

**PORTAIRS ADDITION
BLOCK 8, LOT 14R**

BEING A REPLAT OF LOTS 14 TO 19, SECTION 8,
PORTAIRS ADDITION AS RECORDED IN VOLUME 9, PAGE 27
(M.R.N.C.T.) & WITH THE ALLEY CLOSED BY
THE CITY OF CORPUS CHRISTI ORDINANCE #5762, 5/11/1960
CORPUS CHRISTI, NUECES COUNTY, TEXAS

NOTES:

1. YARD REQUIREMENTS AS DEPICTED ARE A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND SUBJECT TO CHANGE, AS THE ZONING MAY CHANGE.
2. FOUND 5/8 INCH IRON RODS AT ALL LOT CORNERS, P.C.'S, P.T.'S, BLOCK CORNERS ETC., UNLESS OTHERWISE SPECIFIED.
3. AC. DENOTES ACRES OF LAND
S.F. DENOTES SQUARE FEET OF LAND
Y.R. DENOTES YARD REQUIREMENTS
B.L. DENOTES BUILDING LINE
U.E. DENOTES UTILITY EASEMENT
D.E. DENOTES DRAINAGE EASEMENT
C.L. DENOTES CENTERLINE OF ROADWAY
B.C. DENOTES BLOCK CORNER
D.H. DENOTES DRILL HOLE
S DENOTES SET 5/8" I.R.
** DENOTES GRADE ELEVATIONS
4. THIS PROPERTY LIES WITHIN FLOOD ZONE C, COMMUNITY #48355C, PANEL 0510G, (CITY OF CORPUS CHRISTI), AND IS NOT WITHIN THE 100 YEAR FLOOD PLAIN. REFER TO MAPS INDEX DATED 05/30/2018.
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. TOTAL PLATTED AREA IS 0.929 ACRE.
7. BASIS OF BEARINGS ARE THE BEARINGS FROM PORTAIRS ADDITION AS RECORDED IN VOLUME 9, PAGE 27 (M.R.N.C.T.). GRID BEARINGS AND SURFACE 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).
8. 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 NUECES

WE, TEXAS CHAMPION BANK, LLC., HEREBY CERTIFY THAT WE ARE THE OWNERS OF LOT 14R, BLOCK 8, AS EMBRACED WITHIN THE BOUNDS OF THE FOREGOING MAP; THAT WE HAD SAID LAND SURVEYED AS SHOWN; THAT STREETS AS SHOWN ARE DEDICATED TO THE PUBLIC FOREVER AND STREET DEDICATION IS IN FEE SIMPLE THAT ALL EASEMENTS ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION AND USE OF THE PUBLIC UTILITIES; THAT THIS MAP WAS MADE FOR THE PURPOSES OF DESCRIPTION AND DEDICATION.

THIS THE ____ DAY OF _____, 2020.

TRAVIS BURRIS
PRESIDENT

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, TRAVIS BURRIS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION HEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 2020.

