

VICINITY MAP  
(1" = 800 FEET)

LEGEND

- SET 5/8" IRON ROD WITH CAP  
STAMPED "FRONTIER 10082900"
- FOUND 5/8" IRON ROD

NOTES

- Coordinates and bearings are based on NAD83 (2011), Texas South Zone. All distances are U.S. Survey Feet (grid).
- Flood zone information:
  - The subject property **DOES NOT** appear to lie within the limits of a 100-Year Flood Hazard Zone according to the Map published by the Federal Emergency Management Agency, and has a Zone "C" Rating (no shading) as shown by Map No. 4854940520D, dated June 4, 1987.
  - The subject property **DOES NOT** appear to lie within the limits of a 100-Year Flood Hazard Zone according to the Preliminary Map published by the Federal Emergency Management Agency, and has a Zone "X" Rating (no shading) as shown by Map No. 48355C0520G, dated October 23, 2015.
- The total platted area contains 5.450 acres of land.
- Title Commitment issued by Fidelity National Title Insurance, G.F. No. 198515057, effective date February 17, 2019.
- The yard requirement, as depicted, is a requirement of the Unified Development Code and is subject to change as the zoning may change.
- If any lot is developed with residential uses, compliance with the open space regulation will be required during the building permit phase.
- The receiving water for the storm water runoff from this property is the Oso Creek. 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.
- Water and Wastewater fees shall be paid prior to recordation of the final plat.
- All driveways shall conform to access management standards outlined in Article 7 of the UDC.

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
ES1	S 28°35'18" W	395.62'
ES2	S 61°02'31" E	5.00'
ES3	S 28°35'18" W	106.01'
ES4	S 61°24'42" E	335.67'
ES5	S 16°23'07" E	47.16'
ES6	S 28°35'18" W	300.73'
ES7	S 73°35'18" W	69.85'
ES8	N 61°24'42" W	241.89'
ES9	N 16°24'42" W	56.57'
ES10	N 61°24'42" W	37.72'
ES11	S 28°35'18" W	73.92'
ES12	S 61°24'42" E	305.64'
ES13	S 28°35'18" W	20.50'
ES14	S 61°24'42" E	10.00'
ES15	N 28°35'18" E	20.50'
ES16	S 61°24'42" E	13.81'
ES17	S 16°23'07" E	34.74'
ES18	S 28°35'18" W	288.31'
ES19	S 73°35'18" W	57.43'
ES20	N 61°24'42" W	229.46'
ES21	N 16°24'42" W	56.57'
ES22	N 61°24'42" W	43.93'
ES23	N 28°35'18" E	313.49'

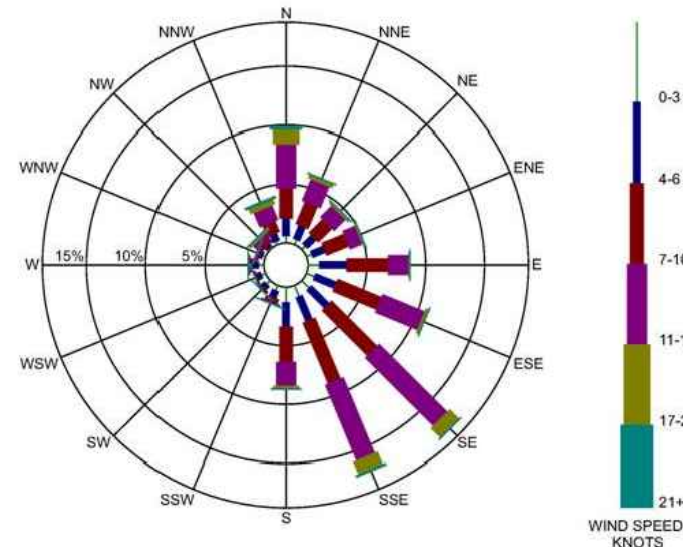


Figure 1  
Wind Rose for Corpus Christi, TX

State of Texas  
County of Nueces

I, Allen W. Kerley, a Registered Professional Land Surveyor for Frontier Surveying Company, 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\_\_

Plat of  
**Avanti Legacy Bayside**  
Block 1, Lot 1

Being a portion of Lot 6, Section 6, Flour Bluff and Encinal Farm and Garden Tracts, as recorded in Volume A, Pages 41-43, Map Records of Nueces County, Texas, being a part of that certain tract of land described in deed to Saratoga Palms Properties, LTD., as recorded in Document No. 2016007102, Official Public Records of Nueces County, Texas

**Surveyor**  
Frontier Surveying Company  
710 Buffalo St., Suite 700  
Corpus Christi, TX 78401  
Ph: (361) 881-8044

State of Texas  
County of Nueces

I, Kara Sands, County Clerk in and for Nueces County, do hereby certify that the foregoing instrument dated 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.

No. \_\_\_\_\_  
Filed for Record  
At \_\_\_\_ o'clock \_\_\_\_ M.  
\_\_\_\_\_, 20\_\_

Kara Sands  
County Clerk  
Nueces County Texas