

STATE OF TEXAS
COUNTY OF NUECES

WE, MARIA ESTELLA VASQUEZ AND MARIO ALBERTO VASQUEZ, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LANDS EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING PLAT; THAT IT HAS HAD SAID LAND SURVEYED AND SUBDIVIDED AS SHOWN; THAT STREETS AS SHOWN ARE DEDICATED TO THE PUBLIC FOREVER; THAT ALL EASEMENTS ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION, AND USE OF PUBLIC UTILITIES; THAT THIS MAP WAS MADE FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

THIS THE _____ DAY OF _____ 2026.

MARIA ESTELLA VASQUEZ OWNER

MARIO ALBERTO VASQUEZ OWNER

STATE OF TEXAS
COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY
MARIA ESTELLA VASQUEZ AND MARIO ALBERTO VASQUEZ.

THIS THE _____ DAY OF _____ 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF NUECES

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED
BY THE PLANNING COMMISSION FOR THE CITY OF CORPUS CHRISTI,
TEXAS.

THIS THE _____ DAY OF _____ 2026.

CYNTHIA SALAZAR-GARZA, CHAIRMAN

MICHAEL DICE, DIRECTOR OF DEVELOPMENT SERVICES

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 _____ 2026.

BRIA WHITMIRE, P.E. CFM, CPM
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS
COUNTY OF NUECES

I, JARREL L. MOORE, A REGISTERED PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY THAT
THE FOREGOING PLAT WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY
DIRECTION AND IS TRUE AND CORRECT; THAT I HAVE BEEN ENGAGED UNDER CONTRACT TO
SET ALL LOT AND BLOCK CORNERS AND COMPLETE SUCH OPERATIONS WITHOUT DELAY.

THIS THE XXTH DAY OF JANUARY 2026.

JARREL L. MOORE
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4854

PORT ARANSAS CLIFFS, BLOCK 117, LOT 65A

BEING A RE-PLAT OF THE SW 65 FT OF LOTS 60 THRU 64, BLOCK 117, PORT ARANSAS CLIFFS, AND A 15 FT STRIP OF LAND ADJACENT TO ARANSAS STREET, A SUBDIVISION OF THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 4, PAGE 51, MAP RECORDS OF NUECES COUNTY, TEXAS, TOGETHER WITH A 15 FT STRIP OF LAND ADJACENT TO ARANSAS STREET AS PER ORDINANCE No. 2530, DATED MARCH 13, 1961, RECORDED IN VOLUME 918, PAGE 390, DEED RECORDS OF NUECES COUNTY, TEXAS



STATE OF TEXAS
COUNTY OF NUECES
I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY,
TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE
DAY OF _____, 2026, WITH ITS CERTIFICATE OF
AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF
_____, 2026, AT _____ O'CLOCK _____ M. AND DULY RECORDED
THE _____ DAY OF _____, 2026, AT _____ O'CLOCK _____ M.,
IN VOLUME _____, PAGE _____, MAP RECORDS NUECES COUNTY,
TEXAS.

KARA SANDS, COUNTY CLERK
NUECES COUNTY, TEXAS

AT _____ O'CLOCK _____ M.

_____, 2026

BY: _____ DEPUTY



GENERAL NOTES:

- 1) THE TOTAL PLATTED AREA CONTAINS 0.23 ACRES OF LAND.
- 2) THE YARD REQUIREMENT, AS DEPICTED IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- 3) PER FLOOD INSURANCE RATE MAP, MAP INDEX, COMMUNITY-PANEL NUMBER 48355C0510G, MAP REVISED 10/13/2022, THE SUBJECT PROPERTY IS LOCATED IN ZONE X AREAS OF MINIMAL FLOOD HAZARD.
- 4) ALL BEARINGS 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) PROPOSED DRIVEWAY ACCESS TO A PUBLIC CITY STREET SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS OUTLINED IN ARTICLE 7 OF THE UDC (UDC 7.1.7)
- 7) DURING THE DEVELOPMENT OF THE SITE, ANY INCREASE IN STORMWATER RUNOFF FLOW RATES MUST BE MITIGATED IN ACCORDANCE WITH UDC 8.2.8A, 8.2.8B, AND IDM 3.05 RESULTING IN NO ADVERSE IMPACT BETWEEN EXISTING CONDITIONS AND PROPOSED CONDITIONS.

GRAPHIC SCALE
20' 0 20' 40' 60'
Scale: 1" = 20' feet

TEXAS GEO TECH
LAND SURVEYING, INC
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(361) 993-0808 Fax (361) 993-2955
JOB # 251111
December 23, 2025