



- 1) TOTAL PLATTED AREA CONTAINS 3.20 GROSS ACRES OR 139,347 SQUARE FEET.
- 2) THE YARD REQUIREMENT AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- 3) THE ZONING OF THE PROPERTY IS "CN-1" NEIGHBORHOOD COMMERCIAL DISTRICT.
- 4) A 5/8" DIAMETER BY 18" LONG IRON ROD WITH RED PLASTIC CAP STAMPED "NAISMITH ENG. C.C., TX." WILL BE SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- 5) PER FLOOD INSURANCE RATE MAP, MAP INDEX, COMMUNITY-PANEL NUMBER 485464 0315 D, MAP REVISED AUGUST 3, 1989, THE SUBJECT PROPERTY IS LOCATED IN ZONE C, DEFINED AS AREAS MINIMAL FLOODING, AND ZONE B, DEFINED AS AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- 6) ALL BEARINGS AND COORDINATES ARE GRID BEARINGS AND COORDINATES MEASURED WITH THE TEXAS VRS NETWORK AND ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983.

- 7) THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS". TCEQ ALSO CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
- 8) THIS SURVEYOR CANNOT CERTIFY AS TO UN-RECORDED EASEMENTS AND/OR RIGHT-OF-WAY THAT MAY IMPACT THE SUBJECT PROPERTY AND ARE NOT VISIBLE AND APPARENT. CAUTION MUST BE TAKEN WITH PIPELINE MARKERS INDICATING BURIED LINES NOT ON RECORD.

● = 5/8" IRON ROD FOUND
○ = A 5/8" DIAMETER BY 18"
LONG IRON ROD SET WITH
PLASTIC CAP STAMPED
"NAISMITH ENG. C.C., TX."

Date: _____