

BEING A REPLAT OF A TRACT OF LAND OUT OF
LOT 1A, BLOCK 3, NUECES TOWNE WEST,
AS RECORDED IN VOLUME 60, PAGES 66-67, MAP RECORDS, NUECES COUNTY, TEXAS
AND CONTAINING 33.81 ACRES OF LAND



0 50 100
GRAPHIC SCALE IN FEET

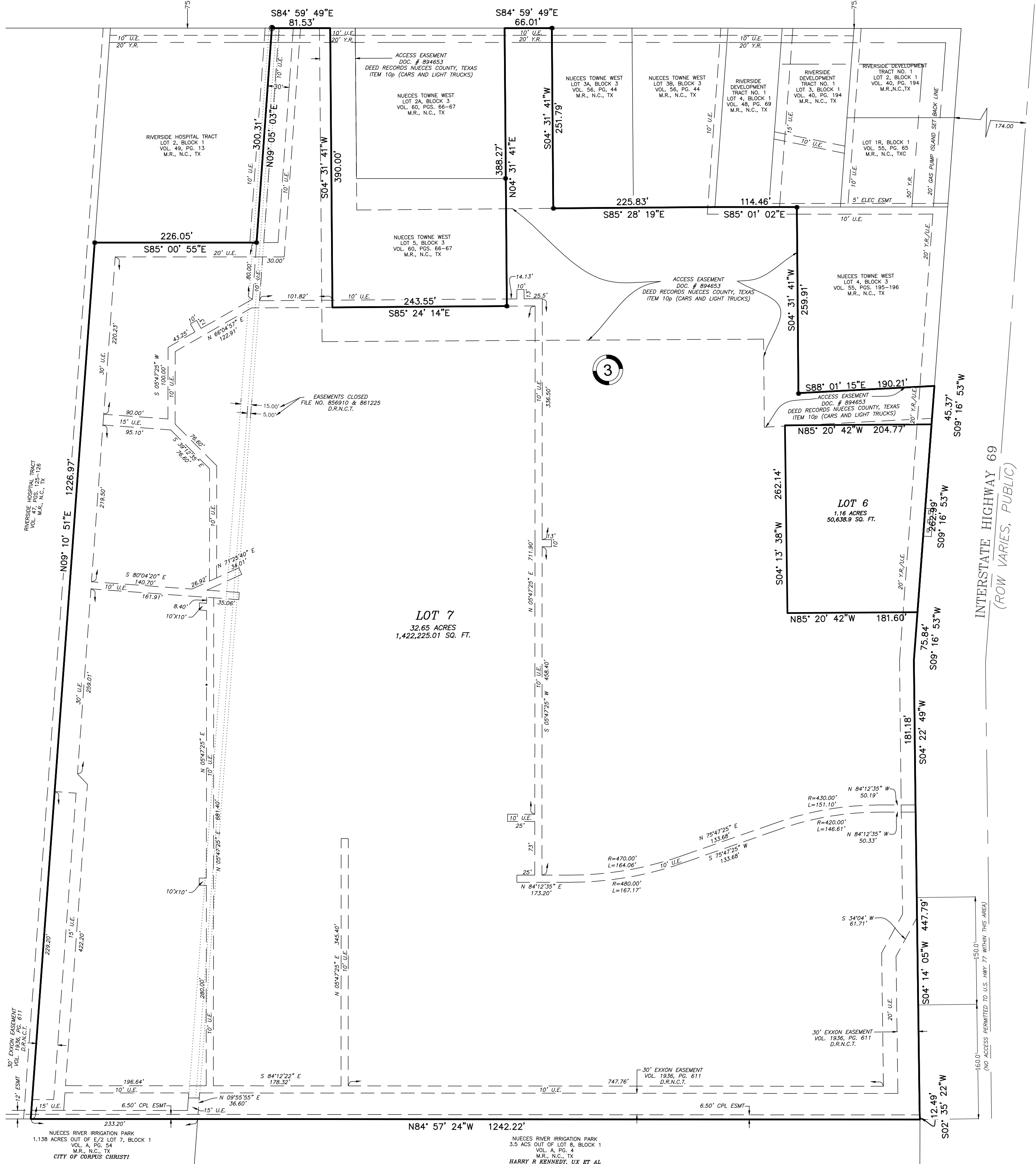
PLAT OF NUECES TOWNE WEST

BLOCK 3, LOTS 6 & 7

BEING A REPLAT OF A TRACT OF LAND OUT OF
LOT 1A, BLOCK 3, NUECES TOWNE WEST,
AS RECORDED IN VOLUME 60, PAGES 66-67, MAP RECORDS, NUECES COUNTY, TEXAS
AND CONTAINING 33.81 ACRES OF LAND

NORTHWEST BLVD (FM ROAD 624)

175' ROW



GENERAL NOTES

- TOTAL PLATTED AREA CONTAINS 33.81 ACRES OF LAND.
- ALL BEARINGS ARE GRID BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM FOR THE LAMBERT SOUTH ZONE (NAD 1983).
- THE YARD REQUIREMENT AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- PROPERTY MUST COMPLY WITH TXDOT'S TRAFFIC ACCESS MANAGEMENT PLAN.
- IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.
- RECEIVING WATERS:
THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE NUECES RIVER UPSTREAM OF THE CALALLEN SALTWATER INTRUSION DAM LOCATED 1.1 MILES FROM NUECES BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THIS SEGMENT OF THE NUECES RIVER AS "HIGH". TCEQ ALSO CATEGORIZED THE NUECES RIVER AS "CONTACT RECREATION" USE. ADDITIONAL WATER QUALITY PROTECTION MEASURES MUST BE OBSERVED FOR THIS RECEIVING WATER DUE TO THE TCEQ DESIGNATION AS A "PUBLIC WATER SUPPLY."

- FEMA INFORMATION:
PLOTING THE PROPERTY BY SCALE ON FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NO. 485494 0257 C MAP REVISED MARCH 18, 1985, INDICATES THE PROPERTY IS LOCATED IN FLOOD ZONE C, DEFINED AS AREA OF MINIMAL FLOODING.
- PROPERTY OWNER RESPONSIBLE FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF ALL PRIVATE WASTEWATER INFRASTRUCTURE (LIFT STATION AND FORCE MAIN ASSEMBLY) FOR SERVICE TO BLOCK 3, LOT 6.

LEGEND:

- = 5/8" IRON ROD FOUND
- = A 5/8" DIAMETER BY 18" LONG IRON ROD SET WITH RED PLASTIC CAP STAMPED "NAISMITH ENG. CO., TX."
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- Y.R. = YARD REQUIREMENT
- D.R.N.C.T. = DEED RECORDS, NUECES COUNTY, TEXAS
- M.R.N.C.T. = MAP RECORDS, NUECES COUNTY, TEXAS
- O.P.R.N.C.T. = OFFICIAL PUBLIC RECORDS, NUECES COUNTY, TEXAS
- DOC# = DOCUMENT NUMBER
- NTS = NOT TO SCALE
- VOL. = VOLUME
- PG. = PAGE

SHEET 2 OF 2

PLAT OF
NUECES TOWNE WEST
BLOCK 3, LOTS 6 & 7
WAL-MART STORE #464
CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS



Naismith Engineering, Inc.
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DRAWN BY RMC CHECKED BY SM APPROVED BY SM SURVEY DATE 02/25/2013
PROJECT ID 9051 DRAWING NAME PLAT DRAWING DATE 07/15/2015