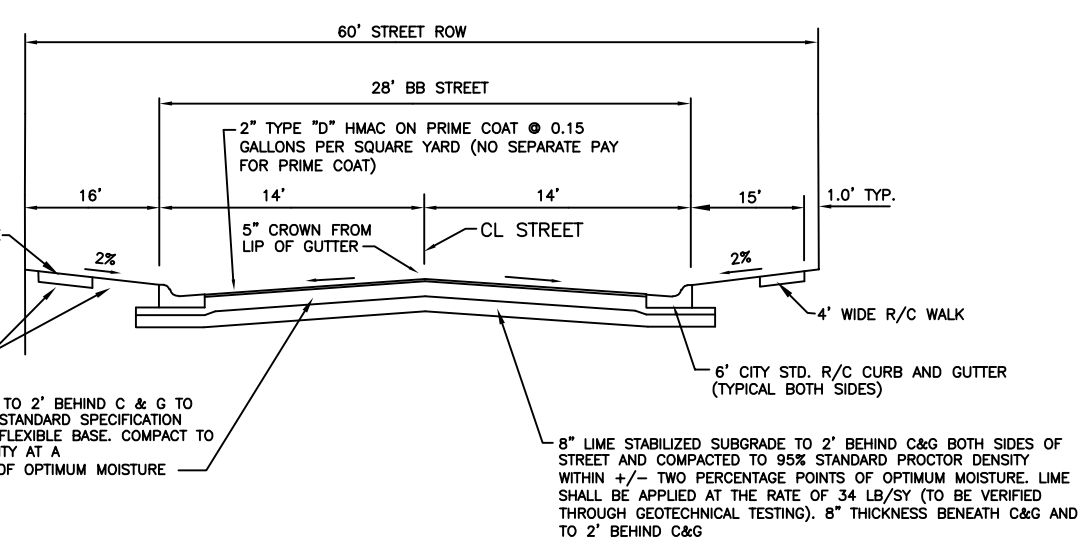


- NOTES:
1. THE BASIS OF BEARINGS IS THE STATE OF TEXAS LAMBERT GRID, SOUTH ZONE, NAD 1983.
 2. THE SUBJECT SITE IS DEPICTED IN FEMA MAP 48355C0280G (10/23/15), ZONE X, 0.2% ANNUAL CHANCE FLOOD.
 3. THE SUBJECT SITE CONTAINS 4.744 ACRES IN BLOCK 1 AND 4.315 ACRES IN BLOCK 2, FOR A TOTAL OF 9.059 ACRES INCLUDING STREET DEDICATIONS.
 4. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE CORPUS CHRISTI INNER HARBOR. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE CORPUS CHRISTI INNER HARBOR AS "INTERMEDIATE".
 5. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
 6. SET 5/8" IRON RODS AT ALL LOT CORNERS UNLESS OTHERWISE INDICATED. ALL IRON RODS SET CONTAIN PLASTIC CAPS LABELED "BASS AND WELSH ENGINEERING".
 7. THE MINIMUM FINISHED FLOOR ELEVATION FOR STRUCTURES ON LOTS THIS SUBDIVISION SHALL BE 21" ABOVE THE HIGHEST CENTER OF FRONTING STREET PAVING ELEVATION.
 8. THERE ARE NO KNOWN NATURAL WATER BODIES, JURISDICTIONAL WETLANDS, ENDANGERED SPECIES HABITAT, STATE SUBMERGED LANDS OR CRITICAL DUNES ON THE SITE.
 9. NO DRIVEWAY ACCESS TO STARLIGHT LANE.
 10. LOT 21, BLOCK 1 & LOT 19, BLOCK 2 MUST BE REQUIRED TO ADHERE TO VISIBILITY TRIANGLE REQUIREMENTS OF UDC SECTION 4.2.9.

CURVE DATA

(A)	(B)
D=90° 16' 35"	D=89° 43' 25"
R=20.00'	R=20.00'
T=20.10'	T=19.90'
L=31.51'	L=31.32'
CB=N00° 48' 08" W	CB=S89° 11' 52" W
CH=28.35'	CH=28.22'



TYPICAL STREET SECTION - 60' ROW
NTS

PLAT OF WESTWOOD HEIGHTS UNIT 4

A 4.744 ACRE TRACT IN BLOCK 1, A PORTION OF NUECES GARDENS NO. 2, LOT 43, A MAP OF WHICH IS RECORDED IN VOLUME 10, PAGE 8, MAP RECORDS, NUECES COUNTY, TEXAS AND A 4.315 ACRE TRACT IN BLOCK 2, A PORTION OF LOT 42, SAID NUECES GARDENS NO. 2, FOR A TOTAL OF 9.059 ACRES INCLUDING STREET DEDICATIONS.

CORPUS CHRISTI, NUECES COUNTY, TEXAS

BASS & WELSH ENGINEERING
FIRM NO. F-52, 3054 S. ALAMEDA ST.
CORPUS CHRISTI, TEXAS 78404

DATE PLOTTED: 10/23/19
COMP. NO.: PLAT-SH2
JOB NO.: 18073
SCALE: 1" = 60'
PLOT SCALE: SAME
SHEET 2 OF 2