

Notes:

1. Total platted area contains 5.22 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. 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 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. Property must comply with TxDOT's Traffic Access Management Plan.
7. If any lot is developed with residential uses, compliance with the open space regulation will be required during the building permit phase.
8. Access onto State Highway 358 shall require TxDOT review and approval, during the building permit stage.
9. Drainage review and approval required during the building permit stage.

Plat of
Turtle Cove Center Unit 2
Block 1, Lot 7R1

being a replat of Lots 4R and 7R, Block 1, Turtle Cove Center Unit 2, a map of which is recorded in Volume 68, Pages 799–800, Map Records of Nueces County, Texas and Lot 3, 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; being the same property described in a Special Warranty Deed from Paul Dadurian, a single person, Individually and as Independent Executor of the Estate of Alcina L.M. Dadurian, Deceased to Forefront Hospitality, LP, a Texas limited partnership, recorded in Document No. 2019005657, Official Public Records of Nueces County, Texas.

State of Texas
County of Nueces

Forefront Hospitality, LP, a Texas limited partnership, here by 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: Forefront Hospitality GP, LLC, its general partner

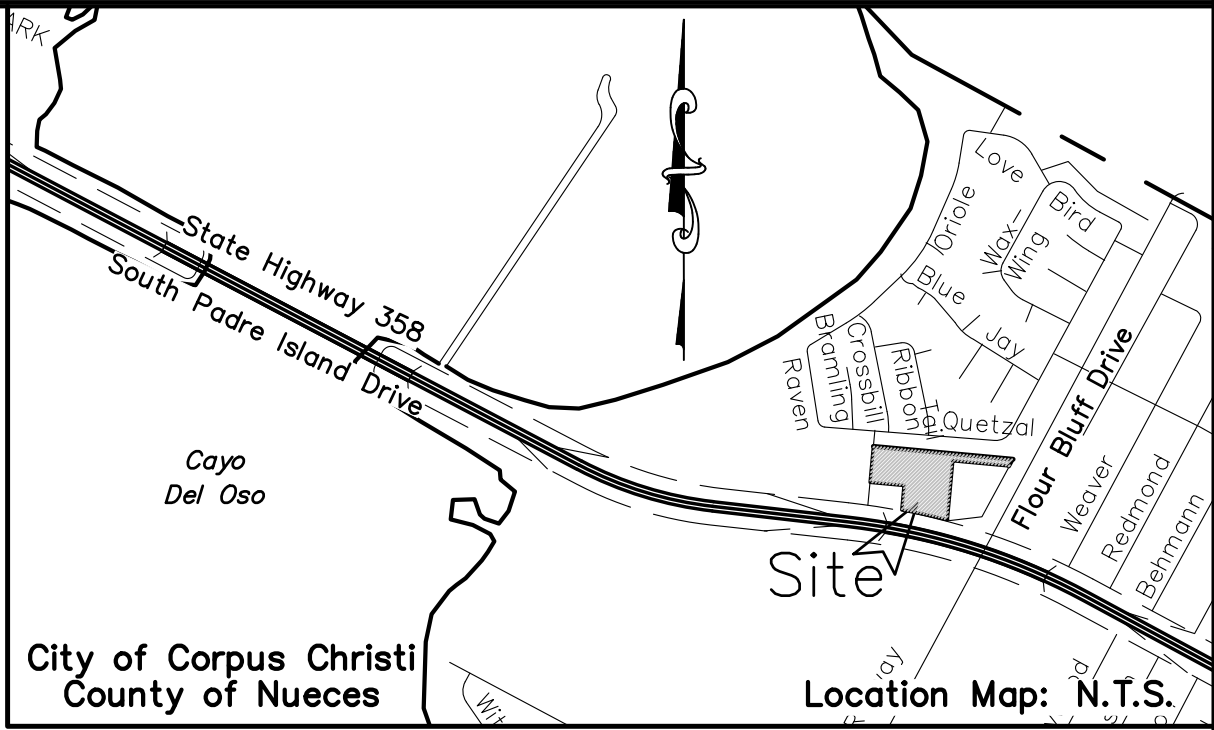
By: _____
Jatin Gopaul, Member

State of Texas
County of Nueces

This instrument was acknowledged before me by Jatin Gopaul, as Member of Forefront Hospitality GP, LLC, general partner of Forefront Hospitality, LP, 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_____.

Jalal Saleh, 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_____.