NOTARY PUBLIC IN AND FOR NUECES CO., TEXAS

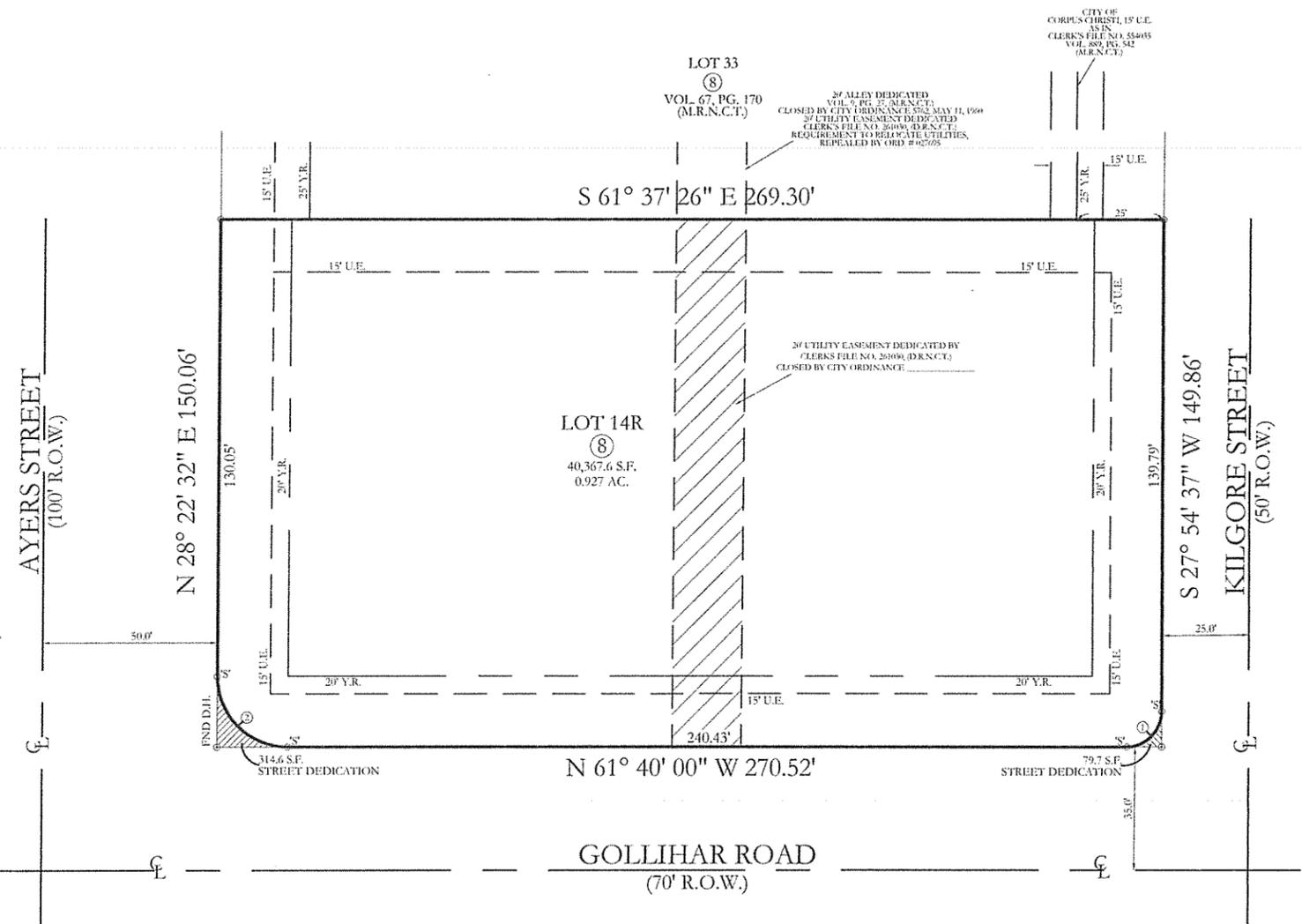
STATE OF TEXAS
COUNTY OF NUECES

I, RONALD A. VOSS, A REGISTERED PROFESSIONAL LAND SURVEYOR OF VOSS ENGINEERING, INC., HAVE PREPARED THE FOREGOING MAP FROM 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 _____, 2020.

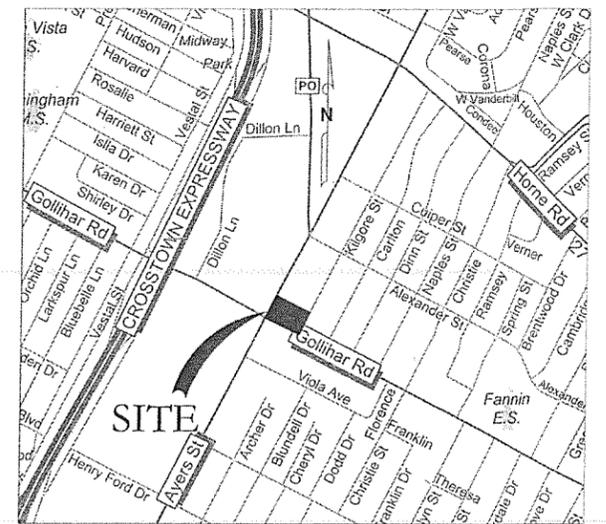
SEAL

RONALD A. VOSS
REGISTERED PROFESSIONAL LAND SURVEYOR No. 2293



CURVE DATA

① Δ = 90° 25' 23" R = 10.00' T = 10.07' LA = 15.78' LC = S 73° 07' 19" W 14.19'	② Δ = 90° 02' 32" R = 20.00' T = 20.02' LA = 31.43' LC = N 16° 38' 44" W 28.30'
--	--



