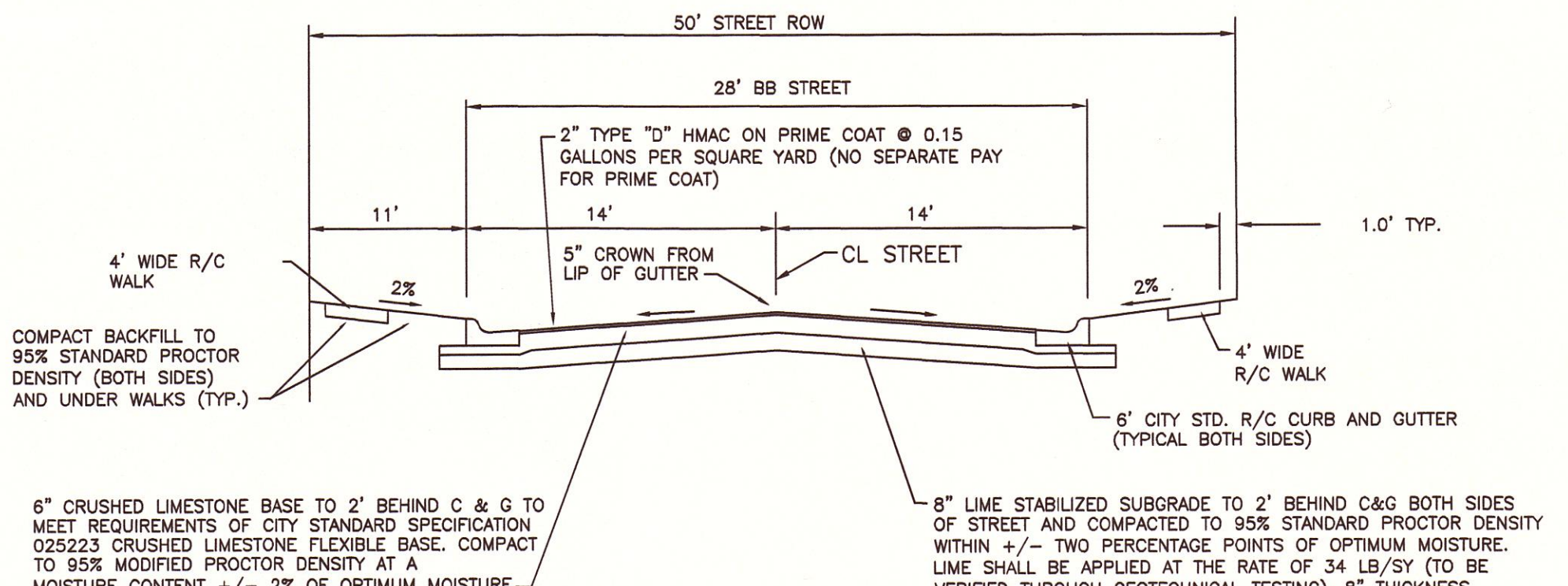
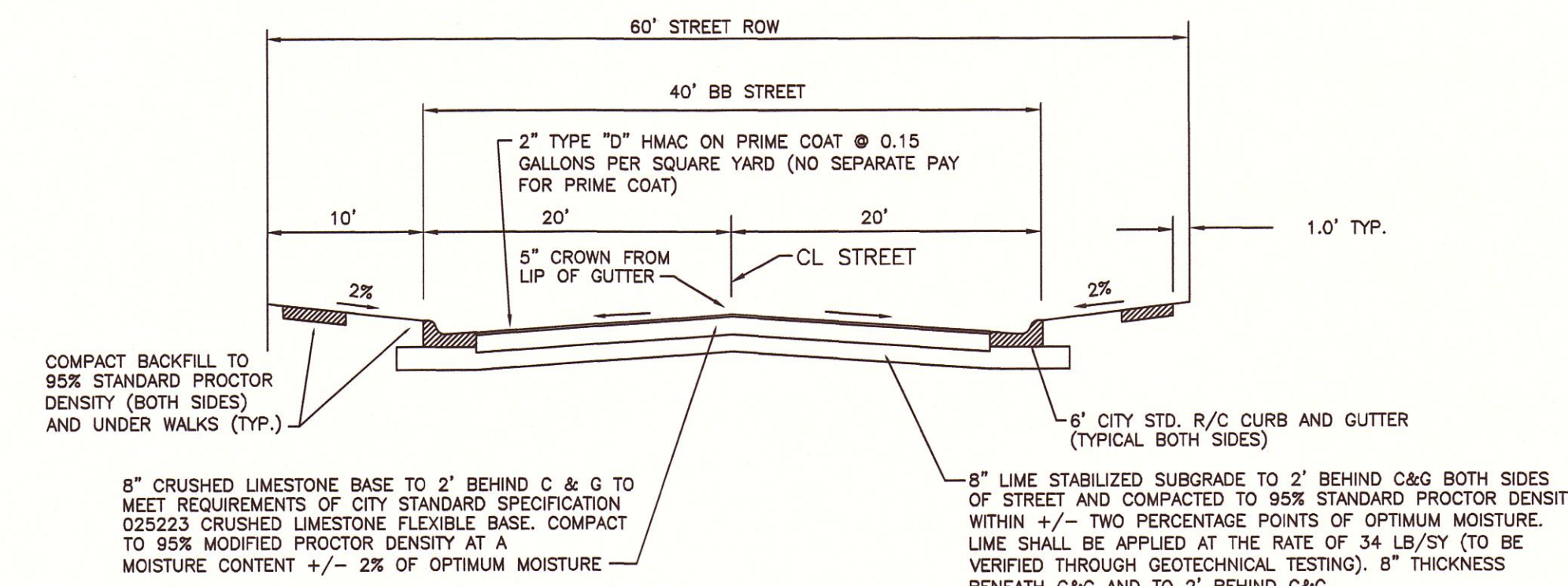
