



NUECES COUNTY, TEXAS

LOCATION MAP  
1" = 2000'

MATCH LINE

PORTION SECTION 3,  
LAURELES FARM TRACTS,  
V. 3, P. 15, M. R., A  
197.75 ACRE TRACT,  
DOC. NO. 2011026100,  
D. R., KITTY HAWK  
DEVELOPMENT, L. P.

LOT 10, BLOCK 4 SHALL BE UTILIZED FOR TEMPORARY PRIVATE DRAINAGE DETENTION, WILL REMAIN A NON-BUILDABLE LOT UNTIL CR 47 COLLECTOR DRAINAGE CHANNEL IS CONSTRUCTED AND APPROPRIATE STORM DRAIN IS CONNECTED TO SAID CHANNEL. THE OWNER OF THIS LOT IS FINANCIALLY RESPONSIBLE FOR REMOVAL OF THE TEMPORARY DETENTION POND AFTER SUCH TIME AS SAID CR 47 COLLECTOR DRAINAGE CHANNEL IS CONSTRUCTED.

20' PRIVATE DE, DOC. NO.  
D. R.

CURVE DATA

(C)  $D=90^{\circ} 00' 00''$   
 $R=25.00'$   
 $T=25.00'$   
 $L=39.27'$   
 $CB=S44^{\circ} 10' 28'' W$   
 $CH=35.36'$

① D=90° 00' 00"  
R=25. 00'  
T=25. 00'  
L=39. 27'  
CB=N45° 49' 32" W  
CH=35. 36'

(E)  $D=148^{\circ} 04' 33''$   
 $R=175.00'$   
 $T=611.83'$   
 $L=452.27'$   
 $CB=S00^{\circ} 49' 32'' E$   
 $CH=336.51'$

⑦ D=148° 04' 33"  
R=175. 00'  
T=611. 83'  
L=452. 27'  
CB=N00° 49' 32" W  
CH=336. 51'

(G)  $D=74^{\circ} 02' 17''$   
 $R=25.00'$   
 $T=18.85'$   
 $L=32.31'$   
 $CB=S36^{\circ} 11' 36'' W$   
 $CH=30.10'$

⑨ D=74° 02' 17"  
R=25.00'  
T=18.85'  
L=32.31'  
CB=N37° 50' 41" W  
CH=30.10'

①  $D=90^{\circ} 02' 25''$   
 $R=25.00'$   
 $T=25.02'$   
 $L=39.29'$   
 $CB=S44^{\circ} 11' 40'' W$   
 $CU=25.23'$

④  $D=89^{\circ} 57' 35''$   
 $R=25.00'$   
 $T=24.98'$   
 $L=39.25'$   
 $CB=N45^{\circ} 48' 20'' E$   
 $CH=25.24'$

NOTES:

1. THE SUBJECT SITE CONTAINS 48.714 ACRES INCLUDING STREETS (INCLUDES STREET DEDICATION).

2. THE BASIS OF BEARINGS IS TEXAS STATE PLANE COORDINATES, SOUTH ZONE, LAMBERT PROJECTION, NAD '83.

3. THE SUBJECT SITE IS IN ZONE "C" ACCORDING TO FEMA MAP, COMMUNITY PANEL 485494 0515 C. REVISED MARCH 18, 1985.

4. 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.

5. PRIOR TO CONNECTING TO PUBLIC WATER, EACH LOT MUST HAVE AN APPROVED AND RECORDED O.C.L. WATER CONTRACT.

6. NO PRIVATE DRIVEWAY ACCESS TO FM 43.

7. LOT 1, BLOCK 5 IS DESIGNATED AS A PERMANENT PRIVATE DETENTION POND. THE PRIVATE POND SHALL BE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND NOT BY NUECES COUNTY.

8. ALL PRIVATE DRIVEWAYS SHALL COMPLY WITH NUECES COUNTY DRIVEWAY REGULATIONS AND MUST BE APPROVED BY THE NUECES COUNTY DEPARTMENT OF PUBLIC WORKS PRIOR TO INSTALLATION.

9. SUBDIVIDER SHALL PROVIDE WATER SERVICE TO ALL LOTS.

10. FINISHED FLOOR ELEVATIONS FOR STRUCTURES THIS SUBDIVISION SHALL BE A MINIMUM OF 12" ABOVE THE HIGHEST ADJACENT ROADWAY ELEVATION.

PLAT OF  
KENSINGTON GARDENS  
(CONTINUED)  
NUECES COUNTY, TEXAS

BASS & WELSH ENGINEERING  
FIRM NO. F-52, 3054 S. ALAMEDA ST.  
CORPUS CHRISTI, TEXAS 78404

DATE PLOTTED: 4/10/15  
PLAT-SH2.DWG  
JOB NO: 14003  
SCALE: 1" = 100'  
PLOT SCALE: SAME  
SHEET 2 OF 2

