

WE, MICHAEL HERNANDEZ AND KATRINA HERNANDEZ, HEREBY CERTIFY THAT WE ARE THE OWNERS OF LOT 11, YORKKWARD ACRES, AND SAID LANDS EMBRACED WITHIN THE BOUNDARIES OF THE FORGOING PLAT; THAT WE HAVE HAD SAID LAND SURVEYED AND SUBDIVIDED 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 PUBLIC UTILITIES; THAT THIS MAP WAS MADE FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

MICHAEL HERNANDEZ, OWNER KATRINA HERNANDEZ, OWNER

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY
MICHAEL HERNANDEZ.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY
KATRINA HERNANDEZ.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

FIRST COMMUNITY BANK, HEREBY CERTIFIES THAT IT HOLDS A FIRST AND SUPERIOR VENDOR'S LIEN AGAINST AND SUPERIOR TITLE TO THE PROPERTY OWNED BY MICHAEL HERNANDEZ AND KATRINA HERNANDEZ, AS SHOWN ON THE FOREGOING MAP AND IT APPROVES OF THE SUBDIVISION AND DEDICATION FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

BY: JOE INGLE, VP

I, JARREL L. MOORE, A REGISTERED PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IS TRUE AND CORRECT; THAT I HAVE BEEN ENGAGED UNDER CONTRACT TO SET ALL LOT AND BLOCK CORNERS AND COMPLETE SUCH OPERATIONS WITHOUT DELAY.

THIS THE _____ DAY OF _____ 2018.

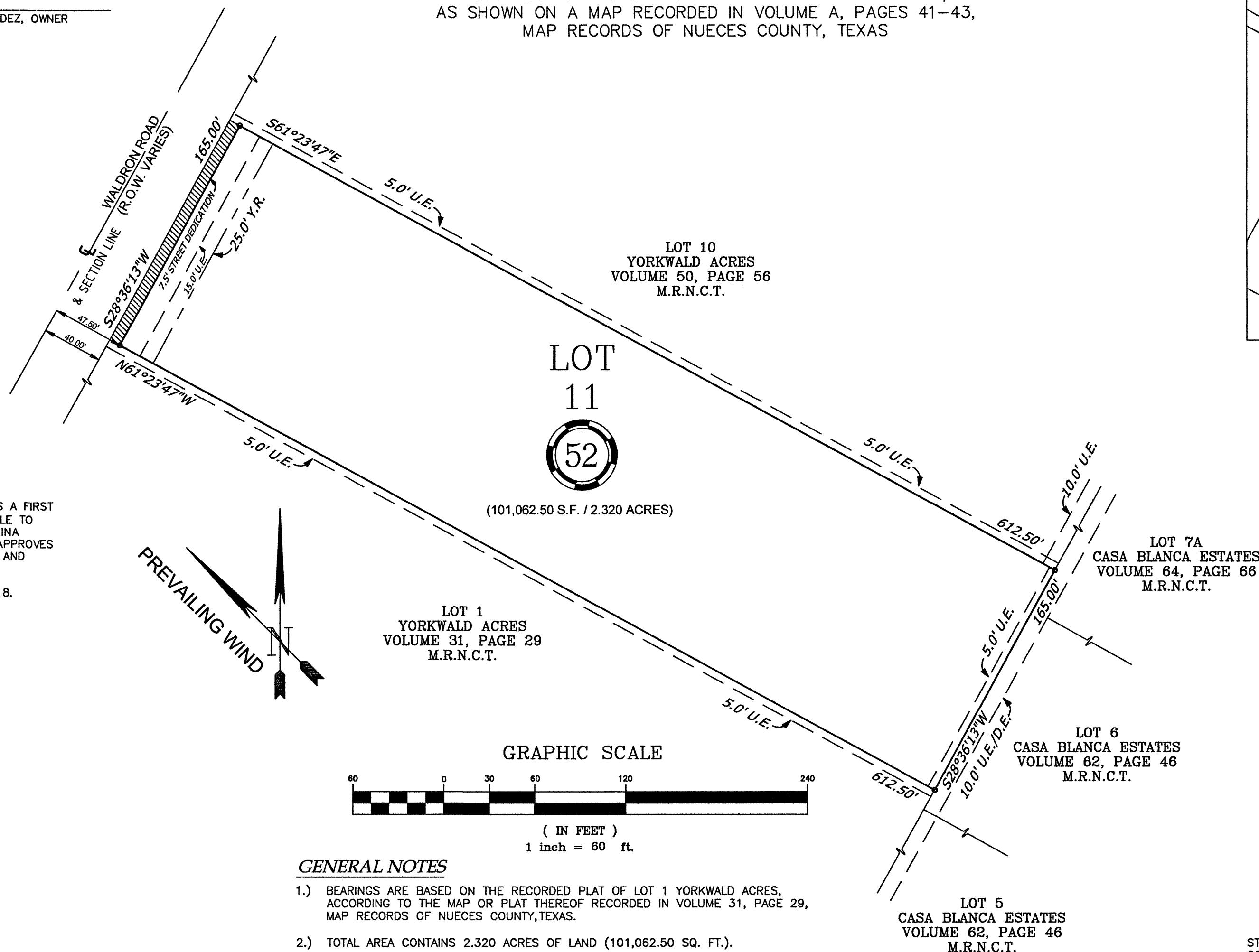
JARREL L. MOORE
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4854

