

## **GENERAL NOTES**

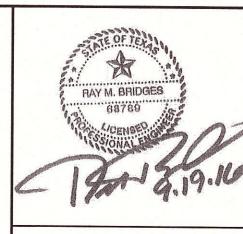
- 1. OWNER/DEVELOPER: HOGAN DEVELOPMENT CO., L.P. 400 MANN ST., SUITE 1000 CORPUS CHRISTI, TX 78401 (361) 883-1550
- URBAN ENGINEERING (VICTORIA) 2004 N. COMMERCE ST. VICTORIA, TEXAS 77901 (361) 578-9836
- URBAN SURVEYING, INC. 2004 N. COMMERCE ST. VICTORIA, TEXAS 77901 (361) 578-9837
- 4. STATISTICAL DATA: TOTAL AREA - 24.70 ACRES RESIDENTIAL LOTS - 115 PRIVATE COMMON AREA LOTS - 1
- 5. THE PROPERTY IS ZONED "RS 4.5" SINGLE-FAMILY 4.5 DISTRICT AND MEETS THE DEVELOPMENT STANDARDS IN SQUARE FOOT AREAS AND YARD REQUIREMENTS.
- 6. BEARINGS ARE BASED ON THE RECORDED PLAT OF LOS VIENTOS AT TERRA MAR UNIT 1, A MAP OF WHICH IS RECORDED IN VOLUME 64, PAGE 185, MAP RECORDS OF NUECES COUNTY, TEXAS.
- . THE RECEIVING WATER FOR THE STORM RUNOFF FROM THIS PROPERTY IS THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" & "OYSTER WATERS". TCEQ ALSO CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
- 8. THE MAINTENANCE OF LOT 1, BLOCK 4 IS THE RESPONSIBILITY OF THE PROPERTY OWNERS THROUGH THE HOME OWNER'S ASSOCIATION.
- 9. THE FINISHED FLOOR ELEVATIONS OF THE RESIDENCES MUST BE A MINIMUM OF 18 INCHES ABOVE THE CENTERLINE OF THE ADJACENT ROADWAY.
- 10. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE (UDC) AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- 1. THE LOT OR ACREAGE FEE, WHICHEVER IS GREATER, SHALL BE PAID PRIOR TO ANY UNIT OF A SUBDIVISION, SINGLE-LOT OR TRACT IS COMPLETED AND
- THE FINAL PLAT RECORDED. 2. IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE PUBLIC OPEN SPACE REGULATIONS WILL BE REQUIRED DURING THE FINAL
- PLAT STAGE. 13. ACCORDING TO THE APPROXIMATE SCALE OF THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 485464 0315 D, MAP REVISED AUGUST 3, 1989, THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN ZONES B, C AND
- A13 (ELEV 10). ZONE B HAS BEEN DEFINED AS AREAS BETWEEN THE 100 YEAR FLOOD & 500 YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100 YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN ONE FOOT OR WHERE CONTRIBUTING DRAINAGE AREA IS
- ZONE C HAS BEEN DEFINED AS AREAS OF MINIMAL FLOODING.
- ZONE A13 HAS BEEN DEFINED AS AREAS OF 100 YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS DETERMINED.
- 14. ALL ELECTRICAL EASEMENTS (EE AS INDICATED ON PLAT), ARE AEP ELECTRICAL EASEMENTS AND ONLY FOR ELECTRICAL UTILITIES.
- 15. AVERAGE DRIVEWAY SPACING ALONG NORTH OSO PARKWAY IS 150 FEET AND
- SHARED DRIVEWAYS MAY BE REQUIRED TO MEET THIS REQUIREMENT. 16. PRIVATE DRIVEWAY ACCESS ONTO WOOLDRIDGE ROAD SHALL BE PROHIBITED.

## **CURVE DATA**

	CORVEDITI						
	CURVE	RADIUS	TANGENT	DELTA	ARC LENGTH	CHORD BEARING AND LENGTH	
S N.	C1	960.00'	239.33'	27°59'49"	469.10'	S42°39'50"W	464.44'
٠	C2	20.00'	20.00'	90°00'00"	31.42'	N78°20'15"W	28.28'
	C3	20.00'	20.00'	90°00'00"	31.42'	S11°39'45"W	28.28'
	C4	560.00'	168.54'	33°30'00"	327.42'	S73°24'45"W	322.78'
	C5	290.00'	106.13'	40°12'00"	203.47'	N19°56'15"W	199.32'
	C6	455.00'	4.22'	01°03'43"	8.43'	N40°34'07"W	8.43'
	C7	15.00'	15.00'	90°00'00"	23.56'	S16°20'04"E	21.21'
	C8	15.00'	15.00'	90°00'00"	23.56'	N73°39'56"E	21.21'
	C9	820.00'	204.43'	27°59'49"	400.69'	N42°39'50"E	396.71'

## LINE DATA

CURVE	BEARING	DISTANCE			
L1	S56°39'45"W	50.00'			
L2	S61°20'04"E	50.00'			
L3	S33°20'15"E	50.00'			
L4	N56°39'46"E	15.00'			
L5	N56°39'45"E	81.66'			
L6	S61°20'04"E	90.00'			
17	01.000004117	50.511			



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THIS PLAT <u>IS CONTAINED</u>
WITHIN THE CITY OF CORPUS
CHRISTI CORPORATE LIMITS.

DATE 09/19/16 JOB NUMBER E19642.02

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