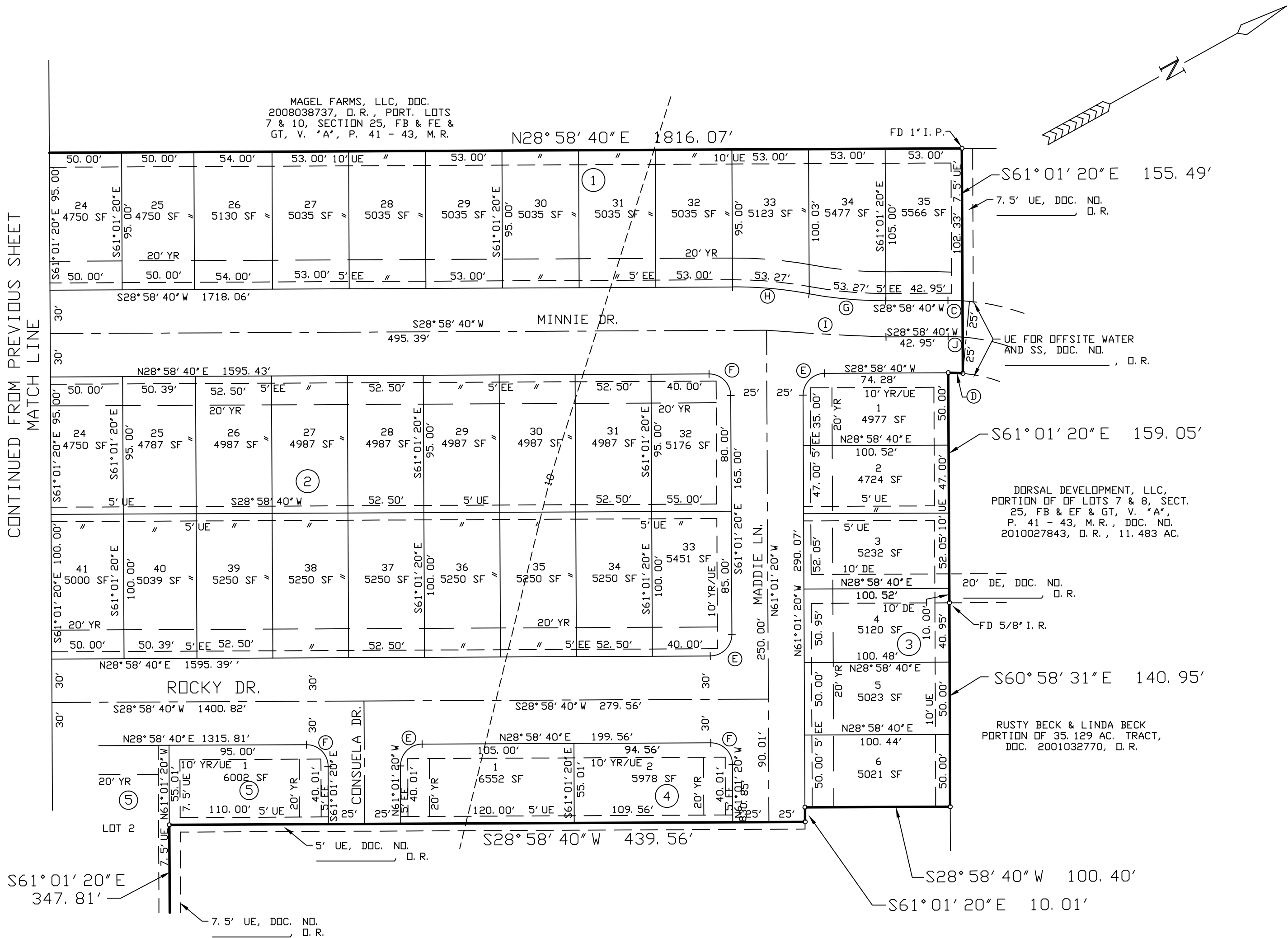


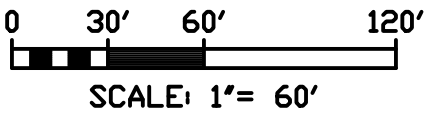
LOCATION MAP AND SHEET KEY

CONTINUED FROM PREVIOUS SHEET
MATCH LINE



NOTES

- 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.
- THE OVERALL TRACT OF WHICH THE SUBJECT SITE IS A PORTION HAS ITS NORTHEAST BOUNDARY LINE PARALLEL TO THE CENTER LINE OF SLOUGH ROAD EXTENDED (SECTION LINE), OF WHICH BEARS S61°00'00"E, THE BASIS OF BEARINGS FOR PLAT HEREOF.
- ALL OF THE SUBJECT SITE LIES IN ZONE A13 (EL 10) ACCORDING TO FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO 485494 0540 C, NUECES COUNTY, TEXAS (UNINCORPORATED AREAS), MAP REVISED MARCH 18, 1985, EXCEPT FOR AREAS IN ZONE "B" NEAR YORKTOWN BOULEVARD AS SHOWN.
- LEGAL DESCRIPTION: A 43.047 ACRE TRACT OF LAND, MORE OR LESS, A PORTION OF LOTS 7, 8, AND 10, SECTION 25, ALL OF LOT 9, SECTION 25 AND A PORTION OF LOTS 1, 5 AND 6, SECTION 34, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, A MAP OF WHICH IS RECORDED IN VOLUME "A", PAGE 41 - 43, MAP RECORDS, NUECES CO., TX
- THERE ARE NO KNOWN NATURAL WATER BODIES, JURISDICTIONAL WETLANDS, ENDANGERED SPECIES HABITAT, STATE SUBMERGED LANDS OR CRITICAL DUNES ON THE SITE.
- A STORM WATER POLLUTION PREVENTION PLAN WILL BE SUBMITTED WITH THE CONSTRUCTION PLANS FOR ANY PROJECT ONE (1) ACRE OR GREATER OR A STORM WATER POLLUTION CONTROL PLAN IF LESS THAN ONE (1) ACRE.
- BLOCK 5, LOT 4 IS RESTRICTED TO ONE DRIVEWAY ACCESS TO YORKTOWN BOULEVARD.
- NO PRIVATE DRIVEWAY ACCESS ONTO YORKTOWN BOULEVARD FOR LOTS IN BLOCK 1 AND BLOCK 2.
- NO PRIVATE DRIVEWAY ACCESS ONTO MINNIE DRIVE FOR BLOCK 2, LOT 32 AND BLOCK 3, LOT 1.
- BLOCK 5, LOT 2 DRIVEWAY ACCESS TO YORKTOWN BOULEVARD IS PROHIBITED.
- BLOCK 5, LOT 3 DRIVEWAY ACCESS TO YORKTOWN BOULEVARD WILL BE ALIGNED WITH THE CENTERLINE OF STARRY LANE.
- IF LOTS 2, 3, & 4, BLOCK 5 ARE DEVELOPMENT WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.
- THE TOTAL PLATTED AREA CONTAINS 43.047 ACRES OF LAND INCLUDING STREET DEDICATION.



CURVE DATA

- | | |
|--|---|
| C D=03° 44' 55"
R=154.39'
T=5.05'
L=10.10'
CB=S30° 51' 08" W
CH=10.10' | D D=05° 32' 56"
R=104.39'
T=5.06'
L=10.11'
CB=S31° 45' 08" W
CH=10.11' |
| E D=90° 00' 00"
R=15.00'
T=15.00'
L=23.56'
CB=N16° 01' 20" W
