

STATE OF TEXAS
COUNTY OF NUECES

We, David Clay Inc., hereby certify that we are the owners of the land embraced within the boundaries of the foregoing plat, that we have surveyed and subdivided as shown; that streets shown are dedicated to the public use forever; that utility 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 day of 2021.
David Clay Inc. David Clay, Director
STATE OF TEXAS COUNTY OF NUECES
This instrument was acknowledged before me by David Clay Inc., by David Clay, Director.
this day of 2021.

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,

This the_____ day of _____ 2021.

Brett Flint, P.E.
Development Services Engineer

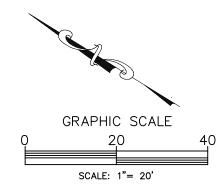
STATE OF TEXAS COUNTY OF NUECES

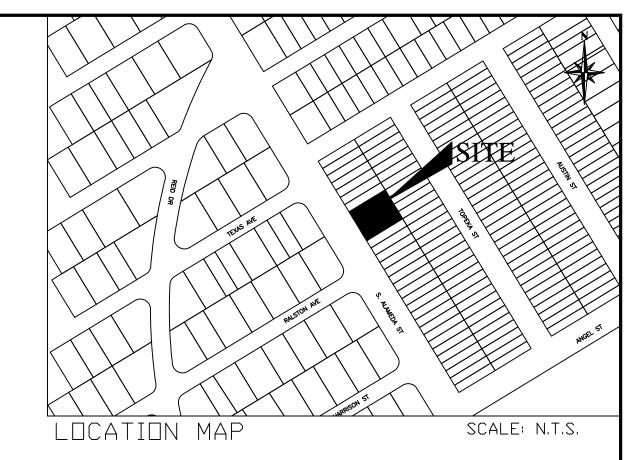
This final plat of the herein described property was approved on behalf of the City of Corpus Christi, Texas by the Planning Commission.

This the_____ day of _____ 2021.

Jeremy Baugh Chairman

Al Raymond III, AIA Secretary





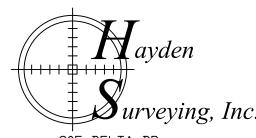
Final Replat of PORT ARANSAS CLIFFS Block 808, Lots 41R,42R, and 43R

BEING A 0.286 ACRE (12,500 SQ.FT) TRACT OF LAND OUT OF PORT ARANSAS CLIFFS, LOTS FORTY—ONE (41), FORTY—TWO (42), FORTY—THREE (43), FORTY—FOUR (44), BLOCK EIGHT HUNDRED EIGHT (808), PORT ARANSAS CLIFFS, AN ADDITION TO THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, AS SHOWN BY THE MAP/PLAT THEREOF RECORDED IN VOLUME 4, PAGE 51, OF THE MAP RECORDS OF NUECES COUNTY, TEXAS.

NOTE

- 1) TOTAL PLATTED AREA CONTAINS 0.286 ACRES (12,500 SQ.FT) OF LAND.
- 2) A 5/80 DIAMETER STEEL REBAR WAS FOUND AT EVERY CORNER, EXCEPT AS SPECIFIED OTHERWISE.
- 3) PER PRELIMINARY FLOOD INSURANCE RATE MAP, MAP NUMBER 48355C-0320G, REVISED PRELIMINARY, OCTOBER 23, 2015, THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA. PER EFFECTIVE FLOOD INSURANCE RATE MAP, MAP NUMBER 485464-00169D, REVISED JULY 18, 1985, THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
- 4) ALL PROPOSED FINISHED FLOOR ELEVATIONS WILL BE A MINIMUM OF 18 INCHES ABOVE CROWN ELEVATIONS OF FRONTING STREETS AND A MINIMUM OF 1 FOOT ABOVE THE PRELIMINARY 100 YEAR BASE FLOOD ELEVATION.
- 5) THE RECEIVING WATER BODY FOR THE STORM WATER RUNOFF FOR THIS PROPERTY IS CORPUS CHRISTI BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR CORPUS CHRISTI BAY AS "HIGH". TCEQ ALSO CATEGORIZED CORPUS CHRISTI BAY AS "CONTACT RECREATION USE".
- 6) THERE ARE NO KNOWN NATURAL WATER BODIES, JURISDICTIONAL WETLANDS, ENDANGERED SPECIES HABITATS, STATE OF TEXAS SUBMERGED LANDS, OR CRITICAL DUNES ON THE SITE.
- 7) ALL BEARINGS ARE GRID BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM FOR THE LAMBERT SOUTH ZONE NAD 83 (CORS 96) EPOCH 2011. ALL DISTANCES SHOWN ARE SURFACE DISTANCES.
- 8) THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- 9) THE RECORD PLAT AND PERMIT APPLICATION WILL BE IN COMPLIANCE WITH THE UNIFIED DEVELOPMENT CODE SECTION (UDC) 4.4.3. RESIDENTIAL DEVELOPMENT STANDARDS; TABLE 4.4.3.A. RESIDENTIAL DEVELOPMENT (TWO-FAMILY AND TOWNHOUSE DISTRICTS); ATTACHED,
- TWO FAMILY PER CITY ORDINANCE 029770 DATED MARCH 19, 2013.

 10) RESIDENTIAL DEVELOPMENT STANDARDS FOR A TOWNHOUSE DISTRICT REQUIRES SHARED PARKING (SEE UDC 4.4.3.) TOWNHOUSE DISTRICT
- 11) TOWNHOME LOTS SHOWN ARE TO BE REAR ACCESS, LAYOUT AND DESIGN.



905 DELTA DR. CORPUS CHRISTI, TEXAS 78412 PH: 361-815-8900, FAX: 361-991-9034

STATE OF TEXAS COUNTY OF NUECES

We, First Community Bank, Hereby certify that we are the holders of a Lien on the land embraced within the boundaries of the foregoing map and that we approve the subdivision and dedication for the purposes and considerations therein expressed.

BY:		 	
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State of Texas

County of Nueces

I. Kara Sands, Clerk o

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.

NoFiled for Record	Kara Sands, County Clerk Deputy
atM.	Nueces County, Texas

State of Texas County of Nueces

Texas License No. 4486

I, Fred C. Hayden, Jr., a Registered Professional Land Surveyor for Hayden Surveying, Inc. 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 hereon and to complete such operations with due and reasonable diligence consistent with sound professional practice.

This	the	day	of	 20