

**Ordinance amending the Unified Development Code (“UDC”) upon application by Compass Revenge, Inc. (“Owner”), by changing the UDC Zoning Map in reference to Lots 23, 24, 25, and 26, Block 42, Padre Island - Corpus Christi, Island Fairway Estates from the “CR-2/IO” Resort Commercial District (Barrier Island Business) with an Island Overlay to the “RS-TH/IO/PUD” Townhouse District with an Island Overlay and a Planned Unit Development Overlay; amending the Comprehensive Plan to account for any deviations; and providing for a repealer clause, penalties, and publication.**

**WHEREAS**, the Planning Commission has forwarded to the City Council its final report and recommendation regarding the application by Compass Revenge, Inc. (“Owner”), for an amendment to the City of Corpus Christi’s Unified Development Code (“UDC”) and corresponding UDC Zoning Map;

**WHEREAS**, with proper notice to the public, public hearings were held on Wednesday, July 16, 2014, during a meeting of the Planning Commission, and on Tuesday, August 19, 2014, during a meeting of the City Council, during which all interested persons were allowed to appear and be heard; and

**WHEREAS**, the City Council has determined that this amendment would best serve the public health, necessity, convenience and general welfare of the City of Corpus Christi and its citizens.

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CORPUS CHRISTI, TEXAS:**

**SECTION 1.** Upon application made by Compass Revenge, Inc. (“Owner”), the Unified Development Code (“UDC”) of the City of Corpus Christi, Texas (“City”), is amended by changing the zoning to Lots 23, 24, 25 and 26, Block 42, Padre Island – Corpus Christi, Island Fairway Estates, located along the east side of Compass Street, approximately 520 feet south of Commodores Drive, from the “CR-2/IO” Resort Commercial District (Barrier Island Business) with an Island Overlay to the “RS-TH/IO/PUD” Townhouse District with an Island Overlay and a Planned Unit Development Overlay (Zoning Map No. 029026 and Map No. 029027), as shown in Exhibits “A” and “B”. Exhibit A, which is a location map pertaining to the Property, Exhibit B, which is the master site plan (“Master Site Plan”), and Exhibit C, which is the subdivision plat (“Plat”) are attached to and incorporated in this ordinance by reference as if fully set out herein in their entireties.

**SECTION 2.** The Planned Unit Development Overlay granted in Section 1 of this ordinance is subject to the following eleven conditions:

1. **Master Site Plan:** The Owners shall develop the Property in accordance with the Master Site Plan as shown in Exhibit B and the Plat as shown in Exhibit C. The development of the Property is to consist of 18 townhouse units and common area amenities and shall be constructed in one phase and shall be allowed daily and weekly rentals of said units.

2. **Dwelling Units per Acre:** The density of dwelling units on the Property shall not exceed 19.78 dwelling units per acre.
3. **Building Height:** The maximum height of structures within the Property is 30 feet.
4. **Parking:** The property must have a minimum of 39 standard parking spaces (9 feet wide by 18 feet long). Parking is prohibited within the private street and pedestrian walkways.
5. **Setbacks and Lot Width:** Minimum setback shall be 10 feet along Compass Street. Minimum 10-foot wide front yard setbacks shall be provided for each lot along the private street. Minimum rear yard setbacks for all lots shall be five feet. Minimum building separation between unattached townhouse units shall be 10 feet. Minimum width for townhouse lots shall be 21.90 feet.
6. **Open Space:** The Property must maintain 30% open space. Any surfaces constructed within the required open space must be constructed of pervious material.
7. **Private Street Access:** The Property shall provide a private street with a width of not less than 24 feet as measured from back-of-curb to back-of curb. The private street shall be striped to indicate "Fire Lane/No Parking."
8. **Pedestrian Access:** A minimum five-foot wide sidewalk is required to be constructed along one side of the private street and as shown on the Master Site Plan.
9. **Dumpster Screening:** A seven-foot tall masonry screening wall shall be constructed, maintained, and remain in place around a dumpster located adjacent to a single-family zoned property.
10. **Time Limit:** Construction of the development shall commence within 24 months from the date the Planned Unit Development ordinance is approved by the City Council.

**SECTION 3.** The official UDC Zoning Map of the City is amended to reflect changes made to the UDC by Section 1 of this ordinance.

**SECTION 4.** The UDC and corresponding UDC Zoning Map of the City, made effective July 1, 2011, and as amended from time to time, except as changed by this ordinance, both remain in full force and effect.

**SECTION 5.** To the extent this amendment to the UDC represents a deviation from the City's Comprehensive Plan, the Comprehensive Plan is amended to conform to the UDC, as it is amended by this ordinance.

**SECTION 6.** All ordinances or parts of ordinances specifically pertaining to the zoning of the Property and that are in conflict with this ordinance are hereby expressly repealed.

**SECTION 7.** Publication shall be made in the City's official publication as required by the City's Charter.

The foregoing ordinance was read for the first time and passed to its second reading on this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by the following vote:

Nelda Martinez	_____	Chad Magill	_____
Kelley Allen	_____	Colleen McIntyre	_____
Rudy Garza	_____	Lillian Riojas	_____
Priscilla Leal	_____	Mark Scott	_____
David Loeb	_____		

The foregoing ordinance was read for the second time and passed finally on this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by the following vote:

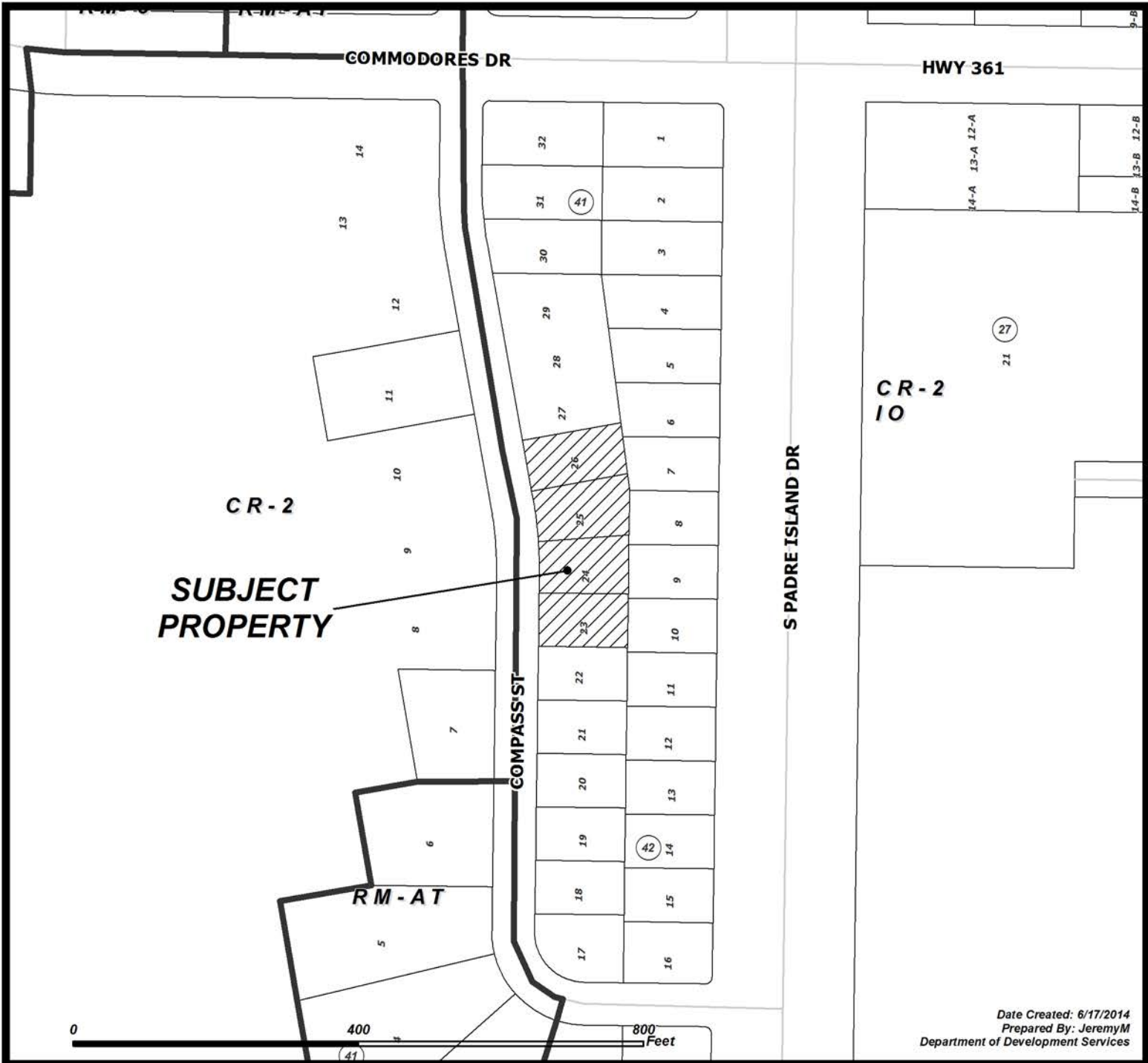
Nelda Martinez	_____	Chad Magill	_____
Kelley Allen	_____	Colleen McIntyre	_____
Rudy Garza	_____	Lillian Riojas	_____
Priscilla Leal	_____	Mark Scott	_____
David Loeb	_____		

PASSED AND APPROVED this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

ATTEST:

\_\_\_\_\_  
Rebecca Huerta  
City Secretary


\_\_\_\_\_  
Nelda Martinez  
Mayor



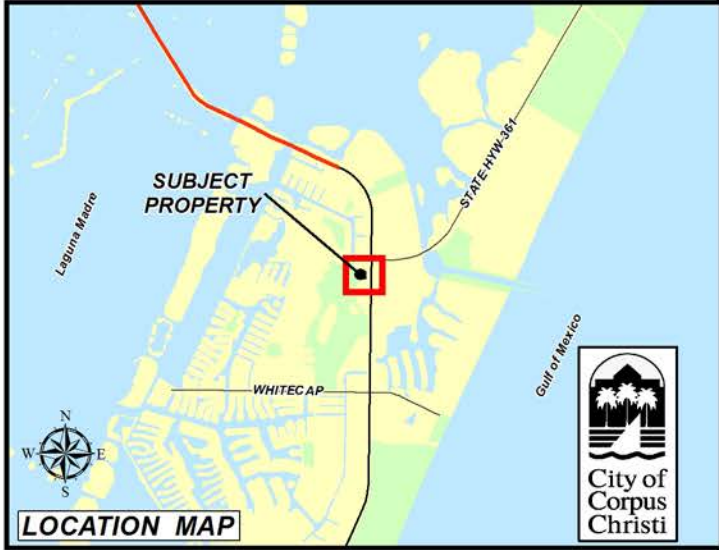
Date Created: 6/17/2014  
 Prepared By: Jeremy M  
 Department of Development Services

# CASE: 0714-02

## SUBJECT PROPERTY WITH ZONING

 Subject Property

RM-1 Multifamily 1	IL Light Industrial
RM-2 Multifamily 2	IH Heavy Industrial
RM-3 Multifamily 3	PUD Planned Unit Dev. Overlay
ON Professional Office	RS-10 Single-Family 10
RM-AT Multifamily AT	RS-6 Single-Family 6
CN-1 Neighborhood Commercial	RS-4.5 Single-Family 4.5
CN-2 Neighborhood Commercial	RS-TF Two-Family
CR-1 Resort Commercial	RS-15 Single-Family 15
CR-2 Resort Commercial	RE Residential Estate
CG-1 General Commercial	RS-TH Townhouse
CG-2 General Commercial	SP Special Permit
CI Intensive Commercial	RV Recreational Vehicle Park
CBD Downtown Commercial	RMH Manufactured Home
CR-3 Resort Commercial	
FR Farm Rural	
H Historic Overlay	
BP Business Park	



Planned Unit Development for:

COMPASS  
REVENGE  
PUD

Padre Island, Corpus Christi, Texas

John DePond  
[Owner]

Submitted By:

**Naismith Engineering, Inc.**  
4501 Gollihar Road  
Corpus Christi, TX 78411  
TBPE F-355

**South Texas Prime Design Group, Inc.**  
15217 S. Padre Island Drive Suite 201  
Corpus Christi, TX 78418

Engineer: Craig B. Thompson, P.E.