TEXAS GEO TECH
ENGINEERING & LAND SURVEYING, INC.

5528 S. STAPLES, SUITE B2
CORPUS CHRISTI, TEXAS 78411
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JOB NO. 180421
JANUARY 19, 2019

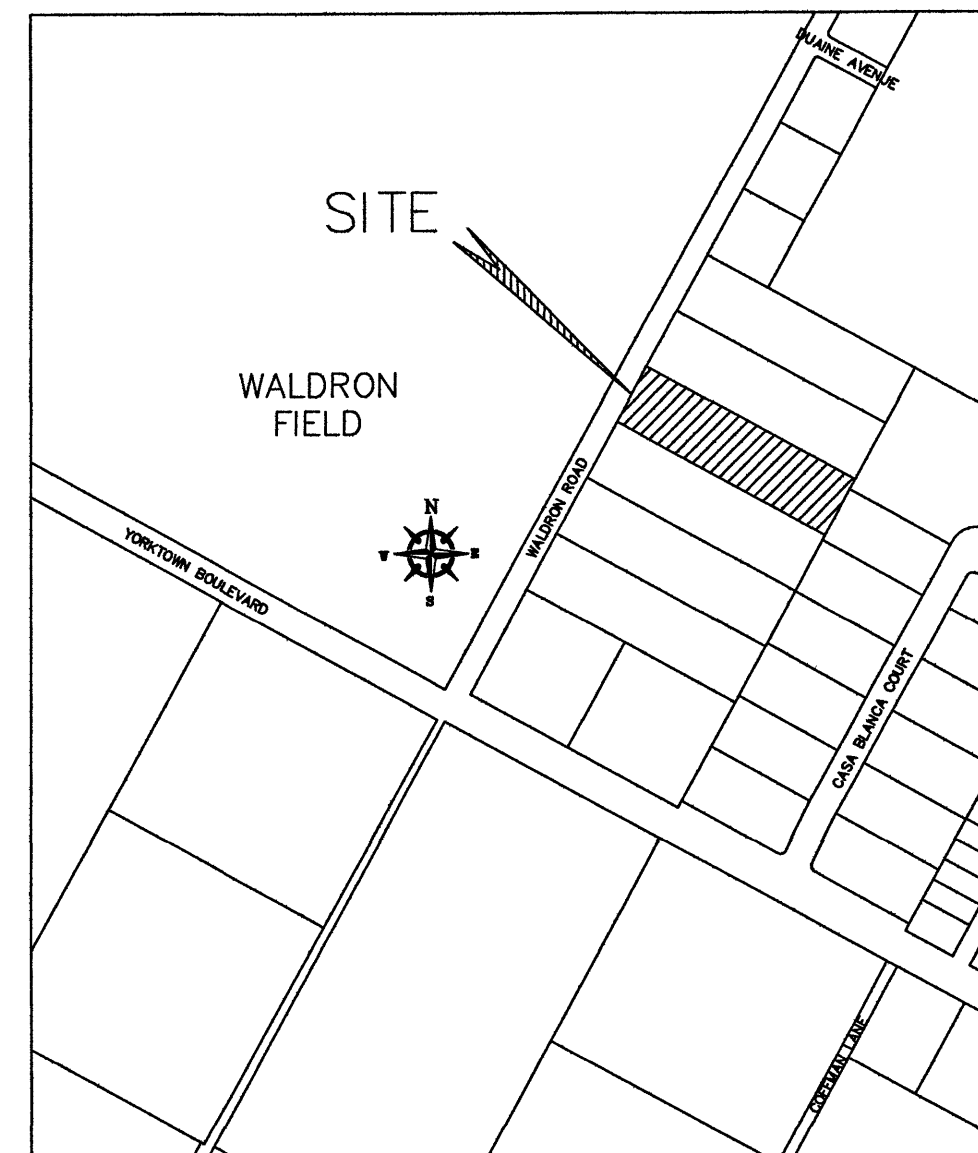
PLAT OF:
LOT 11
YORKWALD ACRES

BEING 2.349 ACRES BEING OUT OF THE NORTH 7.5 ACRES,
EXCEPT THAT PORTION LYING WITHIN THE ROAD RIGHT OF WAY,
OF LOT SIXTEEN (16), SECTION FIFTY-TWO,
FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS,
AS SHOWN ON A MAP RECORDED IN VOLUME A, PAGES 41-43,
MAP RECORDS OF NUECES COUNTY, TEXAS



GENERAL NOTES

- 1.) BEARINGS ARE BASED ON THE RECORDED PLAT OF LOT 1 YORKSWALD ACRES, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 31, PAGE 29, MAP RECORDS OF NUECES COUNTY, TEXAS.
- 2.) TOTAL AREA CONTAINS 2.320 ACRES OF LAND (101,062.50 SQ. FT.).
- 3.) BY GRAPHIC PLOTTING ONLY ONTO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 485464 0356 C, CITY OF CORPUS CHRISTI, TEXAS, PANEL REVISED JULY 18, 1985. THIS PROPERTY IS LOCATED 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 FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE LAGUNA MADRE. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE LAGUNA MADRE AS "EXCEPTIONAL" AND "OYSTER WATERS". TCEQ ALSO CATEGORIZED THE LAGUNA MADRE AS "CONTACT RECREATION" USE.
- 5.) THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- 6.) FOUND AND/OR SET 5/8" IRON RODS AT ALL CORNERS UNLESS SHOWN OTHERWISE.
- 7.) IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.
- 8.) ALL PROPOSED FINISH FLOOR ELEVATIONS WILL BE MINIMUM 18 - INCHES ABOVE CROWN OF STREET OR FINISH FLOOR ELEVATIONS WILL BE MINIMUM 18 - INCHES ABOVE HIGHEST NATURAL GROUND ELEVATION ON SAID LOT(S).
- 9.) THE ARE NO KNOWN NATURAL WATER BODIES, JURISDICTIONAL WETLANDS, ENDANGERED SPECIES HABITAT, STATE OF TEXAS SUBMERGED LANDS, OR CRITICAL DUNES ON THIS SITE. THE SITE DOES NOT LIE WITHIN A VELOCITY ZONE, OR ADJACENT TO THE NUECES RIVER WATER SUPPLY.



LOCATION MAP
1" = 500'

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

THIS THE _____ DAY OF _____ 2018.

NINA NIXON-MENDEZ, F.A.I.C.P.
SECRETARY

ERIC VILLARREAL P.E.
CHAIRMAN

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

THIS THE _____ DAY OF _____ 2018.

WILLIAM J. GREEN, P.E.
DEVELOPMENT SERVICES ENGINEER

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE _____ DAY OF _____, 2018, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____, 2018, AT _____ O'CLOCK _____ M. AND DULY RECORDED THE _____ DAY OF _____, 2018, AT _____ O'CLOCK _____ M., IN VOLUME _____, PAGE _____, MAP RECORDS NUECES COUNTY, TEXAS.

KARA SANDS, COUNTY CLERK
NUECES COUNTY, TEXAS

AT _____ O'CLOCK _____ M.

