

Ordinance amending the Unified Development Code (“UDC”), upon application by Doug Shaw and Jill Shaw (“Owners”), by changing the UDC Zoning Map in reference to Lots 1-3, Block 2, Section E, Padre Island - Corpus Christi, from the “RM-AT/IO” Multifamily AT District with an Island Overlay to the “RM-AT/IO/PUD” Multifamily AT 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 and publication.

WHEREAS, the Planning Commission has forwarded to the City Council its final report and recommendation regarding the application of Doug Shaw and Jill Shaw (“Owners”), 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, August 28, 2013, during a meeting of the Planning Commission, and on Tuesday, September 24, 2013, 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 Doug Shaw and Jill Shaw (“Owners”), the Unified Development Code (“UDC”) of the City of Corpus Christi, Texas (“City”), is amended by changing the zoning on Lots 1-3, Block 2, Section E, Padre Island - Corpus Christi (the “Property”), located along the east side of Aruba Drive, approximately 175 feet west of Leeward Drive, from the “RM-AT/IO” Multifamily AT District with an Island Overlay to the “RM-AT/IO/PUD” Multifamily AT District with an Island Overlay and a Planned Unit Development Overlay (Zoning Map No. 029028), as shown in Exhibit “A,” “B,” and “C.” 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 entirety.

SECTION 2. The Planned Unit Development Overlay granted in Section 1 of this ordinance is subject to the following 10 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 14 townhouse units and common area amenities and shall be constructed in one phase.
2. **Dwelling Units per Acre:** The density of dwelling units on the Property shall not exceed 17.72 dwelling units per acre.

3. **Building Height:** The maximum height of any structure on the Property is 30 feet.
4. **Parking:** The property must have a minimum of 28 standard parking spaces (9 feet wide by 18 feet long) and four parallel parking spaces (8 feet wide by 20 feet long). Parking is prohibited within the private street and pedestrian walkways.
5. **Setbacks and Lot Width:** Minimum setback along Aruba Drive shall be 20 feet. Minimum 20-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 five-foot wide side yard is required along Lots 5 and 7. Minimum width for townhouse lots shall be 20 feet.
6. **Open Space:** The Property must maintain a minimum of 37% 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 one-way private street with a width of not less than 20 feet. The private street shall be striped to indicate "Fire Lane/No Parking."
8. **Pedestrian Access:** A minimum five-foot wide sidewalk shall be constructed along one side of the private street.
9. **Dumpster Screening:** A minimum six-foot tall screening fence shall be constructed, maintained, and remain in place around a dumpster placed in the street yard.
10. **Time Limit:** Construction of the development shall commence within 24 months from the date this modified 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:

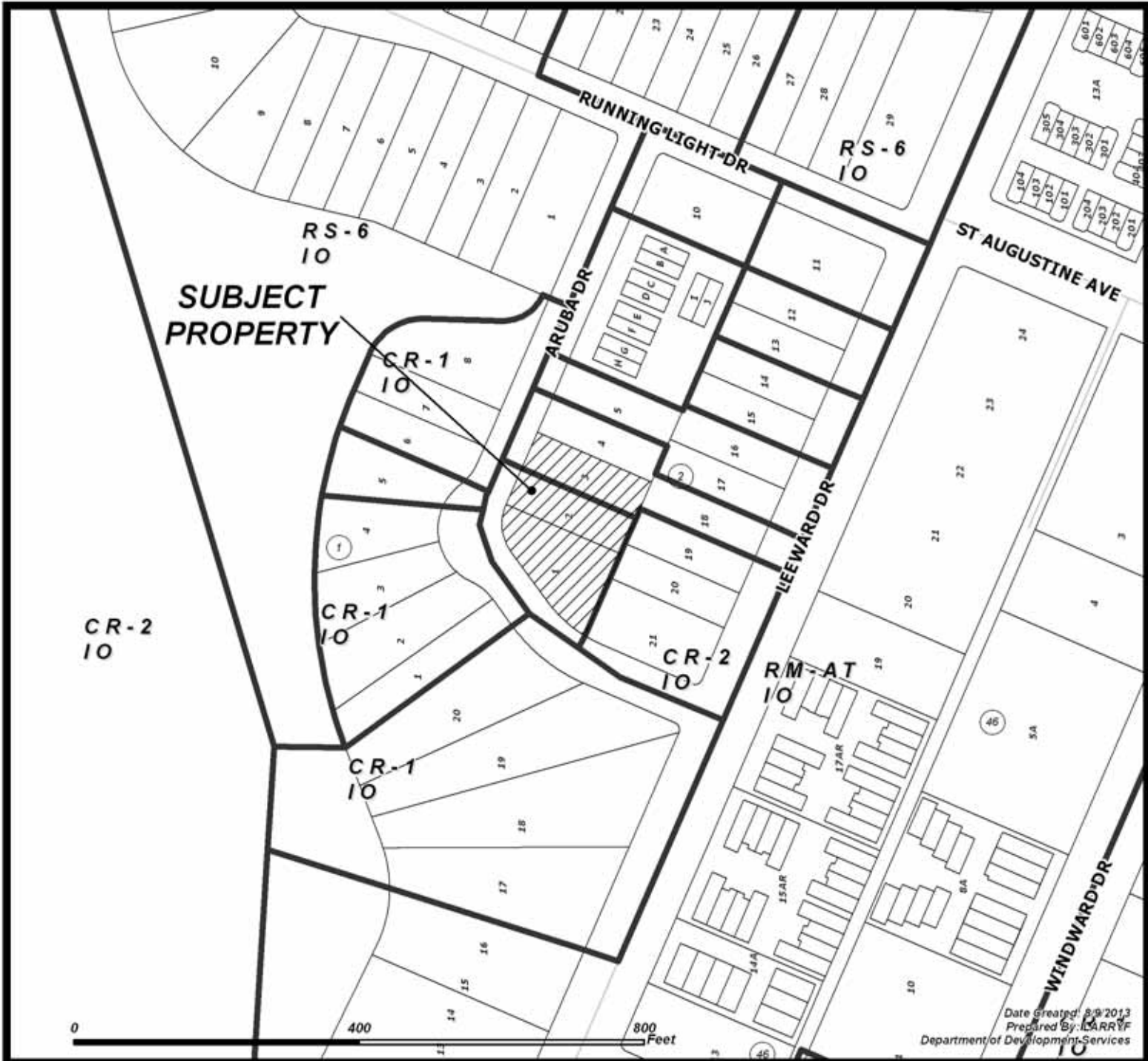
Nelda Martinez	_____	Chad Magill	_____
Kelley Allen	_____	Colleen McIntyre	_____
Rudy Garza	_____	Lillian Riojas	_____
Priscilla Leal	_____	Mark Scott	_____
David Loeb	_____		

