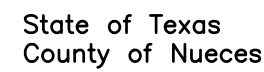


1. Total platted area contains 32.65 Acres of Land.
2. The receiving water for the storm water runoff from this property is the Oso Creek. The TCEQ has not classified the aquatic life use for the Oso Creek, but it is recognized as an environmentally sensitive area. The Oso Creek flows directly into the 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. Grid Bearings and Distances shown hereon are referenced to the Texas Coordinate System of 1983, Texas South Zone 4205, and are based on the North American Datum of 1983(2011) Epoch 2010.00.
4. By graphic plotting only, this property is in Zone "C" of the Flood Insurance Rate Map, Community Panel Number 485464 0283 C, City of Corpus Christi, Texas, which bears an effective date of July 23, 1971 and is not in a Special Flood Hazard Area.
5. Preliminary Flood Zone lines are shown by graphic plotting only and are based on Preliminary Flood Insurance Rate Map 48355C0510G. Preliminary Flood Maps were passed and approved by the City of Corpus Christi on September 18, 2018, Ordinance 031541. Current Effective Map/Panel No. 485464 0283 C (Zone "C") was revised to Preliminary Map/Panel No. 48355C0510G (Zones "AE" and "X").
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. Proposed driveway access to Kostoryz Road shall conform to access management standards outlined in Article 7 of the UDC. This includes driveway spacing, driveway widths and corner clearances.
8. If any lot is developed with residential uses, compliance with the open space regulation will be required during the building permit phase.
9. All subdivision access to meet current TxDOT Access guidelines and approval, to be handled at building permit stage.
10. TxDOT Drainage review and approval required, at building permit stage.



This the _____ day of _____, 20_____

State of Texas
County of Nueces

This the _____ day of _____, 20_____

Eric Villarreal, P.E.
Chairman

I, Kara Sands, Clerk of the County Court in and for said County, do hereby certify that the foregoing instrument dated the ____ day of _____, 20____, with its certificate of authentication was filed for record in my office the ____ day of _____, 20____. At ____ O'clock ____M., and duly recorded the ____ day of _____, 20____, at ____ O'clock ____M., in said County in Volume _____, Page _____, Map Records.

Kara Sands, County Clerk
Nueces County, Texas

By: _____ Deputy

I, James D. Carr, a Registered Professional Land Surveyor for Urban Engineering, have prepared the foregoing map from a survey made on the ground under my direction and is true and correct to the best of my knowledge, information and belief; I have been engaged under contract to set all Lot and Block corners as shown herein and to complete such operations with due and reasonable diligence consistent with sound professional practice.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

Revised: 7/30/19
Submitted: 6/19/19
SCALE: None
JOB NO.: 43288.B900
SHEET: 1 of 2
DRAWN BY: XG

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