2018

BY: _____ DEPUTY

SYMBOL LEGEND		
SYMBOL	ABBREVIATION	DESCRIPTION
	E.P.T.	EXISTING PALM TREE
	F.H.	FIRE HYDRANT
	F.L.	FLOW LINE
	G.V.	GATE VALVE
	I.R.	IRON ROD
	L.P.	LIGHT POLE
	P.P.	POWER / PANEL POLE

RESIDENTIAL GAS LINE

OVER-HEAD ELECTRICAL LINE

RESIDENTIAL WATER LINE

SANITARY SEWER LINE

STORM WATER LINE



SHEET 1 OF 1

RAIN INTENSITY CALCULATIONS

$$I = \frac{b}{(t_c + d)^e}$$

WHERE:
 b = REGRESSION CONSTANT
 t_c = TIME OF CONCENTRATION
 d = CORRECTION FACTOR
 e = REGRESSION FACTOR

RAINFALL INTENSITY-DURATION & FREQUENCY COEFFICIENTS FOR NUECES COUNTY				
	COEFFICIENT	5-YEAR	25-YEAR	100-YEAR
e (in.)		0.794	0.759	0.730
b		79	91	99
d (mins.)		8.7	8.7	9.4
INTENSITY (in/hr)*		7.7	9.9	11.4
TIME OF CONCENTRATION = 10 mins.				

PRE-DEVELOPMENT CONDITIONS
 RUNOFF COEFFICIENT AVERAGE = 0.30

5-YEAR FREQUENCY (10 MIN. TIME OF CONCENTRATION)				
DRAINAGE AREA	C	I	Q	
I.D.	AREA	COEFF.	IN / HR	C.F.S.
A-1	2.349	0.30	7.7	5.43
1. TOTAL RUNOFF FROM PROJECT LOCATION.				5.43

25-YEAR FREQUENCY (10 MIN. TIME OF CONCENTRATION)				
DRAINAGE AREA	C	I	Q	
I.D.	AREA	COEFF.	IN / HR	C.F.S.
A-1	2.349	0.30	9.9	6.98
1. TOTAL RUNOFF FROM PROJECT LOCATION.				6.98

100-YEAR FREQUENCY (10 MIN. TIME OF CONCENTRATION)				
DRAINAGE AREA	C	I	Q	
I.D.	AREA	COEFF.	IN / HR	C.F.S.
A-1	2.349	0.30	11.4	8.03
1. TOTAL RUNOFF FROM PROJECT LOCATION.				8.03

