

Notes:

1. Total platted area contains 12.73 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. 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.
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. The location of the easements granted by separate instrument are approximate and such easements and their location are governed by the terms, provisions and conditions of such separate instrument.
7. If any lot is developed with residential uses, compliance with the open space regulation will be required during the building permit phase.

State of Texas  
County of Bexar

H-E-B, LP, a Texas limited partnership, formerly known as HEB Grocery Company, LP, hereby certifies that it is the owner of the lands embraced within the boundaries of the foregoing plat; that it has had said lands surveyed and subdivided as shown, except those streets designated as private streets or permanent access easements; that streets shown are dedicated to the public use forever; that easements as shown are dedicated to the public use for the installation, operation and use of public utilities, except those indicated as being private or created pursuant to separate instrument; and that this map was made for the purpose of description and dedication.

This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

By: H-E-B, LP, a Texas limited partnership

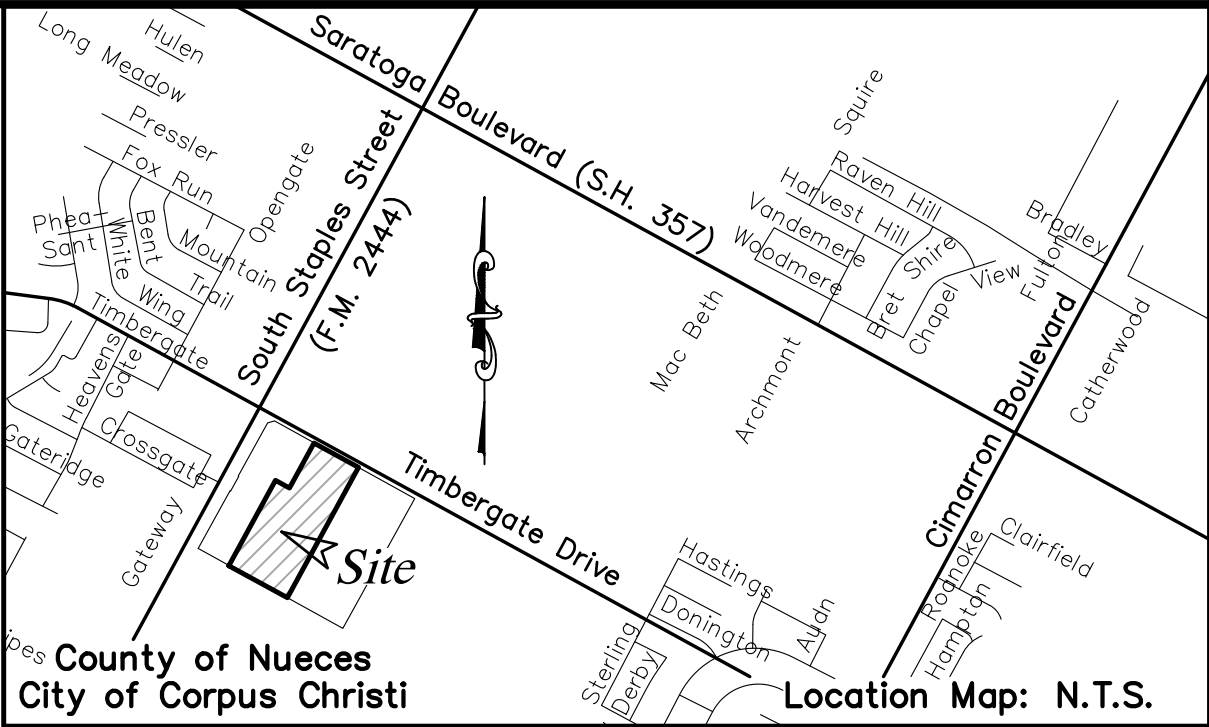
By: \_\_\_\_\_  
Benjamin R. Scott, Vice-President of Real Estate SAFD

State of Texas  
County of Bexar

This instrument was acknowledged before me by Benjamin R. Scott, as Vice-President of Real Estate SAFD, for H-E-B, LP, a Texas limited partnership, on behalf of said partnership.

