



- Notes:
- Total area contains 15.45 Acres of Land.
  - Property is zoned CG-2 and ON 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.
  - The yard requirement, as depicted, is a requirement of the Unified Development Code and is subject to change as the zoning may change

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

LEGAL DESCRIPTION:  
Being 15.45 Acres of Land out of Lots 4, 5 and 6, Section 20 of the Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Pages 41-43, Map Records of Nueces County, Texas.



**OWNER/DEVELOPER:**  
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**ENGINEER:**  
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2725 Swantner Drive  
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(361)854-3101



JOB NO. 4462.B7.06  
JANUARY 13, 2016 CU/xg  
GRAPHIC SCALE  
1"=100'