PASSED AND APPROVED this the _____ day of _____, 20____

ATTEST:


Armando Chapa
City Secretary

Nelda Martinez
Mayor



Date Created: 8/9/2013
 Prepared By: LARRY
 Department of Development Services

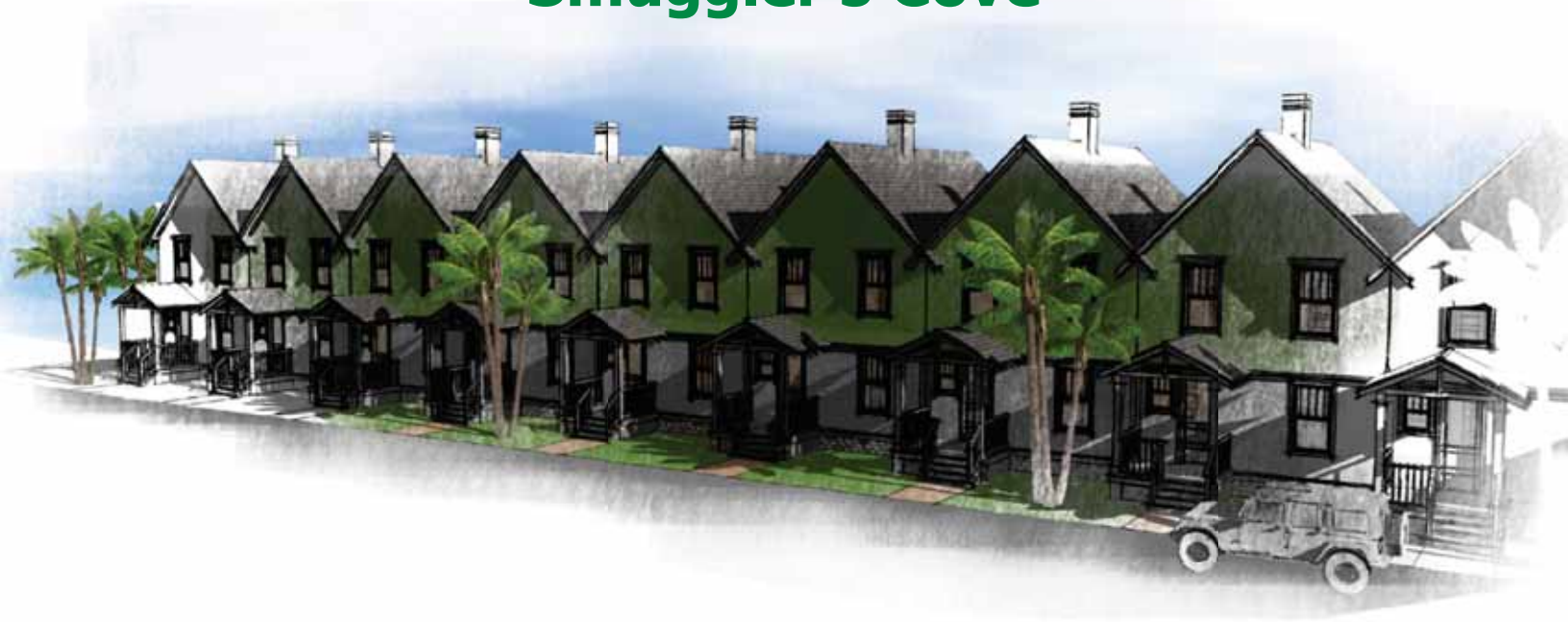
CASE: 0813-05
SUBJECT PROPERTY WITH ZONING

 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:
Smuggler's Cove



Padre Island, Corpus Christi, Texas

Doug Shaw
[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.

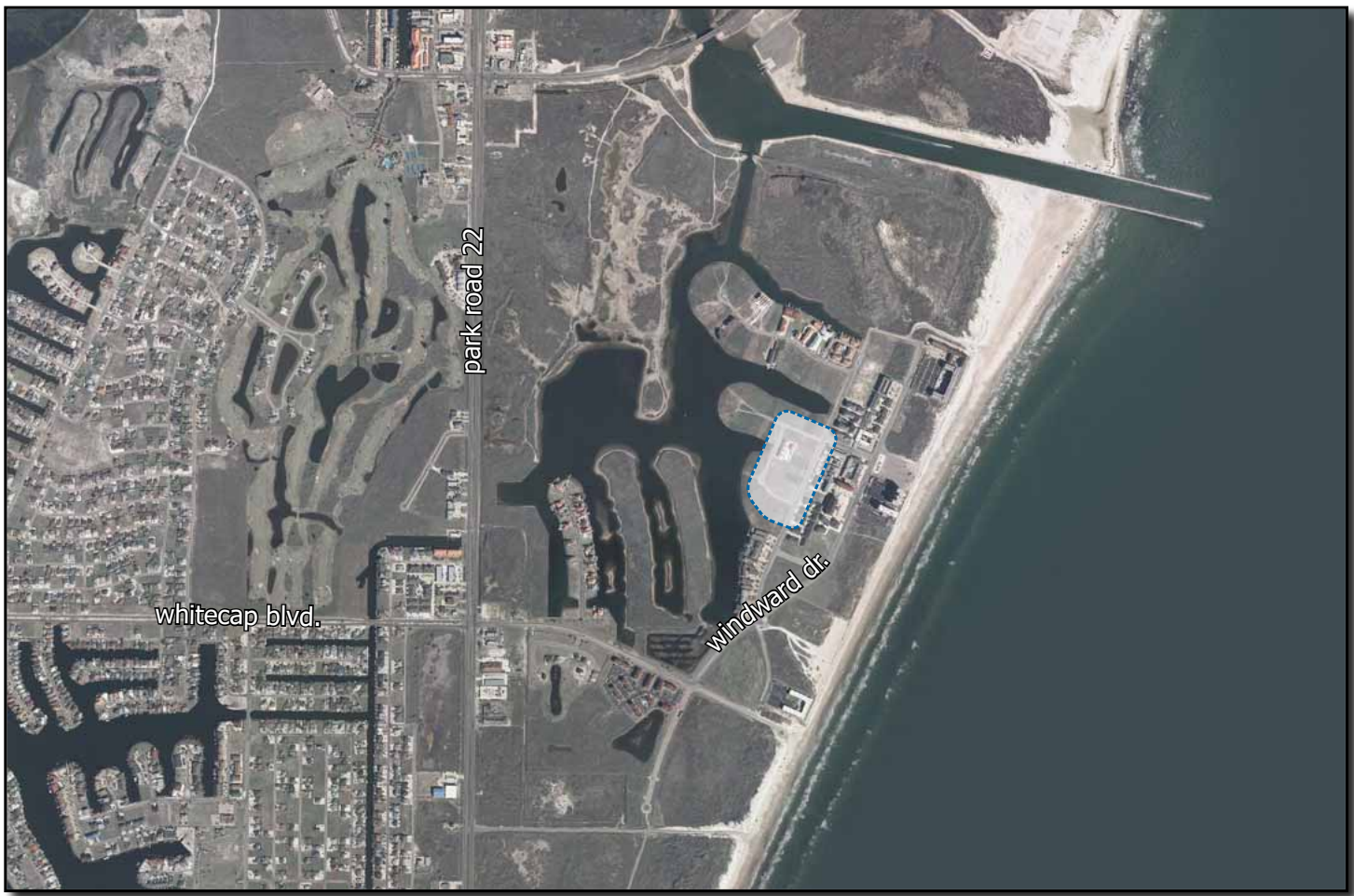
Designer: Jon Hall



table of contents

location map	2
general info	3
adjacent zoning	3
property description	4
deviations table	5
development guidelines	5
lot layout	6
open space layout	7
vehicular / pedestrian access	8
preliminary plat	9

