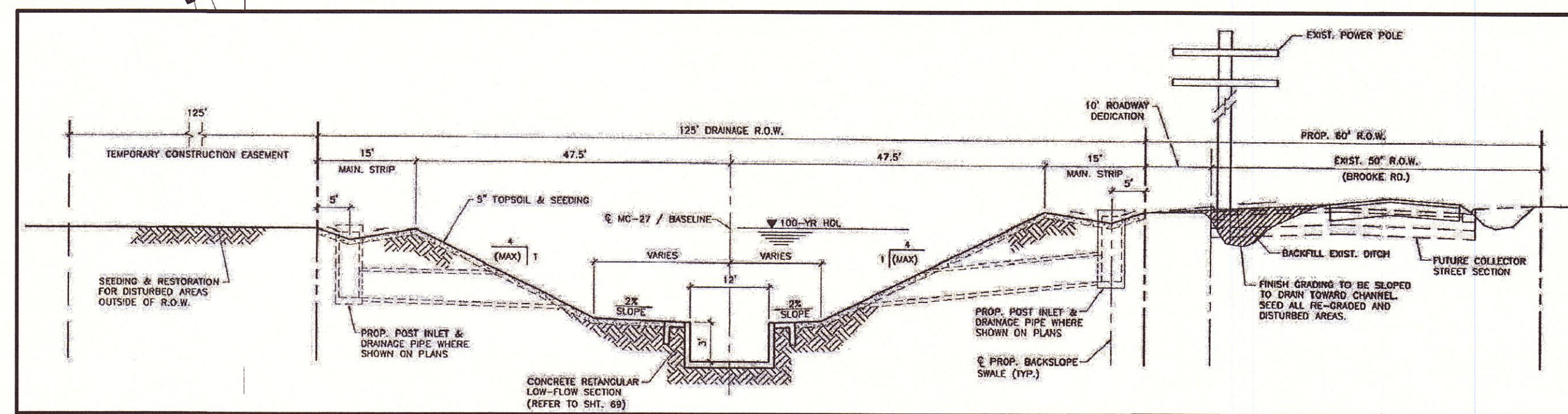
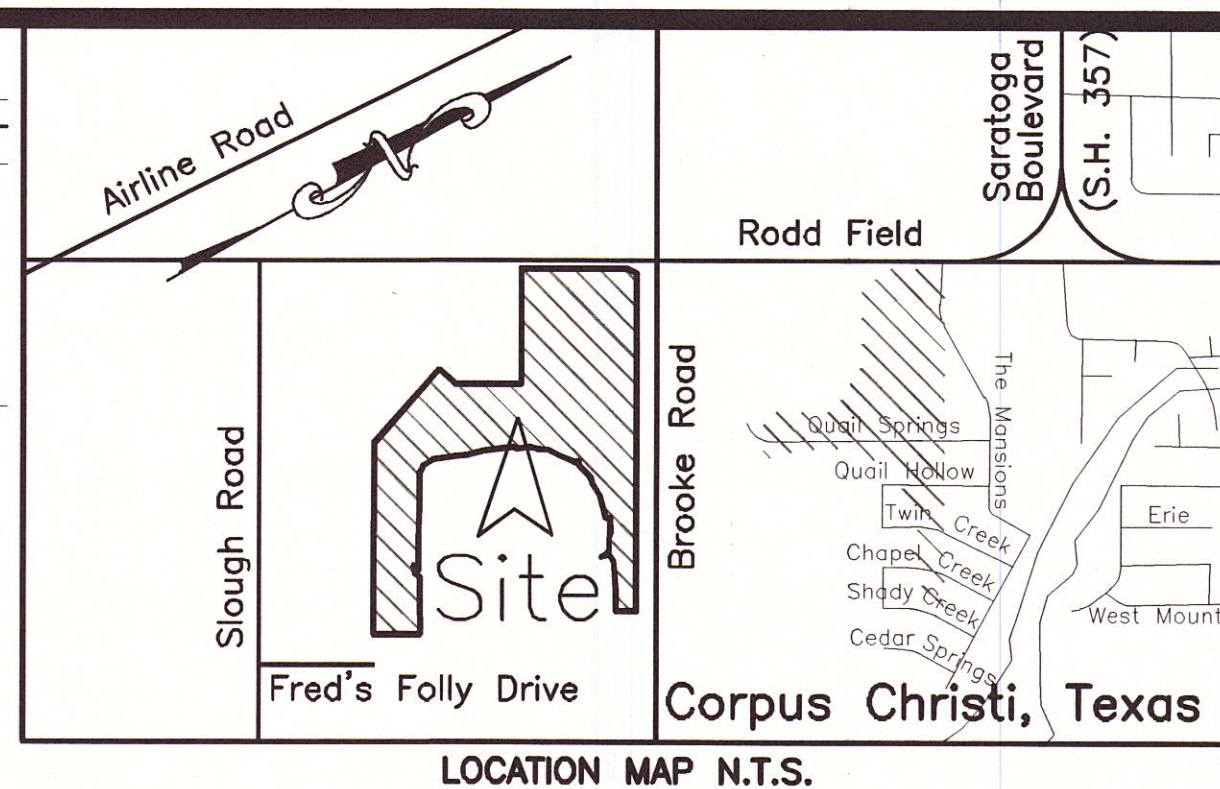
