

PRELIMINARY PLAT GRAHAM ESTATES

BEING ALL OF LOT TWENTY-TWO (22) OF SECTION FORTY-EIGHT (48), FLOUR BLUFF & ENCINAL FARM AND GARDEN TRACTS, A SUBDIVISION AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN VOLUME A, PAGES 41-43, MAP RECORDS OF NUECES COUNTY, TEXAS.

GENERAL NOTES:

- 1) TOTAL PLATTED PROPERTY WITH STREET DEDICATION CONTAINS 19.70 ACRES
- 2) A 5/8" DIAMETER STEEL REBAR WAS FOUND AT EVERY CORNER, EXCEPT OTHERWISE SPECIFIED. ALL CORNERS SET 5/8" IRON ROD.
- 3) PER FLOOD INSURANCE RATE MAP, MAP INDEX, COMMUNITY-PANEL NUMBER 485464 0316 C, MAP REVISED JULY 18, 1985, THE SUBJECT PROPERTY IS LOCATED IN ZONE C, DEFINED AS AREA OF MINIMAL FLOODING. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- 4) ALL BEARINGS AND DISTANCES REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE.
- 5) THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE LAGUNA MADRE. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE LAGUNA MADRE AS "EXCEPTIONAL" AND "OYSTER WATERS". TCEQ ALSO CATEGORIZED THE LAGUNA MADRE AS "CONTACT RECREATION" USE.
- 6) THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- 7) TOTAL AREA OF STREET DEDICATIONS IS 6,599.00 SQ. FT.
- 8) PROPERTY IS CURRENTLY ZONED RS-4.5
- 9) THE FINISHED FLOOR ELEVATION MUST BE A MINIMUM OF 18 INCHES ABOVE THE CENTERLINE OF THE HIGHEST ADJACENT ROADWAY AS OVERFLOW PROTECTION.
- 10) LOT 53 SHALL REMAIN A NON-BUILDABLE LOT AND IS TO BE MAINTAINED BY THE H.O.A. FOR DRAINAGE PURPOSES.
- 11) IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.
- 12) NO HOMES ARE TO FACE GRAHAM ROAD OR COPPER LANE.
- 13) DRIVEWAY ACCESS TO GRAHAM ROAD AND COPPER LANE IS PROHIBITED.
- 14) ACCESS ONTO GRAHAM ROAD IS PROHIBITED FROM LOTS 1-4 AND 49-52, BLOCK 5.

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	90°00'52"	109.97'	70.00'	S73°27'37"W	99.01'
C2	90°00'52"	31.42'	20.00'	S73°27'37"W	28.29'
C3	89°59'06"	31.41'	20.00'	N16°32'23"W	28.28'
C7	23°44'29"	14.30'	34.50'	N06°50'25"W	14.19'
C8	40°20'14"	51.07'	72.54'	N24°04'49"E	50.02'
C9	42°49'18"	37.37'	50.00'	N40°07'14"W	36.51'
C10	180°19'07"	188.83'	60.00'	N85°07'44"W	120.00'
C11	47°10'42"	57.64'	70.00'	N45°24'42"E	56.02'

