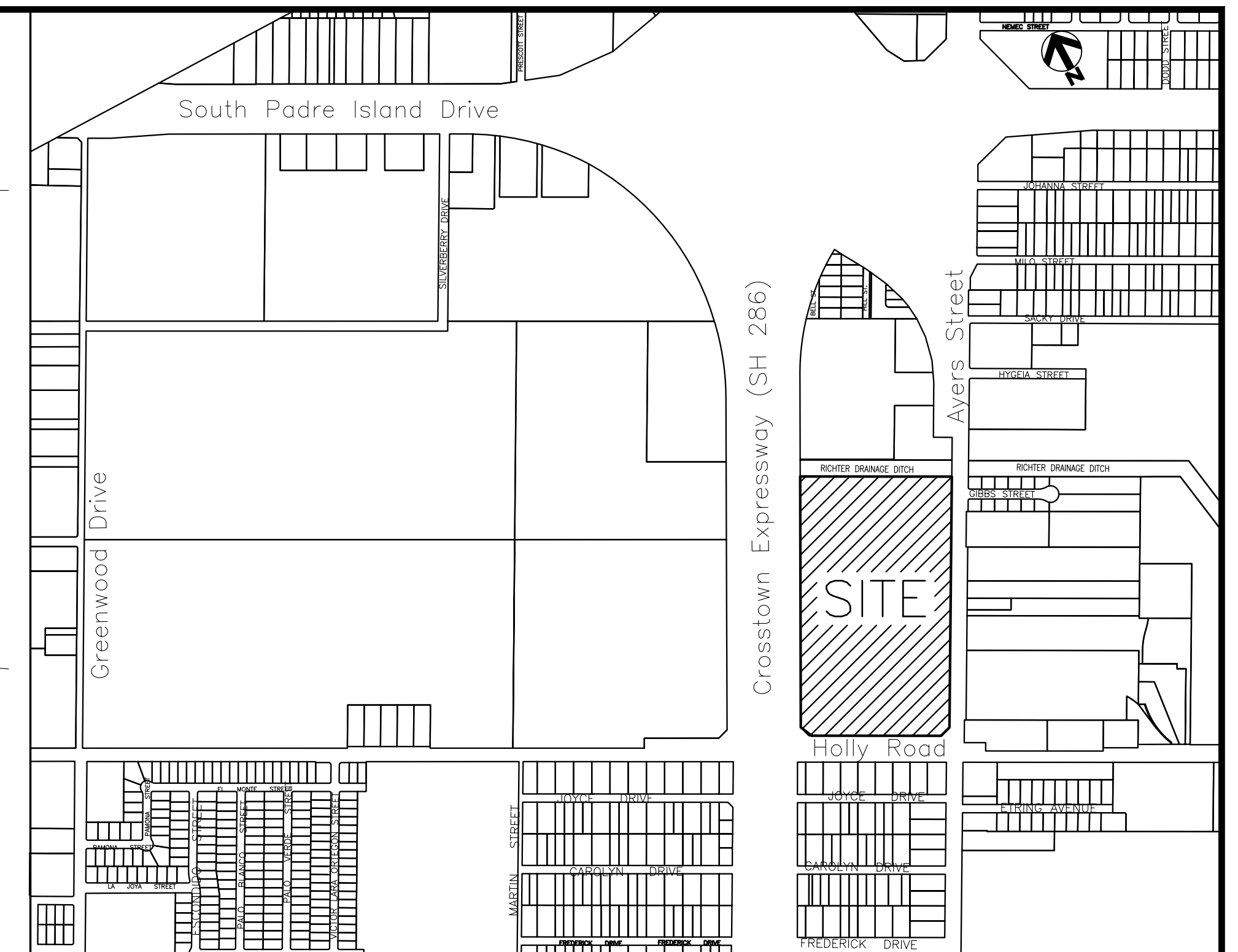




LEGEND:

_____	YARD REQUIREMENT (Y.R.)
-----	UTILITY EASEMENT (U.E.)
●	5/8 Inch Iron Rod, Found in Concrete
⦿	TxDOT Monument (Type II), Found

LEGAL DESCRIPTION:
Being 32.798 Acres of Land out of Lots 3
and 4, Section 4, Bohemian Colony Lands,
Volume A, Page 48, Map Records of Nueces County,
Texas; being the same lands described as a 32.81 Acre Tract
in Warranty Deed from Vallyewinds, Inc., to South
Padre Investments, Inc., as recorded in Volume
2336, Page 64, Official Public Records of
Nueces County, Texas.

1. The total area contains 32,798 Acres of Land.
2. The property is zoned CG-2, "General Commercial".
3. The property is vacant and under cultivation.
4. Lot 1, Block 1 will drain into the existing Crosstown Expressway drainage system as shown.
5. Lot 2, Block 1 will drain to Ditch No. 19 (Richter Ditch). No storm sewer infrastructure.
6. The Ultimate Receiving Body for Ditch No. 19 (Richter Ditch) is the Oso Creek. The TCEQ has not classified the aquatic life use for the Oso Creek, but it is recognized as an environmentally sensitive area. The Oso Creek flows directly into the Oso Bay. The TCEQ has classified the aquatic life use for the Oso Bay as "exceptional" and "oyster waters" and categorized the receiving water as "contact recreation" use.
7. By graphic plotting only, this property is in Zone 'C' on Flood Insurance Rate Map, Community Panel No. 485464 0285 C, Nueces County, Texas.
8. If any lot is developed with residential uses, compliance with the open space regulation will be required during the building permit phase.

ENGINEER:
Urban Engineering Firm #145
2725 Swantner Drive
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361-854-3101

