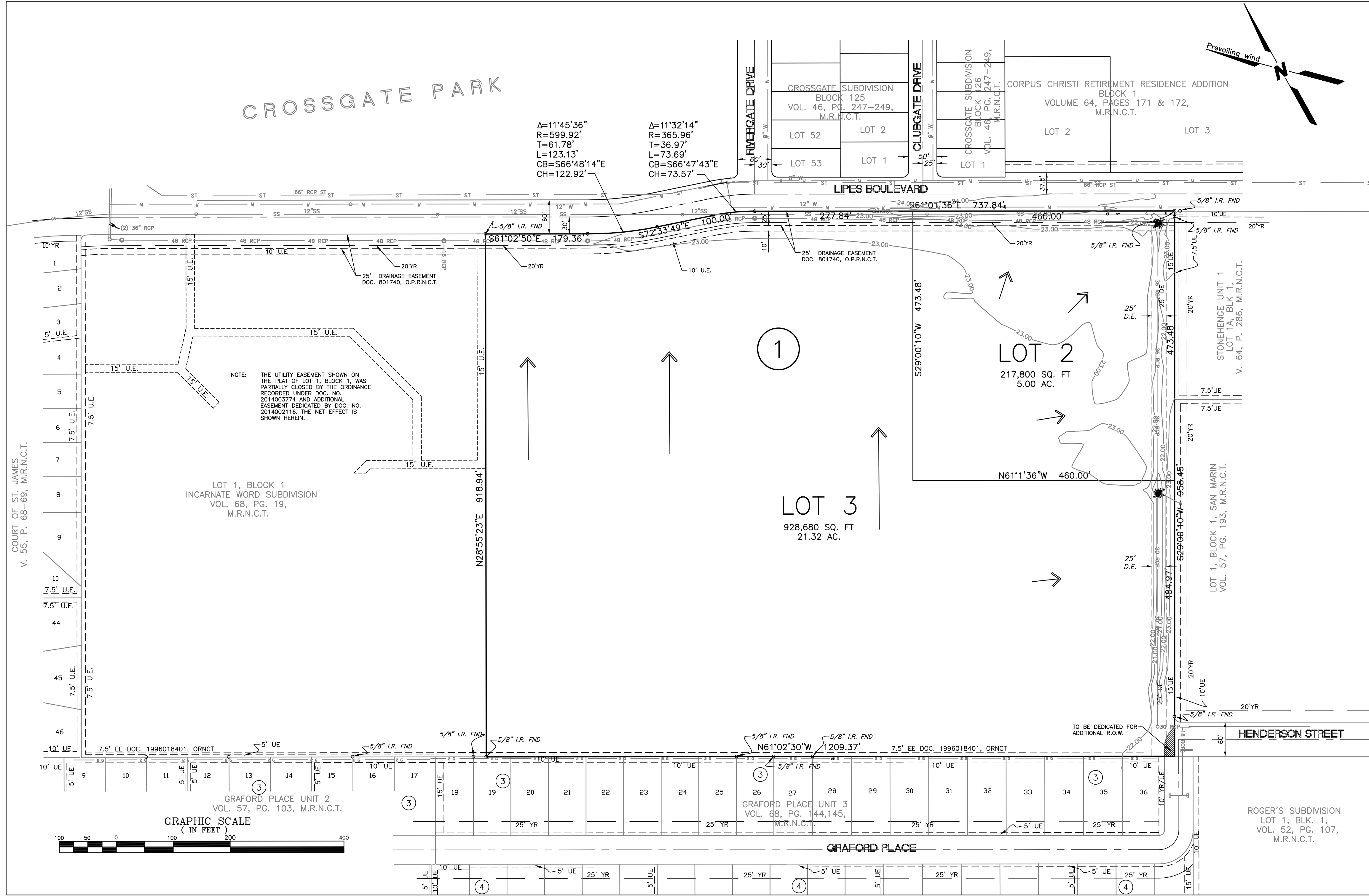
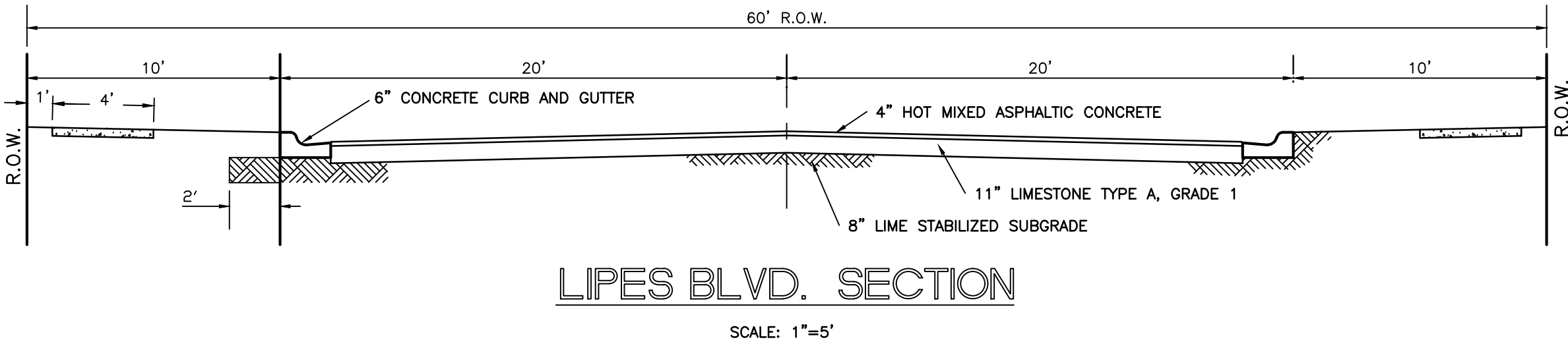




