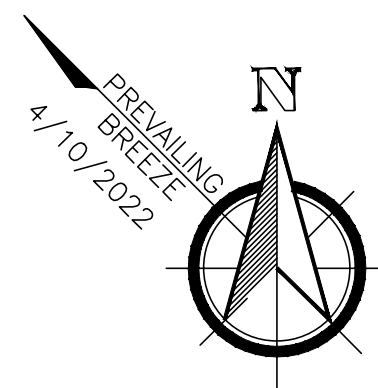
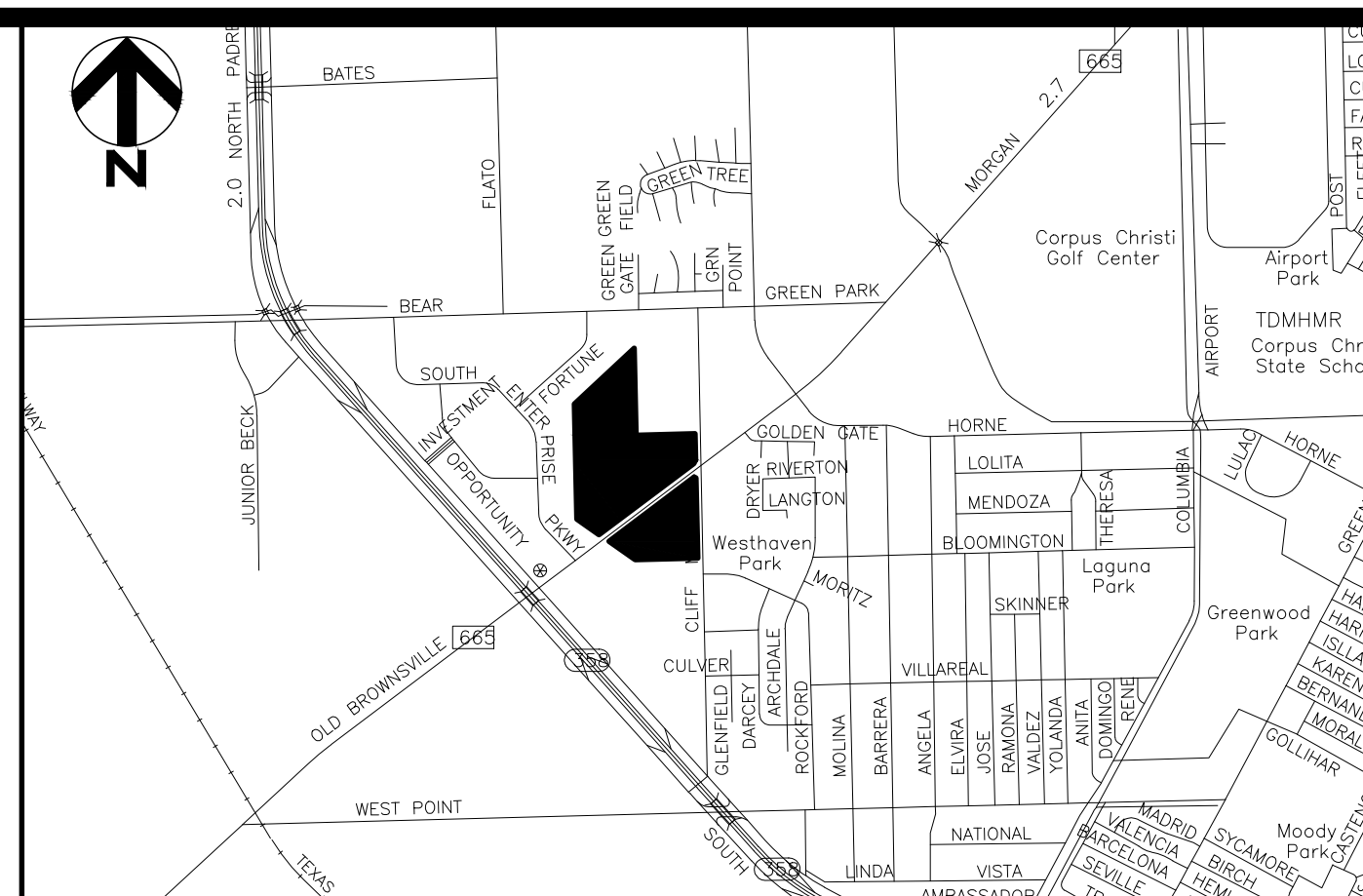
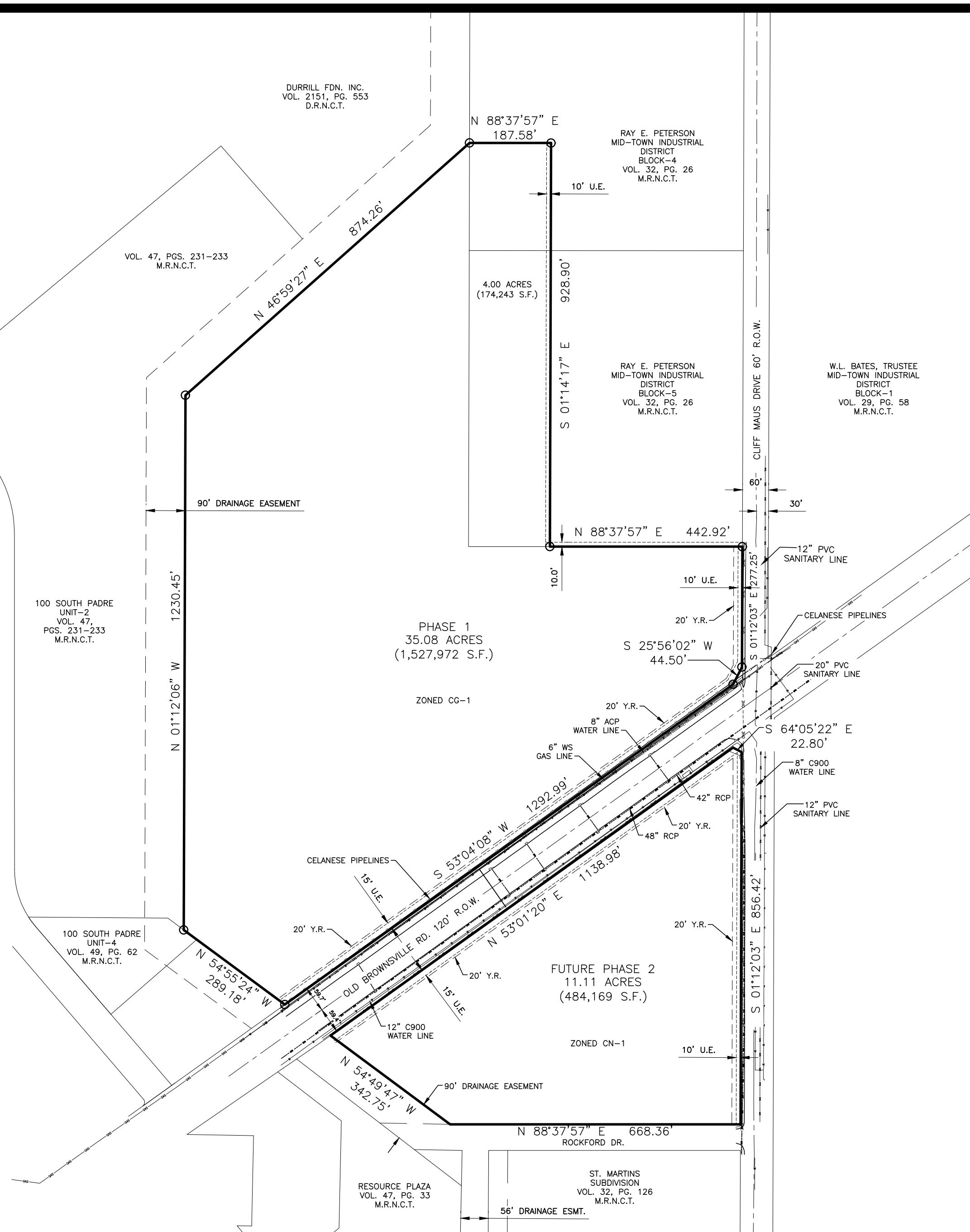




