

VICINITY MAP
NOT TO SCALE

PORT ARANSAS CLIFFS BLOCK 15 LOTS A3, A4, A5, A6 & A7

BEING A REPLAT OF PORT ARANSAS CLIFFS, BLOCK 14, LOTS 1,2,3,4,61,62,63,64 & (S. 2.88') OF LOTS 5 & 60, A SUBDIVISION OF THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN VOLUME A, PAGE 27 MAP RECORDS OF NUECES COUNTY, TEXAS AND OF PORT ARANSAS CLIFFS, BLOCK 14, LOT D, AN ADDITION TO THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS AND SAVE AND EXCEPT THE (E 15') OF RIGHT OF WAY OF DENVER STREET THAT ABUTS LOT 57-60 INCLUSIVE, BLOCK 15 AS CLOSED BY CITY ORDINANCE NO. 7009 PASSED AND APPROVED BY CITY COUNCIL OF CORPUS CHRISTI, TEXAS AUGUST 21, 1963, A CERTIFIED COPY OF WHICH IS RECORDED UNDER CLERK'S FILE NO. 635707, VOL. 1017, PAGE 271, DEED RECORDS, NUECES COUNTY, TEXAS.

- GENERAL NOTES:
- 1) FOR ACREAGE OF TOTAL PLATTED PROPERTY WITH STREET DEDICATION CONTAINS 0.82 ACRES (35,801.53 S.F.)
 - 2) A 5/8" DIAMETER STEEL REBAR WAS FOUND AT EVERY CORNER, EXCEPT OTHERWISE SPECIFIED. ALL 5/8" REBAR SET WITH PLASTIC CAP MARKED TEXAS GEO TECH.
 - 3) PER FLOOD INSURANCE RATE MAP, MAP INDEX, COMMUNITY-PANEL NUMBER 485464 0303 C. MAP REVISED JULY 18, 1985, THE SUBJECT PROPERTY IS LOCATED IN ZONE C, DEFINED AS AREA OF MINIMAL FLOODING. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
 - 4) ALL BEARINGS AND DISTANCES REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE.
 - 5) THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE CORPUS CHRISTI BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE CORPUS CHRISTI BAY AS "EXCEPTIONAL" AND "OYSTER WATERS". TCEQ ALSO CATEGORIZED THE CORPUS CHRISTI BAY AS "CONTACT RECREATION" USE.
 - 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) THE STREET DEDICATIONS ARE PART OF THE OVERALL PLATTED AREA.

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 _____ 2017.

Sheldon Schroeder, A.I.A.
Chairman

Julio Dimas, CFM.
Interim Secretary

STATE OF TEXAS
COUNTY OF NUECES

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

This the _____ day of _____ 2017.

Ratna Pottumuthu, P.E., LEED AP.
Development Services Engineer

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 _____, 2017, at _____ o'clock _____ M. and duly recorded the _____ day of _____, 2017, at _____ o'clock _____ M. in said County in Volume _____, Page _____, Map Records.