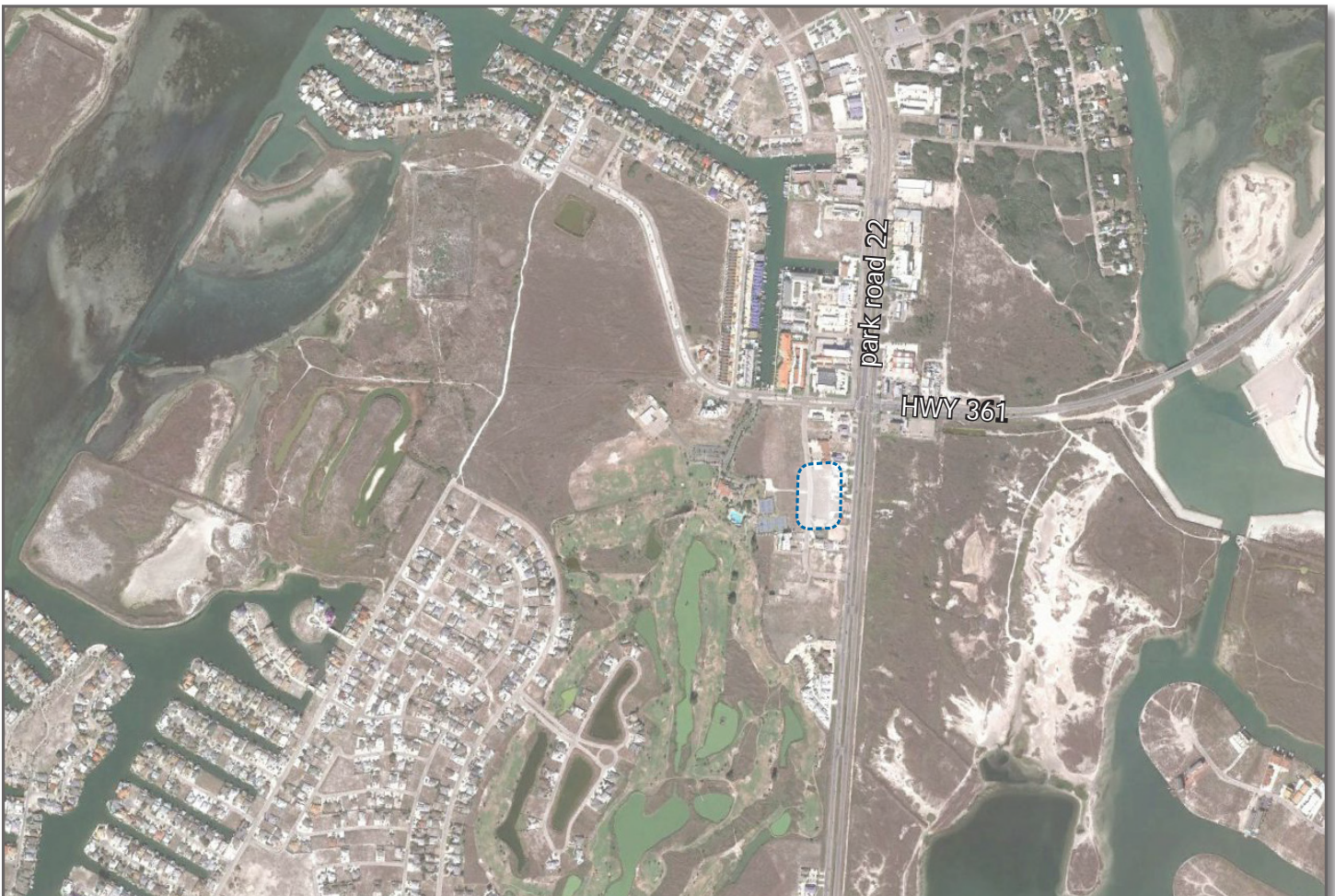
Designer: Jon Hall



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## location map



## general info

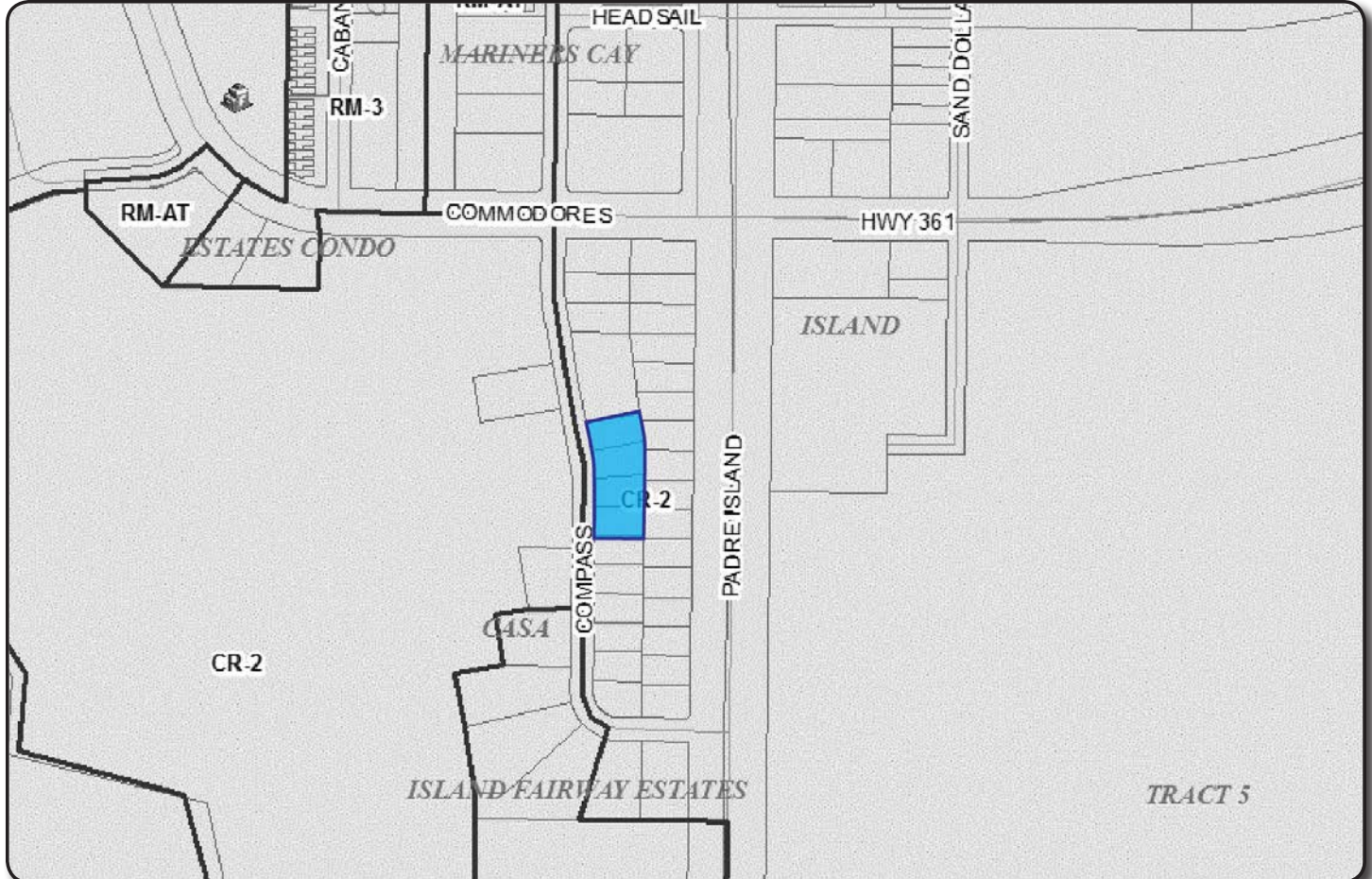
The Planned Unit Development (PUD) for Compass Revege consists of a Re-Plat of Lots 23-26, of Block 42, Padre Island-Corpus Christi, Island Fairway Estates, between Commodores Dr. and Park Road 22 on Padre Island. This development will be non-gated with attached single-family units.

Eighteen units in Compass Revege will be Single Family Residential Units, 1 Common Area lot & 2 Private Access & Utility Easement lots. The property sits on 0.91 acres of vacant land and is currently zoned CR-2/IO. The Future Land Use plan designates this area as 'Tourist' as well.

A PUD on this property allows for the development of individually owned, daily rental townhomes to service the growing tourist needs on Padre Island. These units, which would not otherwise be buildable under existing City requirements, will help satisfy the Future Land Use plan designation of 'Tourist' on Padre Island.

