

Northwest Crossing Unit 1
Vol. 62, Page 1,
Map Records,
Nueces County, Texas

RAND MORGAN ROAD / FM 2292

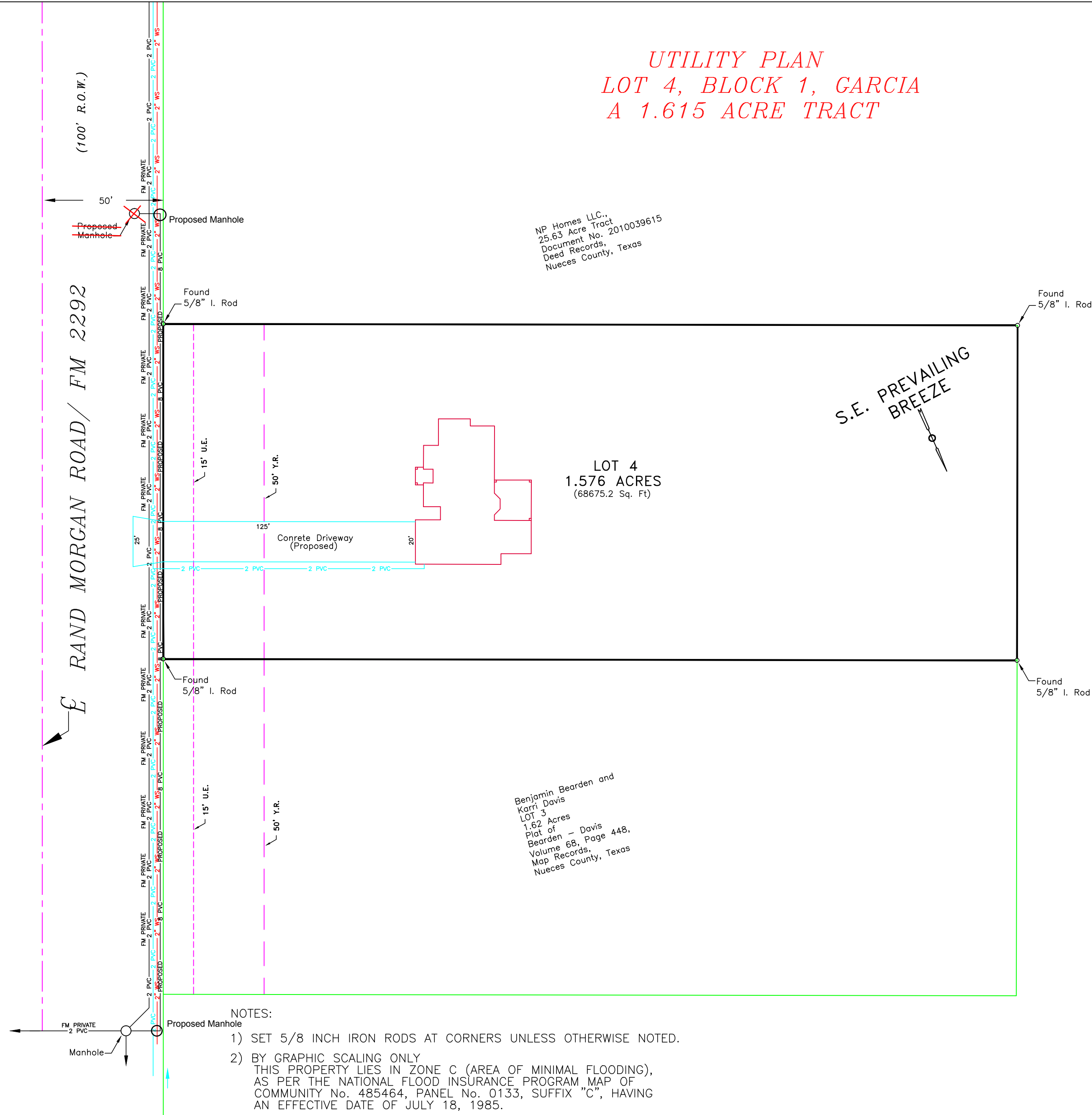
UTILITY PLAN LOT 4, BLOCK 1, GARCIA A 1.615 ACRE TRACT

NP Homes LLC.,
25.63 Acre Tract
Document No. 2010039615
Deed Records,
Nueces County, Texas

S.E. PREVAILING
BREEZE

LOT 4
1.576 ACRES
(68675.2 Sq. Ft.)

Benjamin Bearden and
Karri Davis
LOT 3
1.62 Acres
Plat of
Bearden - Davis
Volume 68, Page 448,
Map Records,
Nueces County, Texas