At _____ o'clock _____ M. _____ 2017

No. _____
Filed for Record

At _____ o'clock _____ M. _____ 2017

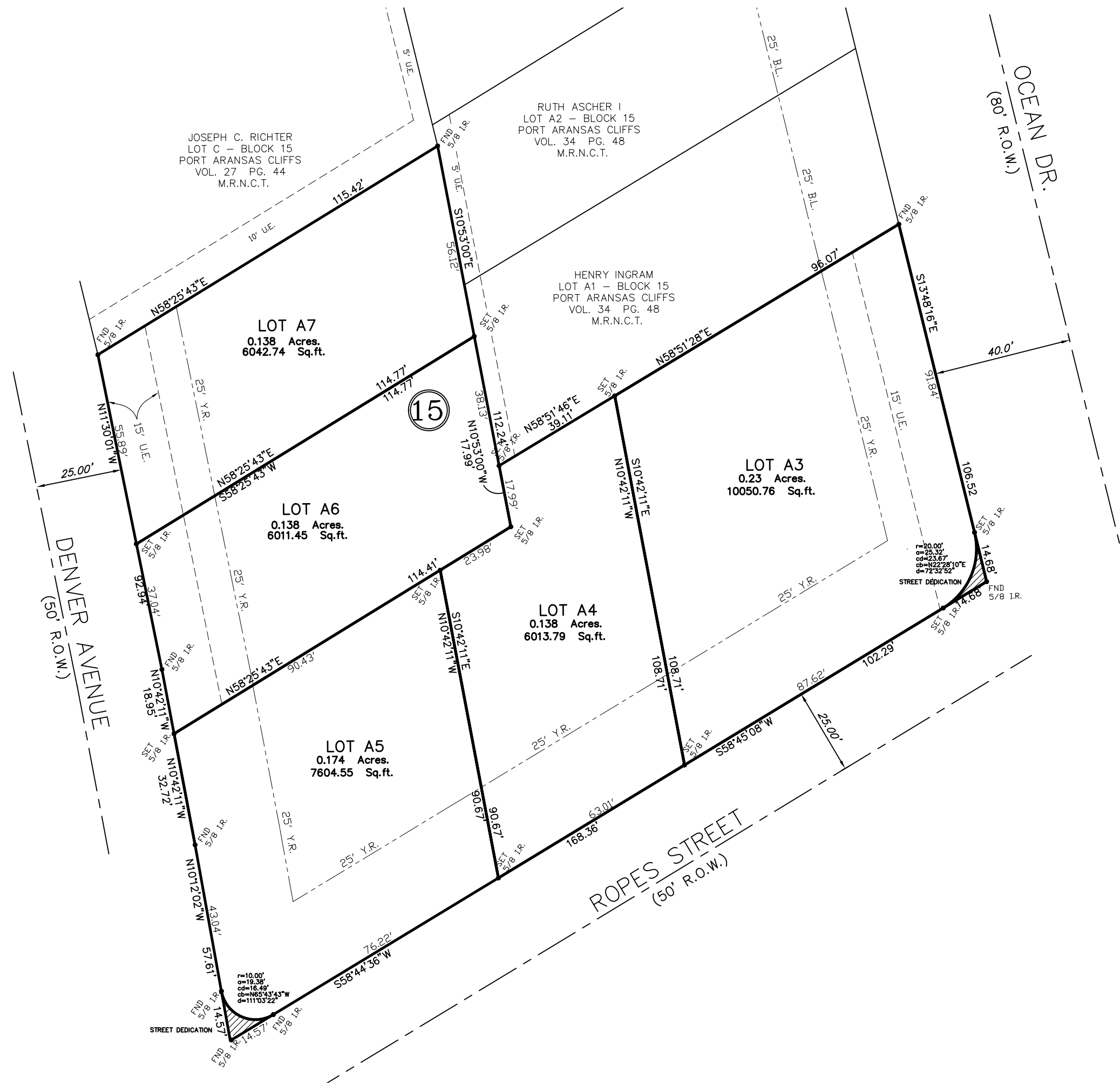
By: _____
Deputy
Kara Sands,
Clerk County Court
Nueces County, Texas

STATE OF TEXAS
COUNTY OF NUECES

I, Jarrel L. Moore, a registered professional land surveyor for Texas Geo Tech Land Surveying, Inc. hereby certify that the foregoing plat was prepared from a survey made on the ground under my direct supervision and is true and correct to the best of my knowledge and belief; That Texas Geo Tech Land Surveying Inc. has been engaged under contract to set all Lot and Block corners and complete such operation without delay.

This the _____ day of _____ 2017.

Registered Professional Land Surveyor No. 4854



STATE OF TEXAS
COUNTY OF NUECES

We, #PSP2JFD2 LLC., hereby certify that we are the owners of, property embraced within the boundaries of the foregoing plat of Lots A3, A4, and A5; that we have surveyed and subdivided as shown; 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; and that this map was made for the purpose of description and dedication.

This the _____ day of _____ 2017.

Pete S. Pruneda, owner

STATE OF TEXAS
COUNTY OF NUECES

We, CMPP Real Estate, LLC., hereby certify that we are the owners of, property embraced within the boundaries of the foregoing plat of Lots A6 and A7; that we have surveyed and subdivided as shown; 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; and that this map was made for the purpose of description and dedication.

This the _____ day of _____ 2017.

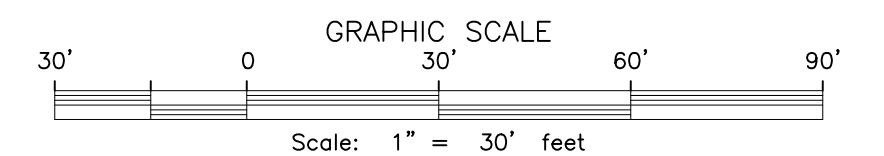
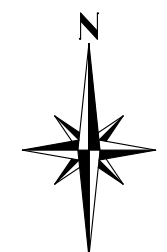
Pete S. Pruneda, owner

STATE OF TEXAS
COUNTY OF NUECES

This instrument was acknowledged before me by PETE PRUNEDA.

This the _____ day of _____ 2017.

Notary Public in and for the State of Texas



TEXAS GEO TECH
ENGINEERING & LAND SURVEYING, INC
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Corpus Christi, TX 78411
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JOB #: 150815