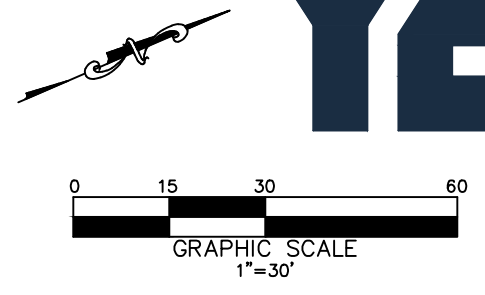




# PRELIMINARY PLAT OF THE PORTSIDE P.U.D. PHASE 2 AND 3

AN ADDITION TO THE CITY OF CORPUS CHRISTI, BEING A REPLAT OF TRACT A, AND LOTS 3, 4, & 5, BLOCK 4, PADRE ISLAND - CORPUS CHRISTI SECTION E, AS RECORDED IN VOLUME 38 PAGES 25-26 OF THE MAP RECORDS NUECES COUNTY, TEXAS.



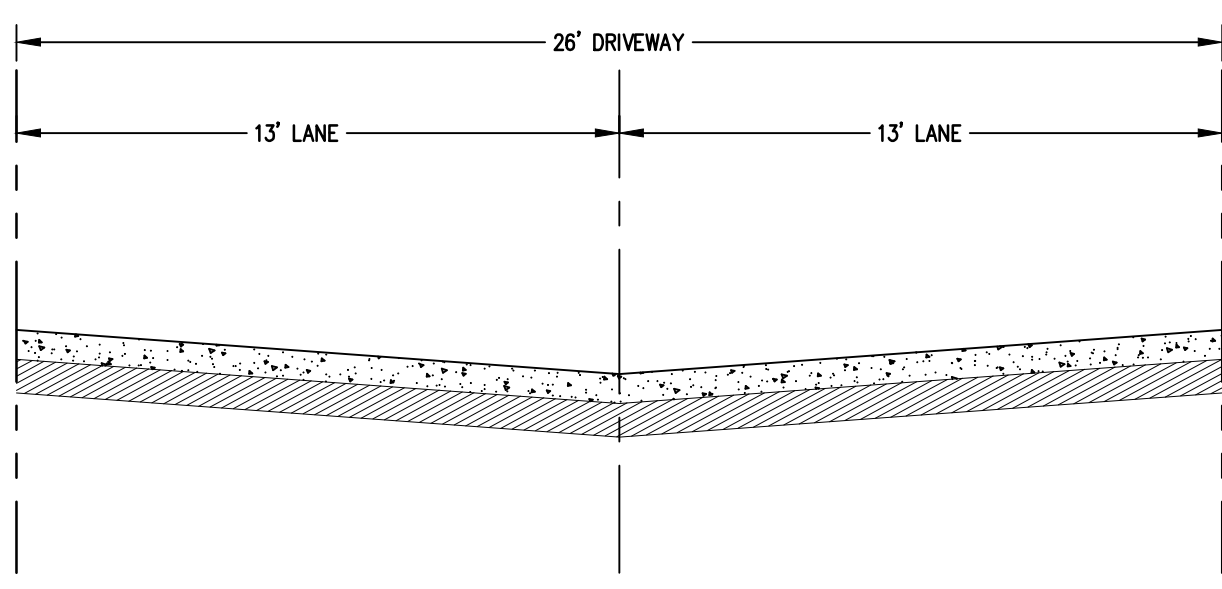
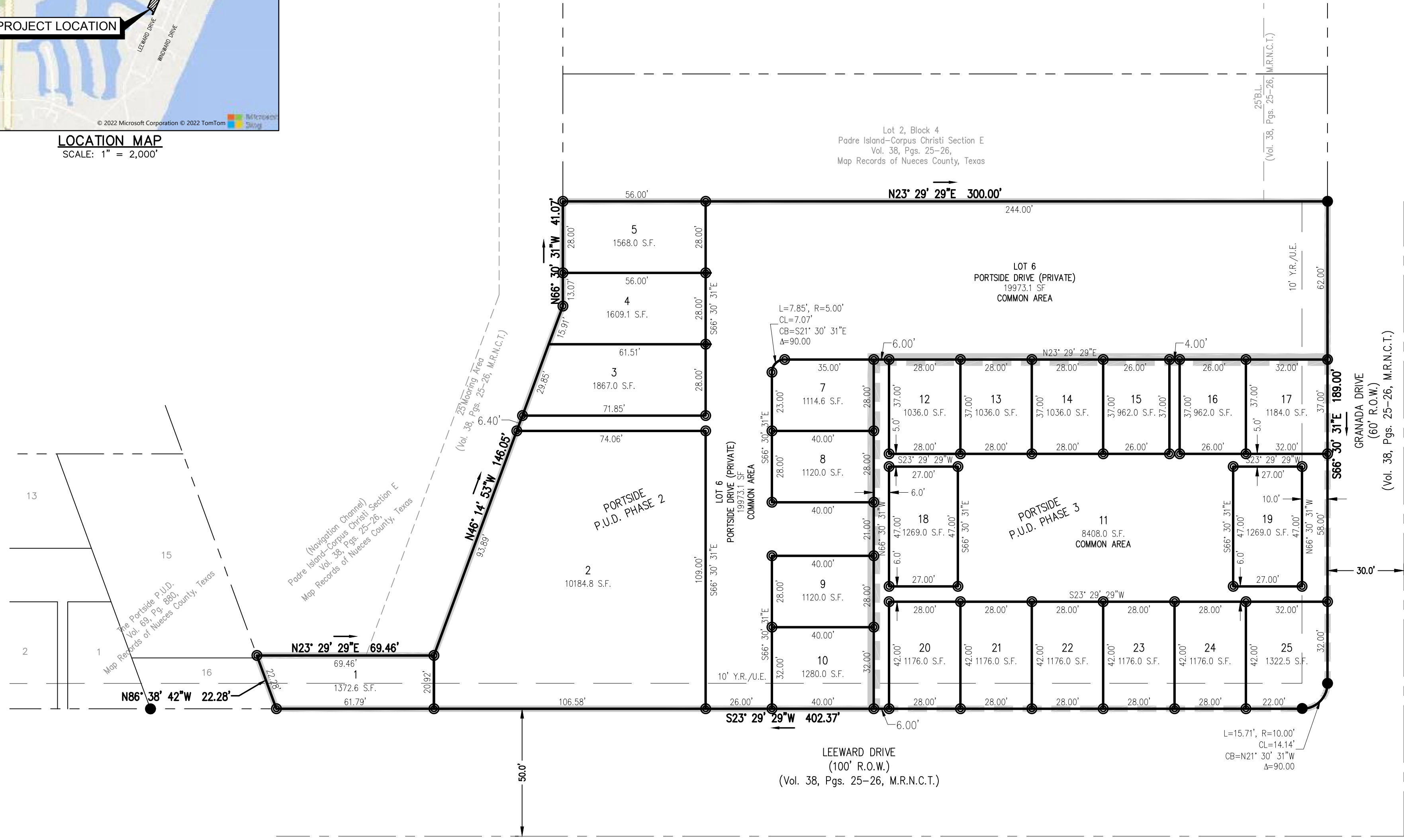
### LEGEND