location map



general info

The Planned Unit Development for Smuggler's Cove consists of a Re-Plat of Lots 1-3 on Block 2, Padre Island-Corpus Christi Section E, along Aruba Dr. on Padre Island. This development will be non-gated with attached single-family units.

Smugglers Cove will be a Re-Plat of lots 1-3 into 16 lots consisting of 14 Single Family Units and 2 Common Area lots. The property sits on 0.79 acres of vacant land and has an existing zoning of RM-AT/IO. The Future Land Use plan designates this area as 'Tourist'.

adjacent zoning

The area around Smugglers Cove has a variety of different existing zoning designations. The properties to the west and south, across Aruba are zoned CR-1/IO. The adjacent area to the North is zoned RM-AT/IO while the property to the East is CR-2/IO.



property description

The Planned Unit Development for Smuggler's Cove consists of a Re-Plat of Lots 1-3 Block 2, Padre Island-Corpus Christi Section E.

Smugglers Cove is a 0.79 acre tract of land along Aruba Dr. The existing zoning on the property is RM-AT/IO with a 'Tourist' designation on the Future Land Use Plan for the City of Corpus Christi. According to the Flood Insurance Rate Map (FIRM), this property is in Zone A13 EL 9.

This development fits with the existing characteristics of the surrounding properties and will fit with the culture of Padre Island.



deviations table | smuggler's cove

Description	Zong / Platting Ordinance Requirement (RS-TH)	Smuggler's Cove
Min. Site Area (SF)	20,000	34,445
Min. Area per Dwelling Unit (SF)		
Front Access	2,600	1,380
Rear Access	2,200	n/a
Shared Parking	1,600	1,380
Min. Dwelling Unit Width (FT)		
Front Access	26	20
Rear Access	22	n/a
Shared Parking	16	20
Min. Yards (FT)		
Street	10	10
Street (corner)	10	3
Side (single)	0	0
Side (total)	0	0
Rear	5	5
Min. Building Separation (FT)	10	10
Min. Open Space	30 %	37%
Max. Height (FT)	45	30
Curb Type	6" Curb & Gutter	2' Ribbon Curb: See Exhibit 6 - Page 8
Parking Requirement	2.2 / lot	2.2 / lot (32 total)
Sidewalks	5' on Both Sides of Road	5' on One Side of Road

development guidelines | smuggler's cove

Residential Lots: Block 1, Lots 1-5, 7-15

- Lot Size: Minimum 1,380 sf
Maximum 2,819 sf
- Lot Width: Minimum 20 Feet
Maximum 48.30 Feet
- Front Yard Requirement: 20 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: 2.2 Per Lot (31 Spaces Required)
32 Spaces Provided - See Parking Layout on Page 8.
- Usage: Single Family Residential
- Improvements: Structure, decks, porches, etc. shall not protrude beyond the Yard, Easement or Property Line (whichever is applicable).
Rear Yard Patios to be constructed with Pervious Material.

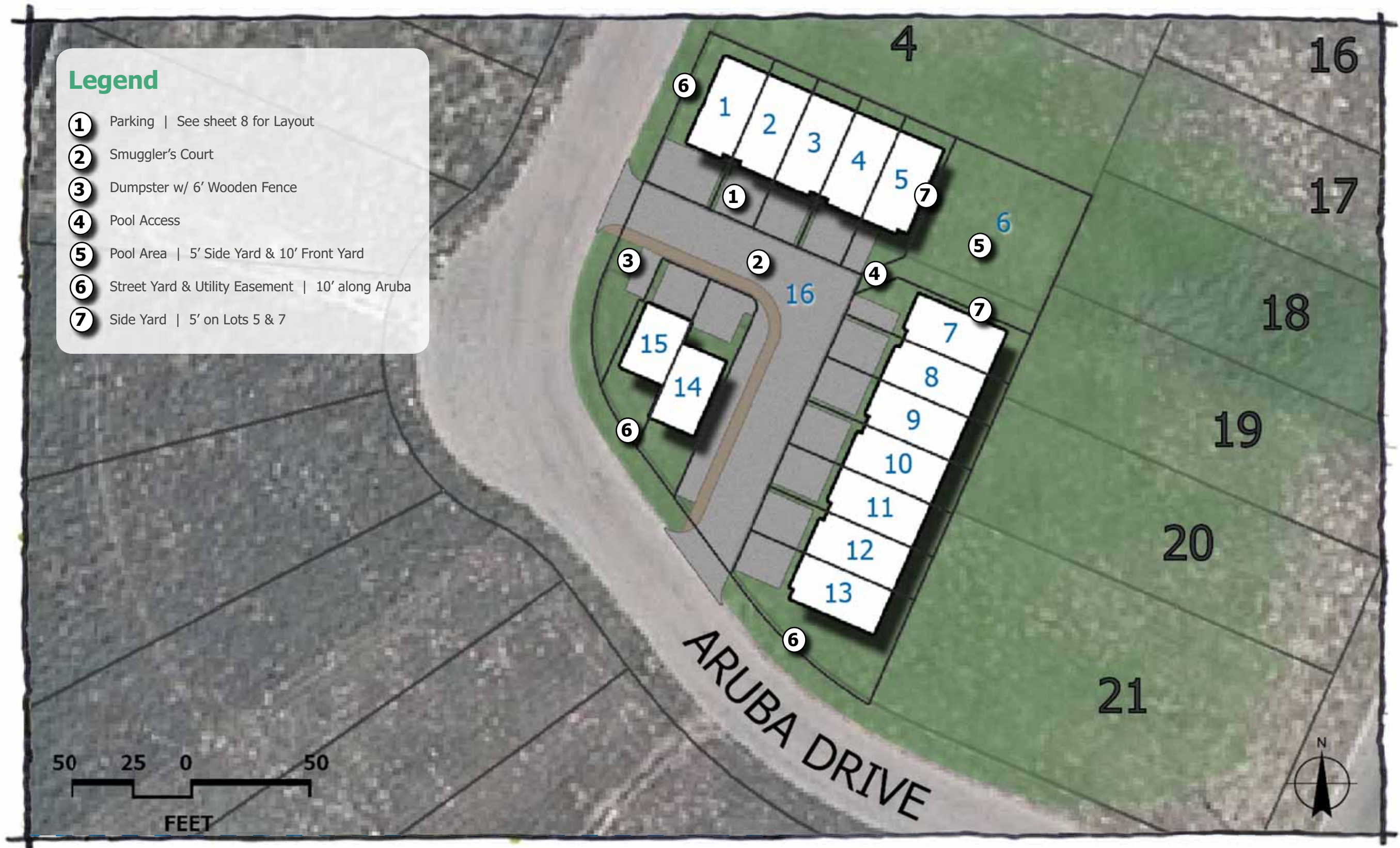
Private Access and Utility Easement: Block 1, Lots 16