## adjacent zoning

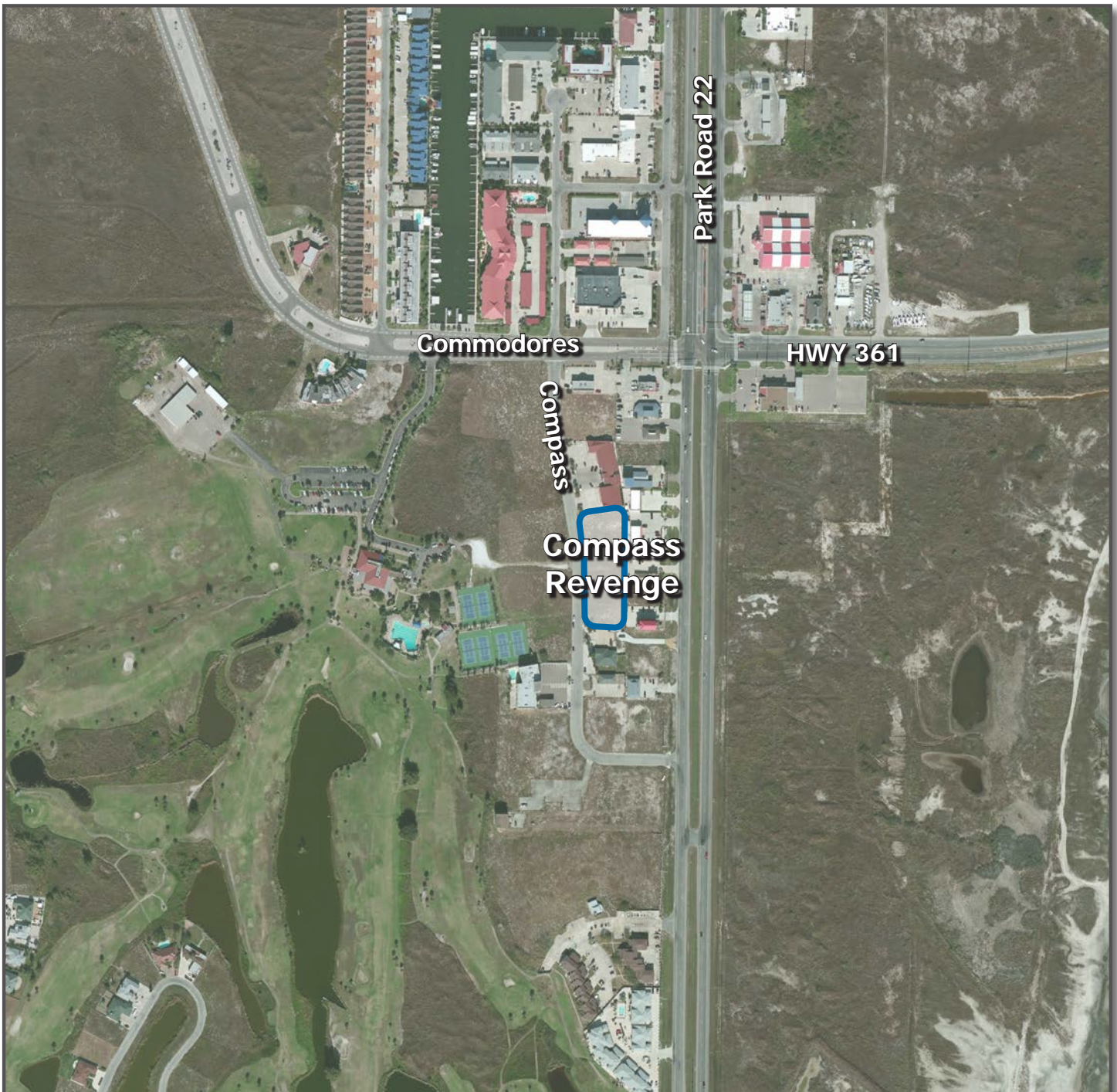
Padre Island has multiple existing zoning designations. However, the properties directly adjacent to Compass Revege PUD are all zoned as CR-2/IO.



## property description

Compass Revenge is a 0.91 acre tract of land on Compass Street between Commodores and Park Road 22. Existing zoning on the property is CR-2/IO with a similar future land use designation of 'Tourist'. This portion of land is also located in Zone A13 EL 10 per the Flood Insurance Rate Map.

This Planned Developments fit with the existing characteristics of the surrounding properties and will fit with the culture of Padre Island.





## deviations table | compass revege

Description	Zong / Platting Ordinance Requirement (RS-TH)	Compass Revege
Min. Site Area (SF)	20,000	39,435
Min. Area per Dwelling Unit (SF)		
Front Access	2,600	1,280
Rear Access	2,200	n/a
Shared Parking	1,600	n/a
Min. Dwelling Unit Width (FT)		
Front Access	26	21
Rear Access	22	n/a
Shared Parking	16	n/a
Min. Yards (FT)		
Street	10	10
Street (corner)	10	10
Side (single)	0	0
Side (total)	0	0
Rear	5	5
Min. Building Separation (FT)	10	10
Min. Open Space	30 %	30%
Max. Height (FT)	45	30
Curb Type	6" Curb & Gu er	1' Ribbon Curb: See Exhibit 6 - Page 8
Parking Requirement	2.2 / unit	2.0 / unit + 3 guest (39 total)
Sidewalks	5' on Both Sides of Road	5' on One Side of Road

## development guidelines | compass revege

### Residential Lots: Block 1, Lots 1-18

- Lot Size: Minimum 1,280 sf  
Maximum 2,520 sf
- Lot Width: Minimum 21 Feet  
Maximum 42 Feet
- Front Yard Requirement: 10 feet Minimum
- Rear Yard Requirement: 5 feet Minimum
- Side Yard Requirement: Zero Lot Line
- Maintenance: Lot owner and/or Home Owners Association (HOA)
- Building Spacing: 10'
- Building Height: Maximum - 2 Stories, 30' Roof Peak of Habitable space.
- Parking Requirement: 2.0 Per Lot + 3 Guest Spaces (39 Spaces Required)  
39 Spaces Provided - See Parking Plan on Page 8.
- Usage: Single Family Residential
- Improvements: Structure, decks, porches, etc. shall not portrude beyond the Yard, Easement or Property Line (whichever is applicable).  
Rear Yard Patios to be constructed with Pervious Material.

### Private Access and Utility Easement: Block 1, Lots 19 & 20

- Maintenance: Home Owners Association (HOA)
- Parking Requirement: Parking allowed in Designated Areas only. Parking Spaces to be clearly marked.  
No Parking allowed on Queen Anne Drive.  
No Parking allowed on Crows Nest Drive.
- Usage: Areas supporting the community:  
Vehicular Access Drive, Pedestrian Access, Walkways, etc.

### Common Area: Block 1, Lot 21

- Lot Size: 3,510 sf
- Front Yard Requirement: 10 feet Minimum
- Rear Yard Requirement: 5 feet Minimum
- Side Yard Requirement: 5 feet Minimum
- Maintenance: Home Owners Association (HOA)
- Building Spacing: 10'
- Building Height: Maximum - 1 Stories
- Building Note 1: Architectural style of non-residential community structures must match style of residential structures.
- Building Note 2: Building separation of non-residential structures will be subject to the 2009 International Building Code and may require increased spacing or increased fire protection.
- Parking Requirement: No parking allowed in Common Area, Lot 21
- Usage: Non-Residential Structures supporting the community.
- Improvements: Structure, decks, porches, etc. shall not portrude beyond the Yard, Easement or Property Line (whichever is applicable).

