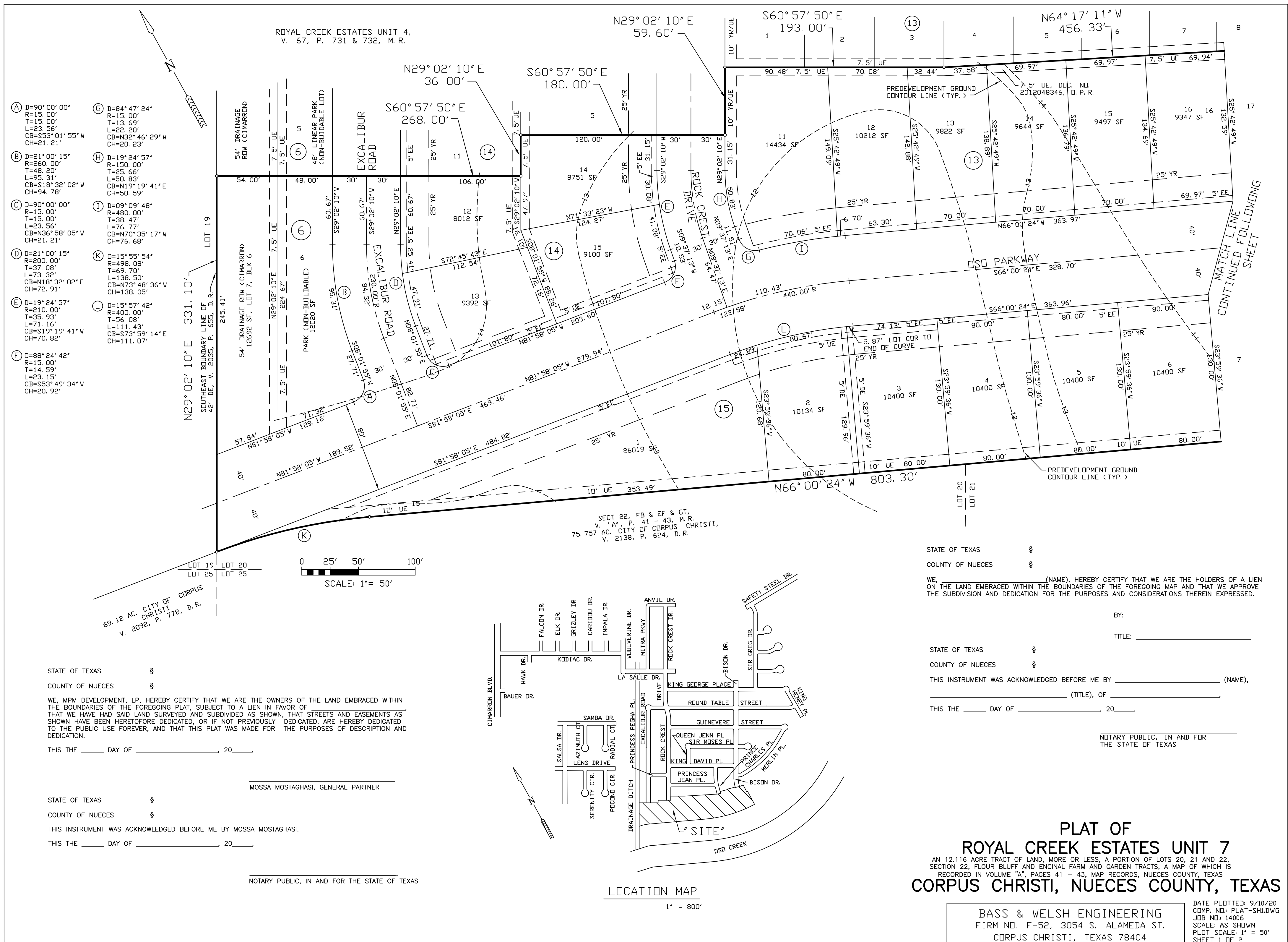