- Maintenance: Home Owners Association (HOA)
- Parking Requirement: Parking allowed in Designated Areas only.
Four (4) parallel parking spaces are provided adjacent to Lot 14.
Parking Spaces to be clearly marked.
No Parking allowed on Smugglers Court.
Areas supporting the community: Vehicular Access Drive, Pedestrian Access, Walkways, etc.
- Usage:

Common Area: Block 1, Lot 6

- Lot Size: 4,099 sf
- Lot Width: Minimum 7 Feet
Maximum 64 Feet
- Front Yard Requirement: 20 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 6
- Usage: Non-Residential Structures supporting the community.
- Improvements: Structure, decks, porches, etc. shall not protrude beyond the Yard, Easement or Property Line (whichever is applicable).

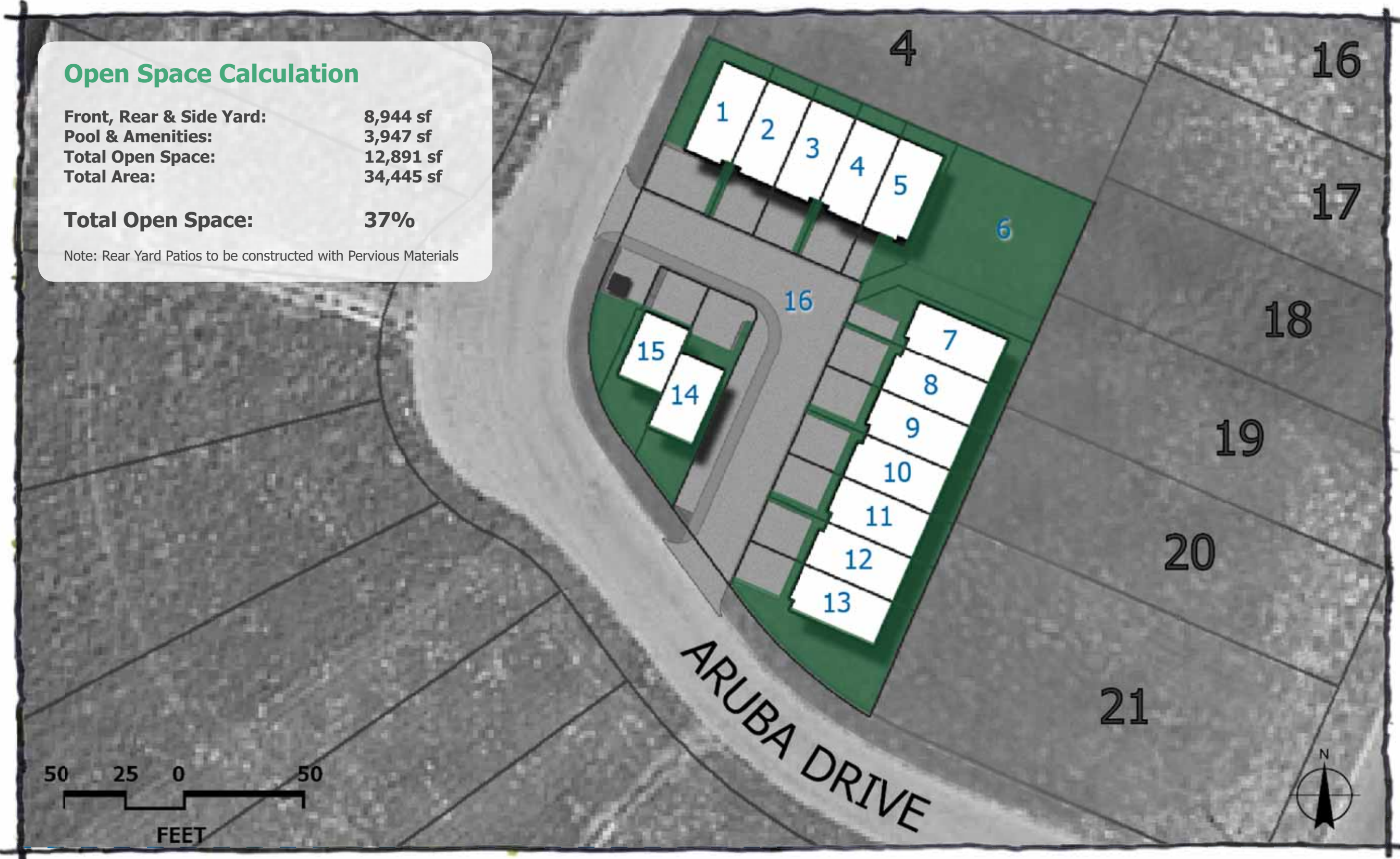
lot layout | smuggler's cove



Legend

- ① Parking | See sheet 8 for Layout
- ② Smuggler's Court
- ③ Dumpster w/ 6' Wooden Fence
- ④ Pool Access
- ⑤ Pool Area | 5' Side Yard & 10' Front Yard
- ⑥ Street Yard & Utility Easement | 10' along Aruba
- ⑦ Side Yard | 5' on Lots 5 & 7

open space layout | smuggler's cove

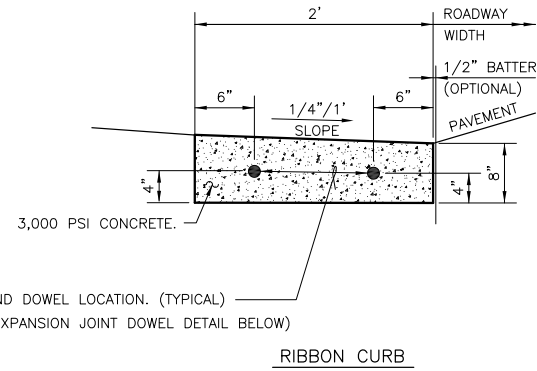


vehicular / pedestrian access | smuggler's cove

Vehicular and Pedestrian access will be provided with a 20' back of curb to back of curb One-Way Private Access Drive named 'Smugglers Court' with access to each single family and common area lot. Smugglers Court will enter from Aruba Dr. on the Northwest side of the property and then exit back onto Aruba Dr. to the South. 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 the Smugglers Court.

