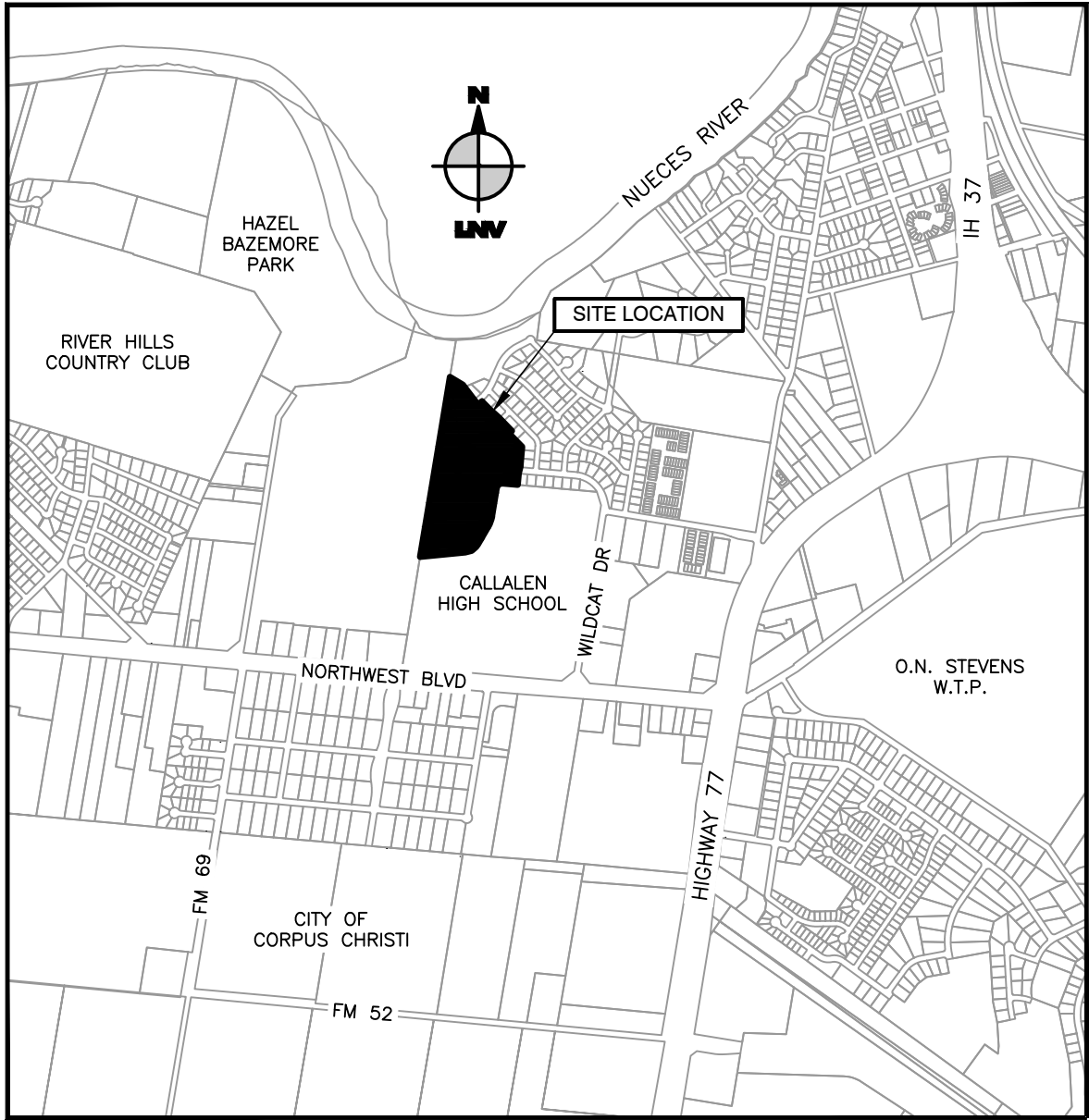




PRELIMINARY PLAT OF
OLIVEIRA COMPOUND
LOTS 1A, 1B, 1C, & 1D, BLOCK 1

SHOWING THE BOUNDARY OF A 21.15-ACRE TRACT OF LAND COMPRISED OF LOT 1, BLOCK 8 OF THE RIVER CANYON UNIT 3 SUBDIVISION, A MAP OF WHICH IS RECORDED IN VOLUME 55, PAGE 119, MAP RECORDS, NUECES COUNTY, TEXAS AND A PORTION OF A CALLED 21.163-ACRE TRACT OF LAND DESCRIBED IN A DEED TO HORACIO OLIVEIRA, JR AS RECORDED IN DOCUMENT No. 806964, DEED RECORDS, NUECES COUNTY, TEXAS, AND BEING OUT OF THE MARIANO LOPEZ DE HERRERA GRANT, ABSTRACT No. 606, IN NUECES COUNTY, TEXAS