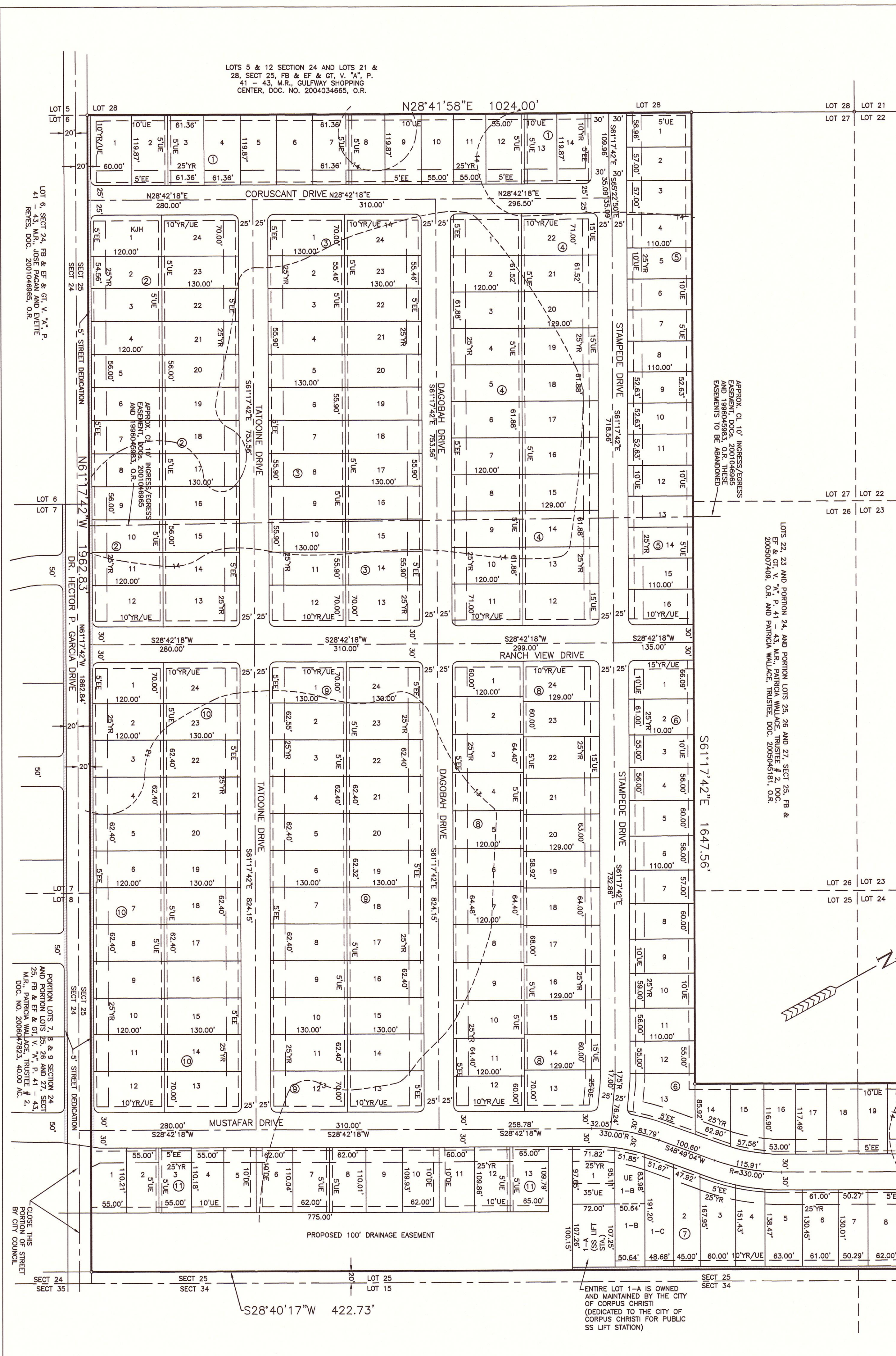
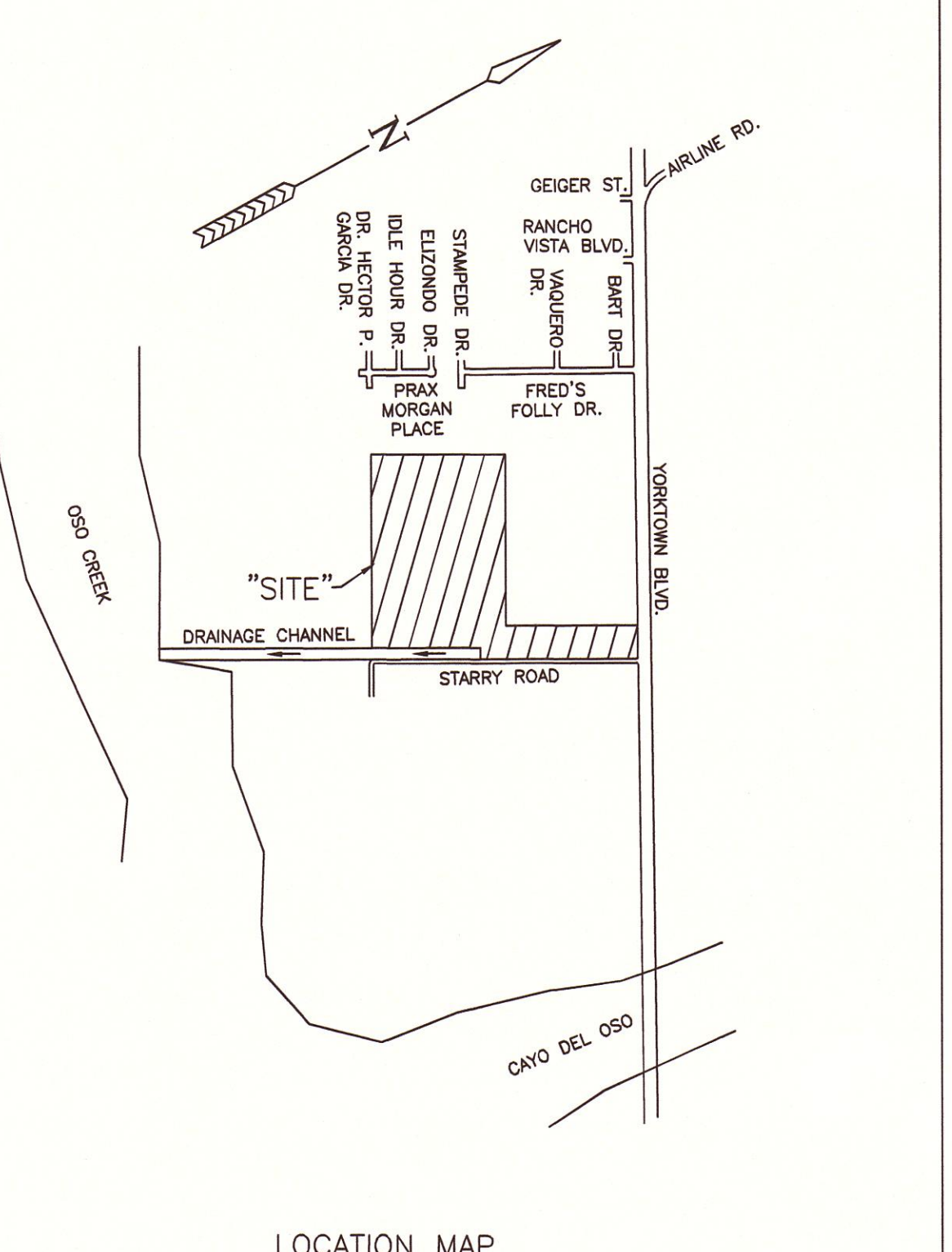




