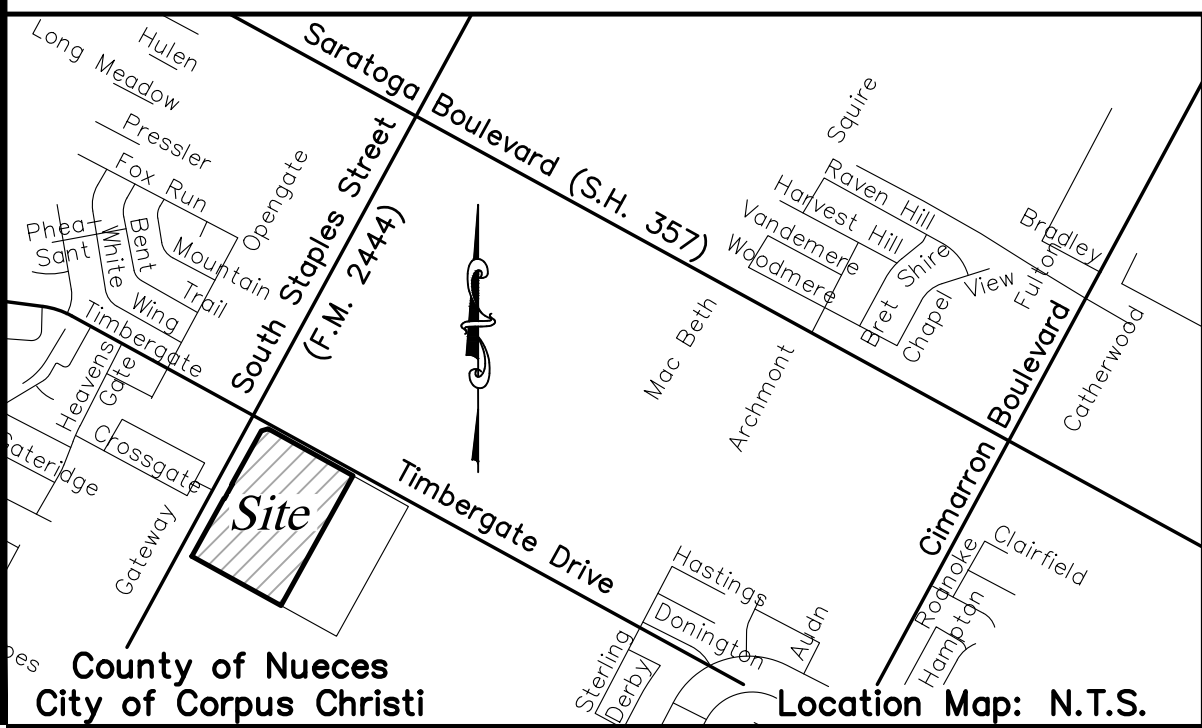
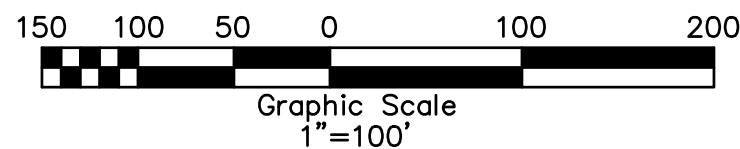


1. Notes:
2. Total platted area contains 21.18 Acres of Land.
3. The receiving water for the storm water runoff from this property is the Oso Bay and the Oso Creek. The TCEQ has classified the aquatic life use for the Oso Bay as "exceptional" and "oyster waters". The TCEQ also categorized the receiving water as "contact recreation" use. 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.
4. 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.
5. By graphic plotting only, this property is in Zone "C" on Flood Insurance Rate Map, Community Panel No. 485494 0520 D, Corpus Christi, Texas, which bears an effective date of June 4, 1987, and it is not located in a Special Flood Hazard Area.
6. The yard requirement, as depicted, is a requirement of the Unified Development Code and is subject to change as the zoning may change.
7. Property must comply with TxDOT's Traffic Access Management Plan
8. Water and Wastewater fees shall be paid prior to recordation of the final plat.
9. Lot 3 is a proposed Apartment Complex and it will be constructed in a single phase. Lot 4 is proposed commercial/retail with no current development plan at this time.