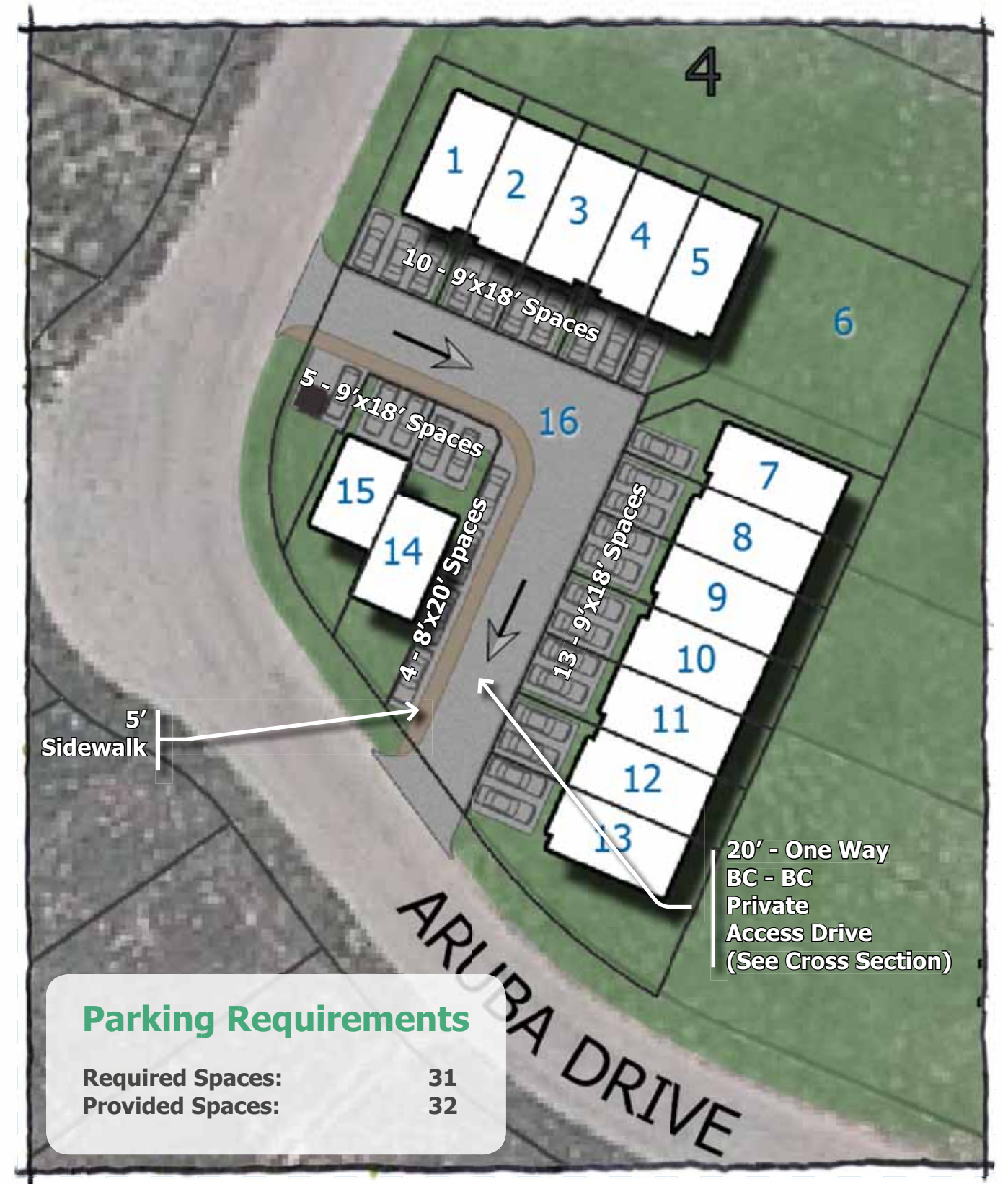
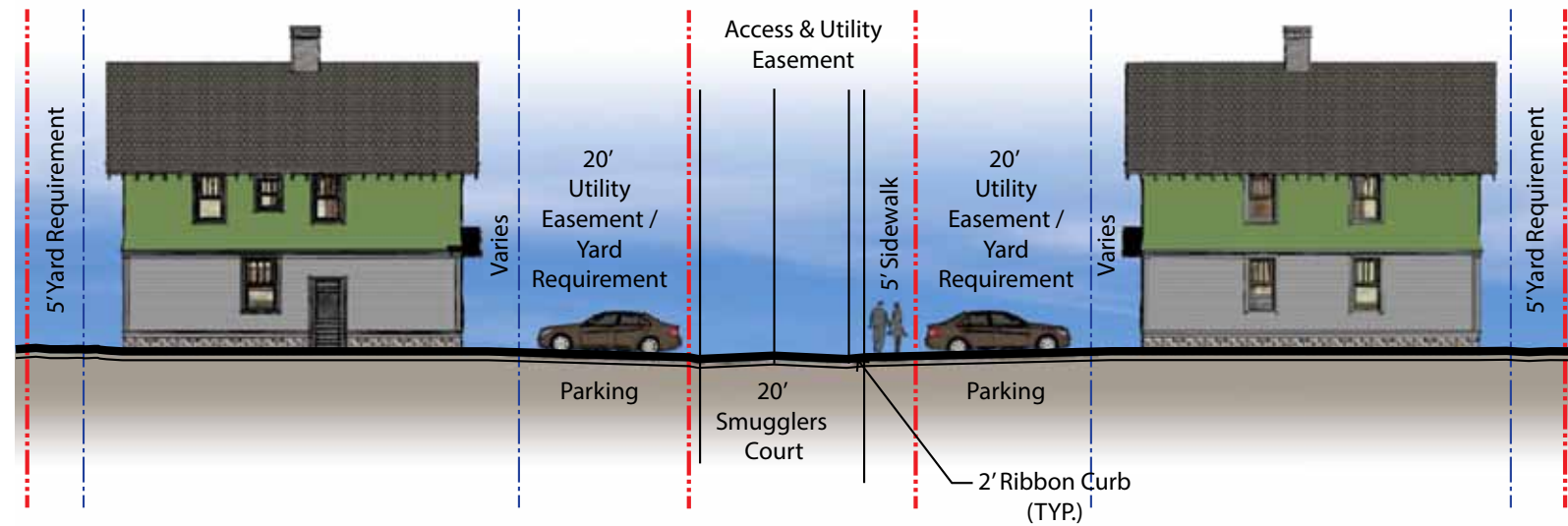


