



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.

- 1) TOTAL PLATTED AREA CONTAINS 0.286 ACRES (12,500 SQ.FT) OF LAND.
- 2) A 5/8" 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.

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