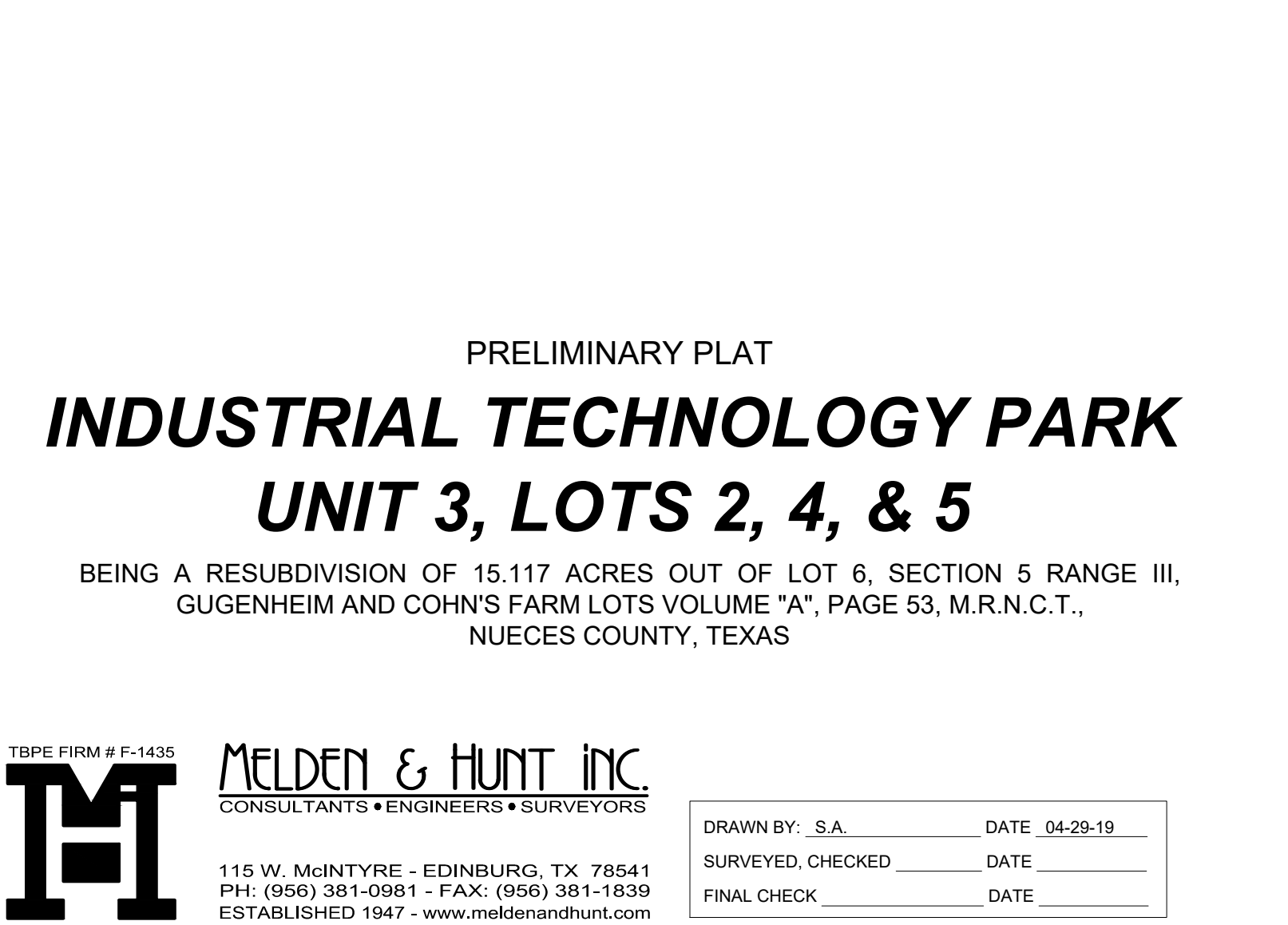
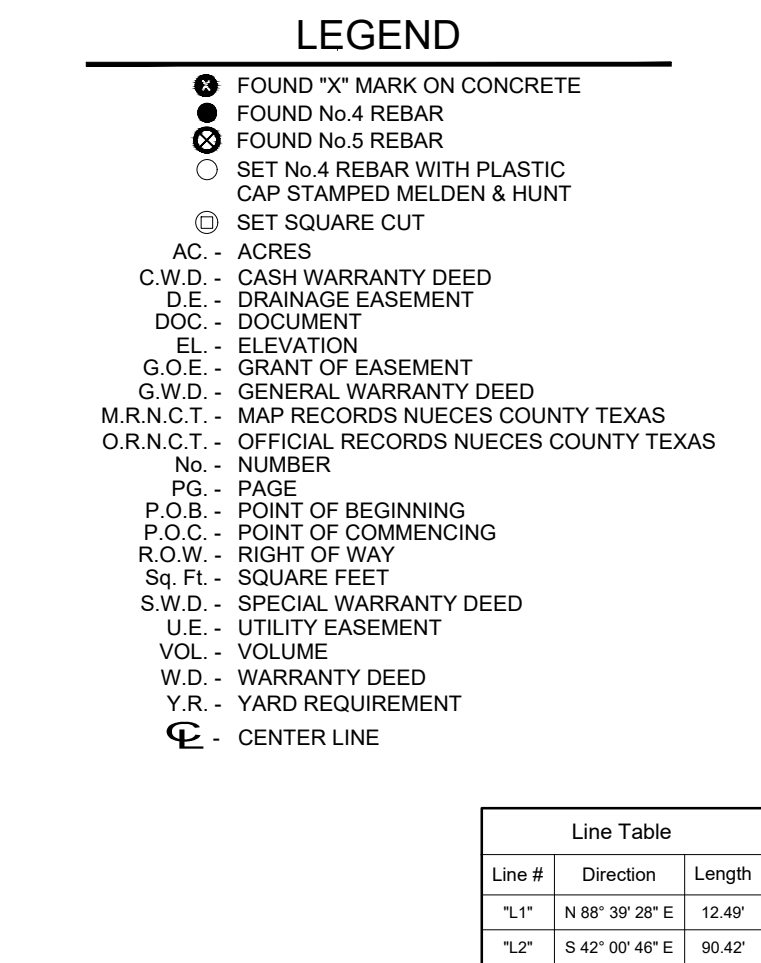




1. FLOOD ZONE STATEMENT: THIS PROPERTY LIES WITHIN ZONE "C".
ZONE "C" IS DESCRIBED AS: AREAS OF MINIMAL FLOODING. FEMA FIRM COMMUNITY-PANEL NUMBER 485464 0165 C;
MAP REVISED: JULY 18, 1985.
2. TOTAL PLATTED AREA NOTE:
THE TOTAL PLATTED AREA CONTAINS 15.117 ACRES OF LAND.
3. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
4. BENCHMARK NOTE:
A SQUARE CUT ON TOP OF INLET APPROXIMATELY FIFTEEN FEET NORTH OF THIS SUBDIVISION AND ON THE SOUTH PADRE ISLAND DRIVE RIGHT-OF-WAY. ELEVATION: 36.90, NORTHING: 17166043.3760; EASTING: 1319530.1920.
5. EASEMENTS NOTE:
NO STRUCTURES SHALL BE PERMITTED OVER ANY EASEMENTS. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE EASEMENT.
6. RECEIVING WATER NOTE:
THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS 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.
7. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN REQUIREMENTS.
8. SITE PLAN MUST BE REVIEWED/APPROVED BY THE CITY OF CORPUS CHRISTI PRIOR TO ISSUANCE OF BUILDING PERMIT FOR COMMERCIAL DEVELOPMENTS.
9. A 4' MINIMUM CONCRETE SIDEWALK IS REQUIRED ALONG COLLECTOR STREET INDUSTRIAL PARK DRIVE.
10. PUBLIC OPEN SPACE NOTE:
IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.
11. PHASE I - LOT 2 WILL BE DEVELOPED FOR INDUSTRIAL USE IMMEDIATELY.
12. PHASE II - LOTS 4 & 5 DEVELOPMENT WILL NOT BE DONE AT THIS TIME.
13. BEARING BASIS AS PER TEXAS COORDINATE SYSTEM OF 1983, TEXAS SOUTH.