CH=21.21' | F D=90° 00' 00"
R=15.00'
T=15.00'
L=23.56'
CB=N73° 58' 40" E
CH=21.21' |
| G D=10° 47' 55"
R=282.88'
T=26.74'
L=53.31'
CB=S34° 22' 03" W
CH=53.24' | H D=10° 47' 20"
R=282.88'
T=26.71'
L=53.27'
CB=S34° 22' 20" W
CH=53.19' |
| I D=02° 40' 26"
R=1772.73'
T=41.37'
L=82.73'
CB=N32° 26' 35" E
CH=82.72' | J D=04° 28' 28"
R=129.39'
T=5.05'
L=10.10'
CB=N31° 12' 54" E
CH=10.10' |

STATE OF TEXAS §
COUNTY OF NUECES §

WE, _____ (NAME), HEREBY CERTIFY THAT WE ARE THE HOLDERS OF A LIEN ON THE LAND EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING MAP AND THAT WE APPROVE THE SUBDIVISION AND DEDICATION FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

BY: _____

TITLE: _____

STATE OF TEXAS §
COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____ (NAME), _____ (TITLE) OF _____.

THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

STATE OF TEXAS §
COUNTY OF NUECES §

THE FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE DEPARTMENT OF DEVELOPMENT SERVICES OF THE CITY OF CORPUS CHRISTI, TEXAS

RATNA POTTUMUTHU, P.E., LEED AP
DEVELOPMENT SERVICES ENGINEER

DATE

STATE OF TEXAS §
COUNTY OF NUECES §

THE FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED ON BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS BY THE PLANNING COMMISSION.

THIS THE _____ DAY OF _____, 20____.

CHAIRMAN
PHILIP J. RAMIREZ, A.I.A., LEED AP

SECRETARY
DANIEL M. GRIMSBO, P.E., A.I.C.P.

STATE OF TEXAS §
COUNTY OF NUECES §

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE _____ DAY OF _____, 20____ WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____, 20____ AT _____ O'CLOCK _____,M., AND DULY RECORDED THE _____ DAY OF _____, 20____ AT _____ O'CLOCK _____,M. IN THE MAP RECORDS OF SAID COUNTY IN VOLUME _____, PAGE _____, INSTRUMENT NUMBER _____, WITNESS MY HAND AND SEAL OF THE COUNTY COURT IN AND FOR SAID COUNTY AT OFFICE IN CORPUS CHRISTI, NUECES COUNTY, TEXAS, THE DAY AND YEAR LAST WRITTEN.

BY: _____

DEPUTY

KARA SANDS, CLERK

COUNTY COURT

NUECES COUNTY, TEXAS

PLAT OF
YORKTOWN ESTATES UNIT 1
CONTINUED
CORPUS CHRISTI, NUECES COUNTY, TEXAS

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

DATE PLOTTED: 7/17/15
COMP. NO.: PLAT-SH2.DWG
JOB NO.: 10029
SCALE: 1" = 60'
PLOT SCALE: SAME
SHEET 2 OF 4