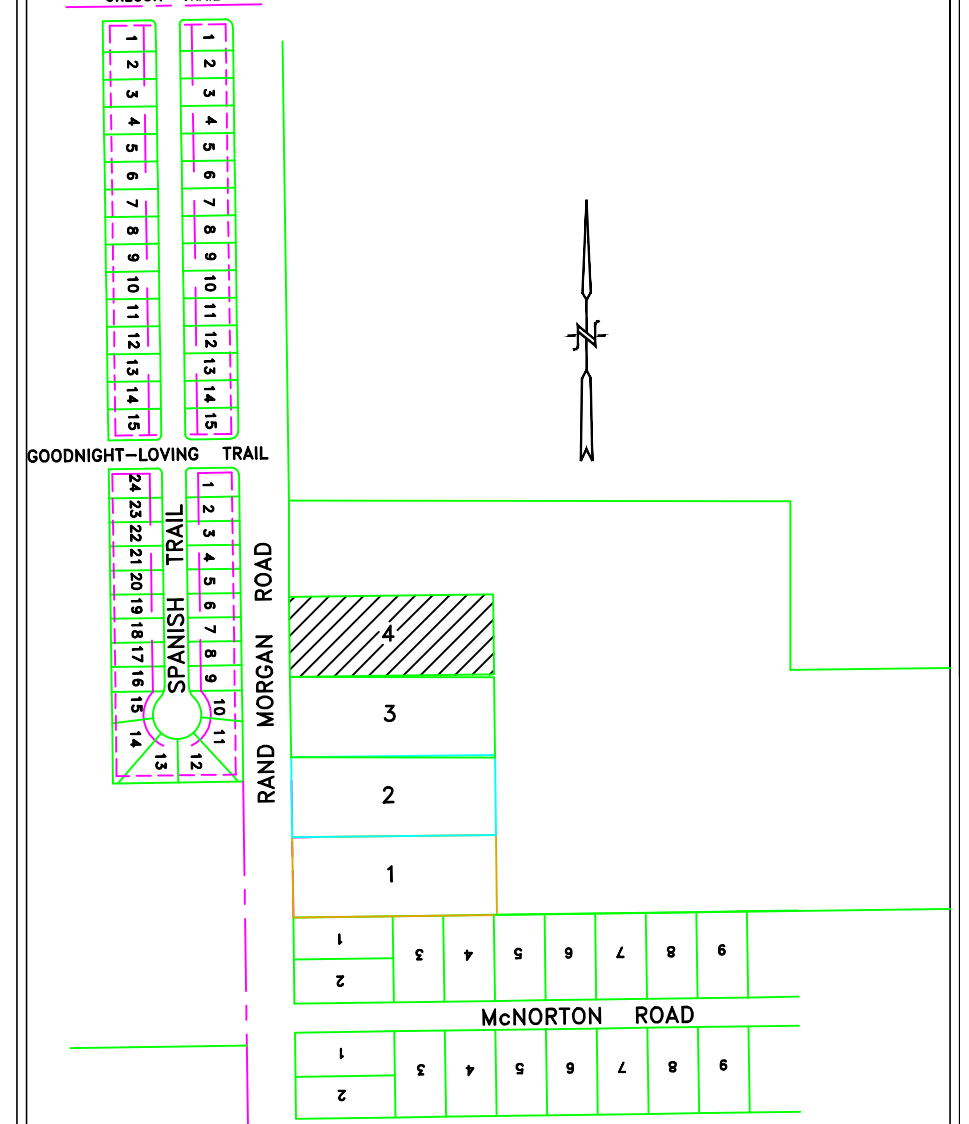


NOTES:

- 1) SET 5/8 INCH IRON RODS AT CORNERS UNLESS OTHERWISE NOTED.
- 2) BY GRAPHIC SCALING ONLY
THIS PROPERTY LIES IN ZONE C (AREA OF MINIMAL FLOODING),
AS PER THE NATIONAL FLOOD INSURANCE PROGRAM MAP OF
COMMUNITY No. 485464, PANEL No. 0133, SUFFIX "C", HAVING
AN EFFECTIVE DATE OF JULY 18, 1985.
- 3) THE YARD REQUIREMENT AS DEPICTED, IS A REQUIREMENT OF THE
UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE
ZONING MAY CHANGE.
- 4) THIS TRACT CONTAINS 1.615 ACRE. (70331.69 Sq. Ft.).
- 5) THE RECIEVING 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 SENSATIVE
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.
- 6) FUTURE DRIVEWAY AND DRAINAGE INTO RAND MORGAN Rd. / F.M. 2292 SHALL COMPLY WITH TEXAS DEPARTMENT OF TRANSPORTATION
STANDARDS IN ADDITION THAT A PERMIT IS REQUIRED FOR THE DRIVEWAY AND THE DRAINAGE.

LOCATION MAP

SCALE: 1" = 2000'



PRELIMINARY PLAT INFORMATION

- | | |
|---|--|
| 1. RECORD OWNER
& SUBDIVIDER | CARLOS GARCIA and
RHONDA GARCIA |
| 2. SURVEYOR | EDWARD L. SAMPLE R.P.L.S.
5325 CRESTWICK DRIVE
CORPUS CHRISTI, TEXAS 78413
(361) 658-5353 |
| 3. LOCATION | LOT 4, BLOCK 1, A 1.615 ACRE TRACT
OUT OF THE ORIGINAL 58.07 ACRE F. J.
PICHA TRACT DESCRIBED BY DEED IN
VOLUME 326, PAGE 88, DEED RECORDS,
NUECES COUNTY, TEXAS |
| 4. PRESENT ZONING | RE(RESIDENTIAL ESTATE) |
| 5. PROPOSED ZONING | RE(RESIDENTIAL ESTATE) |
| 6. FLOOD ZONE | ZONE C,
COMMUNITY PANEL No.485464 0133 C
JULY 18, 1985 |
| 7. BUILDING SETBACK AS SHOWN REQUIREMENTS | |



GRAPHIC SCALE
1" = 40'

LEGEND

- = Found 5/8" I. Rod
- = Set 5/8" I. Rod
- = Centerline
- 10" VCP = SEWER LINE
- 6" ACP = WATER LINE
- 8" ACP = WATER LINE
- 8" C900 = WATER LINE
- 4" CIP = WATER LINE
- 2" WS = GAS LINE
- = Storm Water Runoff (Direction)

SCALE: 1" = 40'
DATE: JAN 8, 2018

TRADEWINDS CONSULTING GROUP
5321 CRESTWICK DRIVE,
CORPUS CHRISTI, TEXAS 78413
(361) 658-5353