#4 REBAR AND DOWEL LOCATION. (TYPICAL)
(SEE CURB EXPANSION JOINT DOWEL DETAIL BELOW)

NOTES:

1. ALL WORK AND MATERIAL SHALL CONFORM TO ASTM A615, A615M, C309 AND D1752. BROOM FINISH EXPOSED SURFACE.
2. CONTROL JOINT SPACING SHALL NOT EXCEED 10'-0".
3. EXPANSION JOINTS AS PER STANDARD ASTM D-1752.
4. EXPANSION JOINT INTERVALS NOT TO EXCEED 40'-0" FOR ALL CURBS AND CONSTRUCTION METHODS.
5. ALL CURBS SHALL HAVE A MINIMUM OF 4" OF COMPACTED FLEXIBLE BASE BETWEEN BOTTOM OF CURB AND TOP SUBGRADE THAT SHALL EXTEND A MINIMUM OF 18" BEHIND BACK OF CURB. TOTAL DEPTH OF FLEXIBLE BASE UNDER AND BEHIND CURB SHALL BE: (TOTAL DEPTH OF FLEXIBLE BASE) LESS (6-INCHES).
6. ALL CURBS SHALL CONFORM TO THESE DETAILS INDEPENDENT OF THE CONSTRUCTION METHODS USED.

typical cross section | smuggler's court



Parking Requirements

Required Spaces:	31
Provided Spaces:	32

preliminary plat | smuggler's cove

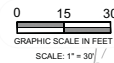
PLAT OF SMUGGLERS COVE P.U.D.

- TOTAL PLATTED AREA CONTAINS .79 ACRES OF LAND.
- COMMON AREA = 11,221 SF
- PER FLOOD INSURANCE RATE MAP, MAP INDEX COMMUNITY-PANEL NUMBER 485464-0405D, MAP REVISED SEPTEMBER 17, 1992, THE SUBJECT PROPERTY IS LOCATED IN ZONE A13 (EL 9), DEFINED AS AREAS OF 100-YEAR FLOOD, BASE FLOOD ELEVATION DETERMINED.

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 NAVD83, 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.
- SOME OBJECTS MAY BE DRAWN OUT OF SCALE FOR CLARITY.
- ACCESS ONTO ARUBA PROHIBITED FROM LOTS #13, #14, & #15
- BLOCK 1, LOT #6 - COMMON AREA WILL BE MAINTAINED BY HOME OWNERS ASSOCIATION.
- BLOCK 1, LOT #15 - 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.
- THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- 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.

LEGEND

- IRON ROD FOUND
- PRIVATE DRIVE CENTERLINE
- UTILITY EASEMENT
- YARD REQUIREMENT
- PROPERTY LINE



Boundary Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C6	73.09	184.98	22.64	N47° 26' 49"W	72.61
C5	71.11	68.37	59.60	N6° 19' 39"W	67.95

Parcel Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	7.85	5.00	90.00	S21° 31' 46"E	7.07
C2	20.35	68.36	17.06	N27° 36' 00"W	20.27
C3	50.76	68.37	42.54	N2° 12' 02"E	49.60
C4	73.09	185.00	22.64	N47° 26' 49"W	72.61

Parcel Line Table		
Line #	Length	Direction
L3	2.00	S66° 31' 46.19"E
L1	22.63	S68° 28' 13.78"W
L2	22.64	S68° 28' 13.78"W

PLAT OF SMUGGLER'S COVE P.U.D.
 REPLAT OF 0.79 ACRES OF LOTS 1-3,
 BLOCK 2, PADRE ISLAND-CORPUS CHRISTI SECTION E

NaismithEngineering, Inc.
 ARCHITECTURE • ENGINEERING • ENVIRONMENTAL • SURVEYING
 4801 COLLIER ROAD, SUITE 300, DALLAS, TEXAS 75246
 PH: (972) 814-9900 FAX: (972) 208-8322
 TIME F-18553 TIME F-3555 TIME F-50077 TIME F-10095-06 TIME F-10095-06 TIME F-10095-06

STACEY K. MORAN, R.P.L.S.
 301-814-9900
 301-814-4401
 04/18/2013

SHEET 2 OF 2

PLAT OF SMUGGLER'S COVE P.U.D.

BEING A REPLAT OF LOTS 1-3, BLOCK 2, PADRE ISLAND-CORPUS
CHRISTI SECTION E, A MAP OF WHICH IS RECORDED IN VOLUME 38,
PAGES 25-26, MAP RECORDS OF NUECES COUNTY, TEXAS AND
CONTAINING 0.79 ACRE OF LAND

STATE OF TEXAS
COUNTY OF NUECES

We, Douglas J. Shaw and Jill R. Shaw, do hereby certify that we are the owners of Smuggler's Cove P.U.D.; the easements shown hereon are hereby dedicated to the public for the installation, operation and maintenance of public utilities. All streets, alley and rights-of-ways are hereby dedicated, in fee simple, to the City of Corpus Christi for municipal purposes.

This the _____ day of _____, 2013.

By: _____
Douglas J. Shaw and Jill R. Shaw, Owners

STATE OF TEXAS
COUNTY OF NUECES

This instrument was acknowledged before me by Douglas J. Shaw 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 _____, 2013.

Notary Public

STATE OF TEXAS
COUNTY OF NUECES

I, Tony Gomez, Vice President of Navy-Army Federal Credit Union, do hereby certify that we are the holders of a lien on the land shown on the foregoing map of which Bright Star Construction L.P., are the owners, and we approve of the subdivision and dedication for the purposes and considerations therein expressed.

This the _____ day of _____, 2013.