RUNOFF TABLE

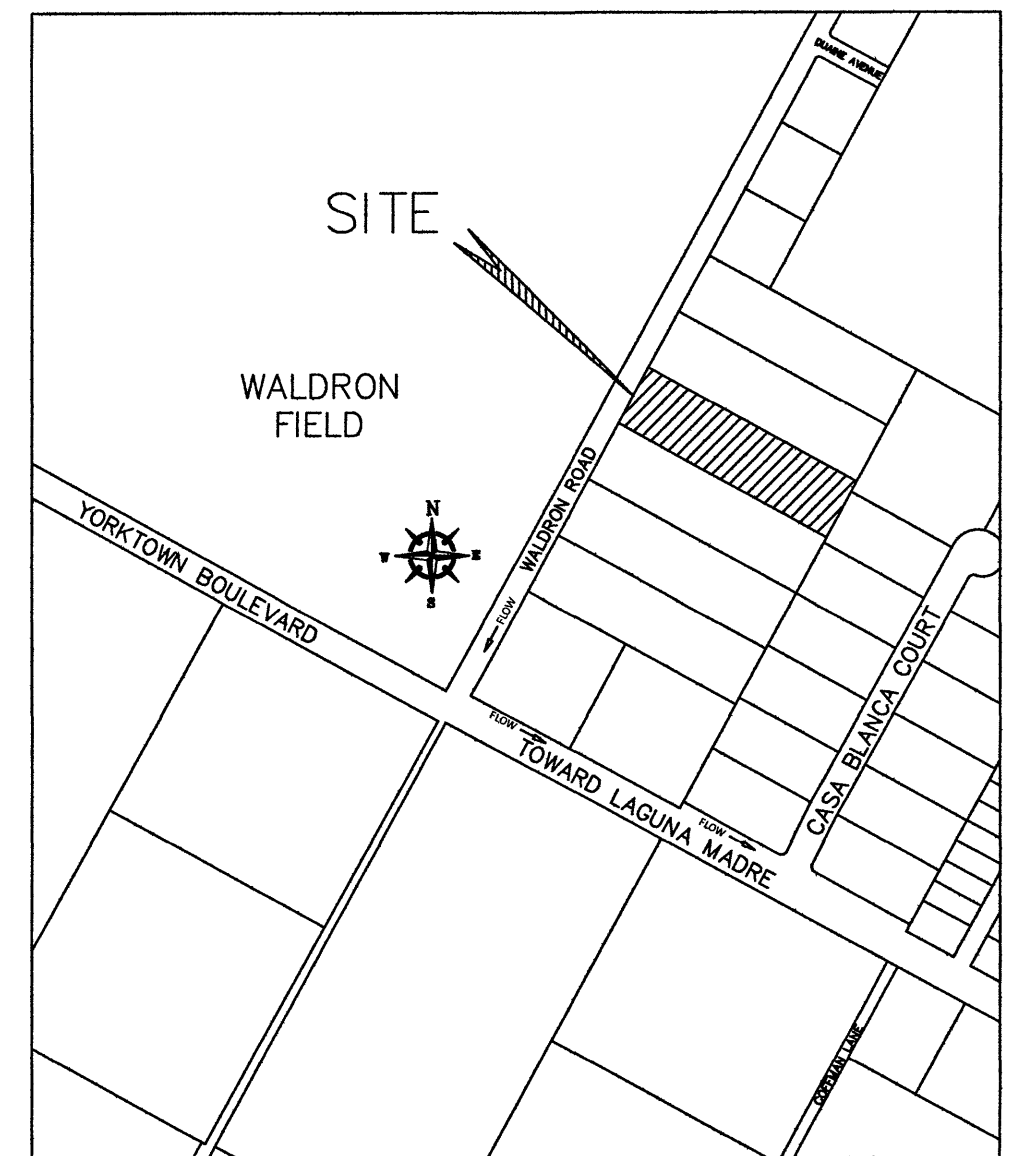
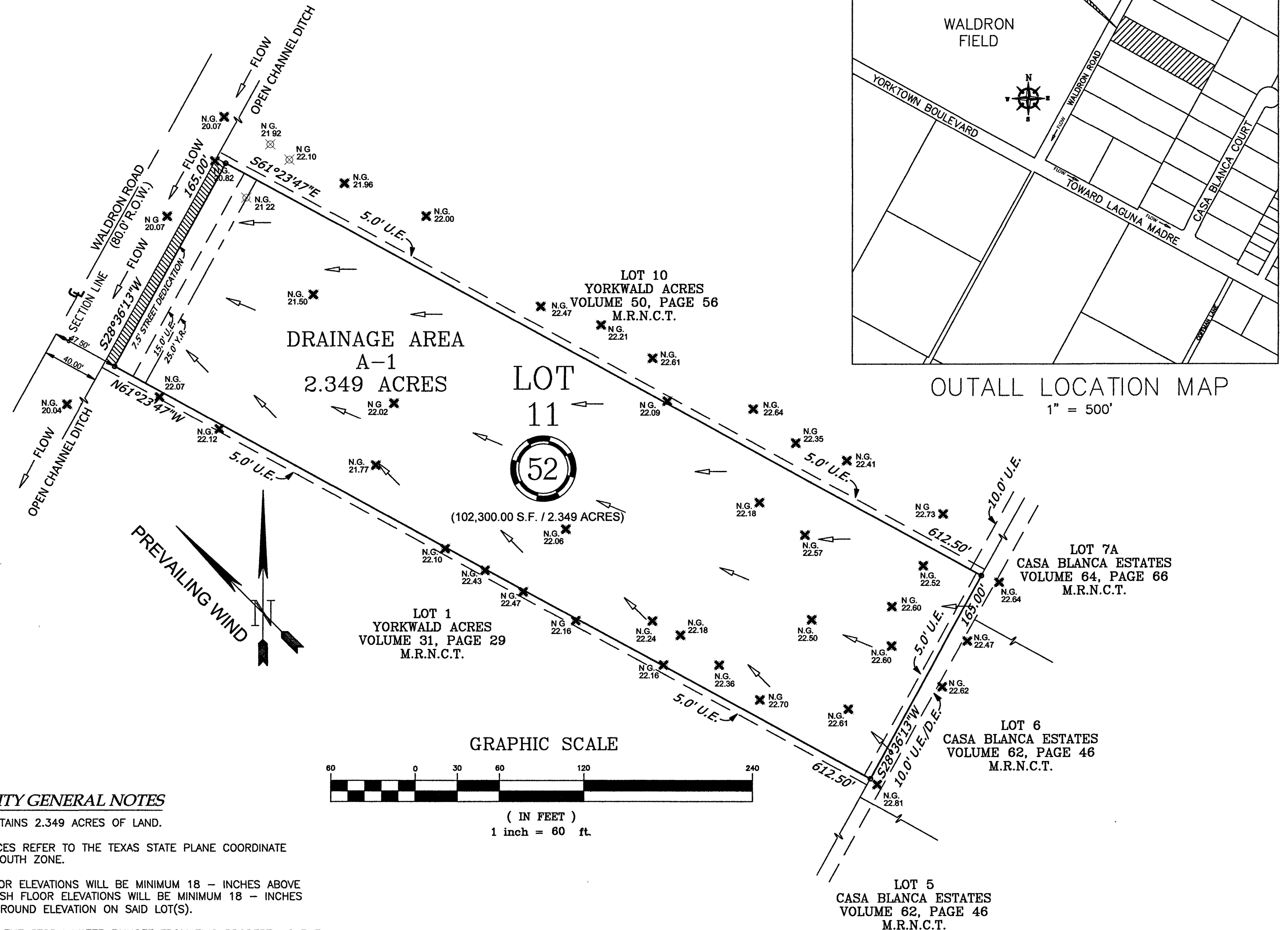
Q = CIA
 where:
 Q = maximum rate of runoff (cfs)
 C = runoff coefficient
 I = average rainfall intensity (in./hr.)
 A = drainage area (ac.)

