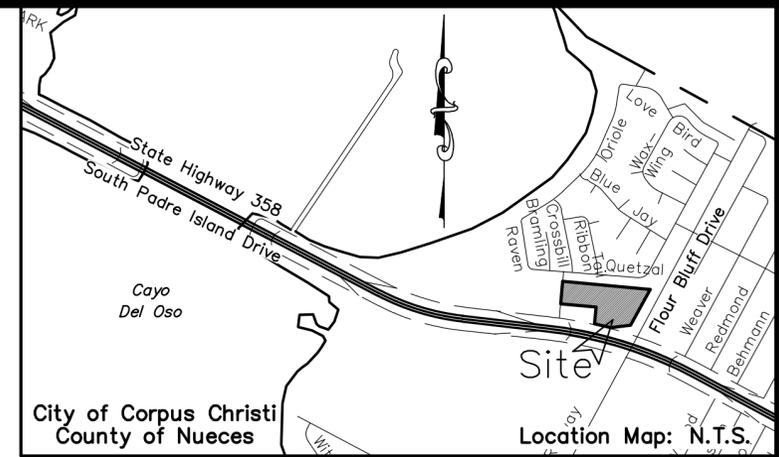


Notes:

- 1.) Total platted area contains 7.44 acres of land.
- 2.) The receiving water for the storm water runoff from this property is the Oso Bay. The TCEQ has classified the aquatic life use for the Oso Bay as "exceptional" and "oyster waters". The TCEQ also categorized the receiving water as "contact recreation" use.
- 3.) Bearings based on GPS, NAD83 (2011), Texas Coordinate System of 1983, Texas South Zone 4205.
- 4.) By graphic plotting only, this property is in Zone "C" of the Flood Insurance Rate Map, Community Panel Number 485464 0316 C, City of Corpus Christi, Texas, which bears an effective date of July 18, 1985 and is not in a Special Flood Hazard Area.
- 5.) The yard requirement, as depicted is a requirement of the Unified Development Code and is subject to change as the zoning may change.
- 6.) No driveway access permitted from Flour Bluff Drive for a distance of 100.00 feet from the Southeast corner of Lot 5R.
- 7.) Property must comply with TxDOT's Traffic Access Management Plan.
- 8.) If any lot is developed with residential uses, compliance with the open space regulation will be required during the building permit phase.



Plat of
Turtle Cove Center Unit 2
Block 1, Lots 4R, 5R and 7R

being a replat of Lots 4 and 5, Block 1, Turtle Cove Center Unit 2, a map of which is recorded in Volume 48, Pages 21-22, Map Records of Nueces County, Texas and Lots 7 and 8, Block 1, Turtle Cove Center Unit 2, a map of which is recorded in Volume 49, Pages 104-105, Map Records of Nueces County, Texas

State of Texas
County of Nueces

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

This the _____ day of _____, 20____

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

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 _____, 20____

Daniel McGinn, A.I.C.P.
Interim Secretary

Philip J. Ramirez, A.I.A., LEED AP, Chairman

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 _____, 20____, with its certificate of authentication was filed for record in my office 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.

Witness my hand and seal of the County Court, in and for said County, at office in Corpus Christi, Texas, the day and year last written.

No. _____
Filed for Record

Kara Sands, County Clerk
Nueces County, Texas

at _____ O'clock ____M.
_____, 20____

By: _____
Deputy

State of Texas
County of Nueces

I, James D. Carr, a Registered Professional Land Surveyor for Urban Engineering, 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____

James D. Carr, R.P.L.S.
Texas License No. 6458

State of Texas
County of Nueces

Navy Army Community Credit Union, a credit union, hereby certifies that it is the owner of the lands embraced within the boundaries of Lot 5R as shown on the the foregoing plat; that it has had said lands 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 _____, 20____

By: Navy Army Community Credit Union

By: _____
Sarah O'Brien, President/CEO

State of Texas
County of Nueces

This instrument was acknowledged before me by Sarah O'Brien, as President/CEO of Navy Army Community Credit Union, a credit union, on behalf of said credit union.

This the _____ day of _____, 20____

Notary Public in and for the State of Texas

State of Texas
County of Nueces

Paul Dadurian, hereby certifies that he is the owner of the lands embraced within the boundaries of Lots 4R and 7R as shown on the the foregoing plat; that he has had said lands 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 _____, 20____

