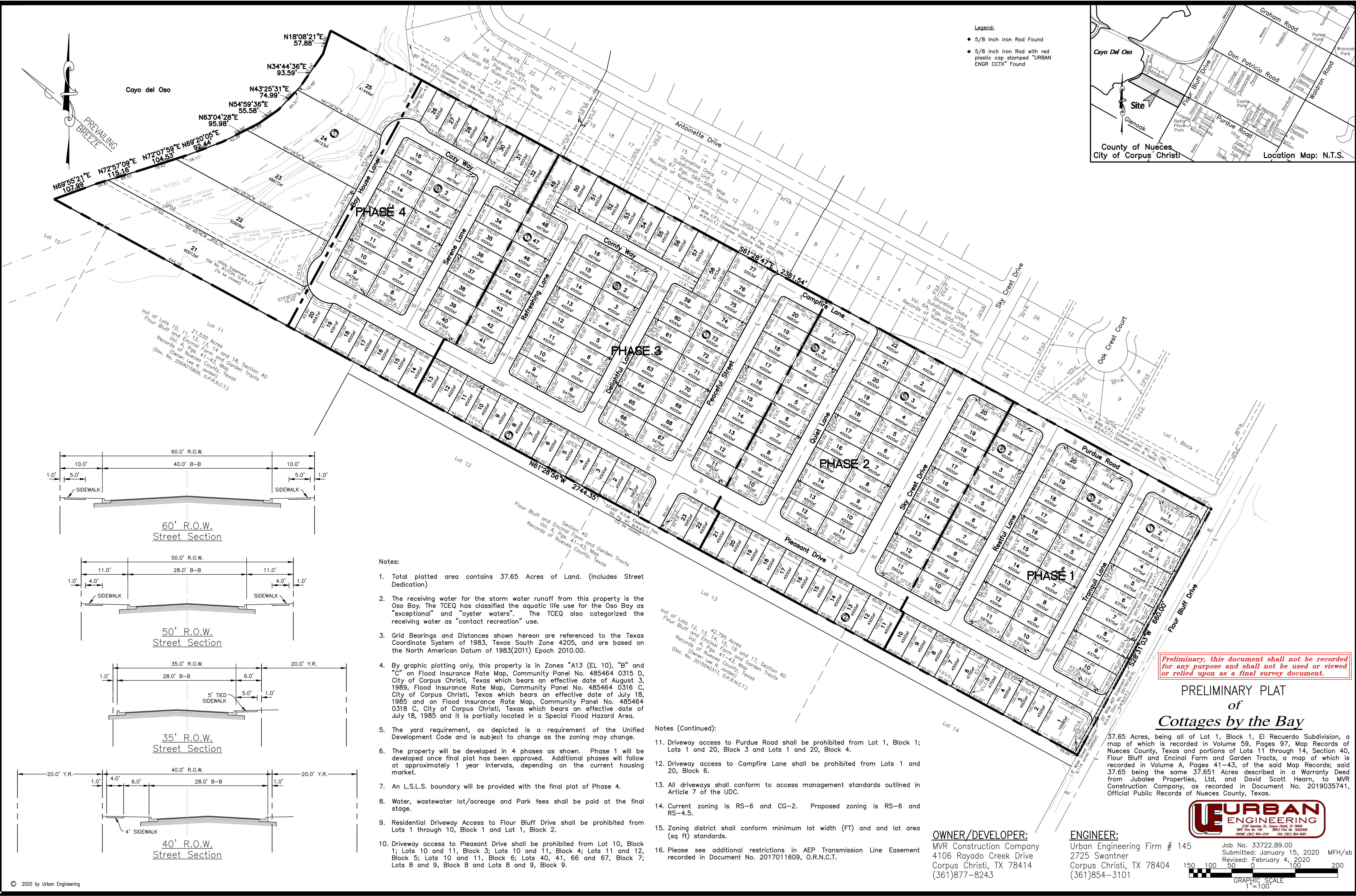
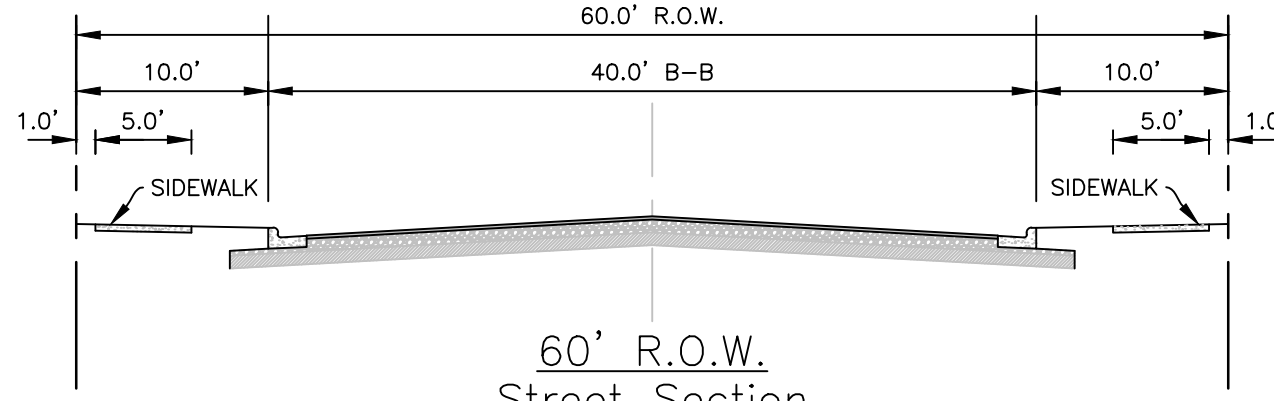