VICINITY MAP (NTS)

STATE OF TEXAS
COUNTY OF NUECES

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED ON BEHALF OF THE CITY OF CORPUS CHRISTI PLANNING COMMISSION

THIS THE ____ DAY OF _____, 2020.

AL RAYMOND III, A.I.A., C.B.O.
SECRETARY

CARL CRULL, P.E.
CHAIRMAN

STATE OF TEXAS
COUNTY OF NUECES

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE DEVELOPMENT SERVICES ENGINEER OF THE CITY OF CORPUS CHRISTI, TEXAS.

THIS THE ____ DAY OF _____, 2020.

PABLO MARTINEZ, P.E.
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS
COUNTY OF NUECES

I, KARA SANDS, CLERK OF THE COUNTY COURT, IN AND FOR NUECES COUNTY TEXAS, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE ____ DAY OF _____, 2020, WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THIS ____ DAY OF _____, 2020 AT ____ O'CLOCK ____ M AND DULY RECORDED IN VOLUME ____ PAGE ____ (M.R.N.C.T.)

WITNESS MY HAND AND SEAL OF OFFICE IN CORPUS CHRISTI, TEXAS, THIS THE ____ DAY OF _____, 2020.

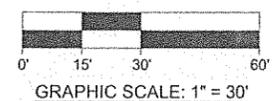
KARA SANDS, COUNTY CLERK

DEPUTY TO THE COUNTY CLERK



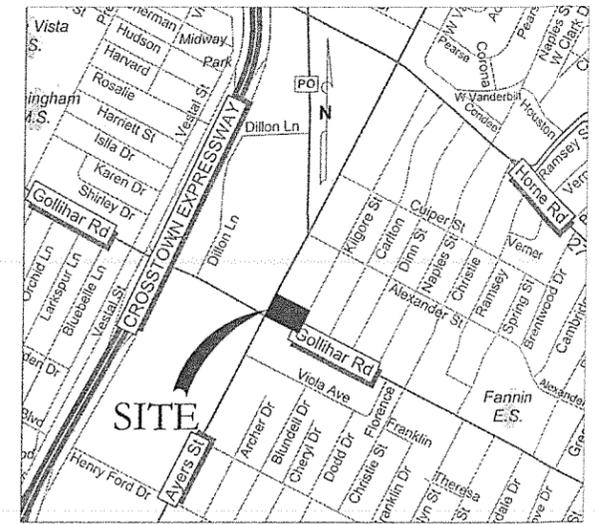
VOSS ENGINEERING, INC.