DEVELOPER:
SUPERIOR N&R DEVELOPMENT, LLC.
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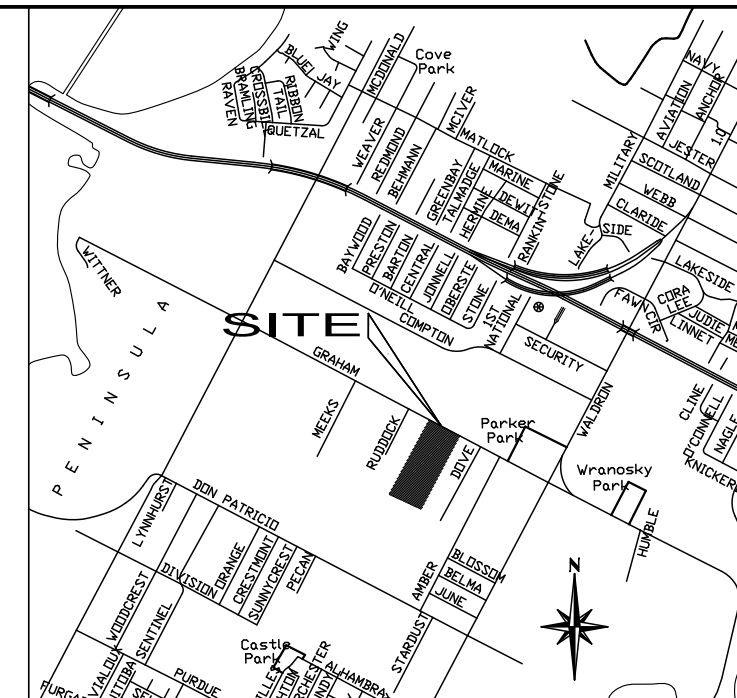
POSES, JOE B LIMITED PRNTSHIP
FLOUR BLUFF & ENC FARM GDN TRACT
OUT LT 21 SEC 48
DOC # 2003018483
O.P.R.N.C.T.

TRACT 3-A
FLOUR BLUFF GARDEN ANNEX
VOL. 54, PAGE 101
M.R.N.C.T.

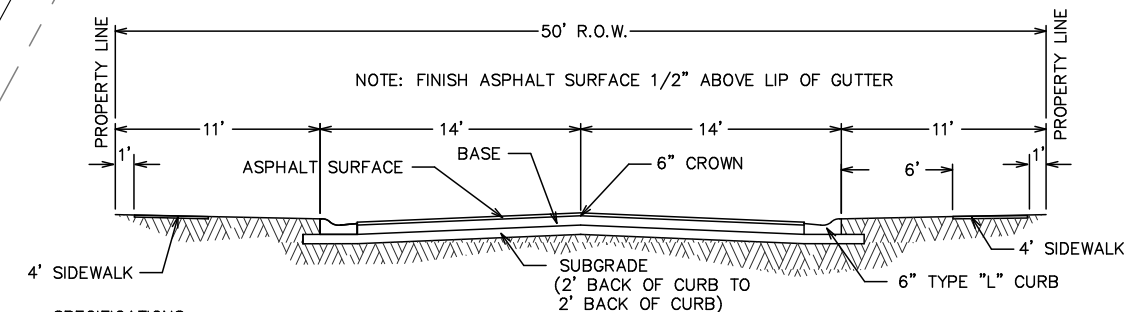
NEIGHBORS J L ETUX
FLOUR BLUFF GARDENS
ANNEX TRACT 2
VOLUME 46, PAGE 88
M.R.N.C.T.

GUJARDO LUIS G
FLOUR BLUFF & ENC FARM
GDN TRACT E 5 ACS OUT OF
LOT 21, SECTION 48
DOC # 2005033790
O.P.R.N.C.T.

MCCAULEY SAMUEL ET UX SUSAN MCCAULEY
FLOUR BLUFF & ENC FARM
GDN TRACT 23, SECTION 48
LOT 23, 2004020179
DOC # 2004020179
O.P.R.N.C.T.

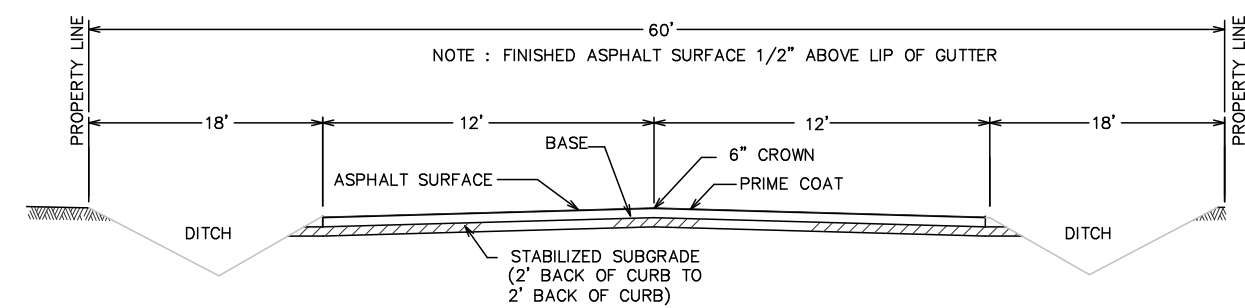


LOCATION MAP
SCALE : N.T.S.



