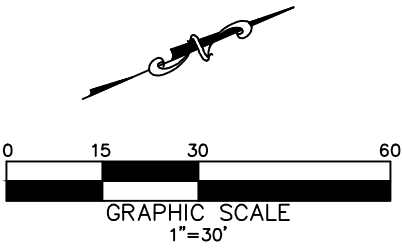


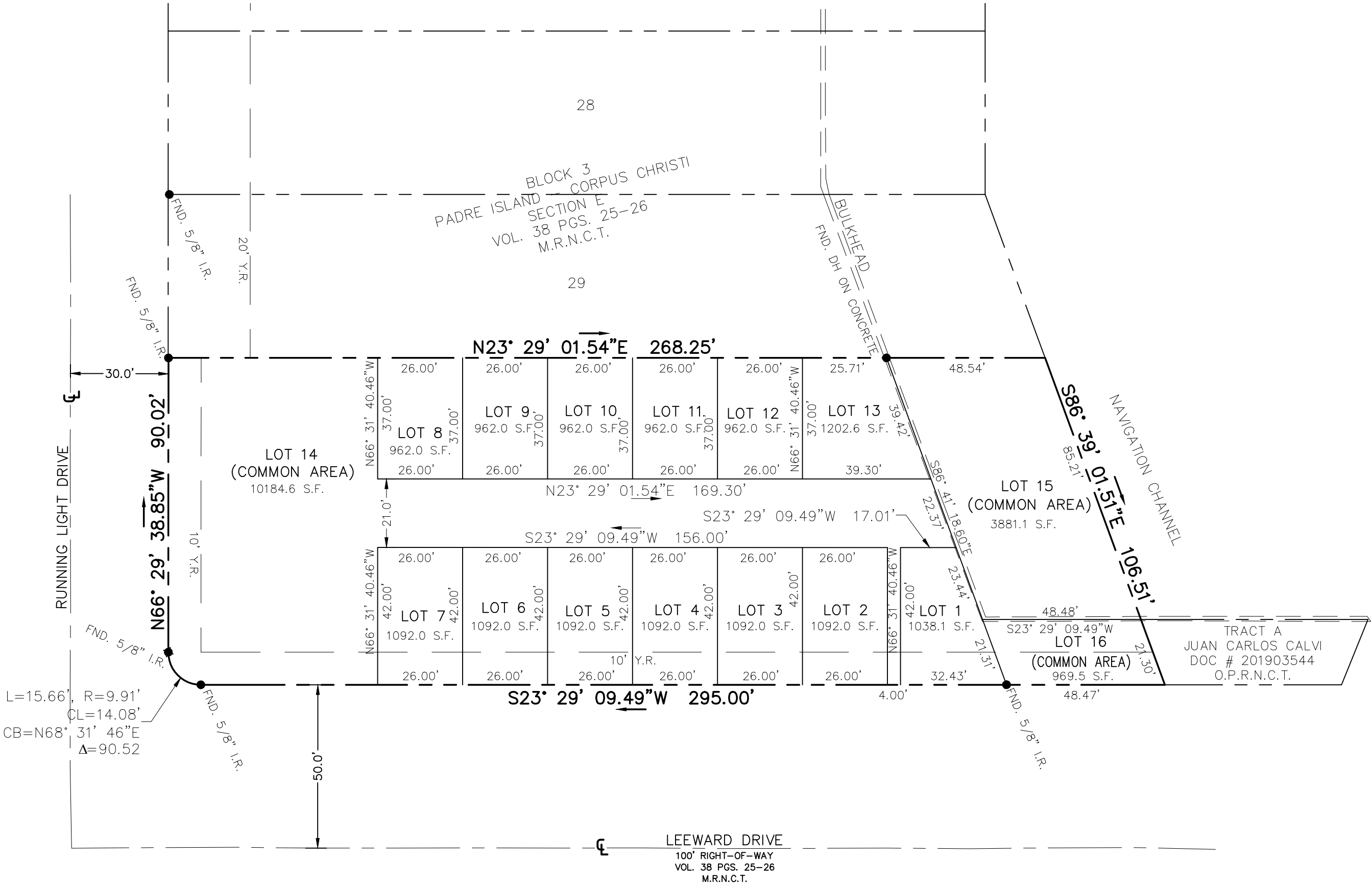


FINAL PLAT OF THE PORTSIDE P.U.D.

AN ADDITION TO THE CITY OF CORPUS CHRISTI, BEING A REPLAT OF
BLOCK 3, LOT 30, PADRE ISLAND, RECORDED IN VOLUME 38,
PAGES 25-26 OF THE MAP RECORDS NUECES COUNTY, TEXAS.