NOTES:

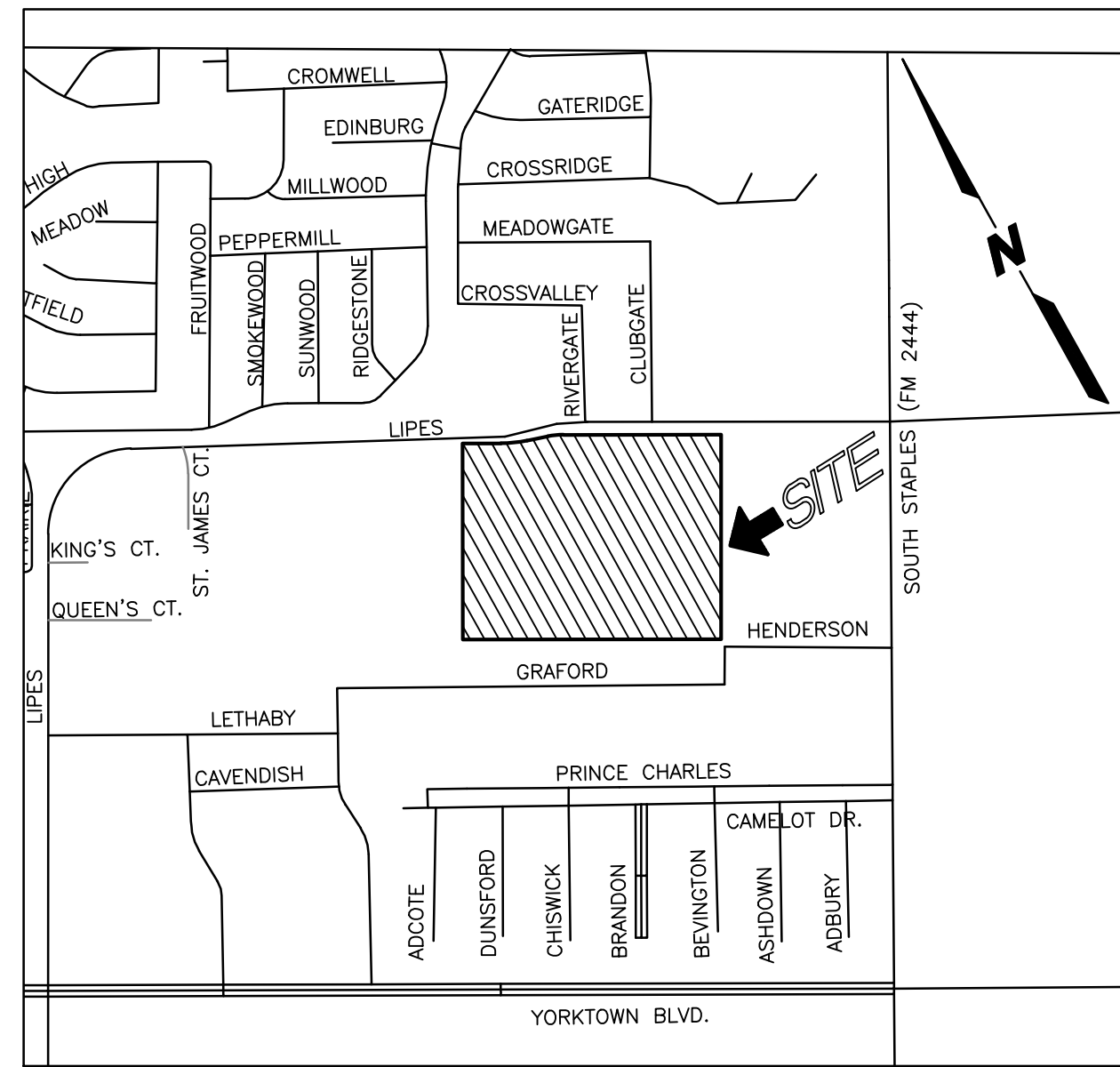
1. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE ZONING ORDINANCE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
2. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO CREEK. THE TCEQ HAS NOT CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO CREEK, BUT IT IS RECOGNIZED 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.
3. THE SUBJECT SITE IS LOCATED IN ZONE B, AREA BETWEEN 100 YR AND 500 YR FLOOD, AND IS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY (FIRM) PANEL NUMBER 485494 0520 D, DATED JUNE 4, 1987.
4. IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE PUBLIC SPACE REGULATIONS WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.
5. UNTIL ALL STORM DRAINAGE IS ENCLOSED IN CONDUIT, OWNERS SHALL BE RESPONSIBLE FOR MAINTENANCE OF OPEN DITCHES.
6. WATER & WASTEWATER FEES SHALL BE PAID PRIOR TO RECORDATION OF THE FINAL PLAT.



