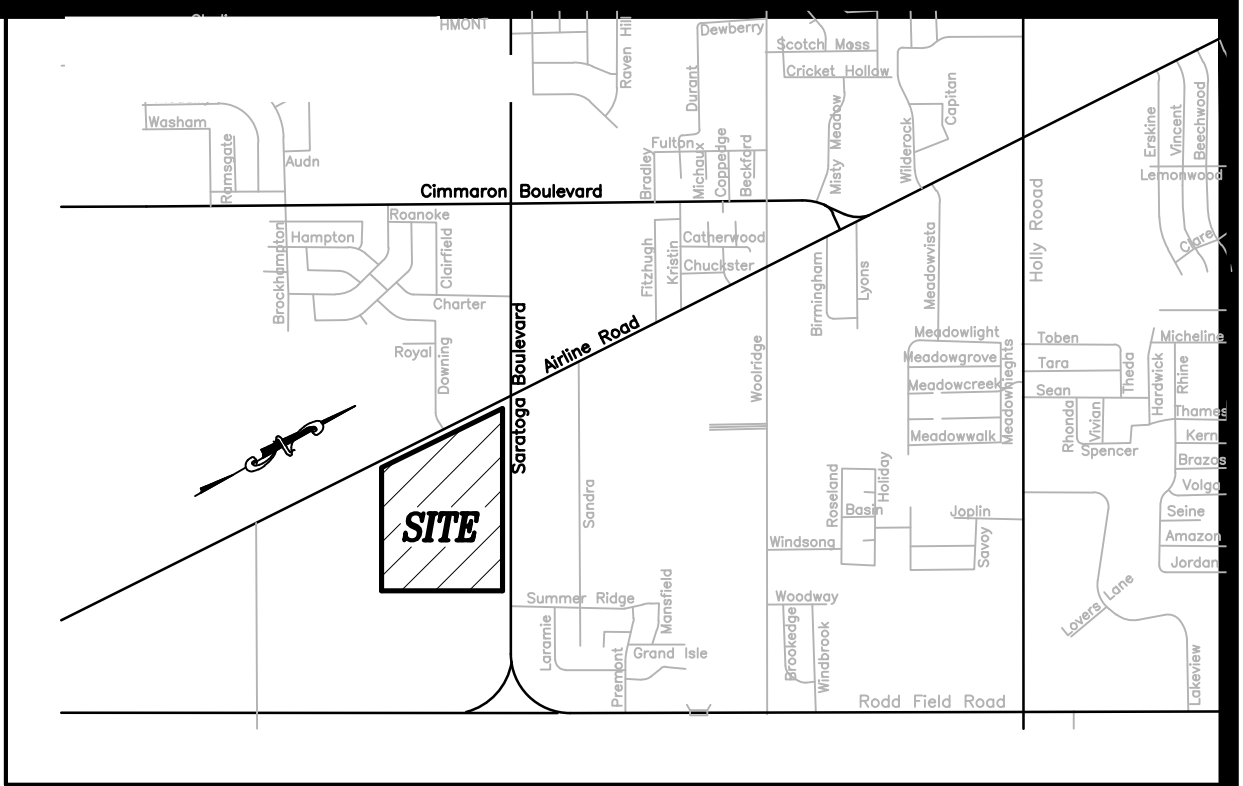
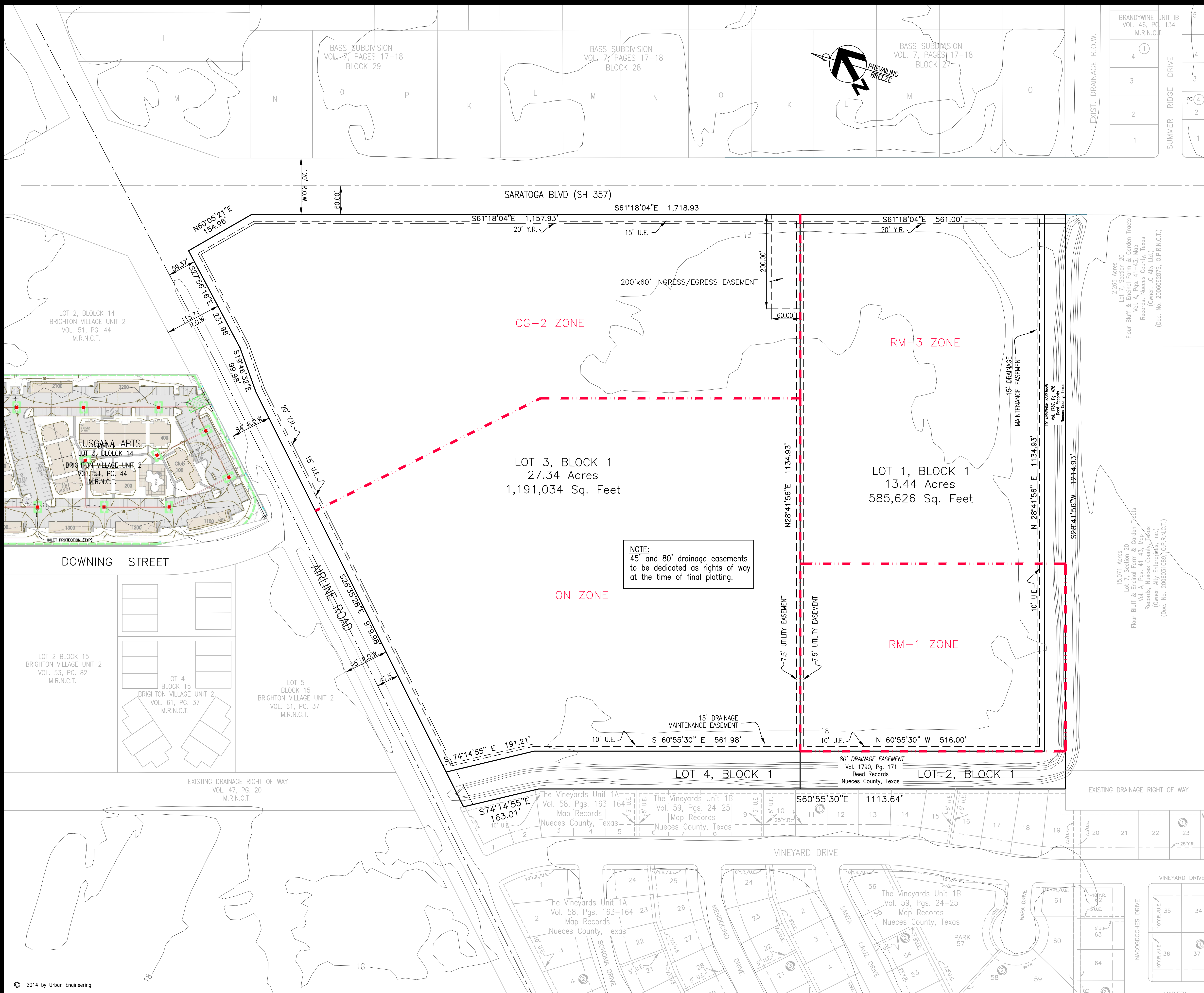


