

Notes:

1. Total platted area contains 0.62 Acres of Land.
2. 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.
3. Grid Bearings and Distances shown hereon are referenced to the Texas Coordinate System of 1983, Texas South Zone 4205, and are based on the North American Datum of 1983(2011) Epoch 2010.00.
4. By graphic plotting only, this property is in Zone "C" of the Flood Insurance Rate Map, Community Panel Number 485464 0001 C, City of Corpus Christi, Texas, which bears an effective date of September 17, 1992 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. If any lot is developed with residential uses, compliance with the open space regulation will be required during the building permit phase.

Plat of
Portairs Addition
Block 8, Lot 3R

being a re-plat of Lots 3, 4, 29 and 30, Block 8, Portairs Addition, a map of which is recorded in Volume 9, Page 27, of the Map Records of Nueces County, Texas, together with a portion of a 20.00 Foot Wide Alley and Utility Easement closed by City Ordinance No. 5762, dated May 11, 1960; and being the same property described in a Special Warranty Deed from Southern Multifoods, Inc., to MUY Properties—MN, Ltd., recorded in Document No. 2018018244, Official Public Records of Nueces County, Texas.

State of Texas
County of Bexar

MUY Properties—MN, Ltd., a Texas limited partnership, 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; and that this map was made for the purpose of description and dedication.

This the _____ day of _____, 20_____.

By: MUY Management—MN, LLC, its general partner

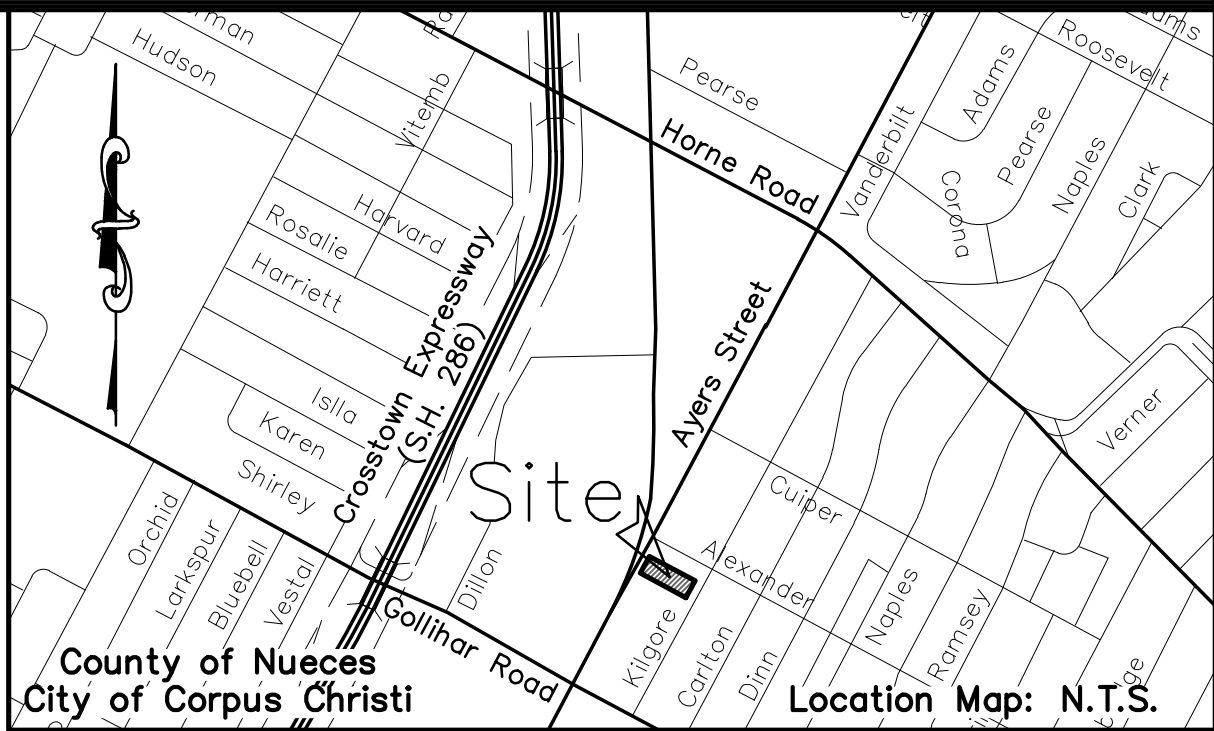
By: _____
James H. Bodenstedt, President

State of Texas
County of Bexar

This instrument was acknowledged before me by James H. Bodenstedt, as President of MUY Management—MN, LLC, general partner of MUY Properties—MN, Ltd., a Texas limited partnership, on behalf of said entity, in said capacity.

This the _____ day of _____, 20_____.

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 Department of Development Services of the City of Corpus Christi, Texas.

This the _____ day of _____, 20_____.

William J. Green, P.E.
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_____.

Nina Nixon—Mendez, FAICP
Secretary

Eric Villarreal, P.E.
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

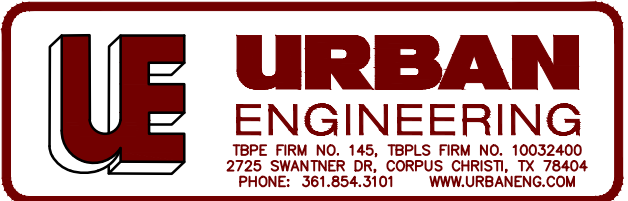
State of Texas
County of Nueces

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_____.