- NOTES**
1. THIS SITE IS PRESENTLY VACANT AND IS CURRENTLY ZONED RS4.5. IT IS PROPOSED FOR SINGLE FAMILY RESIDENTIAL, RS-4.5.
 2. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO CREEK. THE TCEQ HAS NOT CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO CREEK, BUT IT IS RECOGNIZED 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 BASIS OF BEARINGS IS THE STATE OF TEXAS LAMBERT GRID, SOUTH ZONE, NAD 1983.
 4. WETLANDS AS SHOWN WERE TRACED FROM NATIONAL WETLANDS INVENTORY (FEDERAL) MAP.
 5. THE ENTIRE SUBJECT SITE IS IN FEMA ZONE "B" ACCORDING TO FEMA MAP, COMMUNITY PANEL 485494 0540 C, REVISED MARCH 18, 1985. THE SITE IS ALSO DEPICTED ON FEMA MAP 48355050400, OF WHICH TO THE KNOWLEDGE OF SURVEYOR HEREOF, HAS BEEN ISSUED IN PRELIMINARY FASHION AND IS NOT YET ADOPTED/EFFECTIVE.
 6. LEGAL DESCRIPTION: A 57.211 ACRE TRACT OF LAND, MORE OR LESS, CONSISTING OF PORTIONS OF LOTS 24, 25, 26 AND 27, SECTION 25, FLOWER BLUFF AND ENCINAL FARM AND GARDEN TRACTS, A MAP OF WHICH IS RECORDED IN V. "A", P. 41 - 43, MAP RECORDS, NUECES CO., TX CORPUS CHRISTI, NUECES CO., TX.
 7. DESCRIPTION OF SITE DRAINAGE: THE ENTIRE SITE WILL DRAIN VIA UNDERGROUND PIPES TO EXISTING DITCH AS SHOWN THENCE TO OSO CREEK.
 8. THERE ARE NO KNOWN ENDANGERED SPECIES HABITATS OR CRITICAL DUNES ON THE SITE.
 9. 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.
 10. THIS DEVELOPMENT MEETS THE CITY'S MASTER DRAINAGE PLAN AND THE PROPOSED DRAINAGE WILL NOT ADVERSELY AFFECT THE DRAINAGE PATTERN OR DESIGN OF THE ADJACENT PROPERTIES.
 11. PRIVATE DRIVEWAY ACCESS ONTO YORKTOWN BOULEVARD SHALL BE PROHIBITED.
 12. STREET ACCESS SHALL BE PROVIDED VIA MUSTAFAR DRIVE TO YORKTOWN BOULEVARD, VIA RANCH VIEW DRIVE THRU RIVER BEND SUBDIVISION TO YORKTOWN BOULEVARD AND VIA STAMPEDE DRIVE TO FRED'S FOLLY DRIVE THENCE TO YORKTOWN BOULEVARD.
 13. ALL LOTS SHALL MEET THE RS-4.5 SINGLE-FAMILY DISTRICT DEVELOPMENT STANDARD FOR THE MINIMUM SQUARE FOOTAGE REQUIREMENT.



THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF NIXON M. WELSH, P.E. NO. 36240 OF BASS AND WELSH ENGINEERING, F 52. IT IS NOT TO BE USED FOR CONSTRUCTION OR BIDDING PURPOSES.

DEVELOPER:
PATRICIA H. WALLACE
101 N. SHORELINE BLVD, SUITE 600
CORPUS CHRISTI, TX 78401
361-442-1001

APPROVED
OCT 4 2017
PLANNING COMMISSION

0 50' 100' 200'
SCALE: 1" = 100'

BASS & WELSH ENGINEERING
TX SURVEY REG. NO. 100027-00, TX ENGINEERING REG. NO. F-52, 3054 S. ALAMEDA STREET, CORPUS CHRISTI, TEXAS 78404

PRELIMINARY PLAT
STARLIGHT ESTATES
A 57.211 ACRE TRACT OF LAND, MORE OR LESS, CONSISTING OF PORTIONS OF LOTS 24, 25, 26 AND 27, SECTION 25, FLOWER BLUFF AND ENCINAL FARM AND GARDEN TRACTS, A MAP OF WHICH IS RECORDED IN V. "A", P. 41 - 43, MAP RECORDS, NUECES CO., TX CORPUS CHRISTI, NUECES COUNTY, TX

PLOT SCALE: 1" = 100'
SCALE (H): SAME
SCALE (V): NONE
DATE PLOTTED: 9/20/17

COM. NO. PREL. AS PREL. JOB NO. 17002
SHEET 1 OF 2