- ⊙ 5/8 INCH IRON ROD SET
- 5/8 INCH IRON ROD FOUND
- PHASE 2 BOUNDARY
- - - PHASE 3 BOUNDARY

- GENERAL NOTES:
1. THE TOTAL AREA, TO BE PLATTED IN TWO PHASES, CONTAINS 1.51 ACRES OF LAND.
  2. ALL BEARINGS AND DISTANCES REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE.
  3. PER FLOOD INSURANCE RATE MAP, MAP INDEX, COMMUNITY-PANEL NUMBER 485494-0705D, MAP REVISED MAY 4, 1992, THE SUBJECT PROPERTY IS LOCATED IN ZONE AE (9'), BASE FLOOD ELEVATION DETERMINE.
  4. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE LAGUNA MADRE. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE LAGUNA MADRE AS "EXCEPTIONAL" AND "OYSTER WATERS" TCEQ ALSO CATEGORIZED THE LAGUNA MADRE AS "CONTACT RECREATION" USE.
  5. DEVELOPMENT WITHIN THE PLATTED AREA SHALL ADHERE TO THE STANDARDS OUTLINED IN THE GOVERNING PLANNED UNIT DEVELOPMENT (PUD) AS ADOPTED BY CITY COUNCIL.
  6. DEVELOPMENT STANDARDS NOT EXPLICITLY ADDRESSED IN THE GOVERNING PUD SHALL COMPLY WITH THOSE OUTLINED IN THE UNIFIED DEVELOPMENT CODE.
  7. PROPOSED DRIVEWAY ACCESS TO A PUBLIC CITY STREET SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS OUTLINED IN ARTICLE 7 OF THE UDC.
  8. THE CONVEYANCE TO ANY GRANTEE OF ANY LOT WITHIN THE PORTSIDE, P.U.D. PHASE 2 SHALL INCLUDE MEMBERSHIP IN THE HOMEOWNER'S ASSOCIATION WHICH SHALL HOLD TITLE TO ALL COMMON AREAS IN THE SUBDIVISION.
  9. THE COMMON AREAS, LOT 6 AND LOT 11, SHALL BE PRIVATE ACCESS EASEMENTS AND SHALL BE A PUBLIC UTILITY AND DRAINAGE EASEMENT FOR MAINTENANCE PURPOSES.
  10. THE CITY OF CORPUS CHRISTI HAS NO RESPONSIBILITY FOR REPAIR AND MAINTENANCE OF UTILITY LINES INSIDE THE PORTSIDE, P.U.D. PHASE 2, UNLESS SUCH UTILITIES ARE IN A PUBLIC UTILITY EASEMENT, OR THE DESIGNATED COMMON AREA. THE CITY OF CORPUS CHRISTI IS NOT RESPONSIBLE FOR MAINTENANCE OF THE PRIVATE STORM DRAIN FACILITIES LOCATED WITHIN THE PUBLIC UTILITY EASEMENT. THE CITY OF CORPUS CHRISTI IS NOT RESPONSIBLE FOR REPLACEMENT OF PRIVATE CONCRETE DRIVE PAVEMENT THAT MAY BE IMPACTED DURING PUBLIC UTILITY MAINTENANCE WORK.
  11. THE HOME OWNERS ASSOCIATION RESERVES THE RIGHT TO INSTALL SUCH ITEMS AS FENCES, GATES, WALLS, SECURITY SYSTEMS, SPRINKLERS, AND ANY OTHER IMPROVEMENT AS LONG AS IT DOES NOT UNREASONABLY INTERFERE WITH NORMAL CITY UTILITY AND DRAINAGE MAINTENANCE WORK.



LOCATION MAP SCALE: 1" = 2,000'



TYPICAL 26' STREET SECTION

N.T.S.