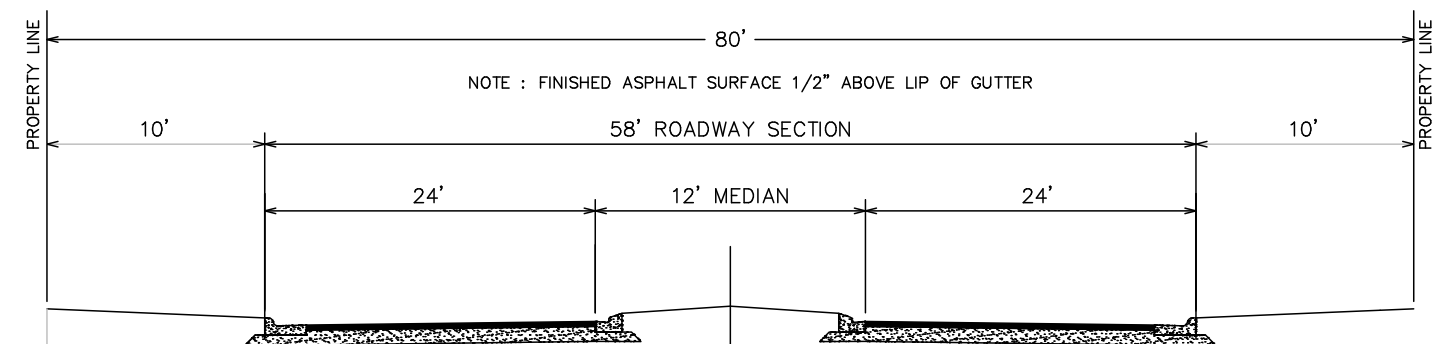
SPECIFICATIONS:
SURFACE: 2" HOT MIX ASPHALTIC CONCRETE TXDOT TYPE D.
PRIME COAT: MC-1 OR MC-30 @ 0.15 GALLONS PER SQUARE YARD.
BASE: 5-1/2" CRUSHED LESTONE FLEXIBLE BASE
SUBGRADE: 6" CEMENT STABILIZED SUBGRADE COMPACTED TO 95% STD. PROCTOR DENSITY
BACK OF CURB: ALL CURB BACKFILL SHALL BE COMPACTED TO 95% OF ASTM D-698.

TYPICAL 50' R.O.W.
NOT TO SCALE



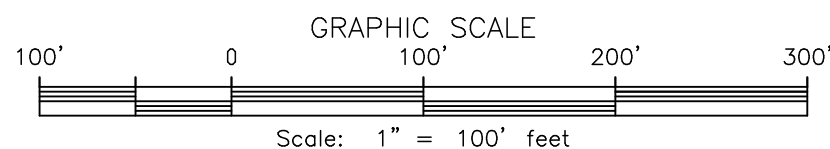
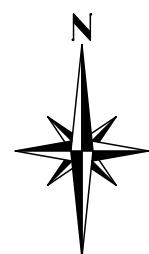
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60' R.O.W.-SECTION - GRAHAM ROAD
NOT TO SCALE



SPECIFICATIONS:
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BASE: 5-1/2" CRUSHED LESTONE FLEXIBLE BASE
SUBGRADE: 6" CEMENT STABILIZED SUBGRADE COMPACTED TO 95% STD. PROCTOR DENSITY
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TYPICAL 80' R.O.W.-SECTION
NOT TO SCALE



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