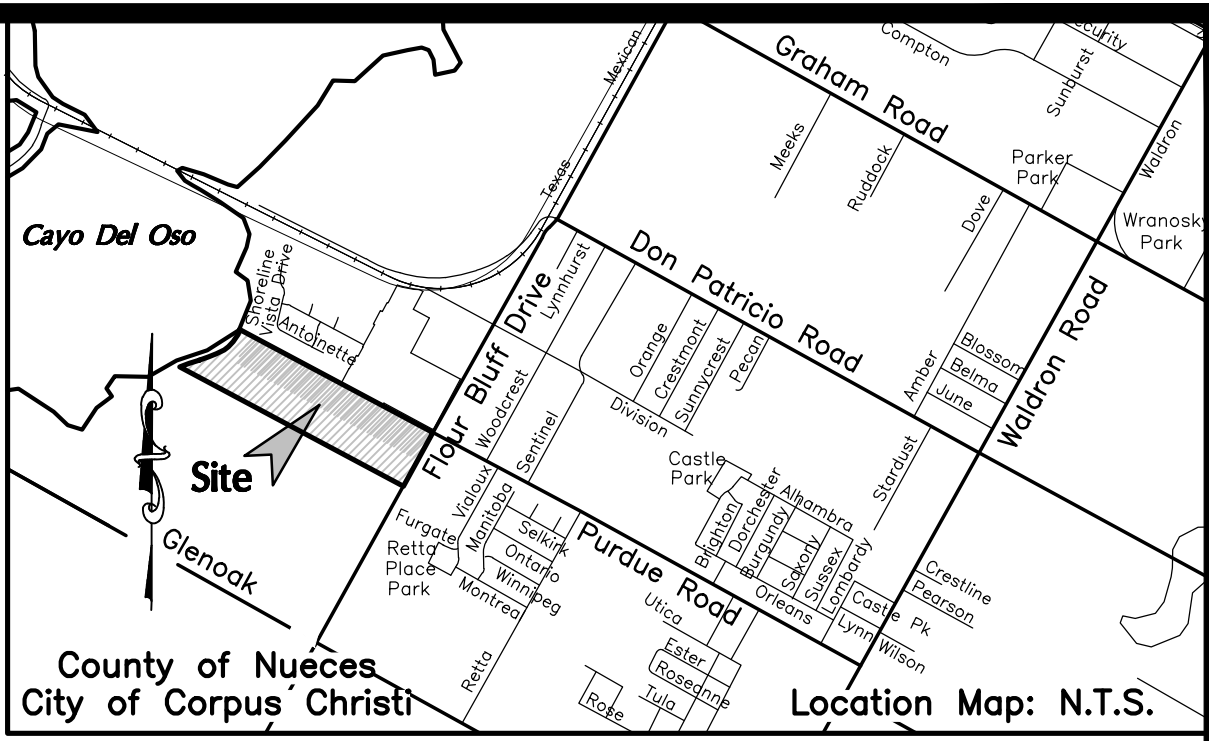
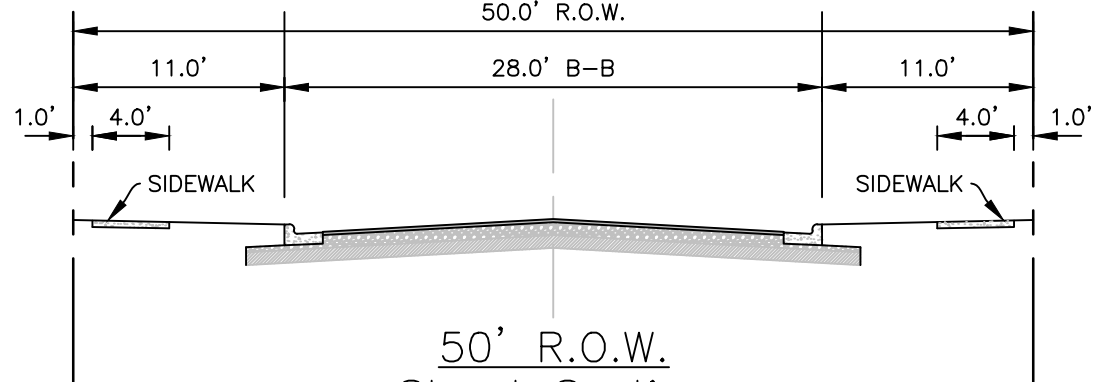




