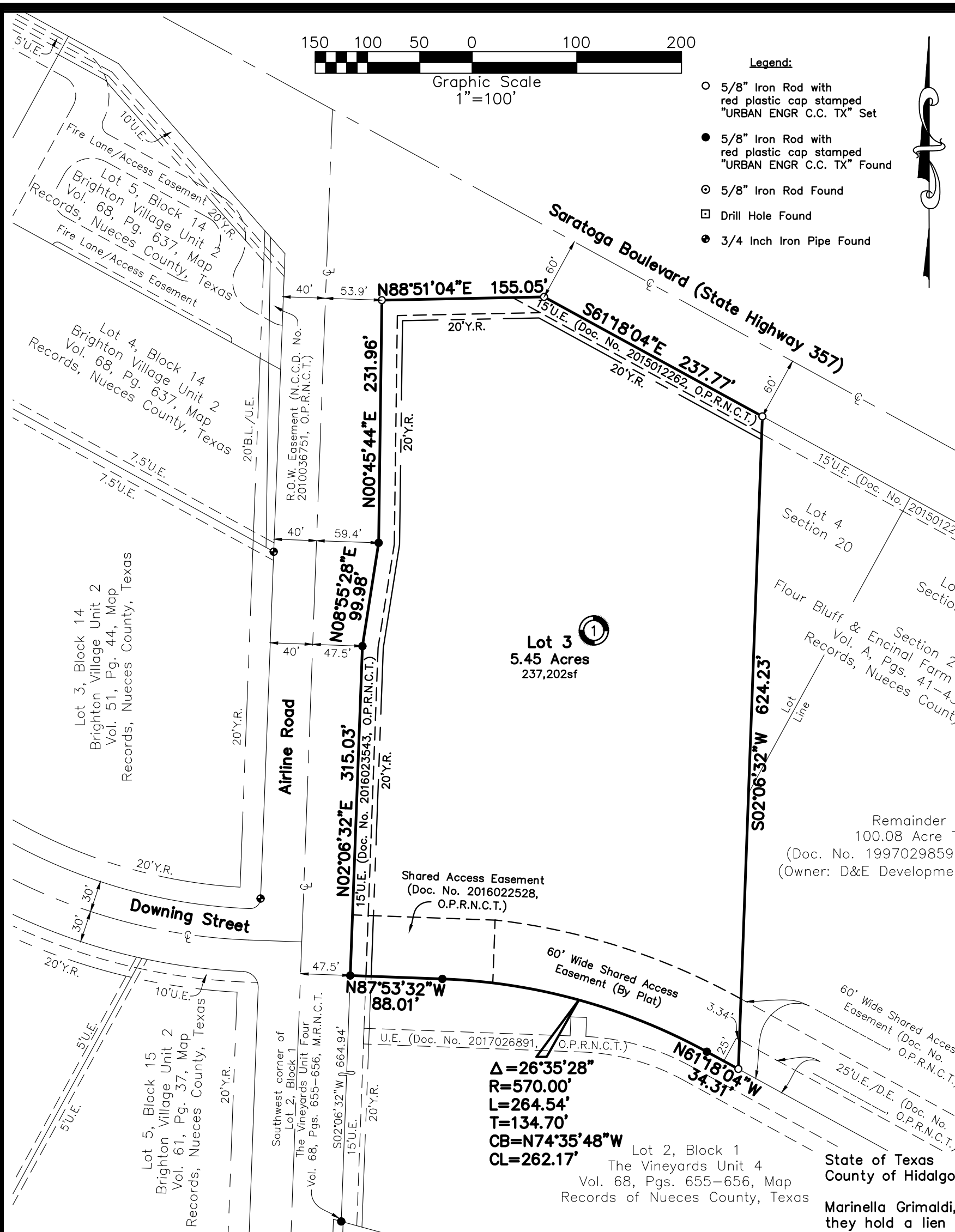