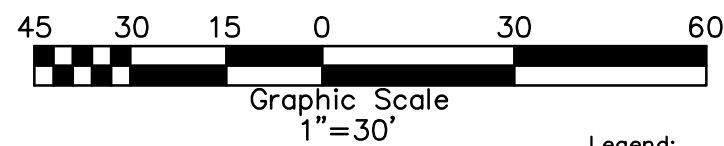
Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

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



Revised: 6/21/19
Submitted: 3/6/19
SCALE: 1"=30'
JOB NO.: 43234.B8.00
SHEET: 1 of 2
DRAWN BY: XG

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urbansurvey1@urbaneng.com



Legend:

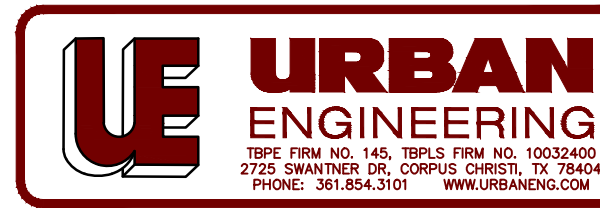
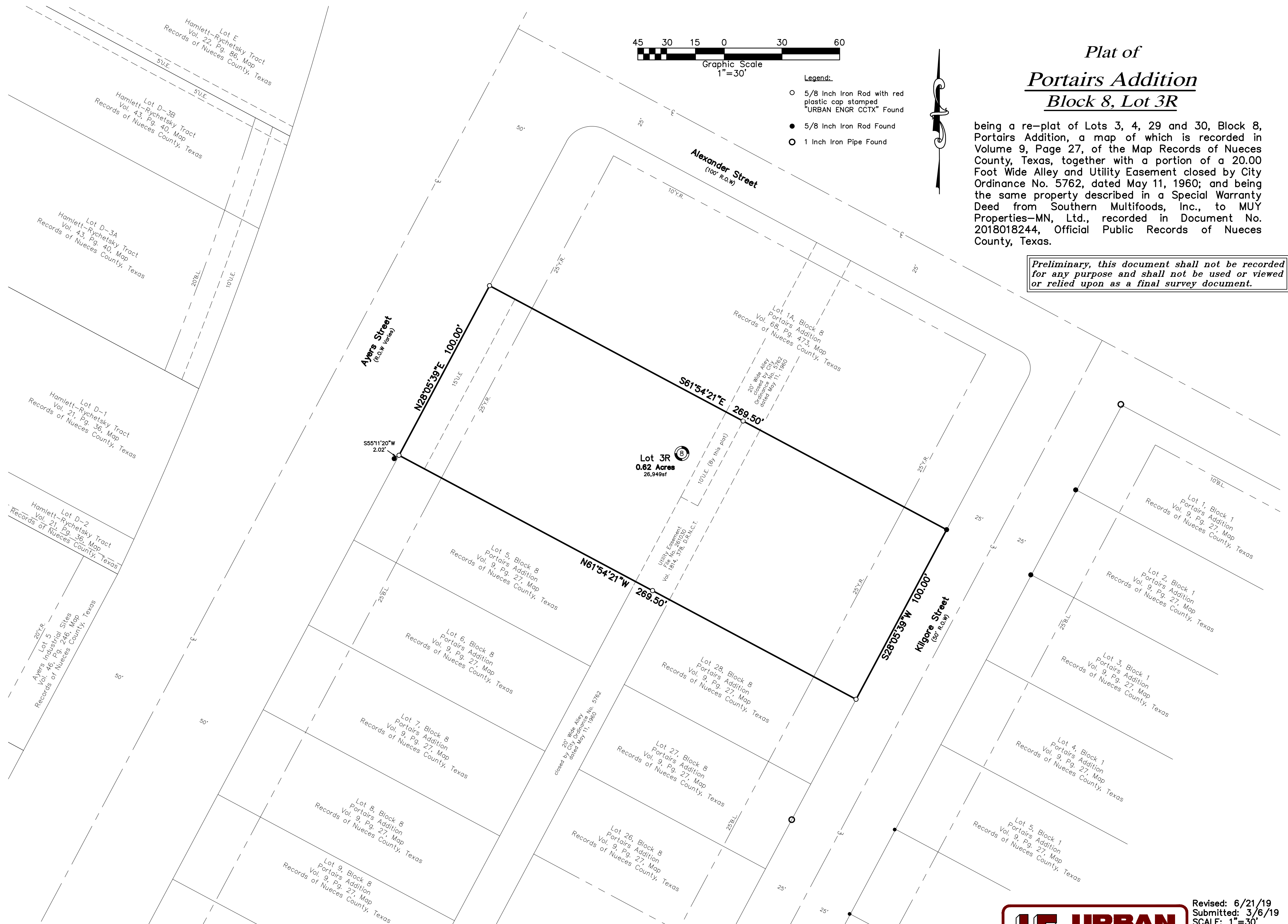
- 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Found
- 5/8 Inch Iron Rod Found
- 1 Inch Iron Pipe Found



Plat of Portairs Addition Block 8, Lot 3R

being a re-plat of Lots 3, 4, 29 and 30, Block 8, Portairs Addition, a map of which is recorded in Volume 9, Page 27, of the Map Records of Nueces County, Texas, together with a portion of a 20.00 Foot Wide Alley and Utility Easement closed by City Ordinance No. 5762, dated May 11, 1960; and being the same property described in a Special Warranty Deed from Southern Multifoods, Inc., to MUY Properties-MN, Ltd., recorded in Document No. 2018018244, Official Public Records of Nueces County, Texas.

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Submitted: 3/6/19
SCALE: 1"=30'
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SHEET: 2 of 2
DRAWN BY: XG
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