

**VICINITY MAP**  
(1" = 500 FEET)

- LEGEND**
- SET 5/8" IRON ROD WITH CAP STAMPED "FRONTIER 10082900"
  - FOUND 5/8" IRON ROD

**NOTES**

- Coordinates and bearings are based on NAD83 (2011), Texas South Zone. All distances are U.S. Survey Feet (grid).
- The subject property DOES appear to lie within the limits of a 100-Year Flood Hazard Zone according to the Map published by the Federal Emergency Management Agency, and has a Zone "A13" (EL 9) Rating (shaded) as shown by Map No. 4854640405D dated September 17, 1992.
- The total platted area contains 0.81 acres of land.
- The yard requirement, as depicted, is a requirement of the Unified Development Code and is subject to change as the zoning may change.
- If any lot is developed with residential uses, compliance with the open space regulation will be required during the building permit phase.
- The receiving water for the storm water runoff from this property is the Laguna Madre Basin. The TCEQ has classified the aquatic life use for the Laguna Madre Basin as "exceptional" and "oyster waters". TCEQ also categorized the Laguna Madre Basin as "contact recreation" use.
- 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.
- Residential Development Standards for a townhouse district requires Shared Parking (see UDS 4.4.3.) Townhouse District).
- The shared parking area will be maintained by the HOA.

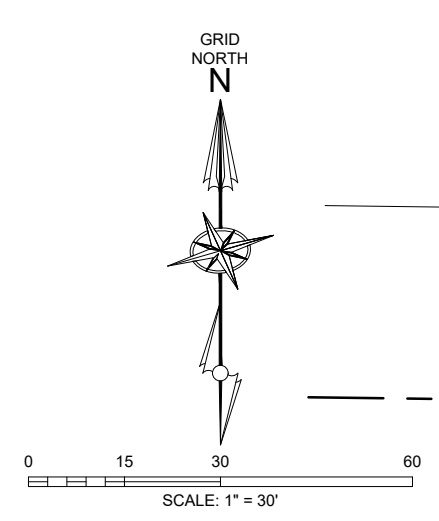
State of Texas  
County of Nueces

I, Allen W. Kerley, a Registered Professional Land Surveyor for Frontier Surveying Company, 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.