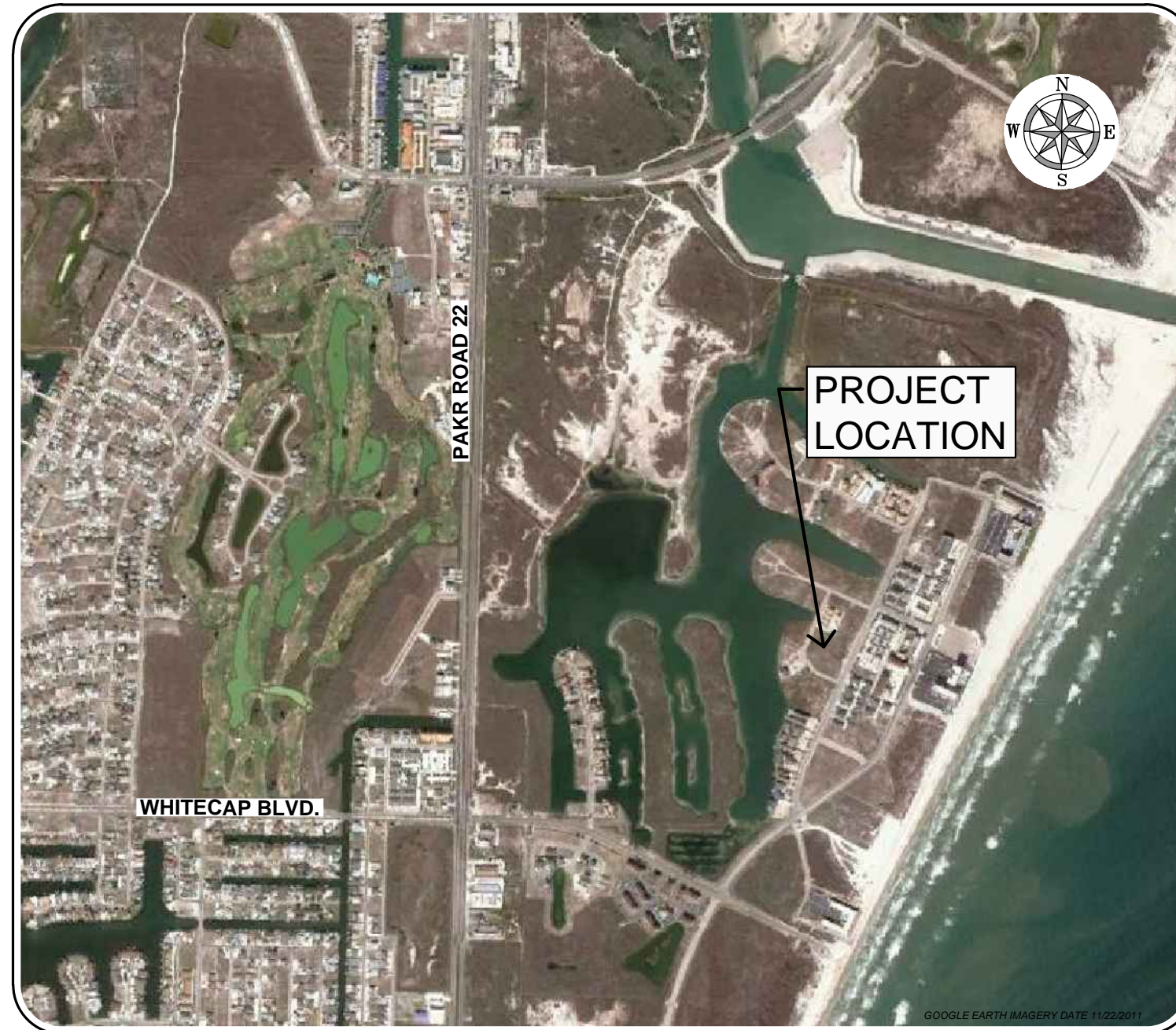
By: _____
Tony Gomez, Vice President of Navy-Army Federal Credit Union

STATE OF TEXAS
COUNTY OF NUECES

This instrument was acknowledged before me by Tony Gomez, Vice President of Navy-Army Federal Credit Union, 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 _____, 2013.

Notary Public



LOCATION MAP
NOT TO SCALE

STATE OF TEXAS
COUNTY OF NUECES

This plat of Nemo Cay, approved by the Department of Development Services of the City of Corpus Christi, Texas, this the _____ day of _____, 2013.

Renee T. Couture, P.E.
Development Services Engineer

STATE OF TEXAS
COUNTY OF NUECES

This plat of Nemo Cay, approved by the Planning Commission on the behalf of the City of Corpus Christi, Texas, this the _____ day of _____, 2013.

Govind Nadkarni, P.E., C.E.
Chairman

Mark E. Van Vleck, 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 Nemo Cay, dated the _____ day of _____, 2013, with its certificate of authentication was filed for record in my office this the _____ day of _____, 2013, 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 _____, 2013.

No. _____

Diana T. Barrera
County Clerk
Nueces County, Texas

Filed for record
At _____ o'clock __.M.
_____, 2013.

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	STACEY K. MORA, R.P.L.S.	PHONE	361-814-9900	FAX	361-814-4401
ENGINEER/SURVEYOR EMAIL	Smora@naismith-engineering.com				
PROVEN BY	SMORA	CHECKED BY	CBI	SURVEY DATE	04/18/2013
PROJECT NO.	9044	CITY	CORPUS CHRISTI	STATE	TX
PLAT	PLAT				

Naismith Engineering, Inc.
ARCHITECTURE ■ ENGINEERING ■ ENVIRONMENTAL ■ SURVEYING
4501 GOLLIHAR ROAD ■ 600 W 8TH SUITE 300 ■ 789 E WASHINGTON ■ 405 W POWER AVE
CORPUS CHRISTI, TX 78411 ■ AUSTIN, TX 78701 ■ BROWNSVILLE, TX 77823 ■ VICTORIA, TX 77901
PH: (361) 814-9900 ■ PH: (512) 708-9322 ■ PH: (956) 541-1155 ■ PH: (800) 677-2831
TBPE F-13553 ■ TBPE F-955 ■ TBPE F-90017 ■ TBPLS F-100395-00 ■ NAISMITH-ENGINEERING.COM

PLAT OF SMUGGLER'S COVE P.U.D.
REPLAT OF 0.79 ACRES OF LOTS 1-3,
BLOCK 2, PADRE ISLAND-CORPUS CHRISTI SECTION E

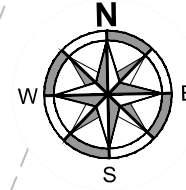
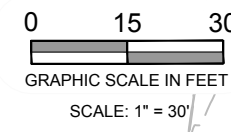
Z:\90991 DOUG SHAW PADRE ISLAND DEVELOPMENT\PLAT\G\SMUGGLERS COVE\20130620 - 9099 - PLAT - SMUGGLERS COVE.DWG

PLAT OF SMUGGLERS COVE P.U.D.

- TOTAL PLATTED AREA CONTAINS .79 ACRES OF LAND.
- COMMON AREA = 11,221 SF
- PER FLOOD INSURANCE RATE MAP, MAP INDEX COMMUNITY-PANEL NUMBER 485464-0405D, MAP REVISED SEPTEMBER 17, 1992, THE SUBJECT PROPERTY IS LOCATED IN ZONE A13 (EL 9), DEFINED AS AREAS OF 100-YEAR FLOOD; BASE FLOOD ELEVATION DETERMINED.