LINE	BEARING	DISTANCE
L1	S61°22'20"E	5.00'
L2	N61°25'20"W	5.00'
L3	N73°36'14"E	56.54'

Legend:

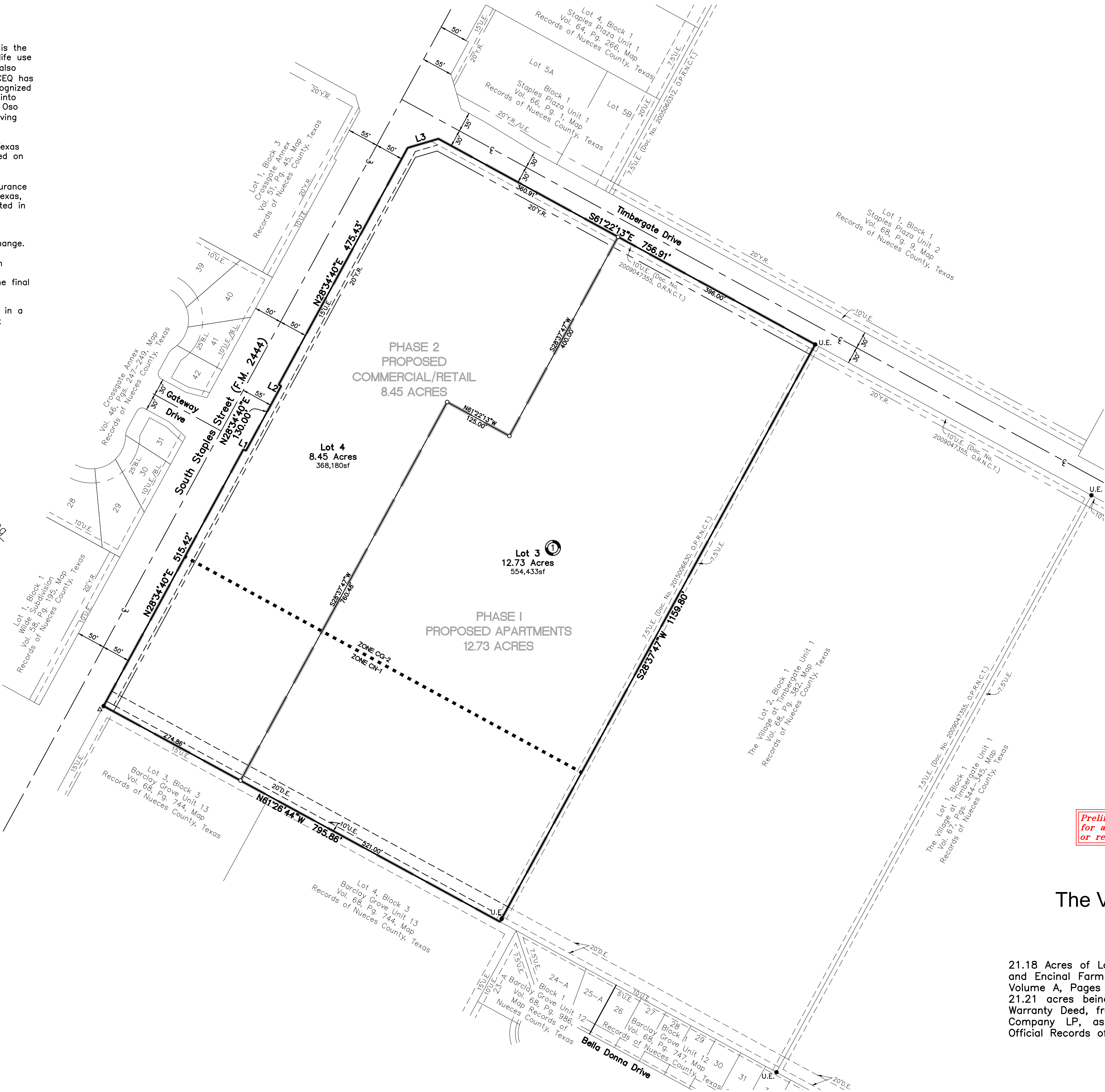
- 5/8 Inch Iron Rod Found
- U.E. • 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Found
- 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set
- △ Drill Hole Found



Owner/Developer:
H-E-B, LP
646 South Flores Avenue
San Antonio, Texas 78204
(210)938-8000

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

Location Map: N.T.S.



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.

Preliminary Plat of The Village at Timbergate Unit 1 Block 1, Lots 3 and 4

LEGAL DESCRIPTION

21.18 Acres of Land, out of Lots 17 and 18, Section 11, 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 21.21 acres being out of a 57.755 acre tract described in General Warranty Deed, from Saratoga Palms Properties, Ltd., to HEB Grocery Company LP, as recorded in Document No. 2008011575, of the Official Records of Nueces County, Texas.



Submitted: 8/22/18
SCALE: 1"=100'
JOB NO.: 37698.B8.03
SHEET: 1 of 1
DRAWN BY: XG
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urbansurvey@urbaneng.com