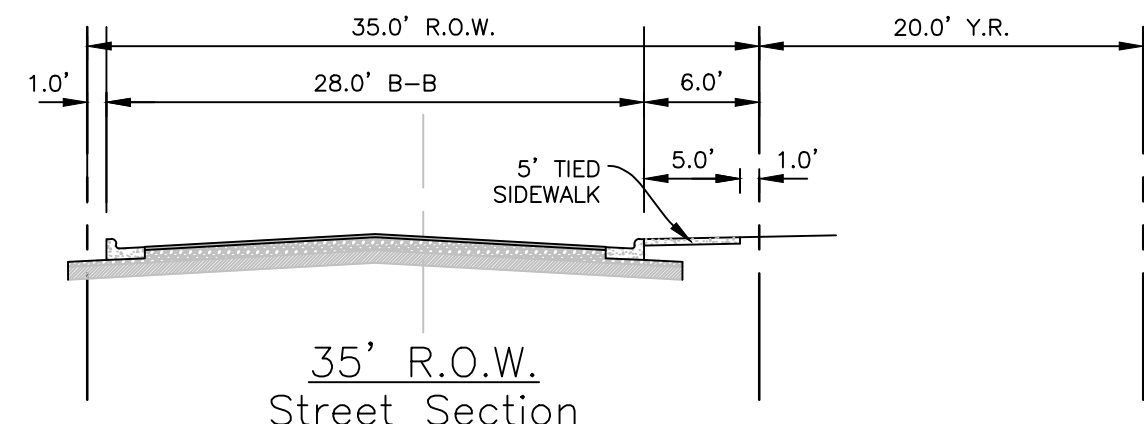
- Legend:
- 5/8 Inch Iron Rod Found
 - 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Found