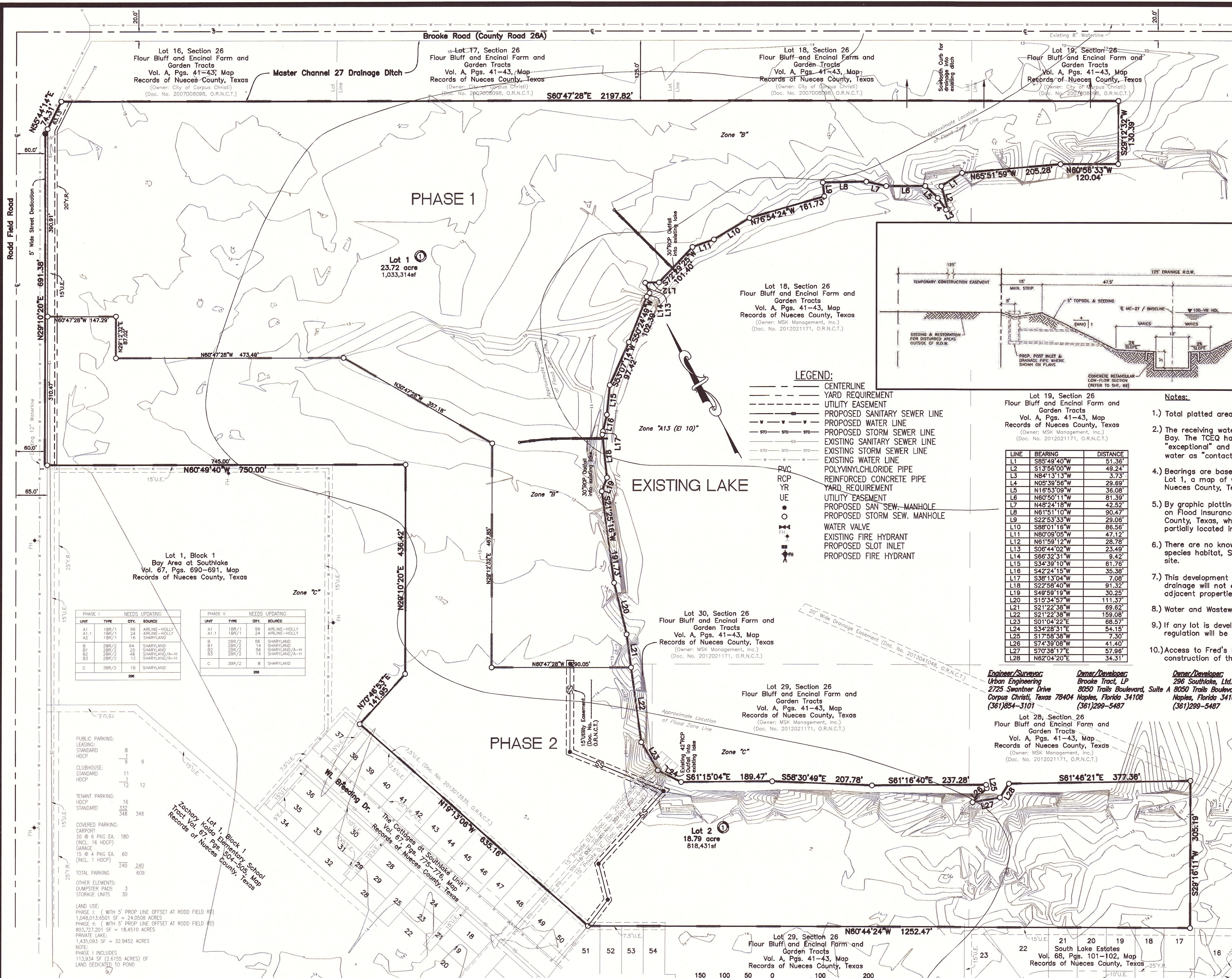