## lot layout | padre beach view

### note

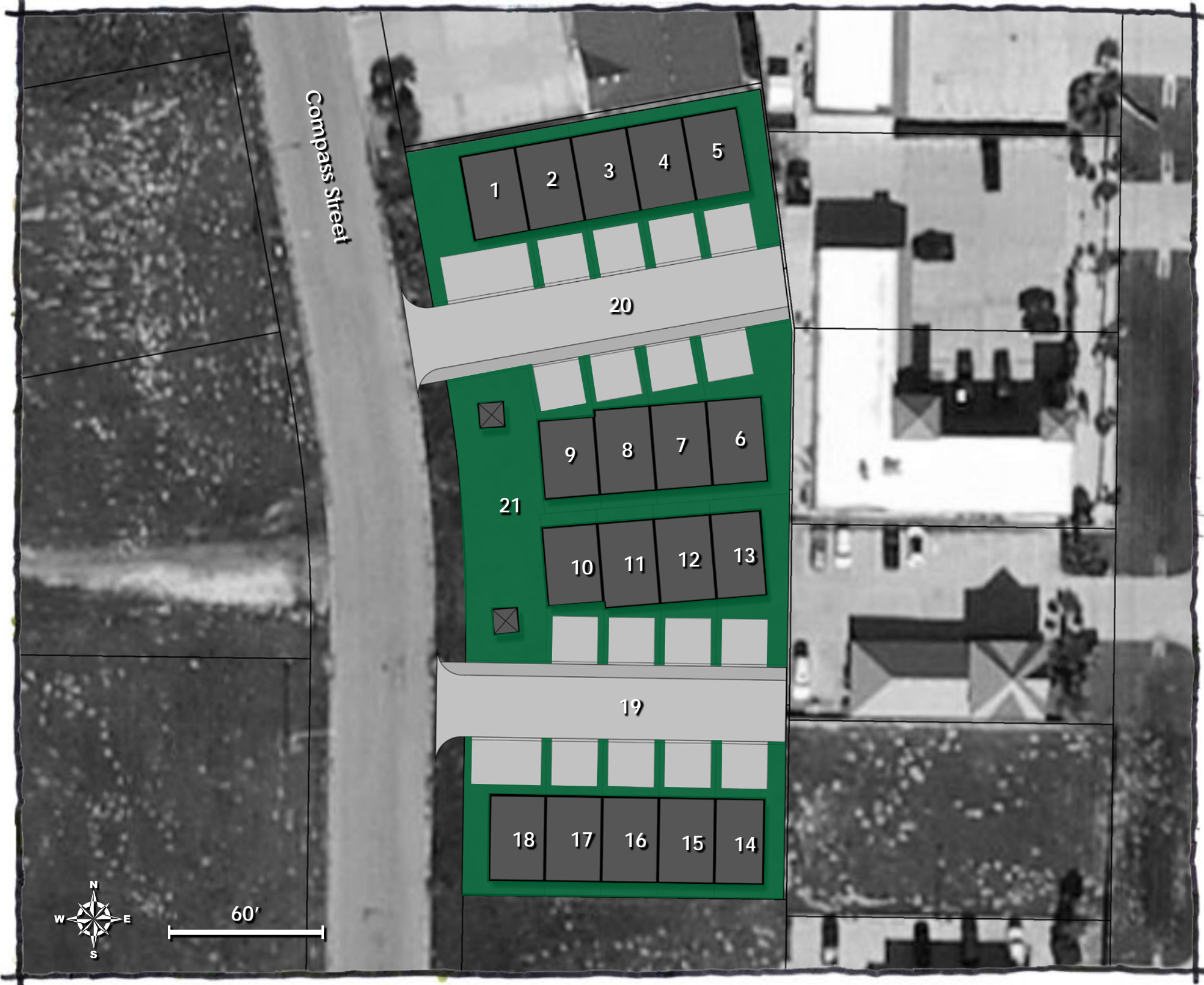
Landscaping and Irrigation will be provided in this subdivision.

### legend

- ① Parking | See sheet 8 for Layout
- ② Queen Anne Drive
- ③ Crows Nest Drive
- ④ Pool Access
- ⑤ Pool Area (Lot 21)
- ⑥ Street Yard | 10' minimum along Compass



open space layout | compass revege



Open Space Calculation

Total Open Space: 12,409 sf  
 Total Area: 39,435 sf

Total Open Space: 31%

Note: Rear Yard Patios to be constructed with Pervious Materials

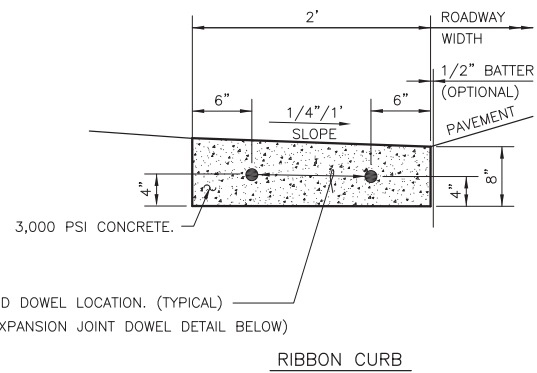
## vehicular / pedestrian access | compass revege

Vehicular and Pedestrian access will be provided with two 24' back of curb to back of curb Two-Way Private Access Drives named 'Queen Anne Drive' and 'Crows Nest Drive'. Queen Anne Drive will provide access to single family lots 1-9 and common area lot 21. Access to lots 10-18 and common area lot 21 will be from Crows Nest Drive. Both Drives will be dead-end private streets less than 150' in length perpendicular to Compass Street. There will not be a security gate for entrance to or exit from the property.

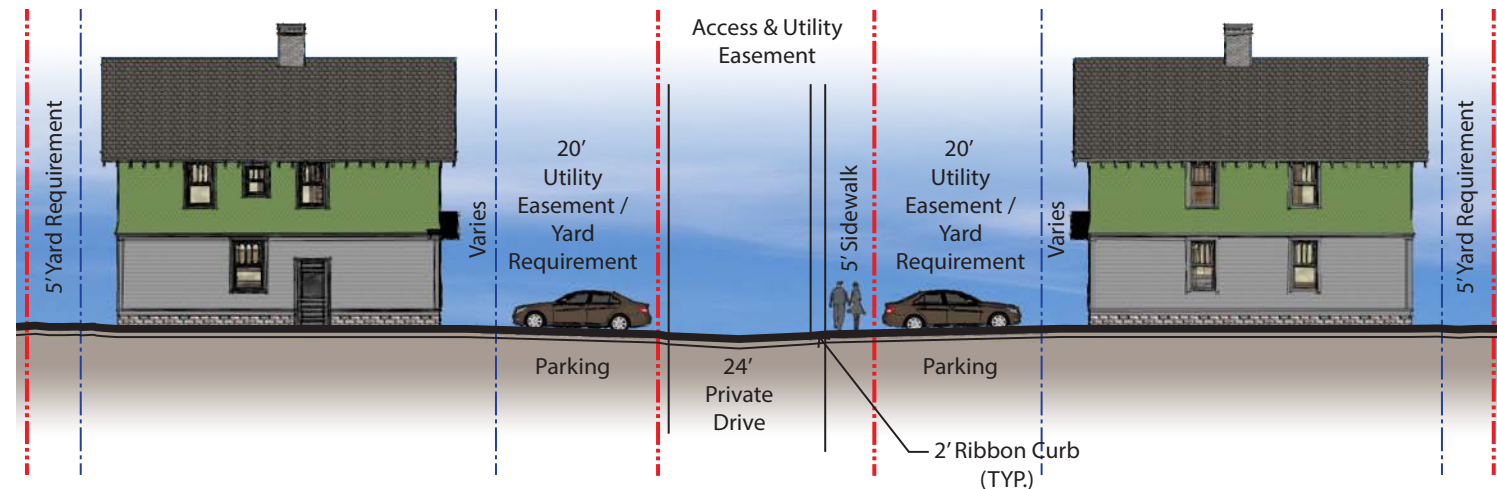
Parking will be within designated parking areas for each unit including space for overflow parking. The Parking Layout is shown on the right.

