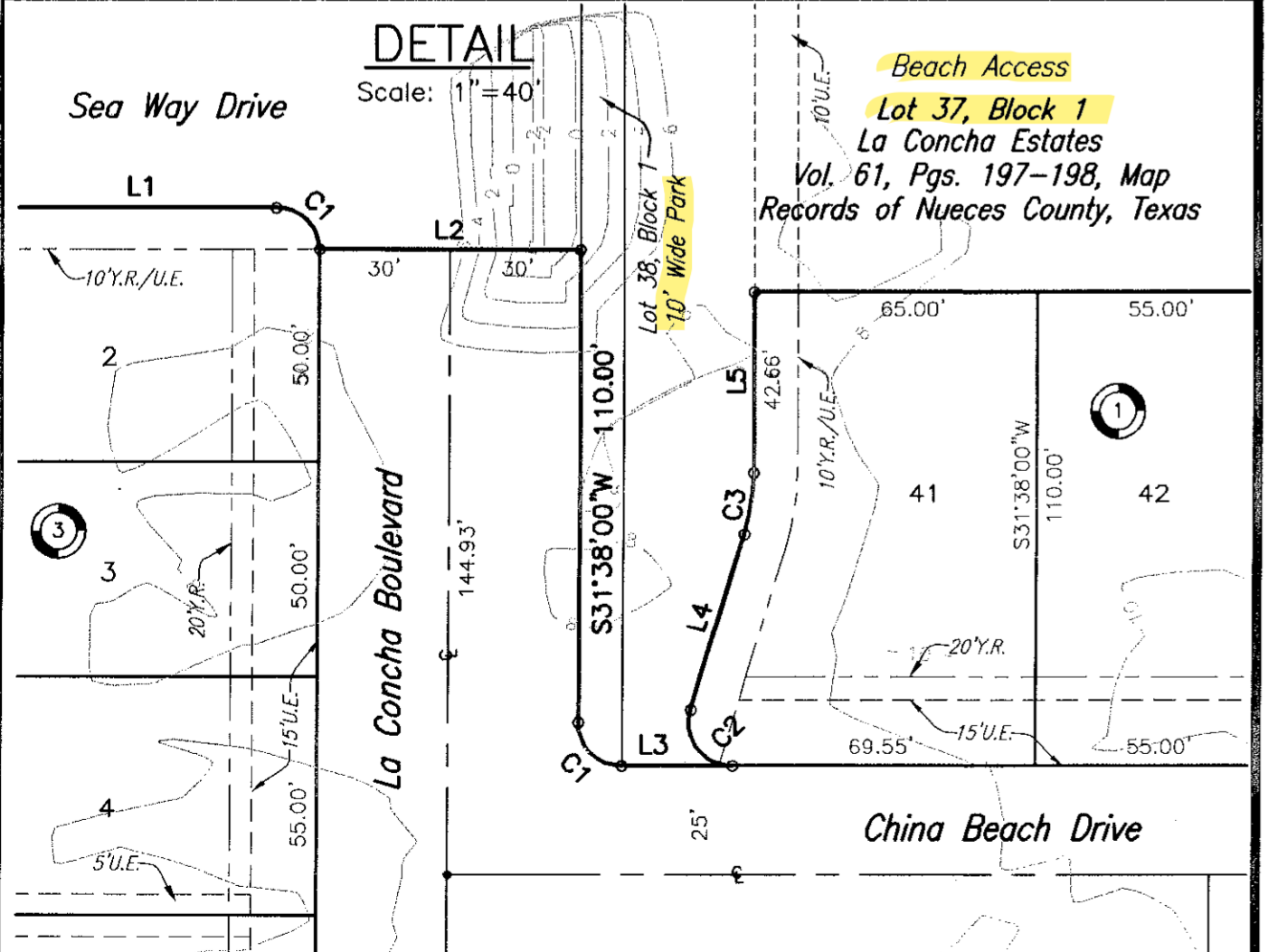


DETAIL

Scale: 1"=40'

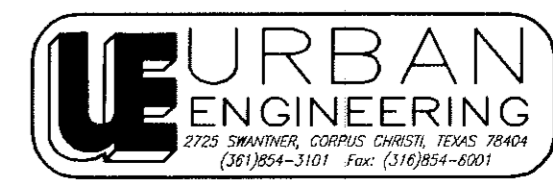


Notes:

- 1.) Total platted area contains 17.762 acres of land.
- 2.) Set 5/8 inch iron rods with red plastic cap stamped "URBAN ENGR C.C. TX" at all Lot corners, except where noted.
- 3.) The receiving waters for storm water from this property is the Gulf of Mexico. The receiving waters are classified by the TCEQ as having "Exceptional" aquatic life.
- 4.) By graphic plotting only, this property is in Zones "A12 (EL 9)", "V14 (EL 12)", and "V14 (EL 14)" on Flood Insurance Rate Map, Community Panel No. 485464 0335 D, City of Corpus Christi, Texas, which bears an effective date of September 17, 1992 and is in a Special Flood Hazard Area.
- 5.) The public has an easement on the Gulf Beach from mean low tide to the Vegetation Line.
- 6.) Bearings shown are based on the Texas Coordinate System-South Zone.
- 7.) Land abutting the Gulf of Mexico is subject to the 1000 foot sand dune protection line as adopted by the Nueces County Commissioners Court on October 23, 1973.
- 8.) Surveyor did not pre-established mean high water line and/or acquire a General Land Office approval of the line abutting the Gulf of Mexico. Boundary line shown was established as the mean high tide line (Elevation 1.64 NGVD) per survey made by Urban Engineering, dated January 14, 1982.
- 9.) No driveway access to be permitted onto Sea Way Drive from Lot 2, Block 3.
- 10.) Lots 62 and 87, Block 1, are not buildable lots, these are to be designated as park and are to be maintained by the Homeowner's Association.

**Plat of
La Concha Estates Unit 2**

17.762 acres of land out of the J. W. Waterbury Survey 596, Land Scrip 167, Abstract 408, Mustang Island, Nueces County, Texas.



DATE: NOV. 12, 2004
SCALE: 1"= 100'
JOB NO.: 18394.A4.00
SHEET: 2 OF 2
DRAWN BY: RR