OLIVEIRA PROPERTIES, LTD.
13821 RIVER CANYON DRIVE
CORPUS CHRISTI, TX
P: 512.992.8207



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CORPUS CHRISTI, TX 78408
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SURVEY DATE: 10-23-2019
LNV JOB NO: 190211.001.2
SHEET No: 1 OF 2

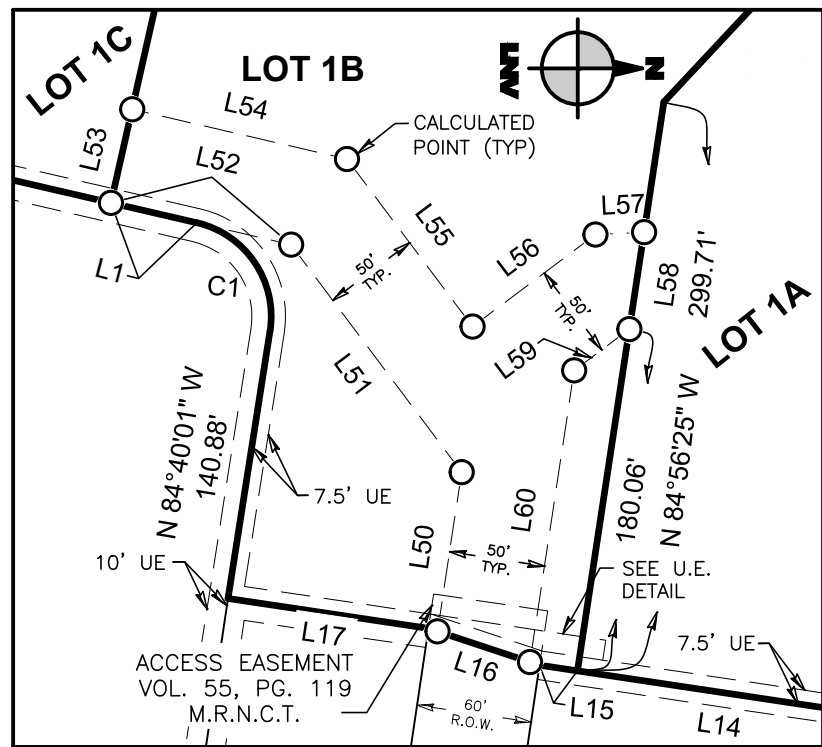
PRELIMINARY

REFERENCES:

M.R.N.C.T. MAP RECORDS, NUECES COUNTY, TEXAS
D.R.N.C.T. DEED RECORDS, NUECES COUNTY, TEXAS
O.R.N.C.T. OFFICIAL RECORDS, NUECES COUNTY, TEXAS
P.O.B. POINT OF BEGINNING

NOTES:

- NO ACCOMPANYING METES AND BOUNDS DESCRIPTION HAS BEEN PREPARED.
- THE TOTAL PLATTED AREA CONTAINS 21.15-ACRES (921,261 SQ. FT.).
- LOTS 1A, 1B, & 1C SHALL HAVE A SHARED ACCESS AGREEMENT OVER AND ACROSS INTERIOR LOT LINES. SAID LOTS SHALL BE ACCESSIBLE FROM RIVER CANYON DRIVE, LOCATED ON THE EAST LINE OF LOT 1B.
- LOT 1D SHALL BE RESERVED AS A NON-BUILDABLE TRACT. SAID LOT SHALL PRESERVE THE NATURAL HABITAT OF THE CURRENT, UNDISTURBED SURROUNDINGS. MAINTENANCE OF SAID GREENBELT SHALL BE AT THE LAND OWNERS EXPENSE.
- BASIS OF BEARING OF THIS SURVEY IS GRID NORTH AS OBSERVED BY GPS, TEXAS COORDINATE SYSTEM OF 1983 (NAD83), SOUTH ZONE 4205, WITH A COMBINED SCALE FACTOR OF 1.000007749.
- FOUND 5/8" IRON ROD, UNLESS NOTED OTHERWISE.
○ SET 5/8" IRON ROD.
- PARENTHESES INDICATE CALLED BEARING AND/OR DISTANCE.
- BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE C, ACCORDING TO THE FLOOD INSURANCE RATE MAP OF CORPUS CHRISTI, TEXAS, PANEL NO. 485494 0257 C, EFFECTIVE DATE: MARCH 18, 1985 AND PANEL NO. 485464 0107 C, EFFECTIVE DATE: JULY 18, 1985.
- THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE NUECES RIVER UPSTREAM OF THE CALALLEN SALTWATER INTRUSION DAM LOCATED 1.1 MILES FROM NUECES BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THIS SEGMENT OF THE NUECES RIVER AS "HIGH". TCEQ ALSO CATEGORIZED THE NUECES RIVER AS "CONTACT RECREATION" USE. ADDITIONAL WATER QUALITY PROTECTION MEASURES MUST BE OBSERVED FOR THIS RECEIVING WATER DUE TO THE TCEQ DESIGNATION AS A "PUBLIC WATER SUPPLY".
- YARD REQUIREMENTS AS DEPICTED ARE A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- PUBLIC OPEN SPACE: IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.



DETAIL No. 1

PRELIMINARY

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10-23-2019

LNJ JOB NO: 190211.001.2

SHEET No: 2 OF 2

50 0 50 100
SCALE: 1" = 100'