This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public in and for the State of Texas



State of Texas  
County of Nueces

This final plat of the herein described property was approved by the Department of Development Services of the City of Corpus Christi, Texas.

This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
William J. Green, P.E.  
Development Services Engineer

State of Texas  
County of Nueces

This final plat of the herein described property was approved on behalf of the City of Corpus Christi, Texas by the Planning Commission.

This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Nina Nixon-Mendez, FAICP  
Secretary

\_\_\_\_\_  
Eric Villarreal, P.E.  
Chairman

State of Texas  
County of Nueces

I, Kara Sands, Clerk of the County Court in and for said County, do hereby certify that the foregoing instrument dated the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, with its certificate of authentication was filed for record in my office the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. At \_\_\_\_ O'clock \_\_\_\_M., and duly recorded the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_ O'clock \_\_\_\_M., in said County in Volume \_\_\_\_\_, Page \_\_\_\_\_, Map Records.

Witness my hand and seal of the County Court, in and for said County, at office in Corpus Christi, Texas, the day and year last written.

No. \_\_\_\_\_  
Filed for Record

\_\_\_\_\_  
Kara Sands, County Clerk  
Nueces County, Texas

at \_\_\_\_\_ O'clock \_\_\_\_M.  
\_\_\_\_\_, 20\_\_\_\_

By: \_\_\_\_\_  
Deputy

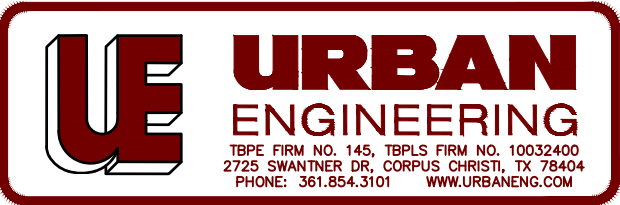
State of Texas  
County of Nueces

I, James D. Carr, a Registered Professional Land Surveyor for Urban Engineering, have prepared the foregoing map from a survey made on the ground under my direction and is true and correct to the best of my knowledge, information and belief; I have been engaged under contract to set all Lot and Block corners as shown herein and to complete such operations with due and reasonable diligence consistent with sound professional practice.

