



- Notes:**
- Total area contains 113.58 acres of land.
  - Property is currently zoned RS-6 and CG-2. The portion that is currently zoned RS-6 is in the process of being rezoned to CG-2.
  - 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.
  - 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.
  - There are no known natural water bodies, jurisdictional wetlands, endangered species habitat, State of Texas Submerged Lands, or critical dunes on the site.
  - By graphic plotting only, this property is in Zone "C" on Flood Insurance Rate Map, Community Panel No. 485464 0165 C, City of Corpus Christi, Texas which bears and effective date of July 18, 1985 and it is not located in a Special Flood Hazard Area.

- LEGEND:**
- PROPERTY LINE
  - CENTERLINE
  - YARD REQUIREMENT LINE
  - UTILITY EASEMENT LINE
  - UTILITY EASEMENT
  - YARD REQUIREMENT
  - MAP RECORDS OF NUECES COUNTY, TEXAS
- U.E.  
Y.R.  
M.R.N.C.T.

PRELIMINARY PLAT  
for  
**WESTPOINT CROSSING**  
Corpus Christi, Texas

**LEGAL DESCRIPTION:**  
Being 113.58 acres of land out of Lots 9,10, 11, 14, 15, and 16 of Section 5, Range VIII, of the Gugenheim & Cohn's Farm Lots, Corpus Christi, Nueces County, Texas. A map of which is located in Volume A, Page 53, Map Records of Nueces County, Texas.

**OWNER/DEVELOPER:**  
Peterson Properties  
P.O. Box 8229  
Corpus Christi, TX 78468  
361-991-4950

**ENGINEER:**  
Urban Engineering Firm # 145  
2725 Swantner  
Corpus Christi, TX 78404  
361-854-3101

**URBAN ENGINEERING**  
CORPUS CHRISTI, TEXAS

Urban Engineering Firm No. 145: TBPLS Firm No. 10032400  
2725 Swantner St., Corpus Christi, TX 78404  
PHONE: (361) 854-3101 FAX: (361) 854-6001  
Job No. 40706.B3.00  
March 28, 2014 CU/crr

300 200 100 0 200 400  
GRAPHIC SCALE  
1"=200'