

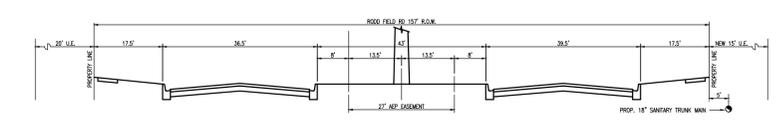
- Legend:**
- 5/8" Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Found
 - 5/8" Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set
 - 5/8" Iron Rod Found

General Notes:

1. Property is currently zoned CN-1 and RS-TF
2. Total platted area contains 13.45 Acres of Land. (Includes street dedication)
3. 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.
4. Each lot with shall conform to zoning standards.
5. Each lot area must comply with zoning designation.
6. Water, Wastewater lot/acreage and Park fees shall be paid prior to recordation of each final plat.
7. TCEQ compliant Storm Water Pollution Prevention Plan will be provided to the City prior to any construction activities. (UDC 8.2.B. Municipal Code 14.1002 and 14.1003)

Surveyor's Notes:

1. 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.
2. Existing Flood Map, by graphic plotting only, this property is currently in Zone "B" of the Flood Insurance Rate Map (FIRM), Community Panel Number 485494 0540 C, City of Corpus Christi, Texas, which bears an revised date of March 18, 1985 and is in a Special Flood Hazard Area. The existing FIRM Panel 485494 0540 C is based on the National Geodetic Vertical Datum of 1929 (NGVD).
3. Proposed Flood Map, this property is proposed to lie within Zone "X" of the Flood Insurance Rate Map (FIRM), Community Panel Number 48355C0540G, Nueces County, Texas, which bears a preliminary date of October 23, 2015. The Proposed FIRM Panel 48355C0540G is based on the North American Vertical Datum of 1988 (NAVD88).
4. Contours shown hereon are referenced to the North American Vertical Datum of 1988 (NAVD88), Geoid 12A.



- RODD FIELD ROAD**
SCALE: N.T.S.
- SPECIFICATIONS:**
- 2" Type D Hot Mix Asphaltic Concrete
 - 8" Limestone Base (1 1/2" A, GR 1): Compacted to 95% Modified Proctor Density
 - Moisture shall be within ±3% of Optimum Moisture
 - 8" Comp. Lime Subgrade (5% by Wt.): Compacted to 95% Standard Proctor Density
 - Moisture shall be within ±3% of Optimum Moisture
 - Prime Coat MC-30 at 0.15 Gal/Sq. Yd.

**Preliminary Plat of
Rodd Plaza South**

13.45 Acre Tract of Land out of Lots 17 and 18, Section 25, Flour Bluff & Encinal Farm & Garden Tracts, a map of which is recorded in Volume A, Pages 41-43, Map Records of Nueces County, Texas and being a portion of the property referenced Tract 5 in a Warranty Deed from Melynda Susan Nuss, Eric Graham Nuss, Patricia Ray Peterson Nuss, Katherine Avilla Peterson, Scott Douglas Peterson, Alyssa Ann Brown and Christy Ann Peterson Brown to Related Investors, Ltd., recorded in Volume 2341, Page 248, Deed Records of Nueces County, Texas.

Developer:
Related Investors
P.O. Box 8229
Corpus Christi, Texas 78468
(361)991-4950

Engineer/Surveyor:
Urban Engineering
2725 Swantner Drive
Corpus Christi, Texas 78404
(361)854-3101

URBAN ENGINEERING

1896 FIRM NO. 145, 1896S FIRM NO. 10032460
2725 SWANTNER DR., CORPUS CHRISTI, TX, 78404
PHONE: 361.854.3101 WWW.URBANEING.COM

Submitted: 6/30/21
SCALE: 1"=60'
JOB NO.: 39319.C1.02
SHEET: 1 of 1
DRAWN BY: XG
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