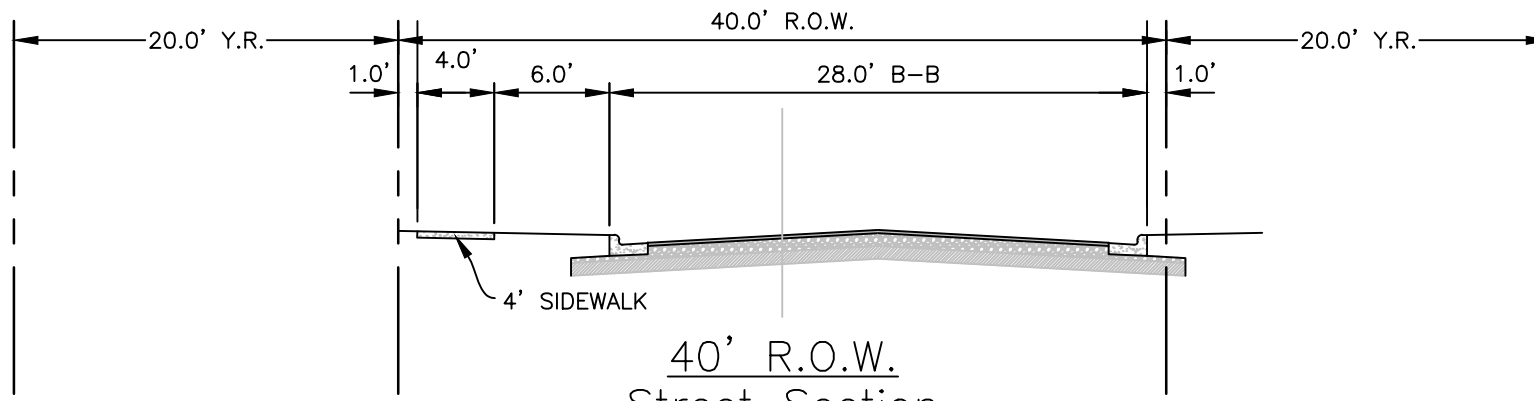
60' R.O.W. Street Section



50' R.O.W. Street Section



35' R.O.W. Street Section



40' R.O.W. Street Section

Notes:

- Total platted area contains 37.65 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.
- 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.
- By graphic plotting only, this property is in Zones "A13 (EL 10)", "B" and "C" on Flood Insurance Rate Map, Community Panel No. 485464 0315 D, City of Corpus Christi, Texas which bears an effective date of August 3, 1989, Flood Insurance Rate Map, Community Panel No. 485464 0316 C, City of Corpus Christi, Texas which bears an effective date of July 18, 1985 and on Flood Insurance Rate Map, Community Panel No. 485464 0318 C, City of Corpus Christi, Texas which bears an effective date of July 18, 1985 and it is partially located in a Special Flood Hazard Area.
- The yard requirement, as depicted is a requirement of the Unified Development Code and is subject to change as the zoning may change.
- The property will be developed in 4 phases as shown. Phase 1 will be developed once final plat has been approved. Additional phases will follow at approximately 1 year intervals, depending on the current housing market.
- An L.S.L.S. boundary will be provided with the final plat of Phase 4.
- Water, wastewater lot/acreage and Park fees shall be paid at the final stage.
- Residential Driveway Access to Flour Bluff Drive shall be prohibited from Lots 1 through 10, Block 1 and Lot 1, Block 2.
- Driveway access to Pleasant Drive shall be prohibited from Lot 10, Block 1; Lots 10 and 11, Block 3; Lots 10 and 11, Block 4; Lots 11 and 12, Block 5; Lots 10 and 11, Block 6; Lots 40, 41, 66 and 67, Block 7; Lots 8 and 9, Block 8 and Lots 8 and 9, Block 9.

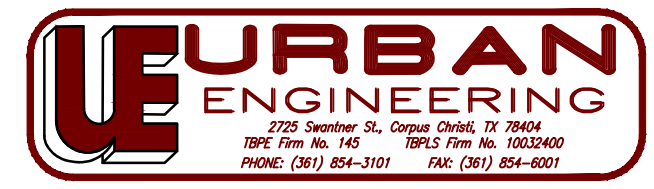
Notes (Continued):

- Driveway access to Purdue Road shall be prohibited from Lot 1, Block 1; Lots 1 and 20, Block 3 and Lots 1 and 20, Block 4.
- Driveway access to Campfire Lane shall be prohibited from Lots 1 and 20, Block 6.
- All driveways shall conform to access management standards outlined in Article 7 of the UDC.
- Current zoning is RS-6 and CG-2. Proposed zoning is RS-6 and RS-4.5.
- Zoning district shall conform minimum lot width (FT) and and lot area (sq ft) standards.
- Please see additional restrictions in AEP Transmission Line Easement recorded in Document No. 2017011609, O.R.N.C.T.

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 Cottages by the Bay

37.65 Acres, being all of Lot 1, Block 1, El Recuerdo Subdivision, a map of which is recorded in Volume 59, Pages 97, Map Records of Nueces County, Texas and portions of Lots 11 through 14, Section 40, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Pages 41-43, of the said Map Records; said 37.65 being the same 37.651 Acres described in a Warranty Deed from Jubalee Properties, Ltd, and David Scott Hearn, to MVR Construction Company, as recorded in Document No. 2019035741, Official Public Records of Nueces County, Texas.



OWNER/DEVELOPER:
MVR Construction Company
4106 Rayado Creek Drive
Corpus Christi, TX 78414
(361)877-8243

ENGINEER:
Urban Engineering Firm # 145
2725 Swantner
Corpus Christi, TX 78404
(361)854-3101

Job No. 33722.B9.00
Submitted: January 15, 2020 MFH/sb
Revised: February 4, 2020
GRAPHIC SCALE
1"=100'