

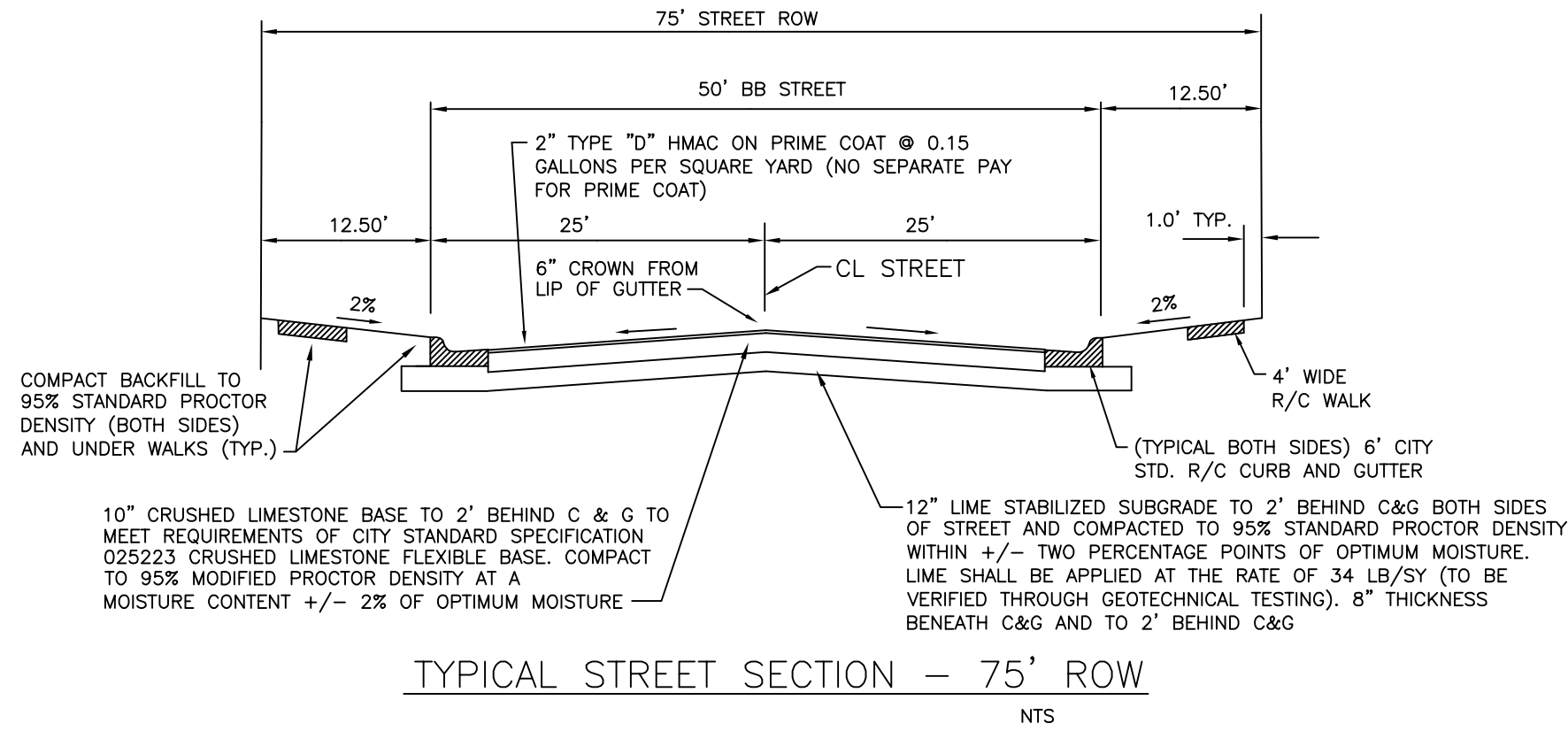
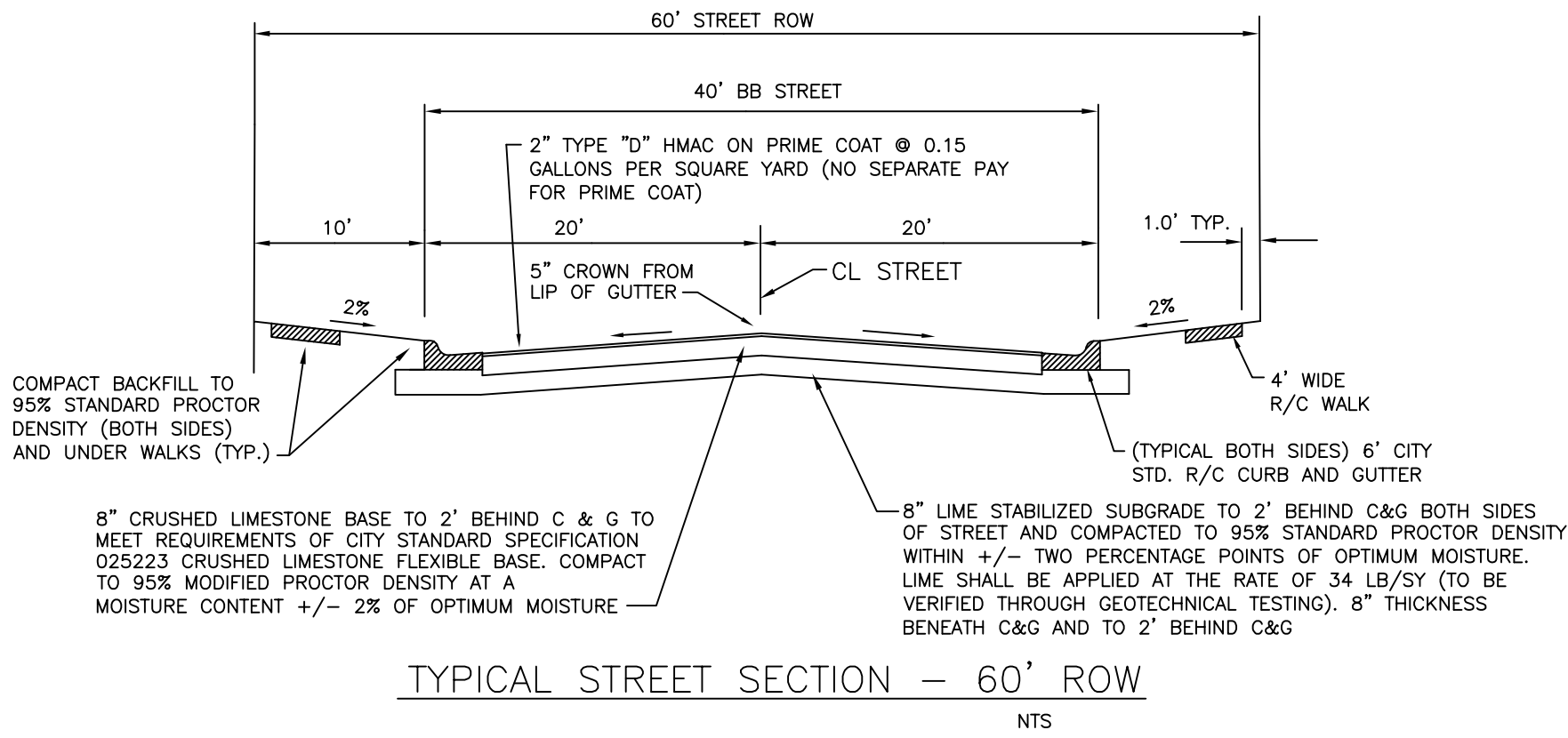
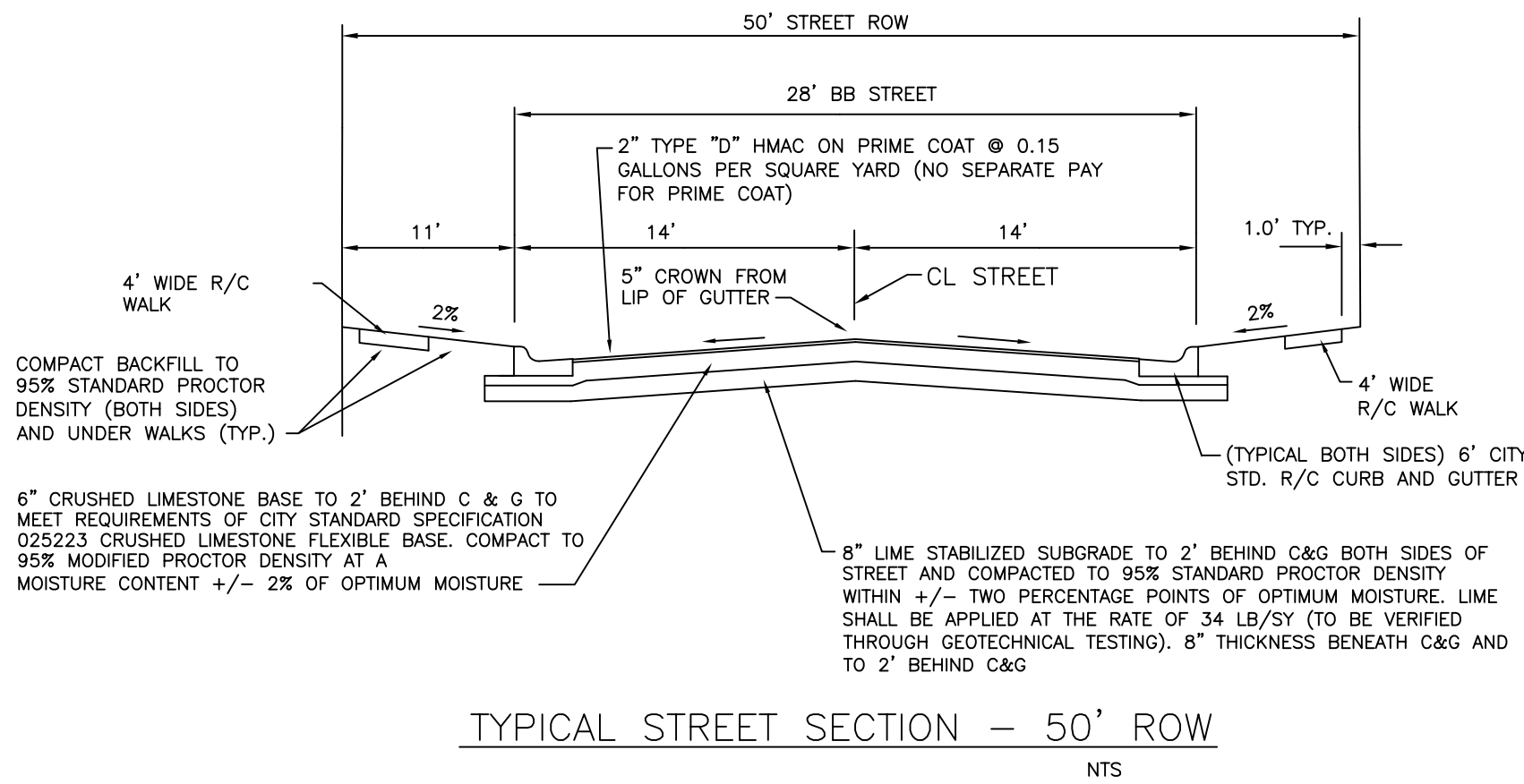
1. A Traffic Impact Analysis (TIA) shall be required for the ultimate 15 year development forecast for the intersections and access locations within 3500 feet of both sides of the subject property line along FM 43. This TIA shall be required during the public improvement stage of this plat, prior to TxDOT Access Permitting for new streets, or City Site-work Permitting.