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.
- SOME OBJECTS MAY BE DRAWN OUT OF SCALE FOR CLARITY.
- ACCESS ONTO ARUBA PROHIBITED FROM LOTS #1, #13, #14, & #15
- BLOCK 1, LOT #6 - COMMON AREA WILL BE MAINTAINED BY HOME OWNERS ASSOCIATION.
- BLOCK 1, LOT #15 - 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.
- THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE LAGUNA MADRE. THE TCEQ HAS CLASIFIED THE AQUATIC LIFE USE FOR THE LAGUNA MADRE AS "EXCEPTIONAL" AND "OYSTER WATERS". TCEQ ALSO CATEGORIZED THE LAGUNA MADRE AS "CONTACT RECREATION" USE.



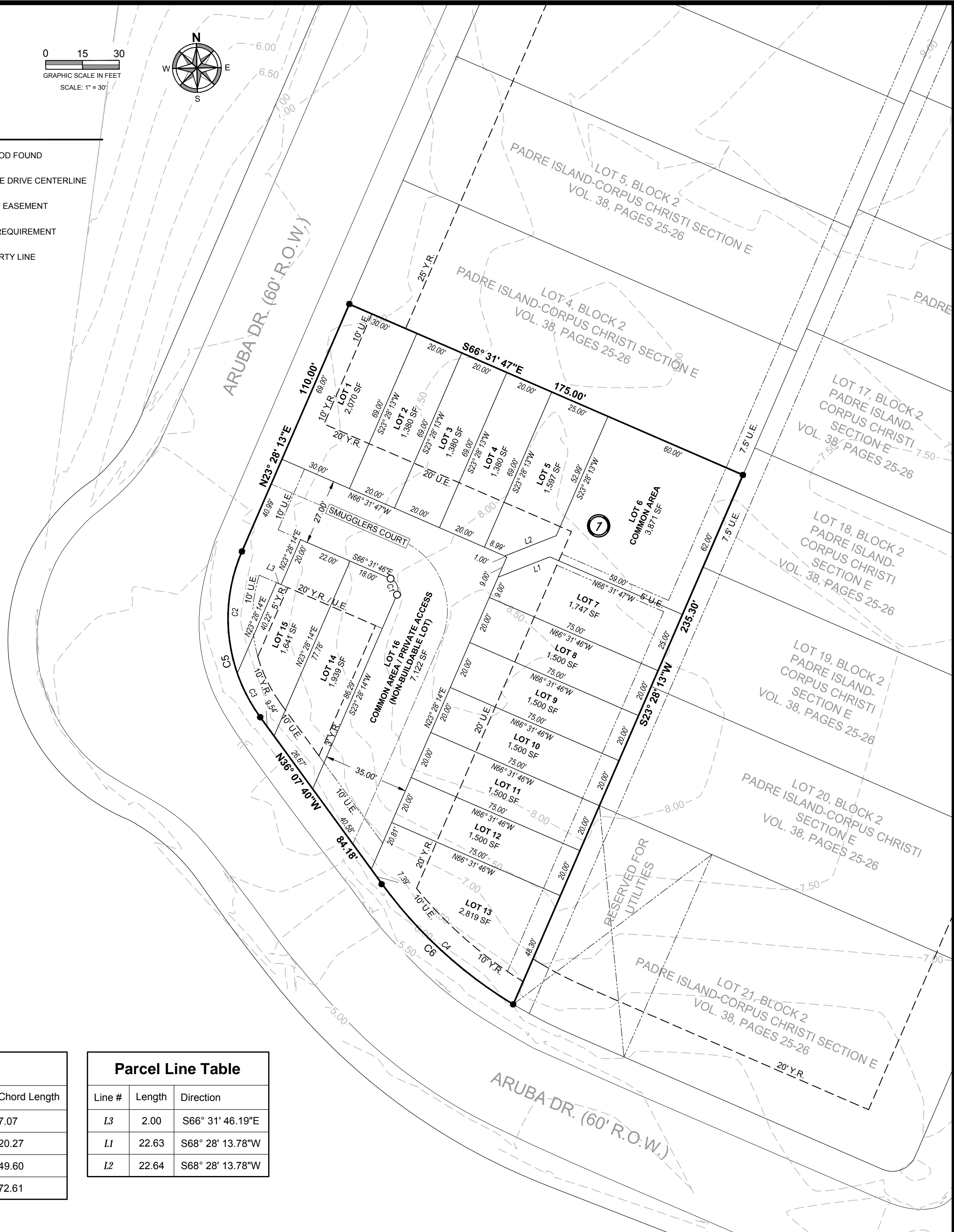
LEGEND

- IRON ROD FOUND
- PRIVATE DRIVE CENTERLINE
- UTILITY EASEMENT
- YARD REQUIREMENT
- PROPERTY LINE

Boundary Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C6	73.09	184.98	22.64	N47° 26' 49"W	72.61
C5	71.11	68.37	59.60	N6° 19' 39"W	67.95

Parcel Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	7.85	5.00	90.00	S21° 31' 46"E	7.07
C3	20.35	68.36	17.06	N27° 36' 00"W	20.27
C2	50.76	68.37	42.54	N2° 12' 02"E	49.60
C4	73.09	185.00	22.64	N47° 26' 49"W	72.61

Parcel Line Table		
Line #	Length	Direction
L3	2.00	S66° 31' 46.19"E
L1	22.63	S68° 28' 13.78"W
L2	22.64	S68° 28' 13.78"W



ENGINEER/SURVEYOR
STACEY K. MORA, R.P.L.S.
PHONE: 817.814.9900 FAX: 817.814.4401
LICENSED PROFESSIONAL ENGINEER/SURVEYOR STATE OF TEXAS
STACEY.MORA@NAISMITHENGINEERING.COM
DRAWN BY SKM **CHECKED BY** SKM **APPROVED BY** SKM
PROJECT ID: 9099 SURVEY DATE: 04/18/2013
DRAWING NAME: PLAT

NAI NaismithEngineering, Inc.
ARCHITECTURE ENGINEERING ENVIRONMENTAL SURVEYING
4801 COLLIER ROAD, SUITE 300, 789 E WASHINGTON, 405 W POWER AVE
CORPUS CHRISTI, TX 78411 AUSTIN, TX 78703 BROWNSVILLE, TX 77823 VICTORIA, TX 77901
PH: (361) 814-9900 PH: (512) 708-9322 PH: (956) 541-1155 PH: (800) 672-2831
TBAE F-13553 TRPE F-355 TBRG F-50017 TBRPLS F-100395-00 NAI SMITH-ENGINEERING.COM

PLAT OF SMUGGLER'S COVE P.U.D.
REPLAT OF 0.79 ACRES OF LOTS 1-3,
BLOCK 2, PADRE ISLAND-CORPUS CHRISTI SECTION E

Z:\9099 DOUG SHAW PADRE ISLAND DEVELOPMENT\PLAT\DWG\SMUGGLERS COVE\01\9099 - PLAT - SMUGGLERS COVE.DWG