TBPE FIRM NO. F-366
TBPLS FIRM NO. 10126500

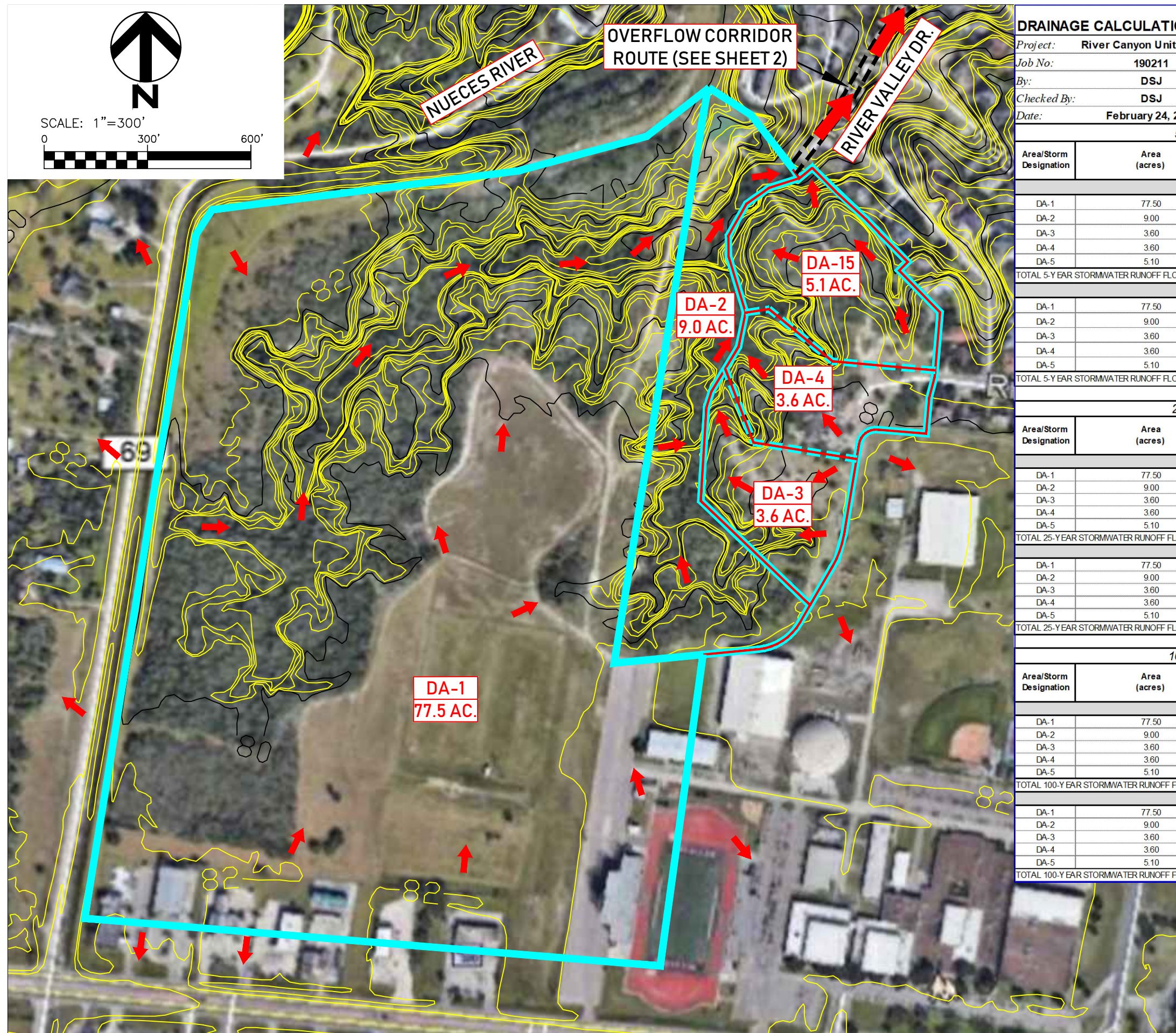
LINE TABLE DATA		
LINE	BEARING	DISTANCE
L1	S 09°28'59" W	45.92'
L2	S 30°12'42" W	128.57'
L3	S 30°12'42" W	59.78'
L4	S 59°01'58" E	146.57'
L5	S 37°17'53" E	170.57'
L6	S 37°17'53" E	60.00'
L7	N 51°37'45" E	20.00'
L8	S 44°17'39" E	97.19'
L9	S 46°56'51" E	122.12'
L10	S 44°17'39" E	50.00'
L11	S 44°17'39" E	120.00'
L12	S 45°29'21" W	35.00'
L13	S 44°17'39" E	170.63'
L14	S 04°54'07" W	168.62'
L15	S 04°54'07" W	19.97'
L16	S 14°47'41" W	60.91'
L17	S 04°54'07" W	105.56'
L18	N 17°27'28" E	48.07'
L19	N 31°21'50" E	76.66'
L20	N 31°21'50" E	73.94'
L21	N 11°32'42" E	101.71'
L22	N 00°44'35" W	59.35'
L23	N 29°51'19" E	106.94'
L24	N 54°55'36" E	80.78'
L25	N 72°26'35" E	91.28'
L26	S 81°43'34" W	69.23'

CURVE TABLE DATA					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	74.92'	50.00'	85°51'00"	S 52°24'29" W	68.10'
C2	99.49'	275.00'	20°43'43"	S 19°50'50" W	98.95'
C3	146.83'	155.00'	54°16'29"	S 57°20'56" W	141.40'
C4	29.54'	470.30'	03°35'56"	N 49°49'47" E	29.54'

ACCESS/ UTIL ESMT LINE TABLE DATA		
LINE	BEARING	DISTANCE
L50	N 84°57'34" W	83.81'
L51	S 49°34'28" W	148.07'
L52	S 09°28'59" W	96.34'
L53	N 80°48'37" W	50.00'
L54	N 09°28'59" E	114.84'
L55	N 49°34'28" E	109.05'
L56	N 40°25'32" W	79.94'
L57	N 06°22'24" W	25.42'
L58	S 84°56'25" E	51.01'
L59	S 40°25'32" E	35.94'
L60	S 84°57'34" E	153.59'