LEGEND:

DE	DRAINAGE EASEMENT
D. R.	DEED RECORDS, NUECES CO. , TX
M. R.	MAP RECORDS, NUECES CO. , TX
O. R.	OFFICIAL RECORDS, NUECES CO. , TX
UE	UTILITY EASEMENT



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.



NOTES

1. THE SITE IS OCL, PROPOSED ANNEXATION AND ZONED RS-4.5 AND CN-1.
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. THE SUBJECT SITE IS DEPICTED IN FEMA MAP 48355C0505G (10/23/15) AND CONTAINS ZONE AE--FLOODWAY AREAS, ZONE AE AREAS WITH ELEVATIONS BETWEEN 26' AND 27', ZONE X AREAS OF 0.2 PCT ANNUAL CHANCE FLOOD AND ZONE X AREA (NO DESIGNATION).
5. DESCRIPTION OF SITE DRAINAGE: THE ENTIRE SITE WILL DRAIN VIA UNDERGROUND PIPES AND DITCHES TO THE OSO CREEK AS SHOWN.
6. THERE ARE NO KNOWN NATURAL WATER BODIES, JURISDICTIONAL WETLANDS, ENDANGERED SPECIES HABITAT, STATE SUBMERGED LANDS OR CRITICAL DUNES ON THE SITE.
7. 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.
8. LEGAL DESCRIPTION — SEE RIGHT.

