

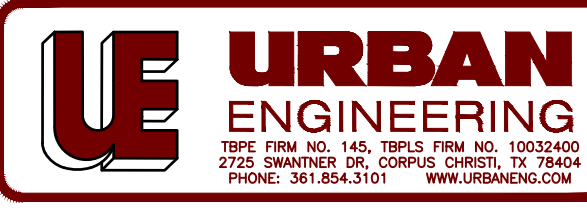
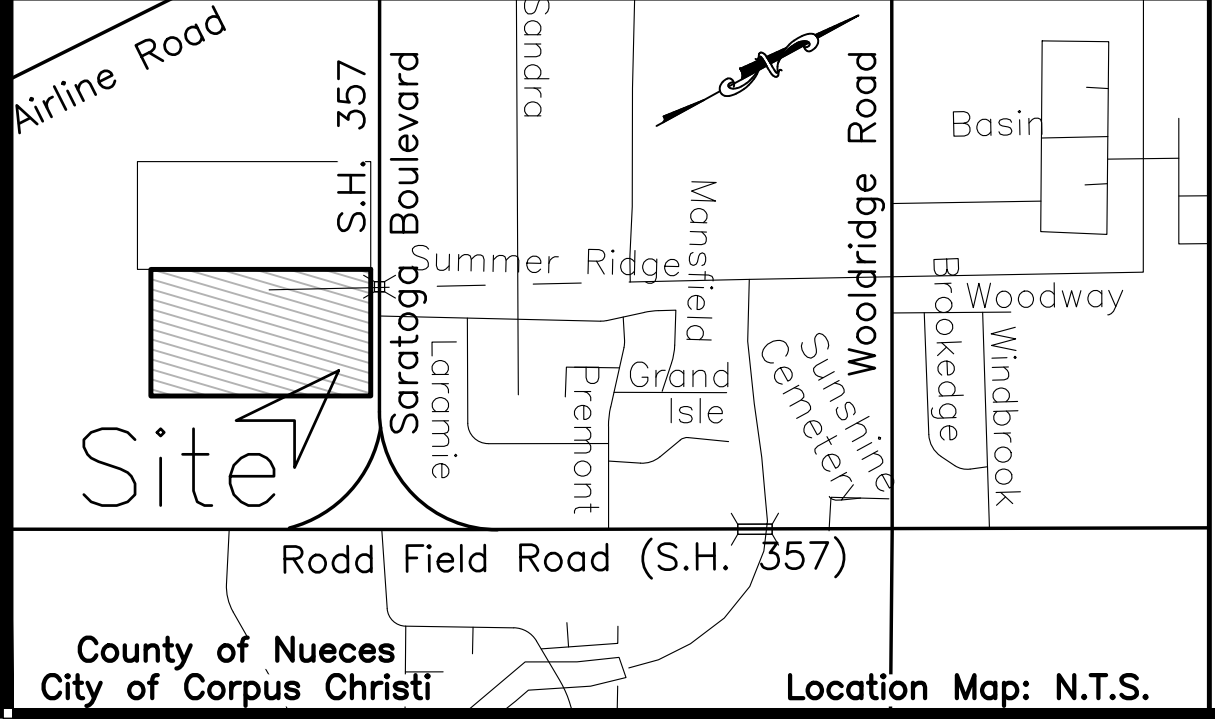
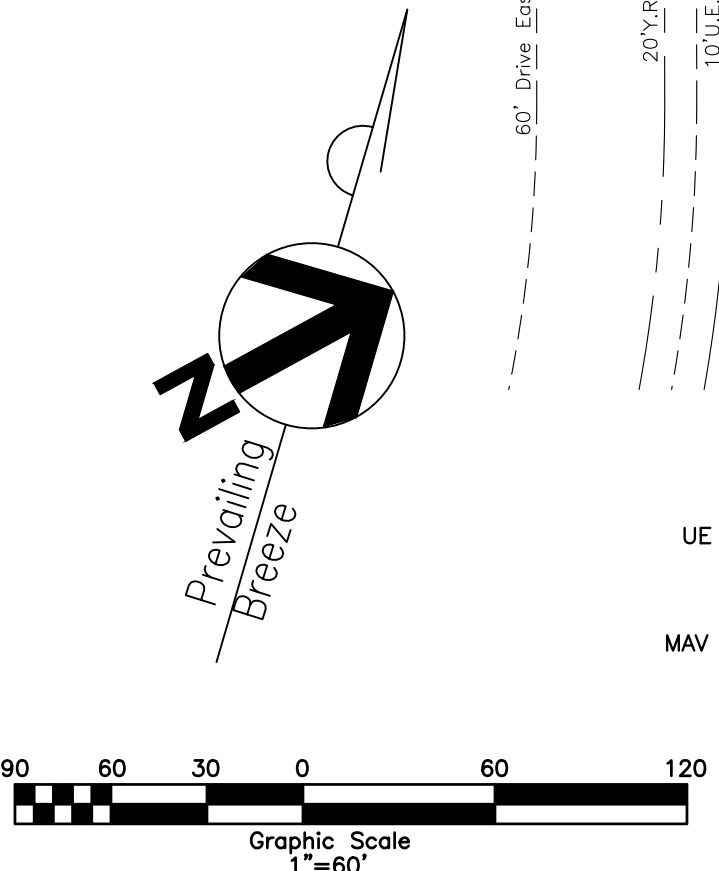
Preliminary Plat of The Vineyards Unit Five

LEGAL DESCRIPTION

17.33 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 17.33 Acres being comprised of a called 16.811 Acre Tract and a called 2.266 Acre Tract; said 16.811 Acre Tract described in Special Warranty Deed from AMG 1031 LLC, a Texas limited liability company to L C Altly, Ltd., a Texas limited partnership, recorded in Document No. 2006062879, Official Public Records of Nueces County, Texas and said 2.266 Acre Tract described in Special Warranty Deed with Vendor's Lien from AMG 1031 LLC, a Texas Limited liability company to Altly Enterprises, Inc., recorded in Document No. 2006031089, Official Public Records of Nueces County, Texas; save and except a called 1.740 Acre Tract described in Special Warranty Deed from Altly Enterprises, Inc., a Texas Corporation, recorded in Document No. 2008029970, Official Public Records of Nueces County, Texas.

Notes:

- 1.) Total platted area contains 17.33 Acres of Land.
- 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.) 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.
- 5.) The yard requirement, as depicted, is a requirement of the Unified Development Code and is subject to change as the zoning may change.
- 6.) Water and Wastewater fees shall be paid prior to recordation of the final plat.
- 7.) Property must comply with TxDOT's Traffic Access Management Plan.



Submitted: 4/4/18
SCALE: 1"=60'
JOB NO.: 04462.B8.02
SHEET: 1 of 1
DRAWN BY: XG
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