Al Raymond, AIA
Secretary

Jeremy Baugh
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_____

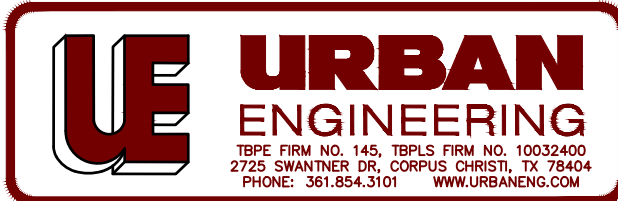
By: _____
Deputy

State of Texas
County of Nueces

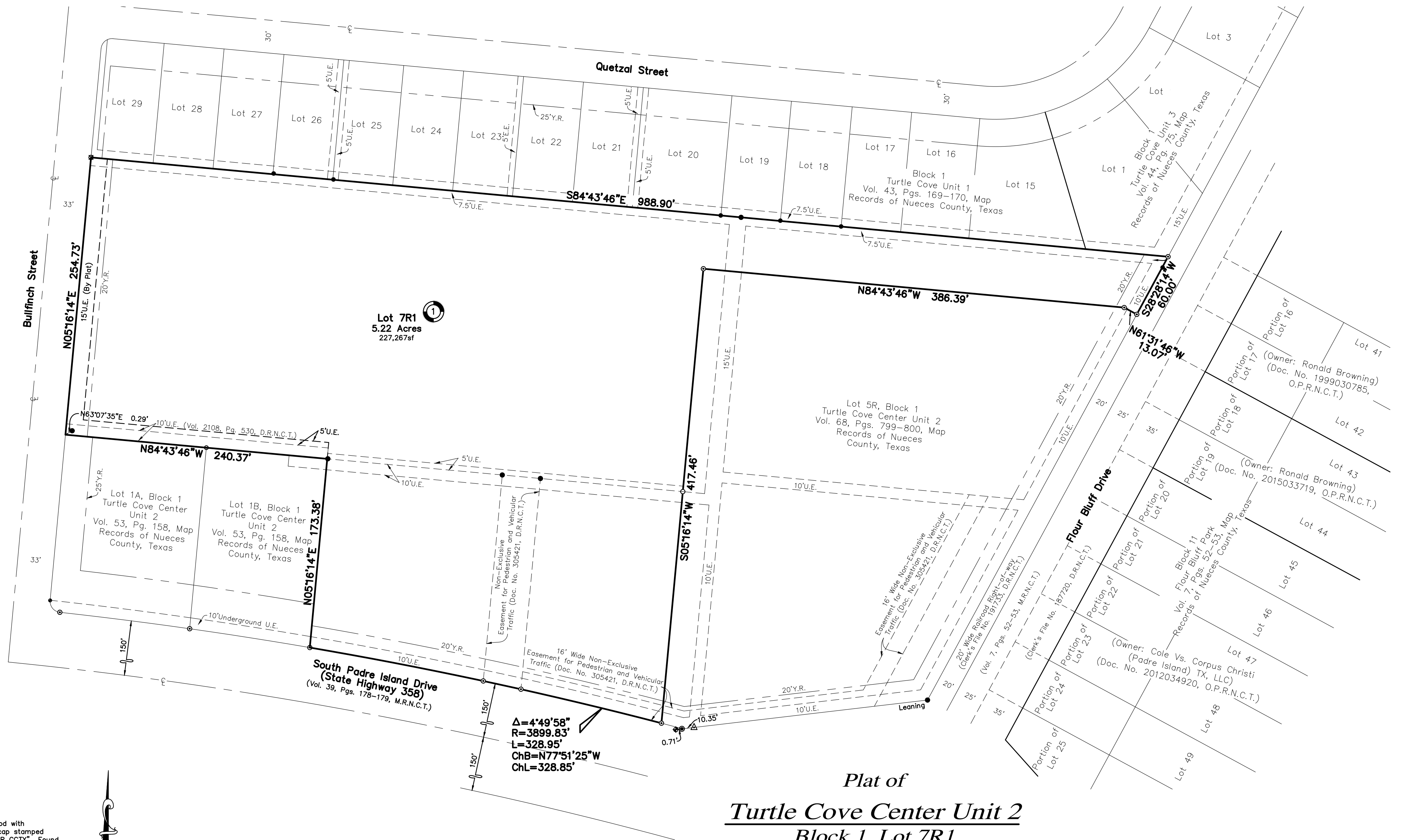
I, James D. Carr, a Registered Professional Land Surveyor for Urban Engineering, have prepared the foregoing map from a survey made on the ground under my direction and is true and correct to the best of my knowledge, information and belief; I have been engaged under contract to set all Lot and Block corners as shown herein and to complete such operations with due and reasonable diligence consistent with sound professional practice.

This the _____ day of _____, 20_____.

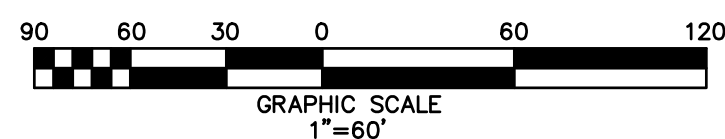
James D. Carr, R.P.L.S.
Texas License No. 6458



Revised: May 13, 2020
Submitted: July 31, 2019
SCALE: 1"=100'
JOB NO.: 38035.B9.00
SHEET: 1 of 2
DRAWN BY: XG
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urbansurvey1@urbaneng.com



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



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Revised: May 13, 2020
Submitted: July 31, 2019
SCALE: 1"=60'
JOB NO.: 11530.B9.00
SHEET: 2 of 2
DRAWN BY: XG
urbansurvey1@urbaneng.com