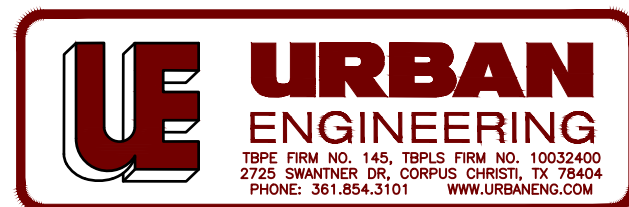


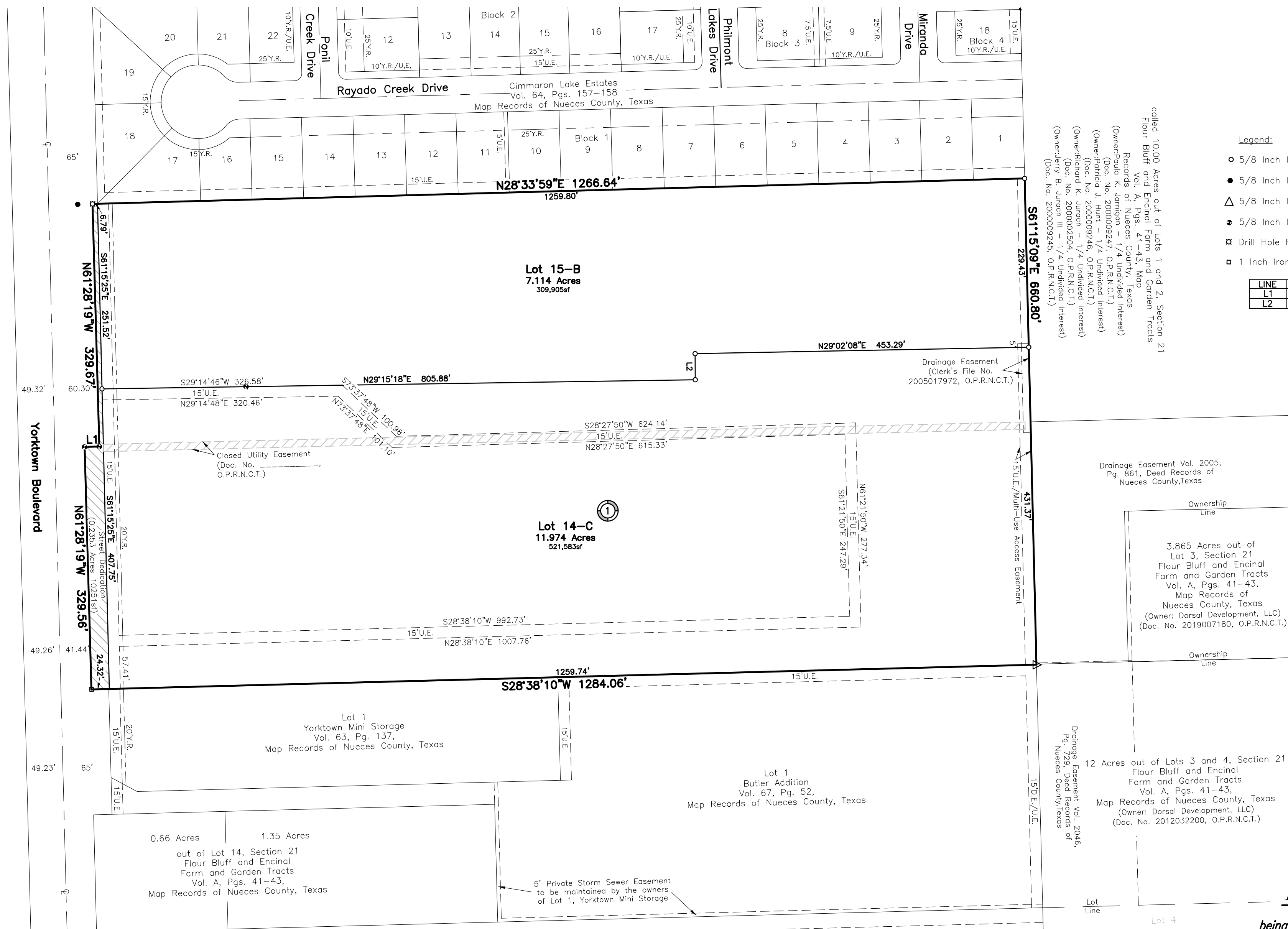
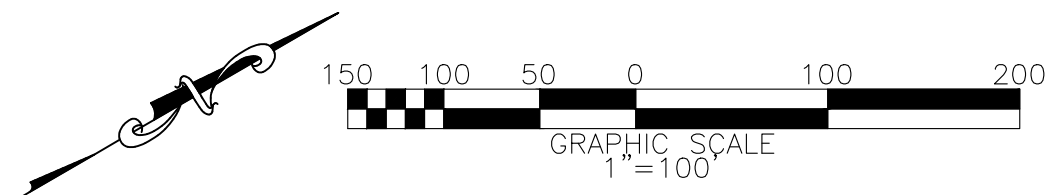
1. Total platted area contains 19.32 Acres of Land. (Includes Street Dedication)
2. The receiving water for the storm water runoff from this property is the Oso Bay. The TCEQ has classified the aquatic life use for the Oso Bay as "exceptional" and "oyster waters". The TCEQ also categorized the receiving 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. The yard requirement, as depicted is a requirement of the Unified Development Code and is subject to change as the zoning may change.
5. If any lot is developed with residential uses, compliance with the open space regulation will be required during the building permit phase.

