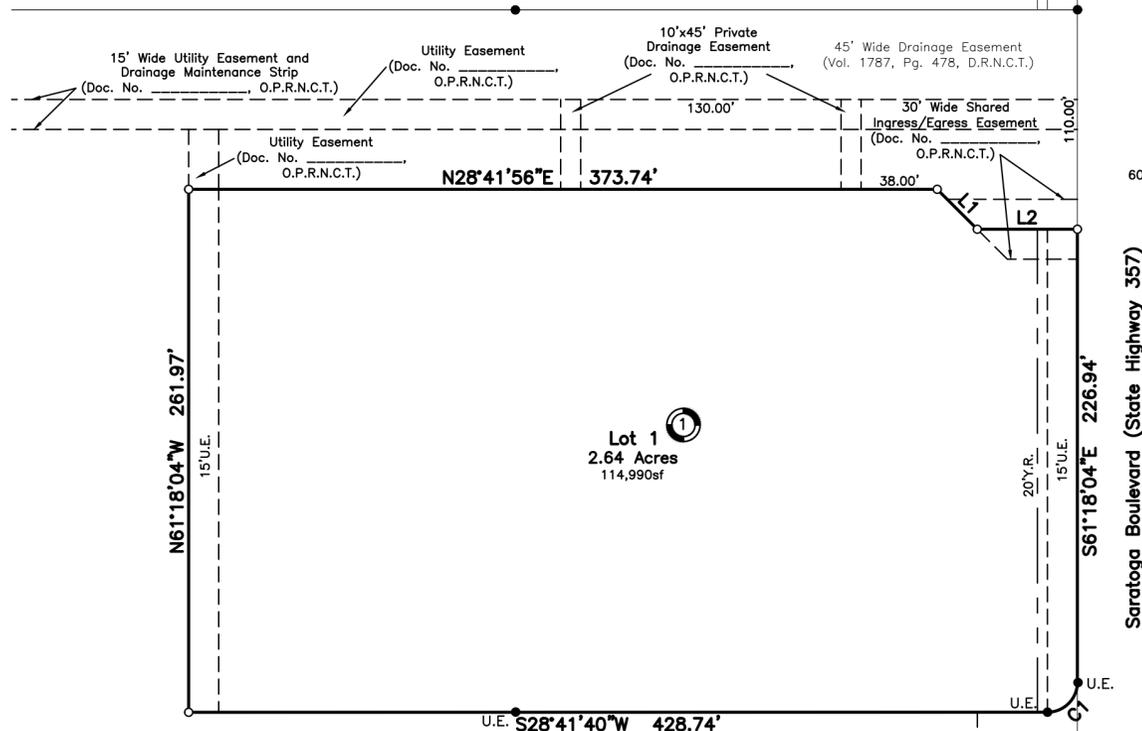


Notes:

- Total platted area contains 2.64 Acres of Land.
- 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.
- 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.
- By graphic plotting only, this property is in Zone "C" on Flood Insurance Rate Map, Community Panel No. 485464 0315 D, 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.
- Property must comply with TxDOT's Traffic Access Management Plan.
- If any lot is developed with residential uses, compliance with the open space regulation will be required during the building permit phase.

Lot 1, Block 1
The Vineyards Unit Four
Vol. 68, Pgs. 318-319, Map
Records of Nueces County, Texas

45' Wide Drainage Easement (Vol. 1790, Pg. 171, D.R.N.C.T.)



Called 16.811 Acres
out of Lot 7, Section 20, Flour Bluff
and Encinal Farm and Garden Tracts
Vol. A, Pgs. 41-43, Map Records of
Nueces County, Texas
(Owner: L C Alty, Ltd.)
(Doc. No. 2006031089, O.P.R.N.C.T.)

State of Texas
County of Nueces

L C Alty, Ltd., a Texas limited partnership, 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 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: L C Alty, Ltd., a Texas limited partnership

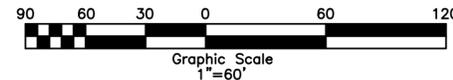
By: _____
Louis K. Alty, General Partner

State of Texas
County of Nueces

This instrument was acknowledged before me by Louis K. Alty, as General Parnter of L C Alty, Ltd., a Texas limited partnership, on behalf of said entity in said capacity.

This the _____ day of _____, 20____

Notary Public in and for the State of Texas



Legend:

- 5/8 Inch Iron Rod Found
- UE 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Found
- MAV 5/8 Inch Iron Rod with plastic cap stamped "MAVERICK ENGINEERING" Found
- 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set

Lot N, Section 27
Bass Subdivision
Vol. 7, Pgs. 17-18, Map
Records of Nueces County, Texas

Lot O, Section 27
Bass Subdivision
Vol. 7, Pgs. 17-18, Map
Records of Nueces County, Texas

CURVE	DELTA	ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	89°59'44"	15.00'	23.56'		N16°18'12"W	21.21'

LINE	BEARING	DISTANCE
L1	N73°41'56"E	28.28'
L2	N28°41'56"E	50.00'

95' Wide Drainage R.O.W.
Vol. 1780, Pg. 533, Deed
Records of Nueces County, Texas

Lot 1 Lot 2 Lot 3
Block 1
Brandywine Unit 1B
Vol. 46, Pg. 134, Map
Records of Nueces County, Texas

25' Summer Ridge Drive

25' B.L. Lot 1 Lot 2
Block 4
Brandywine Unit 1B
Vol. 46, Pg. 134, Map
Records of Nueces County, Texas

7.5' U.E. Lot 1
Brandywine Unit 1-A
Vol. 50, Pg. 157, Map
Records of Nueces County, 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____

William J. Green, P.E.
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____

Nina Nixon-Mendez, FAICP
Secretary

Eric Villarreal, P.E.
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

Plat of
The Vineyards Unit Five
Block 1, Lot 1

2.64 Acres of Land, out of Lot 7, Section 20, 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; said 2.64 Acres being a portion of a called 16.811 Acre Tract and a called 2.266 Acre Tract; said 16.811 Acre Tract described in Special Warranty Deed with Vendor's Lien from AMG 1031 LLC, a Texas limited liability company to L C Alty, Ltd., a Texas limited partnership, recorded in Document No. 2006031089, Official Public Records of Nueces County, Texas and said 2.266 Acre Tract described in Special Warranty Deed from AMG 1031 LLC, a Texas limited liability company to Alty Enterprises, Inc., recorded in Document No. 2006062879, Official Public Records of Nueces County, Texas.



Submitted: 4/18/18
SCALE: 1"=60'
JOB NO.: 04462.B8.03
SHEET: 1 of 1
DRAWN BY: XG
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urbansurvey1@urbaneng.com