STORM WATER QUALITY GENERAL NOTES

- TOTAL AFFECTED AREA CONTAINS 2.349 ACRES OF LAND.
- ALL BEARINGS AND DISTANCES REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE.
- ALL PROPOSED FINISH FLOOR ELEVATIONS WILL BE MINIMUM 18 - INCHES ABOVE CROWN OF STREET OR FINISH FLOOR ELEVATIONS WILL BE MINIMUM 18 - INCHES ABOVE HIGHEST NATURAL GROUND ELEVATION ON SAID LOT(S).
- THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE LAGUNA MADRE. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE LAGUNA MADRE AS "EXCEPTIONAL" AND "OYSTER WATERS". TCEQ ALSO CATEGORIZED THE LAGUNA MADRE AS "CONTACT RECREATION" USE.
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- SITE ZONED AS "CG-1".
- A STORMWATER POLLUTION PREVENTION PLAN WILL BE SUBMITTED WITH CONSTRUCTION PLANS FOR ANY PROJECT OF 1 ACRE OR GREATER / OR A POLLUTION CONTROL PLAN IF LESS THAN ONE ACRE.
- DRAINAGE IS IN ACCORDANCE WITH THE CITY'S DRAINAGE MASTER PLAN, SITE DRAINAGE CURRENTLY IS INTO AN OPEN CHANNEL DITCH LYING ON THE SOUTHEAST SIDE OF WALDRON ROAD, SOUTHWEST TO THE INTERSECTION OF WALDRON ROAD AND YORKTOWN BOULEVARD AND THEN SOUTHEAST ALONG THE NORTHEAST SIDE OF YORKTOWN BOULEVARD INTO THE WEST SIDE OF THE LAGUNA MADRE WHICH WILL RECEIVE THE RUNOFF FROM THIS SITE.
- THE ARE NO KNOWN NATURAL WATER BODIES, JURISDICTIONAL WETLANDS, ENDANGERED SPECIES HABITAT, STATE OF TEXAS SUBMERGED LANDS, OR CRITICAL DUNES ON THIS SITE. THE SITE DOES NOT LIE WITHIN A VELOCITY ZONE, OR ADJACENT TO THE NUECES RIVER WATER SUPPLY.

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 JOB NO. 180421
 JANUARY 22, 2019



STORMWATER QUALITY MANAGEMENT PLAN FOR A PLAT OF: LOT 11 YORKWALD ACRES

BEING 2.349 ACRES BEING OUT OF THE NORTH 7.5 ACRES, EXCEPT THAT PORTION LYING WITHIN THE ROAD RIGHT OF WAY, OF LOT SIXTEEN (16), SECTION FIFTY-TWO, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, AS SHOWN ON A MAP RECORDED IN VOLUME A, PAGES 41-43, MAP RECORDS OF NUECES COUNTY, TEXAS



Victor S. Medina
 1/22/19 F-4053