\\Urban\02\Draws\Projects\000000\04462\B300\PRELIMINARY PLAT 3-28-14.dwg modified by crr on Apr 01, 2014 11:27am



LOCATION MAP N.T.S.

Notes:

- Total area contains 44.34 acres of land.
- Property is zoned CG-2, ON, RM-3 and RM-1 as labeled.
- The receiving water for the storm water runoff from this property is the Oso Bay. The TCEQ has classified the aquatic life use for the Oso Bay as "exceptional" and "oyster waters". The TCEQ also categorized the receiving water as "contact recreation" use.
- This development meets the City's master drainage plan and the proposed drainage will not adversely affect the drainage pattern or design of the adjacent properties.
- There are no known natural water bodies, jurisdictional wetlands, endangered species habitat, State of Texas Submerged Lands, or critical dunes on the site.
- By graphic plotting only, this property is in Zone "C" on Flood Insurance Rate Map, Community Panel No. 485494 0540 C, Nueces County, Texas, which bears an effective date of March 18, 1985 and Insurance Rate Map, Community Panel No. 485464 0315 D, City of Corpus Christi, Texas which bears an effective date of August 3, 1989 and it is not located in a Special Flood Hazard Area.

LEGAL DESCRIPTION:

Being 44.34 acres of land out of Lots 4, 5, and 6; Section Section 20 of the Flour Bluff and Encinal Farm and Garden Tracts, a map of which is located in Volume A, Pages 41-43, map records of Nueces County, Texas.

LEGEND:

---	ZONING LINE
---	PROPERTY/RIGHT-OF-WAY LINE
---	UTILITY EASEMENT LINE
---	YARD REQUIREMENT LINE
U.E.	UTILITY EASEMENT
Y.R.	YARD REQUIREMENT
M.R.N.C.T.	MAP RECORDS OF NUECES COUNTY TEXAS
VOL.	VOLUME
PGS.	PAGES
18	EXISTING CONTOURS
RM-3	MULTIFAMILY 3 ZONE
RM-1	MULTIFAMILY 1 ZONE
CG-2	GENERAL COMMERCIAL ZONE
ON	OFFICE ZONE

Preliminary Plat for
THE VINEYARDS UNIT FOUR

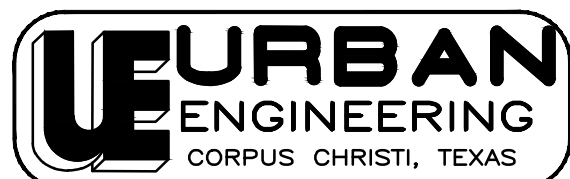
Corpus Christi, Texas

OWNER/DEVELOPER:

D & E Development Corp
1038 Hill Country Drive
Endinberg, Texas 78539
1-956-396-9408

ENGINEER:

Urban Engineering TBPE FIRM 145
2725 Swantner Drive
Corpus Christi, Texas 78404
1-361-854-3101



TBPE Firm No. 145; TBPLS Firm No. 10032400
2725 Swantner Dr., Corpus Christi, TX 78404
PHONE: (361) 854-3101 FAX: (361) 854-6001

JOB NO. 4462.B3.00

MARCH 2014 CU/crr