0 100' 200'
SCALE: 1" = 200'



LOCATION MAP
SCALE: 1" = 2000'

- NOTES:
1. ALL SURVEYING WAS PERFORMED BY GOVIND DEVELOPMENT LLC, FROM GPS OBSERVATION. THIS DRAWING REPRESENTS THE CONDITIONS THAT EXISTED AT THE TIME OF THE SURVEY CONDUCTED SEPTEMBER 2020.
 2. 5/8" IRON RODS AT ALL CORNER UNLESS NOTED OTHERWISE.
 3. ALL ELEVATIONS ARE IN U.S. FEET AND REFERENCED TO NAVD'88.
 4. THE RECEIVING WATERS FOR THE STROME 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 FLOW DIRECTLY INTO THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS" AND CATERGORIZED THE RECIEVING WATERS AS "CONTACT RECREATION" USE.
 5. THIS PROPERTY LIES WITHIN FLOOD ZONE "X".
 6. THIS PROPERTY IS ZONED CG-2, CN-1, AND IL.
 7. THE TOTAL PLATTED AREA CONTAINS 46.19 ACRES OF LAND INCLUDING STREET DEDICATION.
 8. OWNERS: NEXT SPORTS LLC
 9. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
 10. IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.
 11. WATER AND WASTE WATER LOT/ACREAGE FEES SHALL BE PAID PRIOR TO RECORDATION OF THE FINAL PLAT.
 12. ALL STREET SIGNS (INCLUDING STOP SIGNS) AND MARKINGS MUST BE FURNISHED AND INSTALLED BY DEVELOPER.
 13. THE FINISHED FLOOR ELEVATION FOR EACH LOT MUST BE 18 INCHES HIGHER THAN THE HIGHEST CENTERLINE ELEVATION FRONTING THE LOT.
 14. STREET LIGHTS LOCATION MAP WILL BE PROVIDED WITH EACH FINAL PLAT.
 15. ALL DRIVEWAYS SHALL CONFIRM TO ACCESS MANAGEMENT STANDARDS OUTLINED IN ARTICLE 70F OF THE UDC.
 16. ANY ACCESS ONTO FM 665 (OLD BROWNSVILLE ROAD) SHALL MEET TXDOT ACCESS REQUIREMENTS AND SHALL HAVE TXDOT APPROVAL.
 17. ANY STORM DISCHARGE TO TXDOT RIGHT OF WAY SHALL BE REVIEWED AND HAVE APPROVAL.

LEGEND
O IRON ROD

PRELIMINARY PLAT OF KINGSLEY HEIGHTS PHASE 1 AND FUTURE PHASE 2

BEING 35.08 ACRES OF LAND, MORE OR LESS OUT OF LOTS 1AND 8, SECTION 5, RANGE VIII, GUGENHIEM & COHEN FARM LOTS RECORDED IN VOLUME A, PAGE 53, MAP RECORDS OF NUECES COUNTY, TEXAS OF WHICH 4 ACRES ARE FROM MIDTOWN INDUSTRIAL DISTRICT, RECORDED IN VOLUME 32, PAGE 26, MAP RECORDS NUECES COUNTY, TEXAS