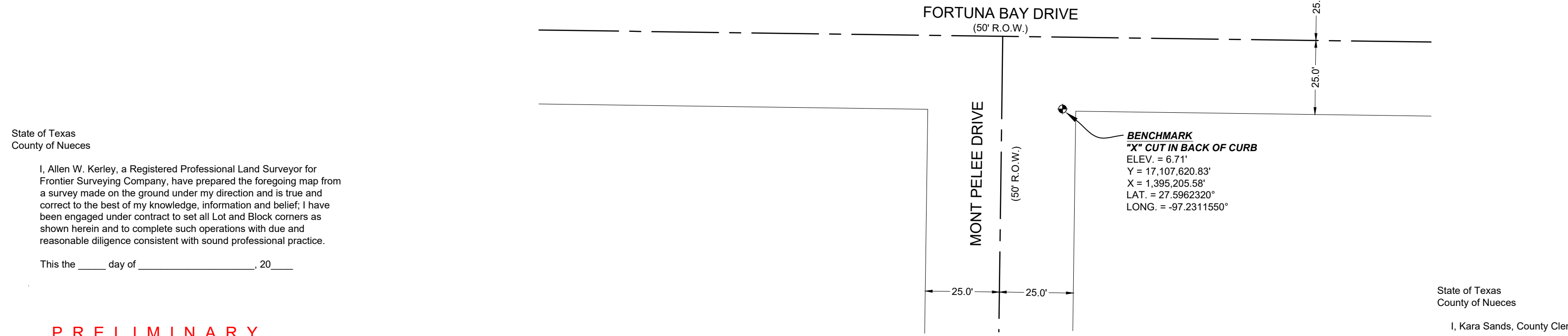
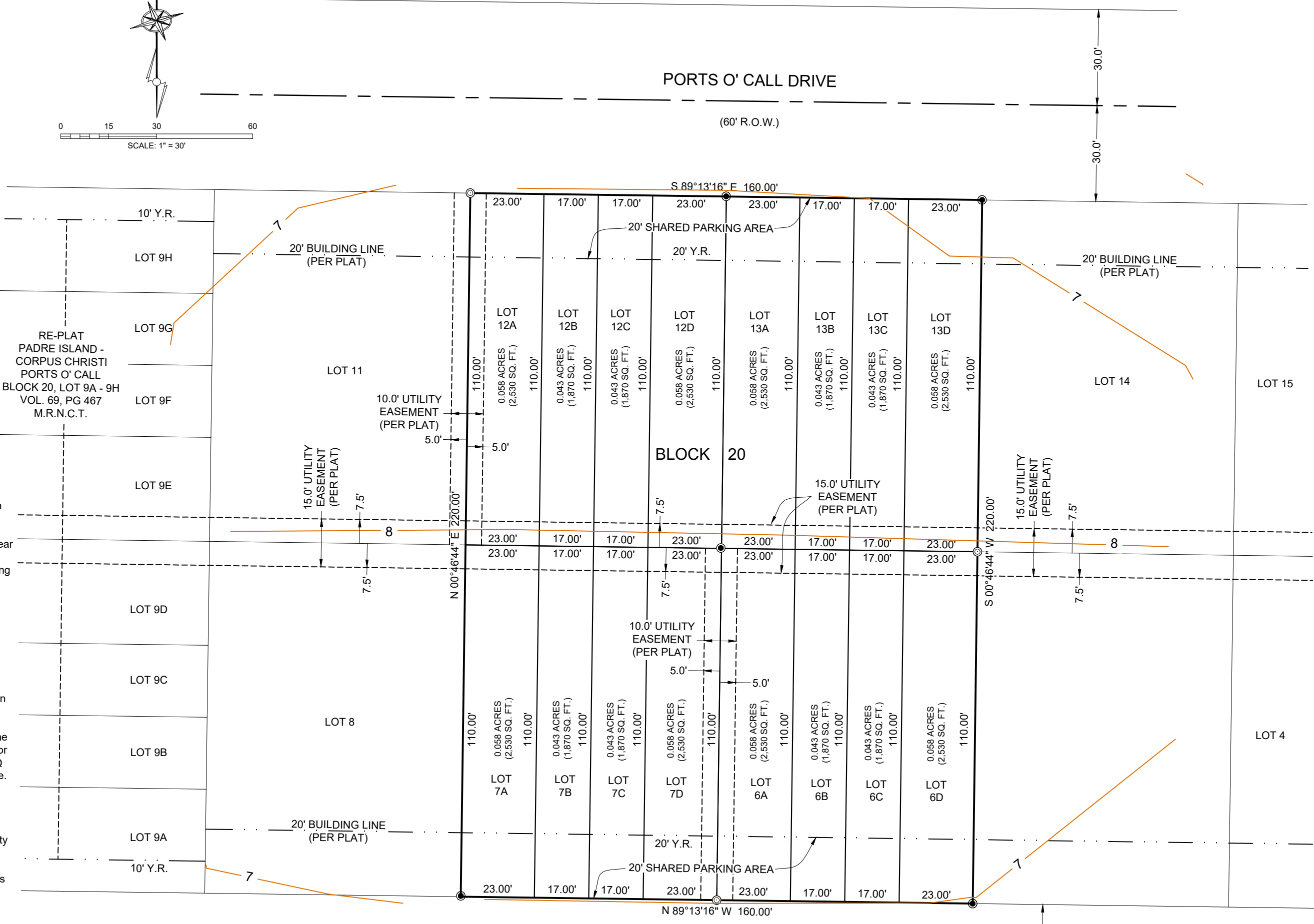
This the \_\_\_\_ day of \_\_\_\_\_, 20\_\_

**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.

**Surveyor**  
Frontier Surveying Company  
710 Buffalo St., Suite 700  
Corpus Christi, TX 78401  
Ph: (361) 881-8044



**BENCHMARK**  
"X" CUT IN BACK OF CURB  
ELEV. = 6.67'  
Y = 17,107,955.52'  
X = 1,395,131.90'  
LAT. = 27.5971546°  
LONG. = -97.2313721°



Final Plat of  
**Ports O' Call**  
Block 20, Lots 6A through 6D, 7A through 7D,  
12A through 12D, and 13A through 13D

Being a replat of  
Lots 6, 7, 12, and 13, all in Block 20, of Ports O' Call, as recorded in Volume 38, Page 67,  
of the Map Records of Nueces County, Texas

State of Texas  
County of Nueces

Corpus Christi Townhomes LLC hereby certifies that they are the owners of the lands within the boundaries of the foregoing plat; that they have had said lands surveyed and subdivided as shown; that the streets as shown are dedicated to the public use forever; that the 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: \_\_\_\_\_  
Owner: Corpus Christi Townhomes LLC  
By: Rajat Khater  
Title: Managing Member

State of Texas  
County of Nueces

Before me, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared Rajat Khater known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_

Notary Public \_\_\_\_\_

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 III AIA  
Secretary

Jeremy Baugh  
Chairman

State of Texas  
County of Nueces

This 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 \_\_\_\_\_, 20\_\_

Brett Flint, P.E.  
Development Services Engineer

State of Texas  
County of Nueces

I, Kara Sands, County Clerk in and for Nueces County, do hereby certify that the foregoing instrument dated 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.

No. \_\_\_\_\_  
Filed for Record

At \_\_\_\_\_ o'clock \_\_\_\_M.  
\_\_\_\_\_, 20\_\_

Kara Sands  
County Clerk  
Nueces County Texas