Pedestrian access will be within a designated 5' wide sidewalk adjacent to Beach View Drive.

## typical ribbon curb | compass revege



## typical cross section | compass revege



## parking requirements | compass revege



## Parking Requirements

Required Spaces: 2.1 / LOT  
 Provided Spaces: 39



# PLAT OF COMPASS REVENGE P.U.D.

**NOTES:**

- TOTAL PLATTED AREA CONTAINS 0.91 ACRES OF LAND, INCLUDING PRIVATE STREET.
- COMMON AREA = 11,617 SF
- PER FLOOD INSURANCE RATE MAP, MAP INDEX COMMUNITY-PANEL NUMBER 4854640405D, MAP REVISED SEPTEMBER 17, 1992, THE SUBJECT PROPERTY IS LOCATED IN ZONE A-13 (EL 10), DEFINED AS AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE, OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.  
  
*THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE ENGINEER OR SURVEYOR.*
- ALL BEARINGS ARE GRID BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM FOR THE LAMBERT SOUTH ZONE (NAD83). ELEVATIONS ARE BASED ON NAVD88, GEOID09.
- THIS SURVEYOR CANNOT CERTIFY AS TO UN-RECORDED EASEMENTS AND/OR RIGHT-OF-WAY THAT MAY IMPACT THE SUBJECT PROPERTY AND ARE NOT VISIBLE AND APPARENT. CAUTION MUST BE TAKEN WITH PIPELINE MARKERS INDICATING BURIED LINES NOT ON RECORD.
- VEHICULAR / DRIVEWAY ACCESS ONTO COMPASS STREET PROHIBITED FROM BLOCK 1, LOTS #1, #18 & #21.
- BLOCK 1, LOT #21 - COMMON AREA WILL BE MAINTAINED BY HOME OWNERS ASSOCIATION.
- BLOCK 1, LOTS #19 & #20 - NON BUILDABLE LOT: PRIVATE STREET SHALL BE USED AS ACCESS AND UTILITY EASEMENT AND MAINTAINED BY HOME OWNERS ASSOCIATION.
- ALL ROADS AND SANITARY SEWER LINES WILL BE PRIVATE AND ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- REPLACEMENT COSTS OF THE PRIVATE SIDEWALK AND OTHER AMENITIES WITHIN A PUBLIC UTILITY EASEMENT SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION.

Line #	Length	Direction
L1	22.00	N0° 52' 10.21"E
L2	20.54	S0° 52' 10.21"W
L3	22.65	S0° 52' 10.21"W
L4	24.75	S0° 52' 10.21"W
L5	20.27	N10° 05' 41.79"W
L6	20.14	S10° 05' 41.79"E
L7	22.24	S10° 05' 41.79"E
L8	23.43	S10° 05' 41.79"E

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C3	5.86	555.76	0.60	S9° 47' 34"E	5.86
C2	99.37	549.72	10.36	S4° 18' 28"E	99.24

**LEGEND**

- IRON ROD FOUND
- BLOCK SYMBOL
- PROPERTY LINE
- - - UTILITY EASEMENT - U.E.
- - - YARD REQUIREMENT - Y.R.
- - - DRAINAGE EASEMENT - D.E.
- - - ROAD CENTERLINE - R.C.
- - - ACCESS EASEMENT - A.E.
- - - MAP RECORDS

**PLAT OF COMPASS REVENGE P.U.D.**

BEING A REPEAT OF LOTS 23-26 OF BLOCK 42, PADRE ISLAND-CORPUS CHRISTI, ISLAND FAIRWAY ESTATES, BLOCKS 41 & 42, VOLUME 42, PAGE 16 & 17, M.R.N.C., TEXAS, CONTAINING 0.91 ACRES OF LAND.

SHEET 2 OF 2

**NaismithEngineering, Inc.**  
ARCHITECTURE ■ ENGINEERING ■ ENVIRONMENTAL ■ SURVEYING  
4801 COLLINAVILLE ROAD, SUITE 200, BROWNSVILLE, TX 77803  
CORPUS CHRISTI, TX 78411  
PH: (361) 814-9900 FAX: (361) 814-4401  
CTHompson@naismith-engineering.com

REGISTERED SURVEYOR  
MICHAEL B. THOMPSON, P.E.  
361-814-9900  
361-814-4401  
TX 0000000000  
C.T.Hompson@naismith-engineering.com  
SURVEY DATE  
APPROVED BY  
AB SHM  
PH: (800) 677-2833  
FAX: (800) 677-2833  
DATE  
09/2013

# WATERPARK VILLAS P.U.D.

BEING A REPLAT OF LOTS 23-26 OF BLOCK 42, PADRE ISLAND-CORPUS CHRISTI, ISLAND FAIRWAY ESTATES, BLOCKS 41 & 42, VOLUME 42, PAGE 16 & 17, M.R.N.C., TEXAS, CONTAINING 0.91 ACRES OF LAND.

STATE OF TEXAS  
COUNTY OF NUECES

\_\_\_\_\_ does hereby certify that it is the owner of the lands embraced within the boundaries of the foregoing map; the easements shown hereon are hereby dedicated to the public for the installation, operation and maintenance of public utilities.

This the \_\_\_\_\_ day of \_\_\_\_\_, 2014.

By: \_\_\_\_\_  
John Depond, President

STATE OF TEXAS  
COUNTY OF NUECES

This instrument was acknowledged before me by \_\_\_\_\_, proven to me to be the person whose signature is made on the foregoing instrument of writing, and he acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity stated.

Given under my hand and seal of office, this the \_\_\_\_\_ day of \_\_\_\_\_, 2014.