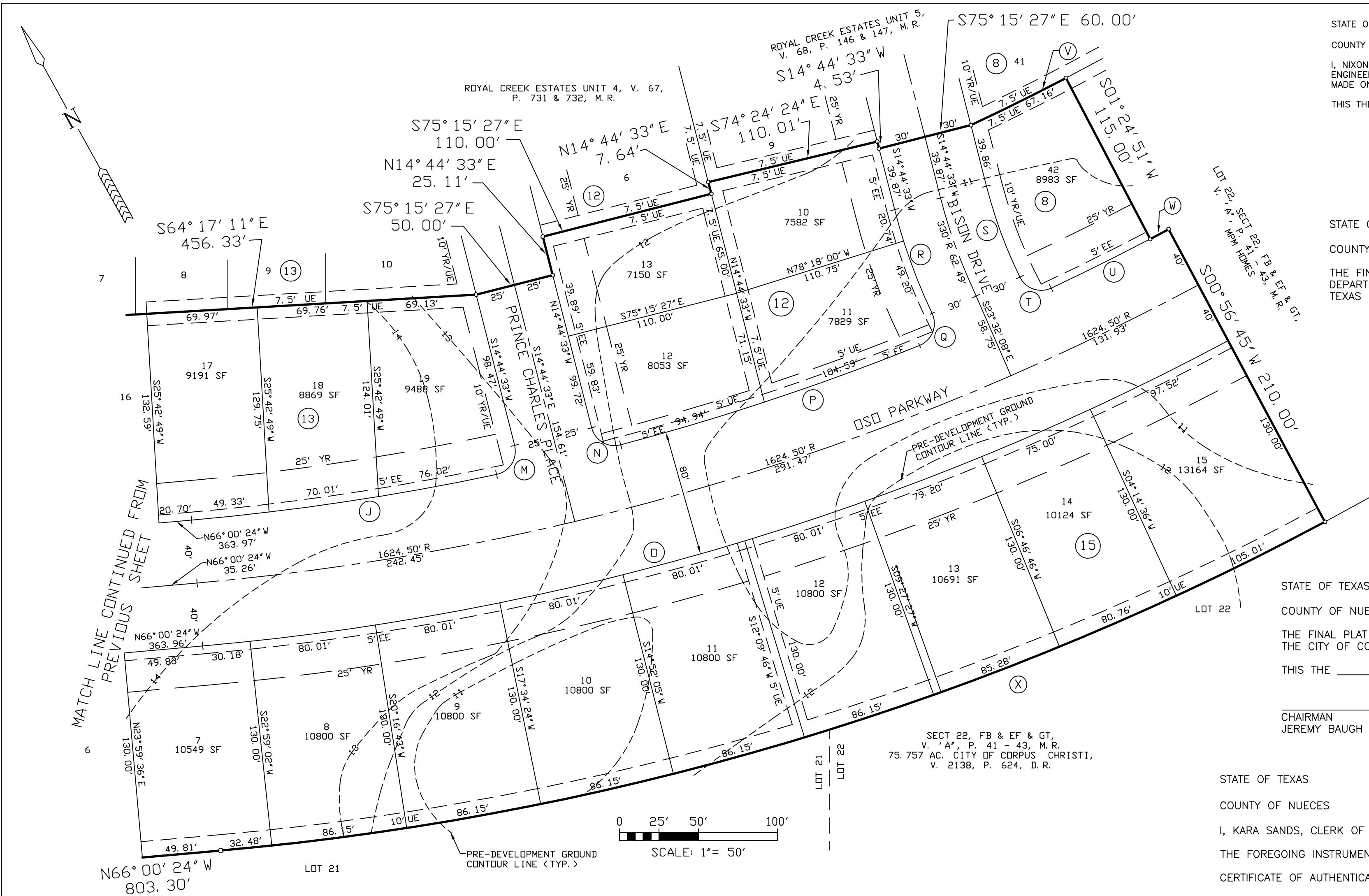






