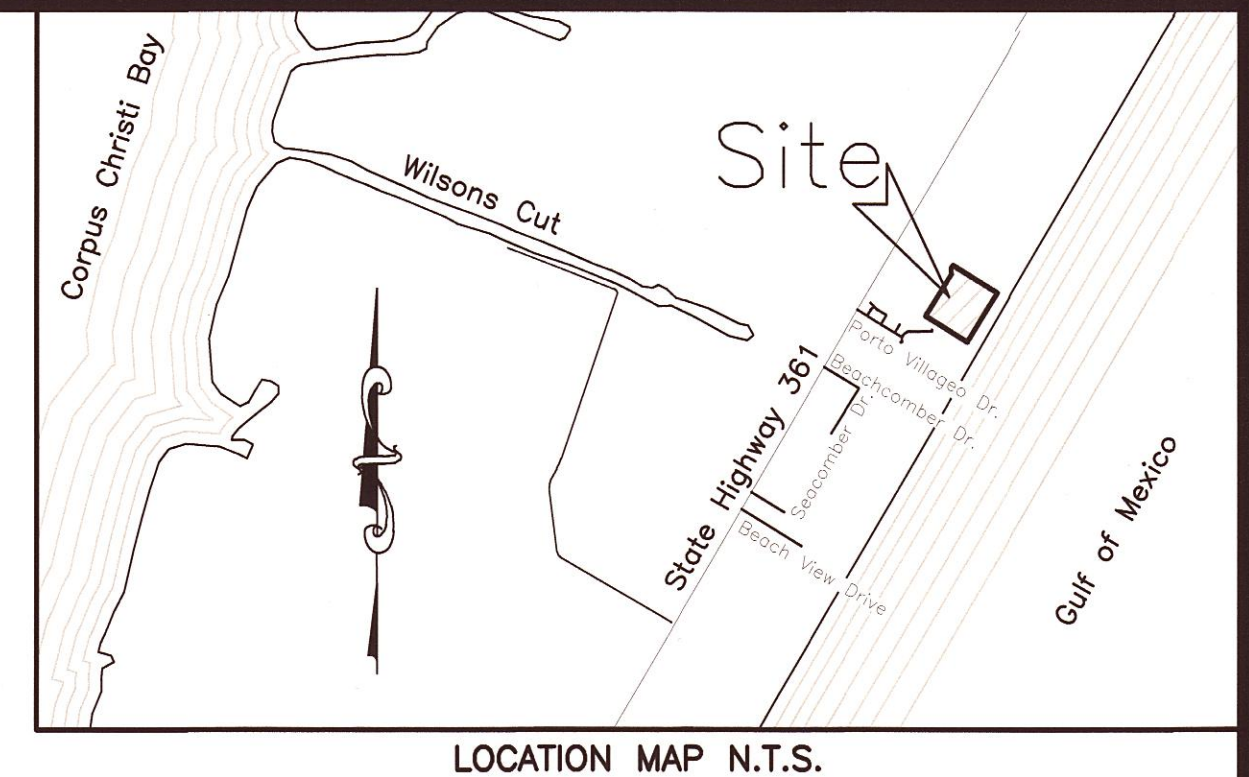


Plat of  
Porto Villageo  
Unit 2

being a re-plat of Lots 35, 36 and 37, Block 1, Mustang  
Island Section 2, a map of which is recorded in Volume 38,  
Pages 183 through 185, Map Records of Nueces County, Texas.



Notes:

- 1.) Total platted area contains 35.83 acres of land (Includes street dedication)
- 2.) Set 5/8 inch iron rods with red plastic cap stamped "URBAN ENGR C.C. TX" at all lot corners, except where noted.
- 3.) 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.
- 4.) Bearings based on GPS, NAD83, State Plane Coordinate System, Texas South Zone 4205.
- 5.) By graphic plotting only, this property is in Zones "A12 (EL 9)", "V14 (EL 12)" and "V14 (EL 14)" on Flood Insurance Rate Map, Community Panel No. 485464 0335 D, City of Corpus Christi, Texas, which bears an effective date of September 17, 1992 and it is in a Special Flood Hazard Area.
- 6.) Contours shown are based on NAVD 88 datum.
- 7.) The State Land Boundary is the 1.09' contour line as determined from the tide gauge at Bob Hall Pier.
- 8.) The Nueces County Water Control and Improvement District No. 4 (the "District") easements are dedicated for the purpose of laying, constructing, repairing, inspecting, maintaining, altering, operating, replacing, relocating and removing one or more pipelines, with necessary fittings and subsurface appurtenances incidental thereto, for the transportation of potable water and the collection and transportation of sewer for municipal, domestic, agricultural, industrial or any other useful purposes. The "District" shall have the free and full right of ingress or egress on, over and across the right-of-way and easements dedicated herein and the right from time to time to remove from said permanent easement all obstructions that may injure, endanger or interfere with the maintaining, servicing, repairing, constructing, removing and inspecting of any pipeline or lines, including the right to cut through or remove such portion of any paving, planted area or other surface improvement within the easement area as in the sole discretion of the District is necessary to exercise all or any of the rights hereby granted to the District.
- 9.) Access onto State Highway 361 must be in compliance with TXDOT's Traffic Access Management Plan regulations.
- 10.) A survey shall be provided prior to the issuance of any construction permit to show 1000-foot Dune Protection Line, 350-foot Setback Line and 200-foot Erosion Line as measured from the vegetation line at time of permit submission.
- 11.) The owners of property in this subdivision shall be responsible for private improvements, including but not limited to, streets, facilities and easements and shall agree to indemnify, release, defend and hold harmless the City of Corpus Christi and any other local government agency from all claims, damages and losses arising out of the construction, reconstruction, maintenance and operation of the private improvements.
- 12.) The proposed private detention pond may be located near or within possible jurisdictional wetlands or the waters of the United States. The developer must obtain permits before beginning any activities that require permits. Approval of site plans or plats by the City does not relieve the owner/developer from the need for U.S. Army Corps of Engineers permits.

State of Texas  
County of Nueces

Mustang Island Holdings, LLC, hereby certifies that it is the owner of the lands embraced within the boundaries of 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; that the water and sewer utilities are installed and dedicated in accordance with the Resolution Establishing Criteria for the Dedication of Lines and Conveyance of Easements from the Developers of Real Property within the Geographic Boundaries of the Nueces County Water Control and Improvement District No. 4; and that this map was made for the purpose of description and dedication of utility easements.

This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

By: Mustang Island Holdings, LLC

By: \_\_\_\_\_  
J. Kelly Gray, President

State of Texas  
County of Nueces

This instrument was acknowledged before me by J. Kelly Gray, as President of Mustang Island Holdings, LLC

This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

Notary Public in and for the State of Texas

State of Texas  
County of Nueces

All water and sanitary sewer lines and appurtenances have been constructed and dedicated to the Nueces County Water Control and Improvement District No. 4 in accordance with the policies approved by the Board of Directors.

This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

Nueces County Water Control and Improvement  
District No. 4, District Manager

State of Texas  
County of Nueces

The State Land Boundary shown on this plat was determined by me and is true and correct to the best of my knowledge.

This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

David L. Nesbitt, R.P.L.S. 5302, Licensed State Land Surveyor

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 M. Grimsbo, P.E., A.I.C.P.  
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, Keith W. Wooley, 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\_\_\_\_\_.

Keith W. Wooley, R.P.L.S.  
Texas License No. 5463



DATE: January 16, 2015  
SCALE: 1"=100'  
JOB NO.: 40002.B4.08  
SHEET: 1 of 2  
DRAWN BY: XG