LEGEND:

- CENTERLINE
- YARD REQUIREMENT
- UTILITY EASEMENT
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER LINE
- PROPOSED STORM SEWER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING STORM SEWER LINE
- EXISTING WATER LINE
- POLYVINYLCHLORIDE PIPE
- REINFORCED CONCRETE PIPE
- YARD REQUIREMENT
- UTILITY EASEMENT
- PROPOSED SAN SEW. MANHOLE
- PROPOSED STORM SEW. MANHOLE
- WATER VALVE
- EXISTING FIRE HYDRANT
- PROPOSED SLOT INLET
- PROPOSED FIRE HYDRANT

LINE	BEARING	DISTANCE
L1	S85°49'40"W	51.36'
L2	S13°56'00"W	49.24'
L3	N84°13'13"W	3.73'
L4	N05°38'56"W	29.69'
L5	N16°53'00"W	36.08'
L6	N60°50'11"W	81.39'
L7	N48°24'18"W	42.52'
L8	N61°51'10"W	90.47'
L9	S22°53'33"W	29.06'
L10	S88°01'16"W	86.56'
L11	N80°08'05"W	47.12'
L12	N61°59'12"W	28.78'
L13	S06°44'02"W	23.49'
L14	S66°32'31"W	8.42'
L15	S34°39'10"W	61.76'
L16	S42°24'15"W	35.38'
L17	S38°13'04"W	7.08'
L18	S22°58'40"W	91.32'
L19	S46°59'19"W	30.25'
L20	S16°34'57"W	111.37'
L21	S21°22'36"W	69.62'
L22	S21°22'36"W	159.08'
L23	S01°04'22"E	68.57'
L24	S34°28'31"E	54.15'
L25	S17°58'38"W	7.30'
L26	S74°39'08"W	41.40'
L27	S70°38'17"E	57.98'
L28	N62°04'20"E	34.31'

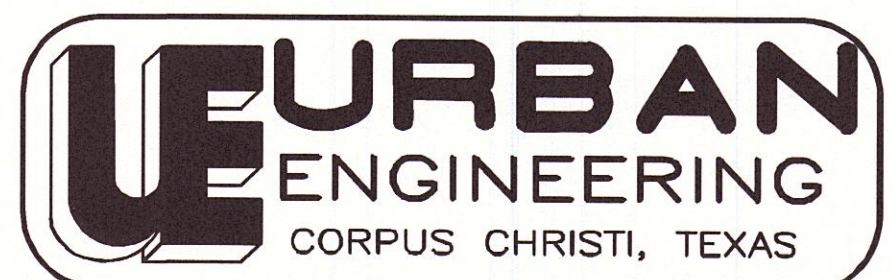
Notes:

- Total platted area contains 42.59 acres of land. (Includes Street Dedication)
- 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.
- Bearings are based on the recorded plat of Bay Area at Southlake, Block 1, a map of which is recorded in Volume 67, Page 690, Map Records of Nueces County, Texas.
- By graphic plotting only, this property is in Zones "A13 (El 10)", "B" and "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 it is partially located in a Special Flood Hazard Area.
- There are no known natural water bodies, jurisdictional wetlands, endangered species habitat, State of Texas Submerged Lands or Critical Dunes on the site.
- 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.
- Water and Wastewater fees shall be paid at the time of the final plat.
- If any lot is developed with residential uses, compliance with the open space regulation will be required during the final platting phase.
- Access to Fred's Folly Drive is prohibited unless the developer participates in construction of the proposed street.

PRELIMINARY PLAT FOR
Southlake Apartments

LEGAL DESCRIPTION:

42.59 acres of land out of Lots 16, 17, 18, 19, 28, 29 and 30, Section 26, 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.



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JOB NO. 16198.B3.04 MFH/crr
Revised 9-25-13