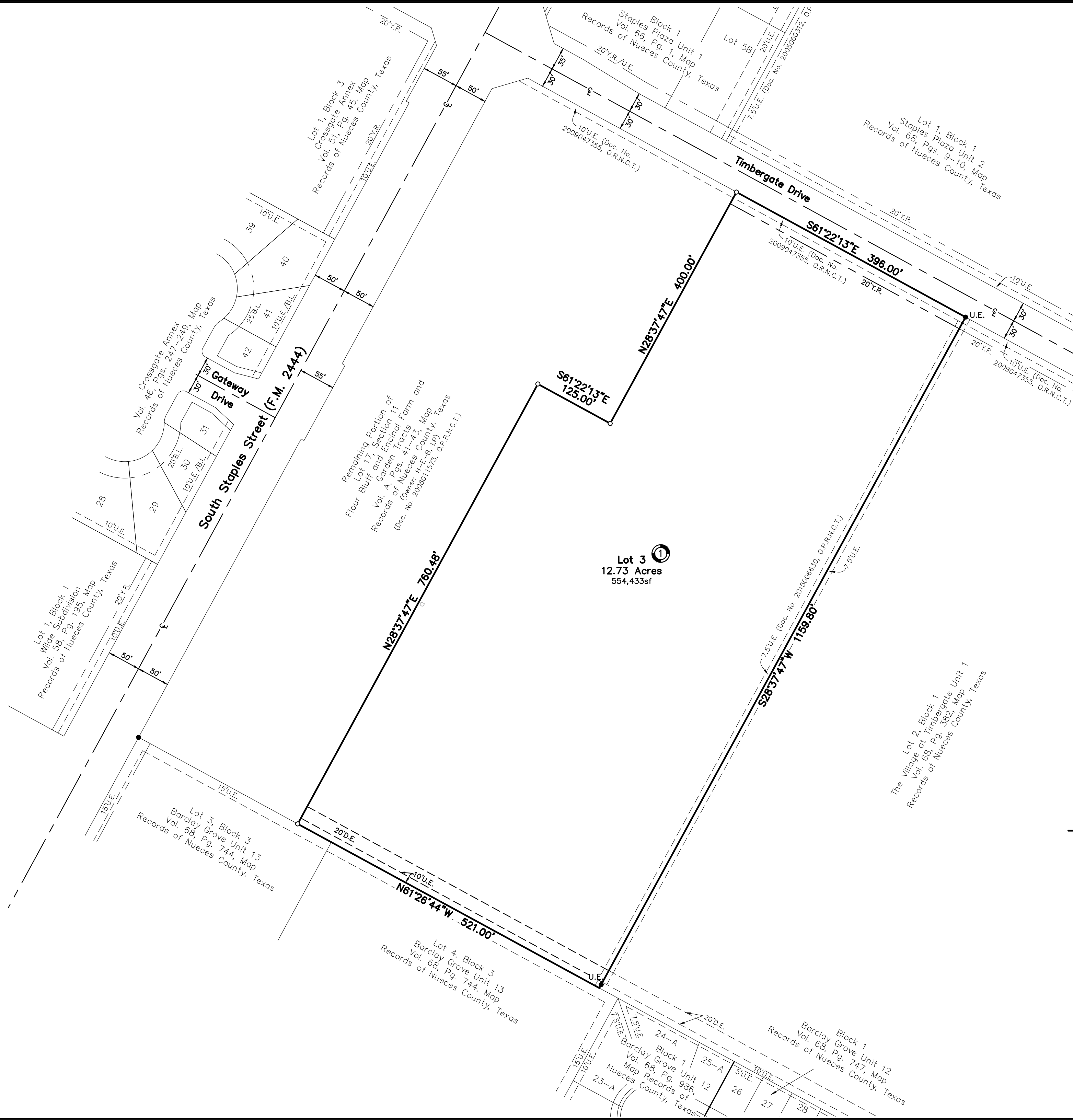
This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**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.**

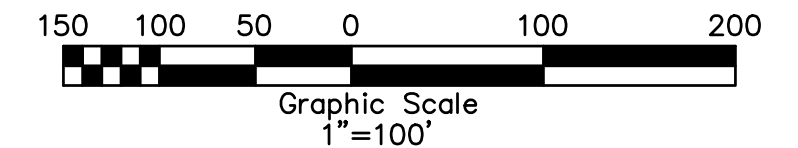
\_\_\_\_\_  
James D. Carr, R.P.L.S.  
Texas License No. 6458



Submitted: 9/19/18  
SCALE: 1"=100'  
JOB NO.: 37698.B8.04  
SHEET: 1 of 2  
DRAWN BY: XG  
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urbansurvey1@urbaneng.com

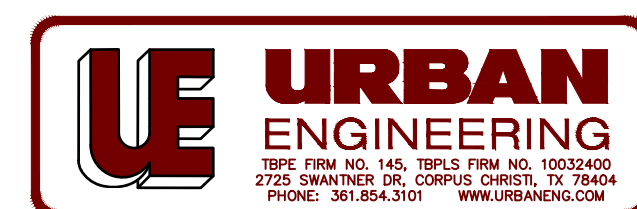


- Legend:**
- 5/8 Inch Iron Rod Found
  - U.E. ● 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Found
  - 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set
  - △ Drill Hole Found



*Plat of*  
**The Village at Timbergate Unit 1**  
**Block 1, Lot 3**

12.73 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 12.73 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: 9/19/18  
SCALE: 1"=100'  
JOB NO.: 37698.B8.04  
SHEET: 2 of 2  
DRAWN BY: XG  
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