ENGINEERING AND LAND SURVEYING
6838 GREENWOOD DRIVE, CORPUS CHRISTI, TEXAS 78415
PHONE: (361)854-6202 FAX: (361)853-4696

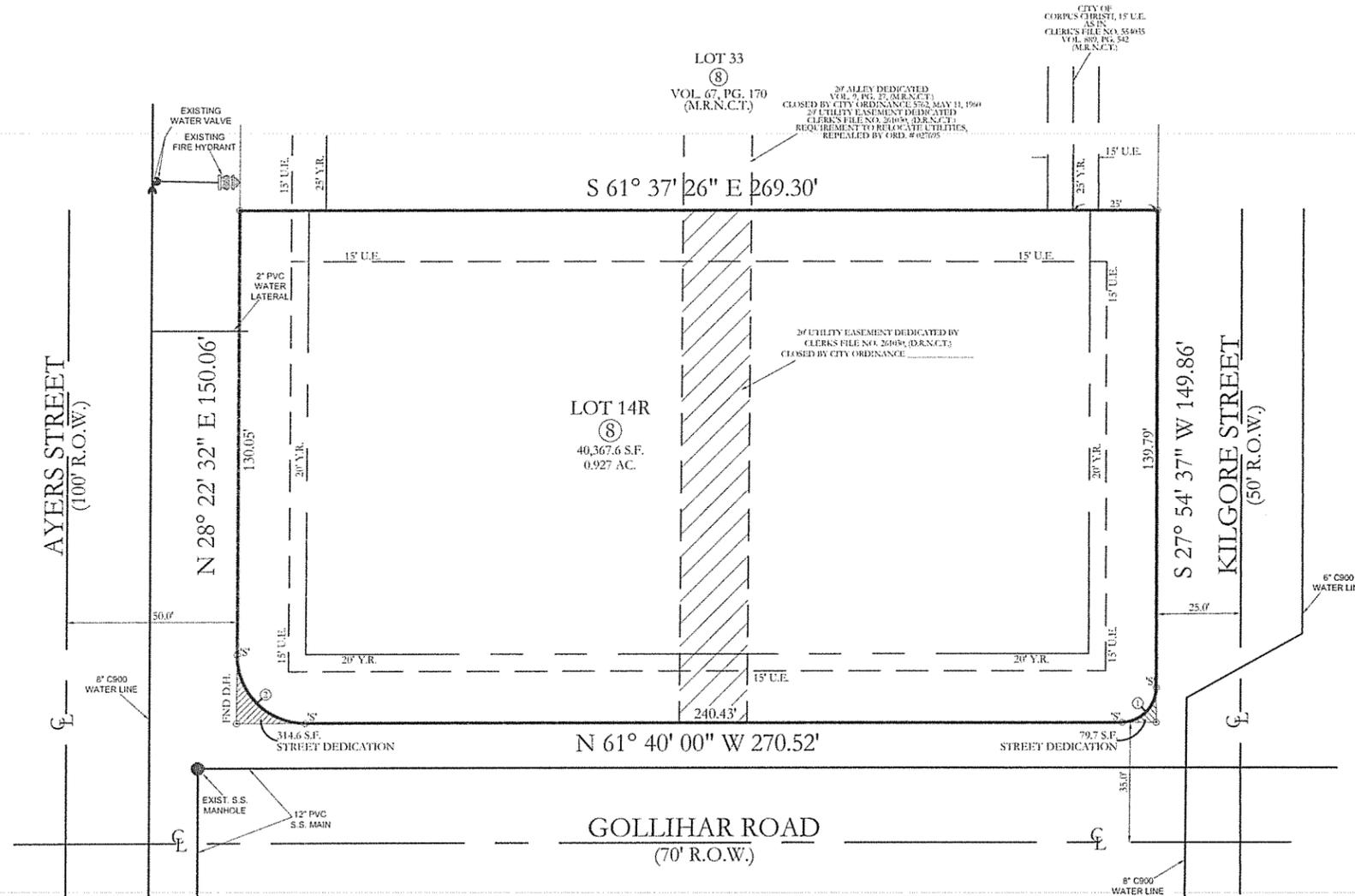


DATE:	REVISED:	OFFICE:	JOB #:
09/25/2019	02/03/2020	RV & PP	19-5270
FIRM NO. F-166			

UTILITY PLAN



VICINITY MAP (NTS)



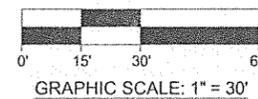
CURVE DATA

①	②
Δ = 90° 25' 23"	Δ = 90° 02' 32"
R = 10.00'	R = 20.00'
T = 10.07'	T = 20.02'
LA = 15.78'	LA = 31.43'
LC = S 73° 07' 19" W 14.19'	LC = N 16° 38' 44" W 28.30'



VOSS ENGINEERING, INC.

ENGINEERING AND LAND SURVEYING
6838 GREENWOOD DRIVE, CORPUS CHRISTI, TEXAS 78415
PHONE: (361)854-6202 FAX: (361)853-4696



DATE:	REVISED:	OFFICE:	JOB #:
09/25/2019	02/03/2020	RV & PP	19-5270
FIRM NO. F-166			