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



LOCATION MAP  
NOT TO SCALE

STATE OF TEXAS  
COUNTY OF NUECES

This plat of WATERPARK VILLAS P.U.D., approved by the Department of Development Services of the City of Corpus Christi, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
Barney Williams, P.E.  
Development Services Engineer

STATE OF TEXAS  
COUNTY OF NUECES

This plat of WATERPARK VILLAS P.U.D., approved by the Planning Commission on the behalf of the City of Corpus Christi, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
Phillip Ramirez, AIA, LEED-AP  
Chairman

\_\_\_\_\_  
Barney Williams, P.E.  
Secretary

STATE OF TEXAS  
COUNTY OF NUECES

I, Diana T. Barrera, Clerk of the County Court in and for said Nueces County, Texas, hereby certify that the foregoing map of the plat of WATERPARK VILLAS P.U.D., dated the \_\_\_\_\_ day of \_\_\_\_\_, 2014, with its certificate of authentication was filed for record in my office this the \_\_\_\_\_ day of \_\_\_\_\_, 2014, at \_\_\_\_\_ o'clock \_\_.M. and duly recorded in Volume \_\_\_\_\_, Page \_\_\_\_\_, Map Records of Nueces County, Texas.

Witness my hand and seal of said office in Corpus Christi, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2014.

No. \_\_\_\_\_

Filed for record  
At \_\_\_\_\_ o'clock \_\_.M.  
\_\_\_\_\_, 2014.

\_\_\_\_\_  
Diana T. Barrera  
County Clerk  
Nueces County, Texas

By: \_\_\_\_\_  
Deputy

STATE OF TEXAS  
COUNTY OF NUECES

I, Stacey King Mora, Registered Professional Land Surveyor, hereby certify that this survey map was prepared from an actual on the ground survey made under my direction and supervision, and represents the facts found at the time of survey, and that this survey substantially complies with the current standards adopted by the Texas Board of Professional Land Surveying.

\_\_\_\_\_  
Stacey King Mora  
Registered Professional Land Surveyor  
Texas Registration No. 6166

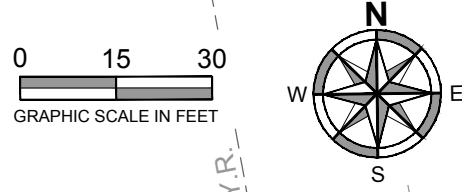
Naismith Engineering, Inc.

Date: \_\_\_\_\_

ENGINEER SURVEYOR:  
CRAIG B. THOMPSON, P.E.  
PHONE: 361-814-9900 FAX: 361-814-4401  
ENGINEER SURVEYOR EMAIL:  
C.Thompson@naismith-engineering.com  
DRAWN BY: SKM  
CHECKED BY: CBT  
APPROVED BY: NA  
DATE: 09/2013  
PROJECT # 9171  
DRAWING NAME: PLAT

**Naismith Engineering, Inc.**  
ARCHITECTURE ■ ENGINEERING ■ ENVIRONMENTAL ■ SURVEYING  
4501 GOLLIHAR ROAD 600 W 8TH SUITE 300 405 W POWER AVE  
CORPUS CHRISTI, TX 78411 AUSTIN, TX 78701 BROWNSVILLE, TX 78523 VICTORIA, TX 77901  
PH: (361) 814 - 9900 PH: (512) 708 - 9322 PH: (966) 541 - 1155 PH: (800) 677 - 2831  
TBAE F-13553 TBPE F-355 TBPG F-50017 TBPLS F-100395-00

**PLAT OF WATERPARK VILLAS P.U.D.**  
BEING A REPLAT OF LOTS 23-26 OF BLOCK 42, PADRE ISLAND-CORPUS CHRISTI, ISLAND FAIRWAY ESTATES, BLOCKS 41 & 42, VOLUME 42, PAGE 16 & 17, M.R.N.C., TEXAS, CONTAINING 0.91 ACRES OF LAND.



LOT 11, BLOCK 41,  
PADRE ISLAND - CORPUS CHRISTI  
ISLAND FAIRWAY ESTATES  
VOLUME 42, PAGES 16 & 17  
MAP RECORDS NUECES COUNTY, TEXAS

LOT 27C  
PADRE ISLAND - CORPUS CHRISTI  
ISLAND FAIRWAY ESTATES  
VOLUME 67, PAGES 779-785  
MAP RECORDS NUECES COUNTY, TEXAS

LOT 7  
BLOCK 41, PADRE ISLAND - CORPUS CHRISTI  
ISLAND FAIRWAY ESTATES  
VOLUME 42, PAGES 16 & 17  
MAP RECORDS NUECES COUNTY, TEXAS

LOT 27  
BLOCK 42, PADRE ISLAND - CORPUS CHRISTI  
ISLAND FAIRWAY ESTATES  
VOLUME 42, PAGE 16 & 17  
MAP RECORDS NUECES COUNTY, TEXAS

LOT 5  
BLOCK 42, PADRE ISLAND - CORPUS CHRISTI  
ISLAND FAIRWAY ESTATES  
VOLUME 42, PAGE 16 & 17  
MAP RECORDS NUECES COUNTY, TEXAS  
0.26 AC

LOT 6  
BLOCK 42, PADRE ISLAND - CORPUS CHRISTI  
ISLAND FAIRWAY ESTATES  
VOLUME 42, PAGE 16 & 17  
MAP RECORDS NUECES COUNTY, TEXAS  
0.24 AC

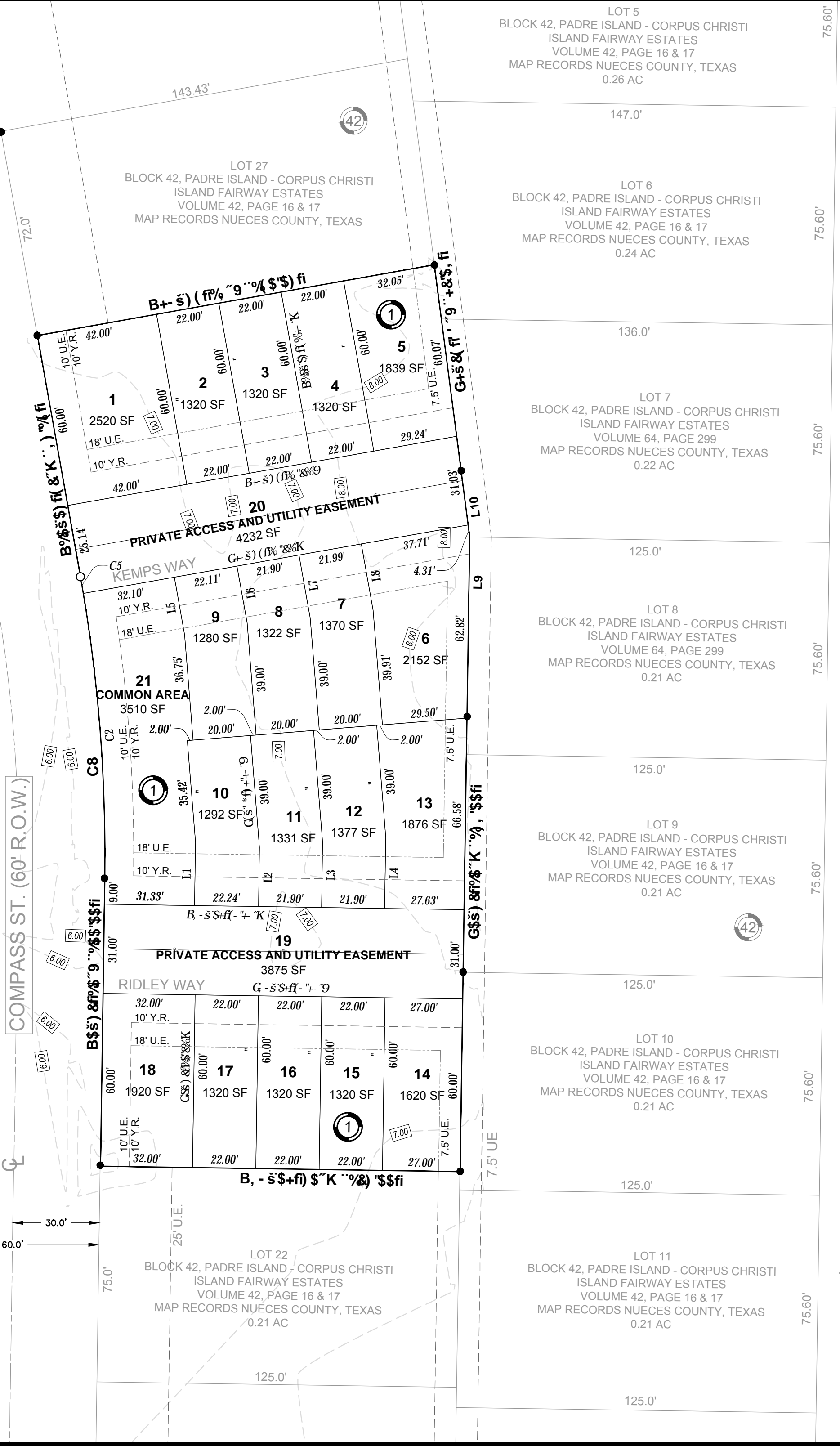
LOT 7  
BLOCK 42, PADRE ISLAND - CORPUS CHRISTI  
ISLAND FAIRWAY ESTATES  
VOLUME 64, PAGE 299  
MAP RECORDS NUECES COUNTY, TEXAS  
0.22 AC

