

CITY OF CORPUS CHRISTI NUECES COUNTY



STATE OF TEXAS
COUNTY OF NUECES

AS PER DAVID A. McDONALD AUTHORIZATION LETTER DATED JULY, 1, 2020, I, JAMES DEWAYNE GRAY, VICE PRESIDENT OF DMPI BEACH INVESTMENT, L.L.C. HEREBY CERTIFY THAT DMPI BEACH INVESTMENT, L.L.C. IS THE OWNER OF THE PROPERTY SHOWN HEREON, THAT WE HAVE HAD SAID LANDS SURVEYED AS SHOWN ON THE FOREGOING PLAT, AND THAT THIS PLAT WAS MADE FOR THE PURPOSES OF DESCRIPTION AND DEDICATION.

THIS THE _____ DAY OF _____, 2020.

JAMES DEWAYNE GRAY, VICE PRESIDENT

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS THE ACT AND DEED OF SAID LANDS FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS THE _____ DAY OF _____, 2020.

NOTARY PUBLIC

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, TEXAS.

THIS THE _____ DAY OF _____, 2020.

JALAL SALEH, P.E., DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS
COUNTY OF NUECES

THE FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF CORPUS CHRISTI, TEXAS.

THIS THE _____ DAY OF _____, 2020.

AL RAYMOND III, AIA, SECRETARY

CARL GRULL, P.E., CHAIRMAN

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 _____, 2020, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____, 2020 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 MY OFFICE IN CORPUS CHRISTI, TEXAS, THE DAY AND YEAR LAST WRITTEN.

NO. _____ FILED FOR RECORD

BY: _____ DEPUTY

KARA SANDS, CLERK
NUECES COUNTY, TEXAS

AT _____ O'CLOCK _____ M.

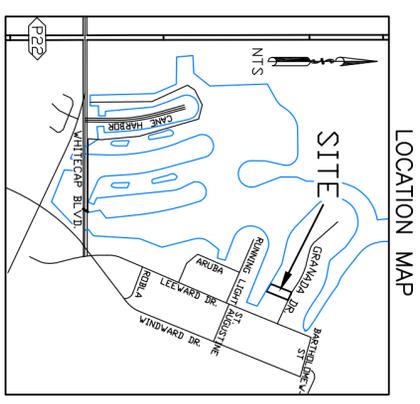
Native Survey Co.
402 Peoples Street, Suite 4A
Corpus Christi, TX 78401
Phone: 361-528-4233
Cell: 361-244-2043
TX. Firm No. 10044900

ALL ROADS WITHIN PRIVATE EASEMENTS WILL BE PRIVATE ACCESS AND PRIVATE UTILITY/DRAINAGE EASEMENTS AND ARE TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION (HOA). THE CITY HAS NO OBLIGATION OR INTENTION TO EVER ACCEPT SUCH STREETS AS PUBLIC RIGHT-OF-WAY.

THE OWNER AGREES TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGE TO:

- PRIVATE STREETS REASONABLY USED BY GOVERNMENT VEHICLES, INJURES OR DAMAGES
- TO OTHER PERSONS, PROPERTIES OR VEHICLES CLAIMED AS A RESULT OF STREET DESIGN OR CONSTRUCTION

REPLACEMENT COSTS OF THE PRIVATE SIDEWALK AND OTHER AMENITIES WITHIN A PUBLIC UTILITY EASEMENT SHALL BE THE RESPONSIBILITY OF THE OWNER.



NOTES:

1. THE CITY OF CORPUS CHRISTI HAS DETERMINED THAT THE RECEIVING WATER FOR STORM WATER RUNOFF FROM THIS PROPERTY IS THE LAGUNA MADRE. THE TCOQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE LAGUNA MADRE AS "EXCEPTIONAL" AND "OYSTER WATERS". THE TCOQ HAS CATEGORIZED THE LAGUNA MADRE AS "CONTACT RECREATIONAL" USE.
2. DISTANCES ARE CALCULATED AT SURFACE AND THE BASIS OF BEARINGS IS A GPS SURVEY CONDUCTED IN THE TEXAS COORDINATE SYSTEM, SOUTH ZONE, WITH A COMBINED SCALE FACTOR OF 0.99995477.
3. CONTOURS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), GEOID 12A, REFERENCE STATION AH1732.
4. BY GRAPHICAL PLOTTING ONLY, THE SUBJECT SITE LIES WITHIN FEMA FLOOD ZONE "AE", AN AREA WITHIN THE 1% CHANCE FLOOD PLAIN, WITH A BASE FLOOD ELEVATION OF 9 FEET, AS INDICATED ON THE PRELIMINARY FEMA FLOOD PANEL NO. 485464 0755 G, CITY OF CORPUS CHRISTI, DATED OCTOBER 23, 2015.
5. "SET CAP" DENOTES A SET ALUMINUM SURVEY CAP MARKED "R.P.L.S. 5874" UNLESS OTHERWISE NOTED.
6. "FND. 5/8" I.R. DENOTES A FOUND 5/8" IRON ROD WITHOUT CAP OR MARKINGS.
7. "RESET 5/8" I.R." DENOTES A 5/8" IRON ROD WITHOUT CAP OR MARKINGS, FOUND DISTURBED AND RESET.
8. THE YARD REQUIREMENTS SHOWN ARE A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND ARE SUBJECT TO CHANGE, AS THE ZONING MAY CHANGE.
9. THERE MAY BE PIPELINES OR OTHER BURIED UTILITIES EXISTING THAT ARE NOT SHOWN ON THIS MAP. NOTIFY THE TEXAS ONE-CALL SYSTEM (811) BEFORE PERFORMING ANY EXCAVATION ON THIS PROPERTY.
10. IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE PUBLIC OPEN SPACE REGULATIONS WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.
11. LOT 10 IS A PRIVATE ACCESS STREET AND EASEMENT, AND IS DESIGNATED AN NON-BUILDABLE LOT. (UDC 8.2.1.4)
12. THIS PLAT COMPLES WITH ALL REQUIREMENTS AND CONDITIONS OF THE APPROVED PLANNED UNIT DEVELOPMENT (PUD) AS APPROVED BY ORDINANCE NO. 31960.
13. TOTAL PLATTED AREA = 0.861 ACRES.

STATE OF TEXAS
COUNTY OF NUECES

I, MICHAEL J. MACINNIS, REGISTERED PROFESSIONAL LAND SURVEYOR OF NATIVE SURVEY COMPANY, HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM A SURVEY BY ME OR UNDER MY DIRECTION, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

THIS THE 24TH DAY OF AUGUST, 2020.



MICHAEL J. MACINNIS
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 5874
Job No. 200401

PLAT OF

LAKE PADRE VILLAGE PUD

BEING A REPLAT OF LOTS 1 & 2, BLOCK 4 OF THE
PADRE ISLAND-CORPUS CHRISTI, SECTION E, SUBDIVISION
A MAP OF WHICH IS RECORDED IN VOLUME 38, PAGES 25-26
OF THE MAP RECORDS OF NUECES COUNTY, TEXAS;
SCALE 1" = 40 FEET

