

STATE OF TEXAS
COUNTY OF NUECES

I, DAVID AGUIRRE LIMON AND WIFE ROSARIO M. ANGEL, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LANDS EMBRACED WITHIN PORTAIRS ADDITION, BLOCK 8, LOT 1A, CORPUS CHRISTI, NUECES COUNTY, TEXAS; THAT I HAVE HAD SAID LAND SURVEYED AND SUBDIVIDED AS SHOWN ON THE FOREGOING MAP; THAT STREET DEDICATION IS IN FEE SIMPLE, ALL STREETS AND ALLEYS SHOWN ARE DEDICATED TO THE USE OF THE PUBLIC; THAT ALL UTILITY EASEMENTS SHOWN HEREON ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION AND USE OF THE PUBLIC UTILITIES; THAT THE FOREGOING MAP HAS BEEN PREPARED FOR THE PURPOSE OF DESCRIPTION AND DEDICATION, THIS THE _____ DAY OF _____, 2015.

DAVID AGUIRRE LIMON

ROSARIO M. ANGEL

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED DAVID AGUIRRE LIMON AND WIFE, ROSARIO M. ANGEL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2015.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF NUECES

I, EDWARD L. SAMPLE, A REGISTERED PROFESSIONAL LAND SURVEYOR, HAVE PREPARED THE FOREGOING RE-PLAT OF PORTAIRS ADDITION, BLOCK 8, LOT 1A, FROM A SURVEY MADE ON THE GROUND, UNDER MY SUPERVISION, THAT THIS PLAT IS TRUE AND CORRECT AND THAT ALL LOT CORNERS ARE ESTABLISHED AS SHOWN HEREON. THIS THE _____ DAY OF _____, 2015.

EDWARD L. SAMPLE
REGISTERED PROFESSIONAL
LAND SURVEYOR
TEXAS LICENSE No. 3534

NOTES:

- 1) SET 5/8 INCH IRON RODS AT CORNERS UNLESS OTHERWISE NOTED.
- 2) THIS TRACT CONTAINS 0.618 ACRE (INCLUDING STREET DEDICATION AND 20' ALLEY).
- 3) BY GRAPHIC SCALING ONLY, THIS PROPERTY LIES IN ZONE C (AREA OF MINIMAL FLOODING) AS PER THE NATIONAL FLOOD INSURANCE PROGRAM MAP OF COMMUNITY No. 485464, PANEL No. 0285, SUFFIX "C", HAVING AN EFFECTIVE DATE OF JULY 18, 1985.
- 4) BEARINGS BASED ON THE SOUTH R.O.W. LINE OF AYERS STREET, AS SHOWN ON THE PLAT RECORDED IN VOLUME 9, PAGE 27, MAP RECORDS OF NUECES COUNTY, TEXAS, ALSO BEING THE ORIGINAL SOUTH RIGHT-OF-WAY LINE OF AYERS STREET, HAVING A BEARING OF N 28° 10' E.
- 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) THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM 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.
- 7) IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE PUBLIC OPEN SPACE REGULATIONS WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.

WASTE ACREAGE FEES (0.62 ACRE x \$1439/ACRE = \$892.18).
WASTE WATER ACREAGE FEES (0.62 ACRE x \$1571/ACRE = \$974.02).
WASTE PRO RATA FEES (269.50/LF x \$10.53/LF = \$2,837.84).
WASTE WATER PRO RATA FEES (100/LF x \$12.08/LF = \$1,218).

Portairs Addition
Lot 3, Block 8,
Volume 9, Page 27,
Map Records,
Nueces County, Texas

LOT 3

LOT 30

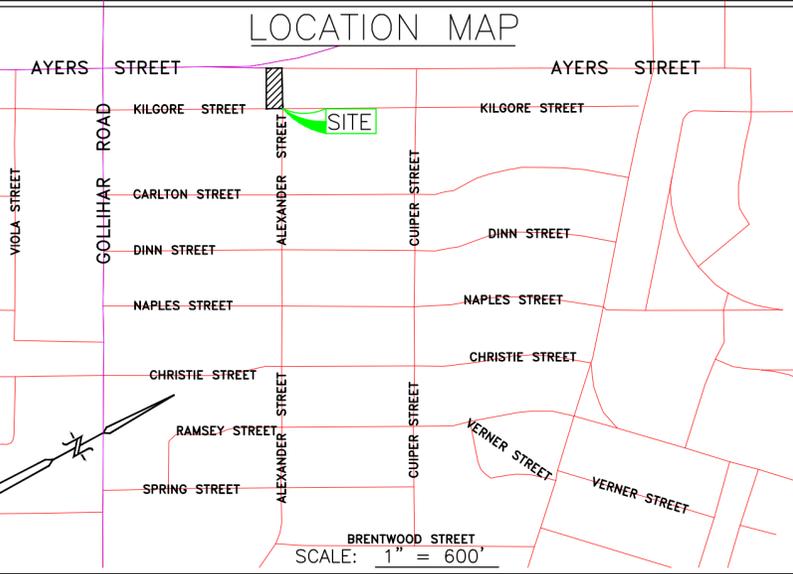
LOT 1A
BLOCK 8
0.618 Ac.

LOT 8

Portairs Addition
Lot 8, Block 1,
Volume 9, Page 27,
Map Records,
Nueces County, Texas

LOT 9

Portairs Addition
Lot 9, Block 1,
Volume 9, Page 27,
Map Records,
Nueces County, Texas



FINAL PLAT OF PORTAIRS ADDITION, BLOCK 8, LOT 1A,

BEING A RE-PLAT OF LOTS ONE (1), TWO (2), THIRTY-ONE (31) AND THIRTY-TWO (32), BLOCK EIGHT (8), PORTAIRS ADDITION, AN ADDITION TO THE CITY OF CORPUS CHRISTI, TEXAS, AS SHOWN BY MAP OF RECORD IN VOLUME 9, PAGE 27, MAP RECORDS, NUECES COUNTY, TEXAS; TOGETHER WITH PORTION OF ALLEY AS CLOSED BY CERTIFIED COPY OF ORDINANCE NO. 5762, ISSUED BY THE CITY OF CORPUS CHRISTI TO THE PUBLIC DATED MAY 11, 1960 RECORDED UNDER CLERK'S FILE NO. 202306, OFFICIAL PUBLIC 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 _____, 2015.

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 _____, 2015.

DANIEL M. GRIMSBO, P.E., A.I.C.P. PHILIP J. RAMIREZ, A.I.A., LEED AP, CHAIRMAN
SECRETARY
0613052-P020 (13-22000022)

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 _____, 2015, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____, 2015 AT _____ O'CLOCK _____ M. AND DULY RECORDED THE _____ DAY OF _____, 2015 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. BY: _____
_____, 2015. DEPUTY

June 19, 2015

C-1
R = 15.00'
Δ = 90° 00' 00"
L = 21.82'
T = 13.35'
C-2
R = 10.00'
Δ = 90° 00' 00"
L = 15.71'
T = 10.00'

LEGEND

- = Found 5/8" Iron Rods
- = Set 5/8" Iron Rods
- ⊕ = Centerline
- Y.R. = Yard Requirement



SAMPLE ENGINEERING, INC.
5321 CRESTWICK DRIVE,
CORPUS CHRISTI, TEXAS 78413
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