NOTES CONTINUED

9. THIS DEVELOPMENT MEETS THE CITY'S MASTER DRAINAGE PLAN. THE INCREASE IN DISCHARGE RATES, VOLUMES, AND DURATIONS OF CONCENTRATED AND NON-CONCENTRATED STORMWATER RUNOFF LEAVING THE PROPOSED DEVELOPMENT DUE TO THE DIVERTED FLOW WILL NOT HAVE AN ADVERSE IMPACT (E.G., SOIL EROSION; SEDIMENTATION; YARD, DWELLING, BUILDING, OR PRIVATE STRUCTURE FLOODING; DURATION OF PONDING WATER; INADEQUATE OVERLAND RELIEF) ON ADJACENT OR DOWNSTREAM PROPERTIES.
10. EACH LOT AREA MUST COMPLY WITH THE APPROPRIATE ZONING DESIGNATION.
11. WATER, WASTEWATER AND PARK FEES SHALL BE PAID PRIOR TO RECORDATION OF THE FINAL PLAT.
12. THE TOTAL PLATTED AREA CONTAINS 446.408 ACRES OF LAND INCLUDING STREET DEDICATIONS.
13. EACH ZONING DISTRICT SHALL CONFORM TO MINIMUM LOT WIDTH (FT.) AND LOT AREA (SF) STANDARDS.
14. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
15. STREET CENTER LINES SHALL BE 25' - 25' FOR 50' RIGHTS-OF-WAY, 30' - 30' FOR 60' RIGHTS-OF-WAY AND 37.5' - 37.5' FOR 75' RIGHTS-OF-WAY.
16. CONFORMANCE TO THE VISIBILITY TRIANGLE REQUIREMENTS OF UDC SECTION 4.2.9. TO PREVENT VISION OBSTRUCTIONS AT STREET INTERSECTIONS SHALL BE REQUIRED.
17. ANY ACCESS ONTO FM 43 SHALL HAVE TXDOT APPROVAL.
18. NO DRAINAGE FROM THIS DEVELOPMENT INTO ROW OF FM 43.
19. ALL INSIDE STREET CORNER INTERSECTIONS REQUIRE A RADIUS OF A MINIMUM OF 10' ON LOCAL RESIDENTIAL STREETS, 15' TO 20' ON COLLECTOR/COMMERCIAL/INDUSTRIAL STREETS AND 20' TO 50' ON ARTERIALS. THE RADIUS MAY VARY DEPENDING ON THE CIRCUMSTANCES.
20. RESIDENTIAL DRIVEWAY ACCESS PROHIBITED ONTO IRON THORNE DRIVE, DROOGON STREET, AND CASTLE BLACK ROAD.
21. ALL DRIVEWAYS TO PUBLIC STREETS WITHIN THE SUBDIVISION SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS OUTLINED IN ARTICLE 7 OF THE UDC.
22. DRIVEWAY ACCESS TO FM43 SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS OF TEXAS DEPARTMENT OF TRANSPORTATION.
23. ALL LOTS AT STREET INTERSECTIONS SHALL ADHERE TO VISIBILITY TRIANGLE REQUIREMENTS OF UDC SECTION 4.2.9.

LEGAL DESCRIPTION A 446.408 ACRE TRACT OF LAND, MORE OR LESS, AND CONSISTING OF:

TRACT 1, A 293.041 ACRE TRACT OF LAND DESCRIBED BY DEED, DDC. NO. 2019035726, D.R.

TRACT 2, A 10.08 AC. TRACT OF LAND DESCRIBED BY DEED, DDC. NO. 2017010862, D.R., AND

TRACT 3, A 144.570 ACRE TRACT OF LAND, BEING CALLED 144.30 ACRE FIRST TRACT, VOL. 1066, P. 140, D.R.,

THE ABOVE THREE TRACTS BEING PORTIONS OF ONE OR MORE OF SURVEY 135 ABSTRACT 581, CERTIFICATE 29, SURVEY 137, ABSTRACT 579, CERTIFICATE 31 AND SURVEY 139, ABSTRACT 577, CERTIFICATE 33, SAID SURVEYS NAMED CUADRILLA IRRIGATION COMPANY, NUECES CO., TX



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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 OF
KINGS LANDING,
CORPUS CHRISTI, NUECES COUNTY, TX

DWN.	_____	PLOT SCALE:	1" = 250'	COM. NO.	PREL SH2
CHK.	N. WELSH	SCALE (H):	SAME	JOB NO.	18068
		SCALE (V):	NONE	DATE PLOTTED	10/8/19
					SHEET 2 OF 2