- GENERAL NOTES:
1. THE TOTAL PLATTED AREA CONTAINS 0.66 ACRES OF LAND.
 2. A 5/8" DIAMETER STEEL REBAR WAS SET AT EVERY CORNER, EXCEPT OTHERWISE SPECIFIED.
 3. PER FLOOD INSURANCE RATE MAP, MAP INDEX, COMMUNITY-PANEL NUMBER 485494-0705D, MAP REVISED MAY 4, 1992, THE SUBJECT PROPERTY IS LOCATED IN ZONE AE (9'), BASE FLOOD ELEVATION DETERMINE.
 4. ALL BEARINGS AND DISTANCES REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE.
 5. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE LAGUNA MADRE. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE LAGUNA MADRE AS "EXCEPTIONAL" AND "OYSTER WATERS" TCEQ ALSO CATEGORIZED THE LAGUNA MADRE AS "CONTACT RECREATION" USE.
 6. DEVELOPMENT WITHIN THE PLATTED AREA SHALL ADHERE TO THE STANDARDS OUTLINED IN THE GOVERNING PORTSIDE PLANNED UNIT DEVELOPMENT (PUD) AS ADOPTED BY CITY COUNCIL UNDER ORDINANCE 032452 ON 6/8/2021 AND AS SUBSEQUENTLY AMENDED. DEVELOPMENT STANDARDS NOT EXPLICITLY ADDRESSED IN THE GOVERNING PUD SHALL COMPLY WITH THOSE OUTLINED IN THE UNIFIED DEVELOPMENT CODE, AS AMENDED.
 7. PROPOSED DRIVEWAY ACCESS TO A PUBLIC CITY STREET SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS OUTLINED IN ARTICLE 7 OF THE UDC.
 8. DRIVEWAY ACCESS ONTO LEEWARD DRIVE IS PROHIBITED FOR LOTS 1 THRU 7.
 9. THE CONVEYANCE TO ANY GRANTEE OF ANY LOT WITHIN THE PORTSIDE P.U.D. SHALL INCLUDE MEMBERSHIP IN THE HOMEOWNER'S ASSOCIATION WHICH SHALL HOLD TITLE TO ALL COMMON AREAS IN THE SUBDIVISION.
 10. THE COMMON AREAS, LOTS 14, 15, & 16, SHALL BE A PRIVATE ACCESS EASEMENT.
 11. THE CITY OF CORPUS CHRISTI HAS NO RESPONSIBILITY FOR REPAIR AND MAINTENANCE OF UTILITY LINES INSIDE THE PORTSIDE P.U.D., UNLESS SUCH UTILITIES ARE IN A PUBLIC UTILITY EASEMENT, OR THE DESIGNATED COMMON AREA.
 12. THE COMMON AREAS, LOTS 14, 15, & 16, SHALL BE A PUBLIC UTILITY AND DRAINAGE EASEMENT FOR MAINTENANCE PURPOSES.
 13. THE HOME OWNERS ASSOCIATION RESERVES THE RIGHT TO INSTALL SUCH ITEMS AS FENCES, GATES, WALLS, SECURITY SYSTEMS, SPRINKLERS, AND ANY OTHER IMPROVEMENT AS LONG AS IT DOES NOT UNREASONABLY INTERFERE WITH NORMAL CITY UTILITY AND DRAINAGE MAINTENANCE WORK.



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 DEPARTMENT OF
DEVELOPMENT SERVICES.

THIS THE _____ DAY OF _____ 2021.

BRETT FLINT, PE
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

ALBERT J. RAYMOND III
EXECUTIVE SECRETARY

STATE OF TEXAS
COUNTY OF NUECES

I, JARREL L. MOORE, A REGISTERED PROFESSIONAL
LAND SURVEYOR HEREBY CERTIFY THAT THE
FOREGOING PLAT WAS PREPARED FROM A SURVEY
MADE ON THE GROUND UNDER MY DIRECTION AND IS
TRUE AND CORRECT; THAT I HAVE BEEN ENGAGED
UNDER CONTRACT TO SET ALL LOT AND BLOCK
CORNERS AND COMPLETE SUCH OPERATIONS WITHOUT
DELAY.

THIS THE _____ DAY OF _____ 2021.

JARREL L. MOORE
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4854

STATE OF TEXAS
COUNTY OF NUECES

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY,
TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE
_____ DAY OF _____ 2021, WITH ITS CERTIFICATE OF
AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF
_____, 2021, AT _____ O'CLOCK _____ M. AND DULY RECORDED
THE _____ DAY OF _____ 2021, AT _____ O'CLOCK _____ M.,
IN VOLUME _____ PAGE _____, MAP RECORDS NUECES COUNTY,
TEXAS.

KARA SANDS, COUNTY CLERK
NUECES COUNTY, TEXAS

AT _____ O'CLOCK _____ M.

_____, 2021

BY: _____
DEPUTY

STATE OF TEXAS
COUNTY OF NUECES

WE, McJ's & Associates, LLC., HEREBY CERTIFIES
THAT WE ARE THE OWNERS OF THE LANDS EMBRACED
WITHIN THE BOUNDARIES OF THE FOREGOING PLAT;
THAT IT HAD SAID LAND SURVEYED AND SUBDIVIDED
AS SHOWN; THAT STREETS AS SHOWN ARE
DEDICATED TO THE PUBLIC FOREVER; THAT ALL
EASEMENTS ARE DEDICATED TO THE PUBLIC FOR THE
INSTALLATION, OPERATION, AND USE OF PUBLIC
UTILITIES; THAT THIS MAP WAS MADE FOR THE
PURPOSE OF DESCRIPTION AND DEDICATION.

THIS THE _____ DAY OF _____ 2021.

JUAN CARLOS CALVI

STATE OF TEXAS
COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY
JUAN CARLOS CALVI

THIS THE _____ DAY OF _____ 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

TEXAS GEO TECH
LAND SURVEYING, INC
5525 S. STAPLES ST. SUITE B2
Corpus Christi, TX 78411
(361) 993-0808 Fax (361) 993-2955
JOB # 210106
AUGUST 24, 2021