

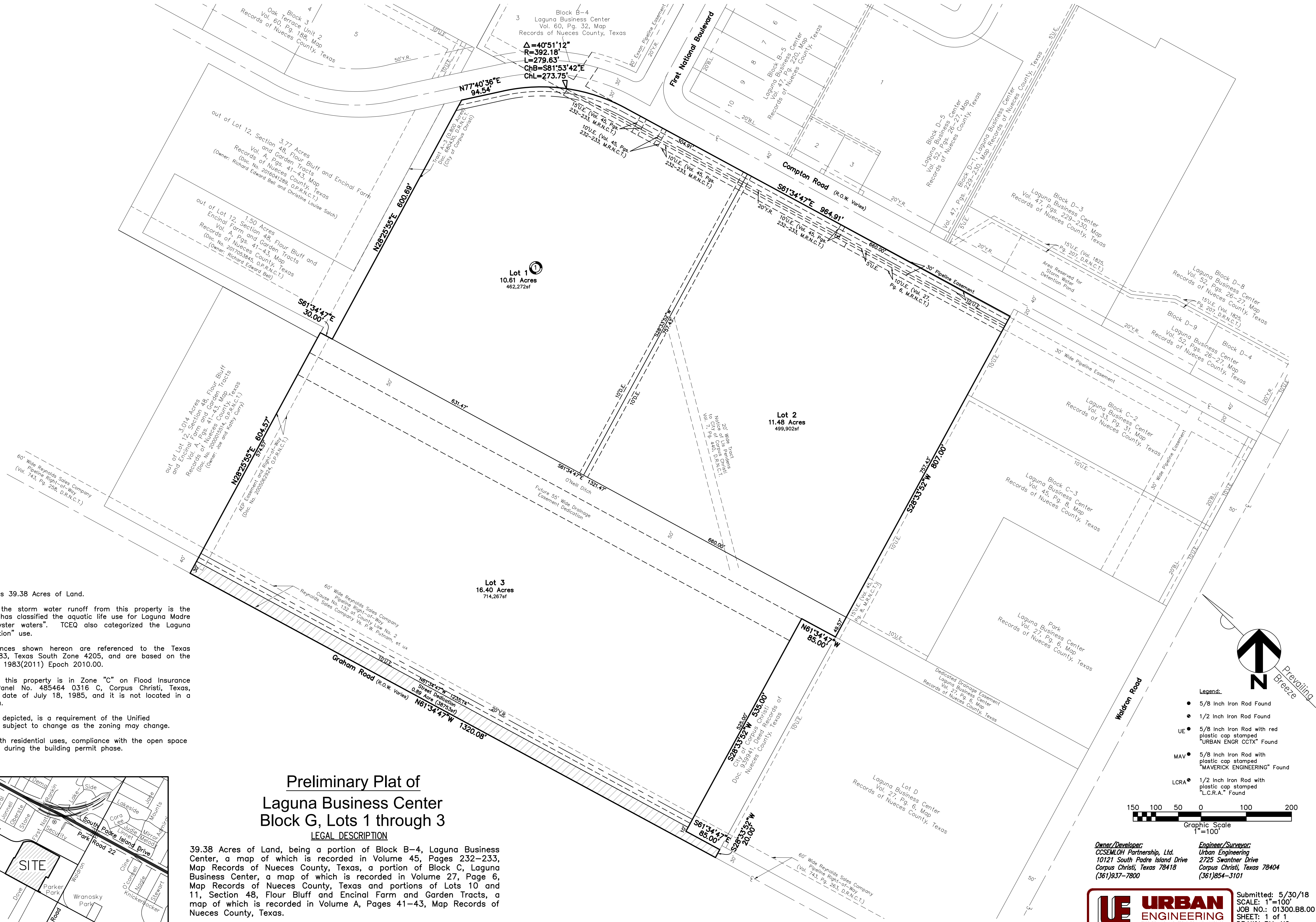
Preliminary Plat of Laguna Business Center Block G, Lots 1 through 3

LEGAL DESCRIPTION

39.38 Acres of Land, being a portion of Block B-4, Laguna Business Center, a map of which is recorded in Volume 45, Pages 232-233, Map Records of Nueces County, Texas, a portion of Block C, Laguna Business Center, a map of which is recorded in Volume 27, Page 6, Map Records of Nueces County, Texas and portions of Lots 10 and 11, Section 48, 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.

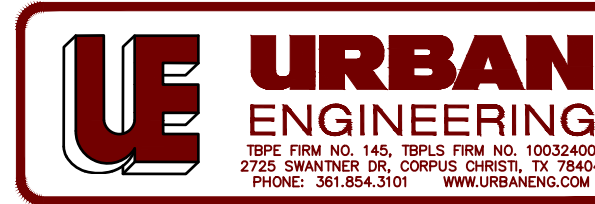
Notes:

- 1.) Total platted area contains 39.38 Acres of Land.
- 2.) The receiving water for the storm water runoff from this property is the Laguna Madre. The TCEQ has classified the aquatic life use for Laguna Madre as "exceptional" and "oyster waters". TCEQ also categorized the Laguna Madre 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 0316 C, Corpus Christi, Texas, which bears an effective date of July 18, 1985, 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.) If any lot is developed with residential uses, compliance with the open space regulation will be required during the building permit phase.



Owner/Developer
CCSEMILOH Partnership, Ltd.
10121 South Padre Island Drive
Corpus Christi, Texas 78418
(361)937-7800

Engineer/Surveyor
Urban Engineering
2725 Swantner Drive
Corpus Christi, Texas 78404
(361)854-3101



Submitted: 5/30/18
SCALE: 1"=100'
JOB NO.: 01300.B8.00
SHEET: 1 of 1
DRAWN BY: XG
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urbansurvey@urbaneng.com