PRELIMINARY PLAT INCARNATE WORD SUBDIVISION BLOCK 1, LOTS 2 & 3

BEING 26.32 ACRE TRACT OF LAND OUT OF LOTS 6 AND 7, SECTION 6, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS AS SHOWN ON THE MAP THEREOF RECORDED IN VOLUME A, AT PAGES 41-43, MAP RECORDS NUECES COUNTY, TEXAS.

CONVENT ACADEMY OF THE INCARNATE WORD-OWNER



LEGEND

UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
EE	ELECTRICAL EASEMENT
YR	YARD REQUIREMENT
IR	IRON ROD
FND	FOUND
SS	SANITARY SEWER
ST	STORM SEWER
W	WATER
G	GAS
RCP	REINFORCED CONCRETE PIPE
OPRNC	OFFICIAL PUBLIC RECORDS, NUECES COUNTY, TEXAS
MRNCT	MAP RECORDS, NUECES COUNTY, TEXAS
FB&EF>	FLOUR BLUFF & ENCINAL FARM & GARDEN TRACTS FLOW ARROW

ZONING

PROPERTY IS CURRENTLY ZONED RM-1/SP MULTIFAMILY 1 DISTRICT.

1. NO STRUCTURES OR DUMPSTER ENCLOSURES WITHIN 50 FEET OF THE SOUTHERN PROPERTY LINE ADJACENT TO THE SINGLE-FAMILY RESIDENTIAL DISTRICT.

TOTAL PLATTED AREA

THE TOTAL PLATTED AREA CONTAINS 26.32 ACRES OF LAND.

STATE OF TEXAS
REGISTERED PROFESSIONAL SURVEYOR
MURRAY BASS, JR.
2128
06NOV2015

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P.O. BOX 6397 78466-6397
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FACSIMILE: (361) 882-1265
CORPUS CHRISTI, TEXAS

PRELIMINARY PLAT
INCARNATE WORD SUBDIVISION, BLOCK 1, LOTS 2 & 3
CONVENT ACADEMY OF THE INCARNATE WORD-OWNER
CORPUS CHRISTI, TEXAS

DATE: 16SEP2015
SCALE: 1"=100'
JOB NO.: 15024
DESIGN BY: MB Jr
DRAWN BY: WF
SURVEYED BY: PNAM
COMP. FILE: PRELIM
FIELD BK. NO: -

SHEET NO.

1
OF 1 SHEETS