LOT 8  
BLOCK 42, PADRE ISLAND - CORPUS CHRISTI  
ISLAND FAIRWAY ESTATES  
VOLUME 64, PAGE 299  
MAP RECORDS NUECES COUNTY, TEXAS  
0.21 AC

LOT 9  
BLOCK 42, PADRE ISLAND - CORPUS CHRISTI  
ISLAND FAIRWAY ESTATES  
VOLUME 42, PAGE 16 & 17  
MAP RECORDS NUECES COUNTY, TEXAS  
0.21 AC

LOT 10  
BLOCK 42, PADRE ISLAND - CORPUS CHRISTI  
ISLAND FAIRWAY ESTATES  
VOLUME 42, PAGE 16 & 17  
MAP RECORDS NUECES COUNTY, TEXAS  
0.21 AC

LOT 11  
BLOCK 42, PADRE ISLAND - CORPUS CHRISTI  
ISLAND FAIRWAY ESTATES  
VOLUME 42, PAGE 16 & 17  
MAP RECORDS NUECES COUNTY, TEXAS  
0.21 AC



# PLAT OF WATERPARK VILLAS P.U.D.

### NOTES:

- TOTAL PLATTED AREA CONTAINS 0.91 ACRES OF LAND, INCLUDING PRIVATE STREET.
  - COMMON AREA = 11,617 SF
  - PER FLOOD INSURANCE RATE MAP, MAP INDEX COMMUNITY-PANEL NUMBER 4854640405D, MAP REVISED SEPTEMBER 17, 1992, THE SUBJECT PROPERTY IS LOCATED IN ZONE A-13 (EL 10), DEFINED AS AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.
- THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE ENGINEER OR SURVEYOR.*
- ALL BEARINGS ARE GRID BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM FOR THE LAMBERT SOUTH ZONE (NAD83). ELEVATIONS ARE BASED ON NAVD88, GEOID09.
  - THIS SURVEYOR CANNOT CERTIFY AS TO UN-RECORDED EASEMENTS AND/OR RIGHT-OF-WAY THAT MAY IMPACT THE SUBJECT PROPERTY AND ARE NOT VISIBLE AND APPARENT. CAUTION MUST BE TAKEN WITH PIPELINE MARKERS INDICATING BURIED LINES NOT ON RECORD.
  - VEHICULAR / DRIVEWAY ACCESS ONTO COMPASS STREET PROHIBITED FROM BLOCK 1, LOTS #1, #18 & #21.
  - BLOCK 1, LOT #21 - COMMON AREA WILL BE MAINTAINED BY HOME OWNERS ASSOCIATION.
  - BLOCK 1, LOTS #19 & #20 - NON BUILDABLE LOT: PRIVATE STREET SHALL BE USED AS ACCESS AND UTILITY EASEMENT AND MAINTAINED BY HOME OWNERS ASSOCIATION.
  - ALL ROADS AND SANITARY SEWER LINES WILL BE PRIVATE AND ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
  - REPLACEMENT COSTS OF THE PRIVATE SIDEWALK AND OTHER AMENITIES WITHIN A PUBLIC UTILITY EASEMENT SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION.
  - THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.

### RECEIVING WATERS

THE RECEIVING WATERS FOR THE STORMWATER RUNOFF FOR THIS PROJECT IS THE LAGUNA MADRE. THE T.C.E.Q. HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE LAGUNA MADRE AS "EXCEPTIONAL" AND "OYSTER WATERS". THE T.C.E.Q. ALSO CATEGORIZED THE LAGUNA MADRE AS "CONTACT RECREATION".

Line #	Length	Direction
L1	22.00	N0° 52' 10.21"E
L2	20.54	S0° 52' 10.21"W
L3	22.65	S0° 52' 10.21"W
L4	24.75	S0° 52' 10.21"W
L5	20.27	N10° 05' 41.79"W
L6	20.14	S10° 05' 41.79"E
L7	22.24	S10° 05' 41.79"E
L8	23.43	S10° 05' 41.79"E
L9	62.40	S0° 52' 10.21"W
L10	23.33	S7° 24' 32.79"E

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C5	5.86	555.78	0.60	S9° 47' 26"E	5.86
C2	99.37	549.72	10.36	S4° 18' 30"E	99.24
C8	105.23	549.81	10.97	N4° 36' 46"W	105.07

### LEGEND

- IRON ROD FOUND
- ① BLOCK SYMBOL
- PROPERTY LINE
- - - UTILITY EASEMENT - U.E.
- - - YARD REQUIREMENT - Y.R.
- - - DRAINAGE EASEMENT - D.E.
- - - ROAD CENTERLINE - c
- - - ACCESS EASEMENT - A.E.
- M.R. MAP RECORDS

**ENGINEER SURVEYOR**  
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DRAWN BY: SKM APPROVED BY: CBT SURVEY DATE: N/A  
PROJECT: WATERPARK VILLAS PLAT DATE: 09/2013

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**PLAT OF WATERPARK VILLAS P.U.D.**  
BEING A REPLAT OF LOTS 23-26 OF BLOCK 42, PADRE ISLAND-CORPUS CHRISTI, ISLAND FAIRWAY ESTATES, BLOCKS 41 & 42, VOLUME 42, PAGE 16 & 17, M.I.R.N.C., TEXAS, CONTAINING 0.91 ACRES OF LAND.

SHEET 2 OF 2

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