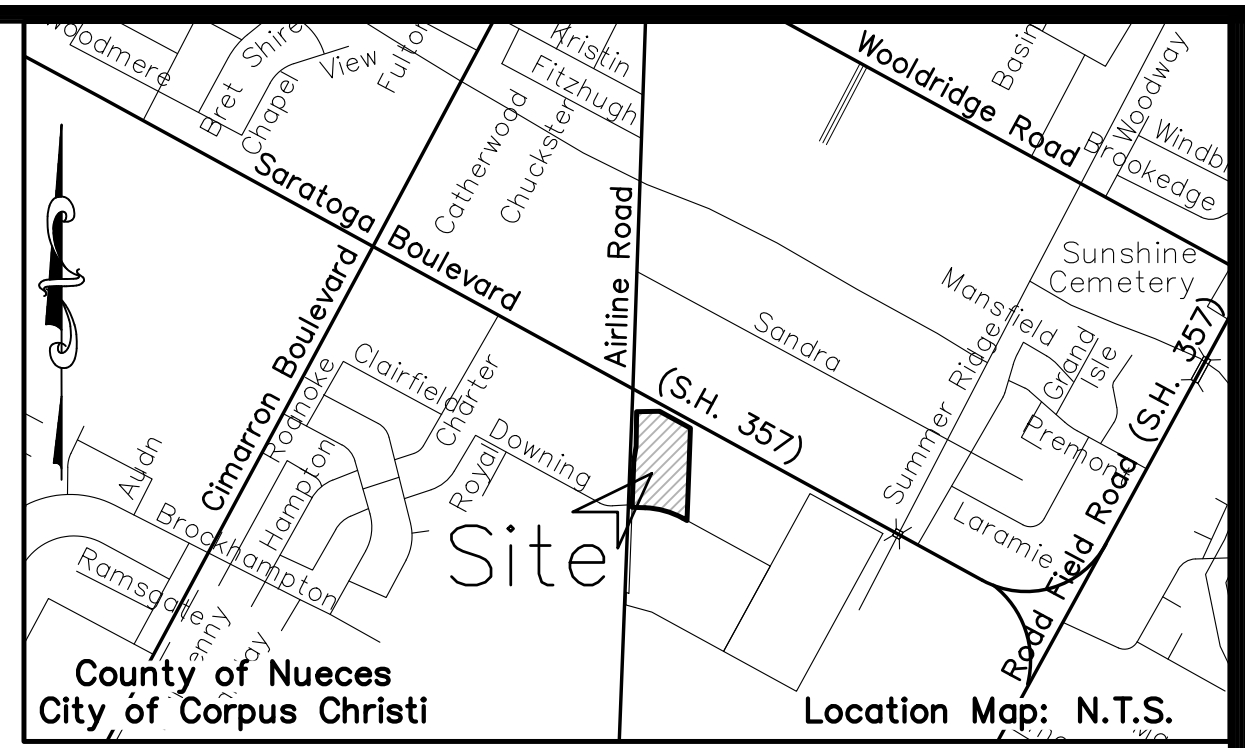


