, AREAS OF MINIMAL FLOODING; THE EXACT EXTENT OF ANY FLOODING CAN ONLY BE DETERMINED BY A FLOOD STUDY PREPARED BY A REGISTERED PROFESSIONAL ENGINEER.
4. THE RECEIVING WATER FROM 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 WATER" AND CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
5. FOUND AND SET ALL CORNERS WITH A 5/8" IRON ROD
6. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
7. NO DRIVE WAY ACCESS UNTO ACUSHNET DRIVE.

PLAT OF: COUNTRY CLUB ESTATES UNIT 33

BEING AN RE-PLAT OF LOT 13, BLOCK 2, COUNTRY CLUB ESTATES UNIT 20, A PLAT OR MAP RECORDED IN VOLUME 59, PAGE 158 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS.