1. 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.
2. Existing Flood Map, by graphic plotting only, this property is currently in Zone "C" of the Flood Insurance Rate Map (FIRM), Community Panel Number 485494 0520 D, Nueces County, Texas, which bears an revised date of June 4, 1987 and it is not located in a Special Flood Hazard Area. The existing FIRM Panel 485494 0520 D is based on the National Geodetic Vertical Datum of 1929 (NGVD).
3. Proposed Flood Map, this property is proposed to lie within Zones "X" of the Flood Insurance Rate Map (FIRM), Community Panel Number 48355C0520G, Nueces County, Texas, which bears a preliminary date of May 30, 2018. The Proposed FIRM Panel 48355C0520G is based on the North American Vertical Datum of 1988 (NAVD88).



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.





Legend:

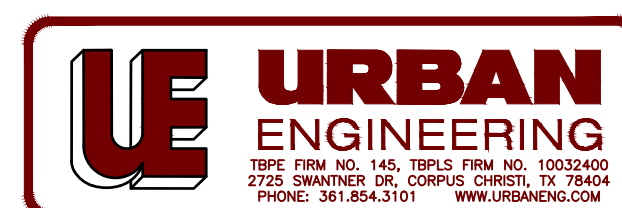
- 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set
- 5/8 Inch Iron Rod Found
- △ 5/8 Inch Iron Rod with plastic cap stamped "ALUM RPLS 4880" Found
- ⦿ 5/8 Inch Iron Rod "BRISTER SURVEYING" Found
- ⊠ Drill Hole Found
- 1 Inch Iron Pipe Found

LINE	BEARING	DISTANCE
L1	N28°33'47"E	20.00'
L2	N60°13'59"W	35.50'

Plat of
Flour Bluff and Encinal
Farm and Garden Tracts
Block 21, Lots 14-C and 15-B

being a Re-plat of Lot 14-B, Section 21, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume 37, Page 164, Map Records of Nueces County, Texas and Lot 15-A, Section 21, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume 50, Page 28, Map Records of Nueces County, Texas.

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.



Revised: 02/11/22
Submitted: 1/19/22
SCALE: 1"=100'
JOB NO.: 43517.C1.00
SHEET: 2 of 2
DRAWN BY: JAB

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urbansurvey1@urbaneng.com