- Legend:**
- 5/8" Iron Rod with red plastic cap stamped "URBAN ENGR C.C. TX" Set
  - 5/8" Iron Rod with red plastic cap stamped "URBAN ENGR C.C. TX" Found
  - 5/8" Iron Rod Found
  - Drill Hole Found
  - 3/4 Inch Iron Pipe Found

**Notes:**

- 1.) Total platted area contains 5.45 Acres of Land
- 2.) 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.
- 3.) 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.
- 4.) By graphic plotting only, this property is in Zone "C" of the Flood Insurance Rate Map, Community Panel Number 485494 0540 C, Nueces County, Texas, which bears an effective date of March 18, 1985 and is not in a Special Flood Hazard Area.
- 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.) If any lot is developed with residential uses, compliance with the open space regulation will be required during the building permit phase.
- 7.) Driveway access to Saratoga Boulevard shall conform to access management standards of Texas Department of Transportation.
- 8.) Proposed driveway access to Airline Road shall conform to access management standards outlined in Article 7 of the UDC. This includes driveway spacing, driveway widths and corner clearances.



**Plat of  
The Vineyards Unit Four  
Block 1, Lot 3**

being a 5.45 Acre Tract of Land, of Lots 4 and 5, Section 20, Flour Bluff Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Pages 41-43, Map Records of Nueces County, Texas, being out of a 100.08 Acre Tract, as described in Correction Warranty Deed, recorded under Document No. 1997029859, Official Public Records of Nueces County, Texas.

State of Texas  
County of Hidalgo

Marinella Grimaldi, Silvana Grimaldi, Giulia Grimaldi and Antonio Grimaldi, hereby certify that they hold a lien on the property owned by D. & E. Development Corporation, as shown on the foregoing map and it approves of the subdivision and dedication for the purposes and considerations therein expressed.

This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

By: \_\_\_\_\_  
Marinella Grimaldi

By: \_\_\_\_\_  
Silvana Grimaldi

By: \_\_\_\_\_  
Giulia Grimaldi

By: \_\_\_\_\_  
Antonio Grimaldi

State of Texas  
County of Hidalgo

This instrument was acknowledged before me by Marinella Grimaldi, Silvana Grimaldi, Giulia Grimaldi and Antonio Grimaldi.

This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Notary Public in and for the State of Texas

State of Texas  
County of Hidalgo

D. & E. Development Corporation, hereby certifies that it is the owner of the lands embraced within the boundaries of the foregoing plat; that it has had said lands surveyed and subdivided as shown; that streets and drainage right-of-way shown are dedicated to the public use forever; that easements as shown are dedicated to the public use for the installation, operation and use of public utilities; and that this map was made for the purpose of description and dedication.

This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

By: D. & E. Development Corporation

By: \_\_\_\_\_  
Edward L. Ciccone, President

State of Texas  
County of Hidalgo

This instrument was acknowledged before me by Edward L. Ciccone, as President of D. & E. Development Corporation, on behalf of said corporation.

This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Notary Public in and for the State of Texas

State of Texas  
County of Nueces

This final plat of the herein described property was approved by the Department of Development Services of the City of Corpus Christi, Texas.

This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Ratna Pottumuthu, P.E., LEED AP  
Development Services Engineer

State of Texas  
County of Nueces

This 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\_\_\_\_

\_\_\_\_\_  
William J. Green, P.E.  
Interim Secretary

\_\_\_\_\_  
Eric Villarreal, PE, Chairman

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 said County in Volume \_\_\_\_\_, Page \_\_\_\_\_, Map Records.

Witness my hand and seal of the County Court, in and for said County, at office in Corpus Christi, Texas, the day and year last written.

No. \_\_\_\_\_  
Filed for Record

\_\_\_\_\_  
Kara Sands, County Clerk  
Nueces County, Texas

at \_\_\_\_\_ O'clock \_\_\_ M.  
\_\_\_\_\_, 20\_\_\_\_

By: \_\_\_\_\_  
Deputy

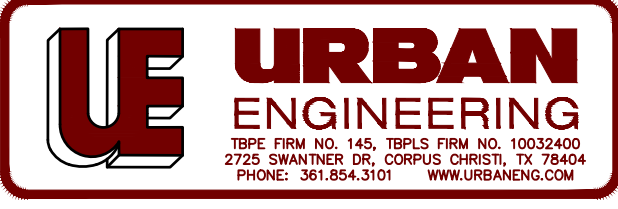
State of Texas  
County of Nueces

I, James D. Carr, a Registered Professional Land Surveyor for Urban Engineering, have prepared the foregoing map from a survey made on the ground under my direction and is true and correct to the best of my knowledge, information and belief; I have been engaged under contract to set all Lot and Block corners as shown herein and to complete such operations with due and reasonable diligence consistent with sound professional practice.

This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

**Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.**

\_\_\_\_\_  
James D. Carr, R.P.L.S.  
Texas License No. 6458



Submitted: 10/18/17  
SCALE: 1"=100'  
JOB NO.: 04462.B7.06  
SHEET: 1 of 1  
DRAWN BY: XG

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urbansurvey1@urbaneng.com