PRELIMINARY PLAT OF
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LOTS 1A, 1B, 1C, & 1D, BLOCK 1

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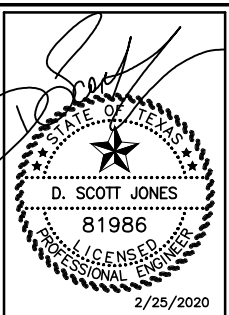
DRAINAGE CALCULATIONS

5 Year Frequency Storm						
Area/Storm Designation	Area (acres)	Runoff Coeff. C	C*A	Intensity I (in/hr)	Flow Q=c*I*A (cfs)	Time of conc. (min)
EXISTING CONDITIONS						
DA-1	77.50	0.33	25.38	3.34	84.83	45.0
DA-2	9.00	0.30	2.70	4.33	11.70	30.0
DA-3	3.60	0.30	1.08	4.33	4.68	30.0
DA-4	3.60	0.36	1.28	4.33	5.54	30.0
DA-5	5.10	0.30	1.53	4.33	6.63	30.0
TOTAL 5-YEAR STORMWATER RUNOFF FLOWRATE					113.39	
DEVELOPED CONDITIONS						
DA-1	77.50	0.33	25.38	3.34	84.83	45.0
DA-2	9.00	0.30	2.70	4.33	11.70	30.0
DA-3	3.60	0.36	1.28	4.33	5.54	30.0
DA-4	3.60	0.36	1.28	4.33	5.54	30.0
DA-5	5.10	0.34	1.73	4.33	7.48	30.0
TOTAL 5-YEAR STORMWATER RUNOFF FLOWRATE					115.10	+1.7 cfs

DEVELOPED CONDITIONS						
DA-1	77.50	0.33	25.38	4.43	112.33	45.0
DA-2	9.00	0.30	2.70	5.68	15.32	30.0
DA-3	3.60	0.36	1.28	5.68	7.25	30.0
DA-4	3.60	0.36	1.28	5.68	7.25	30.0
DA-5	5.10	0.34	1.73	5.68	9.80	30.0
TOTAL 25-YEAR STORMWATER RUNOFF FLOWRATE					151.96	+2.24 cfs
1.5%						

DEVELOPED CONDITIONS							
DA-1	77.50	0.33	25.38	5.35	135.88	45.0	
DA-2	9.00	0.30	2.70	6.78	18.29	30.0	
DA-3	3.60	0.36	1.28	6.78	8.66	30.0	
DA-4	3.60	0.36	1.28	6.78	8.66	30.0	
DA-5	5.10	0.34	1.73	6.78	11.70	30.0	
TOTAL 100-Y EAR STORMWATER RUNOFF FLOWRATE					183.19	+2.67 cfs	1.5%

- MAJOR DRAINAGE BOUNDARY
 MINOR DRAINAGE BOUNDARY
 FLOW ARROW



OLIVEIRA PROPERTIES
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**STORMWATER QUALITY
MANAGEMENT PLAN SHEET 1 OF 2**

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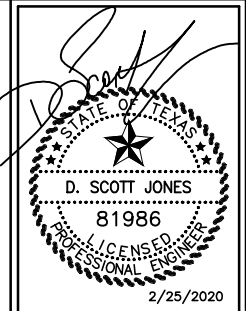
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DRAWING NO.:	
SHEET <u>1</u>	of <u>2</u>
DRAWN BY:	DSJ
CHECKED BY:	DSJ
APPROVED BY:	DSJ
JOB NO.:	190211

[illegible]

OLIVEIRA PROPERTIES
CORPUS CHRISTI, TEXAS

**STORMWATER QUALITY
MANAGEMENT PLAN SHEET 2 OF 2**

TBPE FIRM NO. F-366
TBPLS FIRM NO. 10126500



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SHEET 2 of 2

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