STATE OF TEXAS §
COUNTY OF NUECES §
I, NIXON M. WELSH, REGISTERED PROFESSIONAL LAND SURVEYOR OF BASS & WELSH
ENGINEERING, HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM A SURVEY
MADE ON THE GROUND UNDER MY DIRECTION AND THAT IT IS TRUE AND CORRECT.
THIS THE ____ DAY OF _____, 20____
NIXON M. WELSH, P.E., R.P.L.S.

STATE OF TEXAS §
COUNTY OF NUECES §
THE FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE
DEPARTMENT OF DEVELOPMENT SERVICES OF THE CITY OF CORPUS CHRISTI,
TEXAS
JALAL SALEH, P.E.,
DEVELOPMENT SERVICES ENGINEER
DATE

STATE OF TEXAS §
COUNTY OF NUECES §
THE FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED ON BEHALF OF
THE CITY OF CORPUS CHRISTI, TEXAS BY THE PLANNING COMMISSION.
THIS THE ____ DAY OF _____, 20____
CHAIRMAN SECRETARY
JEREMY BAUGH AL RAYMOND III, AIA

STATE OF TEXAS §
COUNTY OF NUECES §
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 THE MAP RECORDS
OF SAID COUNTY IN VOLUME _____, PAGE _____, INSTRUMENT NUMBER _____.
WITNESS MY HAND AND SEAL OF THE COUNTY COURT IN AND FOR SAID COUNTY AT OFFICE IN
CORPUS CHRISTI, NUECES COUNTY, TEXAS, THE DAY AND YEAR LAST WRITTEN.

BY: _____
DEPUTY KARA SANDS, CLERK
COUNTY COURT
NUECES COUNTY, TEXAS

PLAT OF
ROYAL CREEK ESTATES UNIT 7
(CONTINUED)
CORPUS CHRISTI, NUECES COUNTY, TEXAS

BASS & WELSH ENGINEERING
FIRM NO. F-52, 3054 S. ALAMEDA ST.
CORPUS CHRISTI, TEXAS 78404
DATE PLOTTED: 09/17/20
COMP. NO.: PLAT-SH2.DWG
JOB NO.: 14006
SCALE: AS SHOWN
PLOT SCALE: 1" = 50'
SHEET 2 OF 2

- THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE (UDC) AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- THE RECEIVING WATER FOR 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.
- SET 5/8" I.R.'S AT LOT ALL CORNERS UNLESS OTHERWISE NOTED.
- THE BASIS OF BEARINGS IS THE COMMON NORTHEAST BOUNDARY OF THE SUBJECT SITE AND THE SOUTHWEST BOUNDARY LINE OF ROYAL CREEK ESTATES UNIT 4, S64°17'11"E, AS SHOWN.
- THE ENTIRE SITE IS IN FEMA ZONE A13 (EL 12). FEMA ZONES ARE FROM FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 485494 0520 D, REVISED JUNE 4, 1987, FOR NUECES COUNTY, TX, UNINCORPORATED AREAS. THE FEMA PRELIMINARY MAP 48355C0520G, NOT YET ADOPTED, INDICATES THE SUBJECT SITE TO BE IN ZONE X, ZONE X (DOTTED) AND ZONE AE (EL 12).
- THE TOTAL AREA OF THIS PLAT IS 12.116 ACRES INCLUDING STREET DEDICATIONS.
- NO PRIVATE DRIVEWAY ACCESS ONTO LOT 42, BLOCK 8, LOTS 11 & 12, BLOCK 12, LOTS 11 & 19, BLOCK 13 AND LOTS 13 & 15, BLOCK 14 ALONG OSO PARKWAY.

CURVE DATA			
(J)	D=06°55'59" R=1614.50' T=97.80' L=195.36' CB=N69°27'43"W CH=195.24'	(P)	D=07°04'52" R=1614.50' T=99.89' L=199.53' CB=N79°20'07"W CH=199.41'
(M)	D=92°19'44" R=15.00' T=15.62' L=24.17' CB=S60°54'25"W CH=21.64'	(Q)	D=93°30'44" R=15.00' T=15.95' L=24.48' CB=S50°22'05"W CH=21.85'
(N)	D=90°32'14" R=15.00' T=15.14' L=23.70' CB=N30°31'34"W CH=21.31'	(R)	D=11°07'50" R=360.00' T=35.08' L=69.94' CB=S09°10'38"W CH=69.83'
(D)	D=23°03'30" R=1694.50' T=345.65' L=681.94' CB=S77°31'30"E CH=677.35'	(S)	D=11°43'50" R=300.00' T=30.82' L=61.42' CB=N08°52'38"E CH=61.31'
		(T)	D=89°06'52" R=15.00' T=14.77' L=23.33' CB=N41°32'43"W CH=21.05'
		(U)	D=02°28'59" R=15.00' T=34.99' L=69.97' CB=N87°20'39"W CH=69.97'
		(V)	D=02°33'59" R=1499.50' T=33.59' L=67.16' CB=S87°18'09"E CH=67.16'
		(X)	D=23°03'29" R=1824.50' T=372.16' L=734.25' CB=N77°31'31"W CH=729.30'
		(W)	D=00°28'06" R=1614.50' T=6.60' L=13.20' CB=S88°49'12"E CH=13.20'