By: _____
Paul Dadurian

State of Texas
County of Nueces

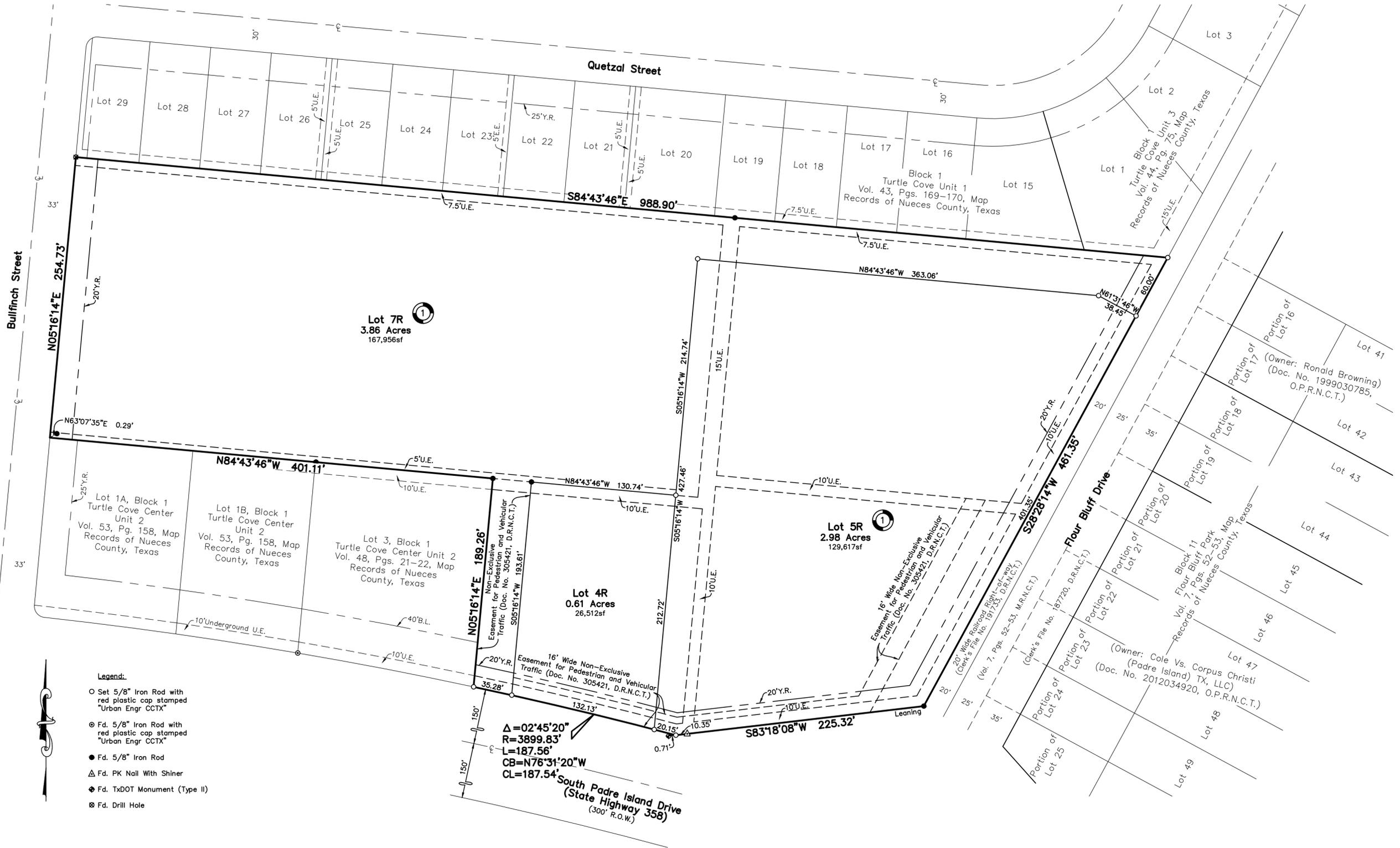
This instrument was acknowledged before me by Paul Dadurian.

This the _____ day of _____, 20____

Notary Public in and for the State of Texas



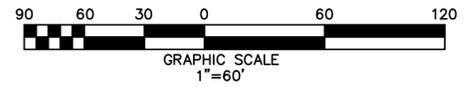
DATE: February 24, 2016
SCALE: 1"=60'
JOB NO.: 11530.B6.00
SHEET: 1 of 2
DRAWN BY: XG



- Legend:**
- Set 5/8" Iron Rod with red plastic cap stamped "Urban Engr CCTX"
 - ⊙ Fd. 5/8" Iron Rod with red plastic cap stamped "Urban Engr CCTX"
 - Fd. 5/8" Iron Rod
 - △ Fd. PK Nail With Shiner
 - ◆ Fd. TxDOT Monument (Type II)
 - ⊗ Fd. Drill Hole

Plat of
Turtle Cove Center Unit 2
Block 1, Lots 4R, 5R and 7R

being a replat of Lots 4 and 5, Block 1, Turtle Cove Center Unit 2, a map of which is recorded in Volume 48, Pages 21-22, Map Records of Nueces County, Texas and Lots 7 and 8, Block 1, Turtle Cove Center Unit 2, a map of which is recorded in Volume 49, Pages 104-105, Map Records of Nueces County, Texas





2725 Seawater St., Corpus Christi, TX 78404
 TBP&S Firm No. 145 TBP&S Firm No. 10032400
 PHONE: (361) 854-3101 FAX: (361) 854-8201

DATE: February 24, 2016
 SCALE: 1"=60'
 JOB NO.: 11530.B6.00
 SHEET: 2 of 2
 DRAWN BY: XG

S:\Surveying\11530\B600\11530B600.dwg