

# STAFF REPORT

**Case No.:** 0115-09  
**HTE No.** 14-30000002

**Planning Commission Hearing Date:** February 25, 2015

<b>Applicant &amp; Legal Description</b>	<p><b>Applicant/Owner:</b> Oceanic B.C., LLC  <b>Representative:</b> Willard Hammonds II  <b>Legal Description/Location:</b> Lot 21, Block 34, Island Fairway Estates, located south of the intersection of Commodores Drive and Aquarius Street (formerly Estrada Drive).</p>			
<b>Zoning Request</b>	<p><b>From:</b> "RM-AT" Multifamily Apartment Tourist District  <b>To:</b> "RS-TH/PUD" Townhouse District with a Planned Unit Development Overlay  <b>Area:</b> 1.32 acres  <b>Purpose of Request:</b> To allow the construction of a 19-unit townhouse development that deviates from the typical townhouse development standards.</p>			
<b>Existing Zoning and Land Uses</b>		<b>Existing Zoning District</b>	<b>Existing Land Use</b>	<b>Future Land Use</b>
<b>Site</b>		"RM-AT" Multifamily Apartment Tourist	Vacant	Medium Density Residential
<b>North</b>		"RS-6" Single-Family 6	Vacant and Public Semi-Public	Low Density Residential/Park
<b>South</b>		"CR-2" Resort Commercial	Commercial/Schlitterbahn	Commercial
<b>East</b>		"RM-3" Multifamily 3	Vacant and Condominiums	Low Density Residential
<b>West</b>		"RS-6" Single-Family 6	Vacant	Low Density Residential and Commercial
<b>ADP, Map &amp; Violations</b>	<p><b>Area Development Plan:</b> The subject property is located within the boundaries of the Mustang-Padre Island Area Development Plan and is planned for medium density residential uses. The proposed rezoning to the "RS-TH/PUD" Townhouse District with a Planned Unit Development Overlay is consistent with the adopted Future Land Use Plan.  <b>Map No.:</b> 029027  <b>Zoning Violations:</b> None</p>			

<b>Transportation</b>	<b>Transportation and Circulation:</b> The subject property is located south of the intersection of Commodores Drive and Aquarius Street (formerly Estrada Drive), both of which are “C1” Minor Residential Collector streets. “C1” Collectors have a maximum desirable number of Average Daily Trips (ADT) of 1,000 to 3,000.				
<b>Street R.O.W.</b>	<b>Street</b>	<b>Urban Transportation Plan Type</b>	<b>Proposed Section</b>	<b>Existing Section</b>	<b>Traffic Volume</b>
	Commodores Drive	“C1” Collector	60’ ROW 40’ paved	120’ ROW 100’ paved	Not Available
	Aquarius Street	“C1” Collector	60’ ROW 40’ paved	80’ ROW 40’ paved	Not Available

**Staff Summary:**

**Requested Zoning:** The applicant is requesting a rezoning from the “RM-AT” Multifamily Apartment Tourist District to the “RS-TH /PUD” Townhouse District with a Planned Unit Development (PUD) Overlay for the construction of a 19-unit townhouse development. The layout of the townhouse develop departs slightly from standard subdivision requirements, therefore the applicant/owner is employing a PUD. Using a PUD would commit the developer to a site plan that could not be changed significantly without a public hearing.

**Development Plan:** The proposed Planned Unit Development (PUD) will consist of 19 single-family townhouse units on a 1.32-acre site resulting in a density of 14.4 dwelling units per acre. The lots will have a minimum area of 1,434 square feet and a minimum width of 21 feet. Lots 1-14 will have direct access to a private two-way street with a minimum width of 24 feet and a five-foot sidewalk along one side. The development will contain 60 parking spaces for residents and guests. Lots 15-19 will have shared parking access. Lots 1-14 will have 3 or 4 covered non-enclosed parking spaces and Lots 15-19 will utilize designated shared parking areas on Lots 20 and 21. Parking will be within designated parking areas for each unit including space for overflow parking. The development will maintain 26% open space. The development will provide for two common areas, with amenities such as a swimming pool on Lot 22 and an office on Lot 21. The PUD on this property would allow for individually owned, daily rental townhomes.

The property is not within the Island Overlay District or in the “No-vinyl” area. The following table is a comparison of the proposed PUD development standards and the Unified Development Code (UDC) standards for the “RS-TH” Townhouse District. The table states all necessary deviations from the UDC.

<b>Minimum Dimensions</b>	<b>“RS-TH” District Standards</b>	<b>Proposed PUD</b>	<b>Deviation</b>
Site Area	20,000 SF	57,562	No
Lot Area	2,600 SF	1,434 SF	<b><u>Yes</u></b>
Dwelling Unit Width	26 ft.	21 ft.	<b><u>Yes</u></b>
Front Yard	10 ft.	10 ft.	No
Side Yard	0 ft.	0 ft.	No
Rear Yard	5 ft.	5 ft.	No
Building Separation	10 ft.	10 ft.	No
Open Space	30%	26%	<b><u>Yes</u></b>
Maximum Height	45 ft.	30 ft.	No
Paved Street Width	28 ft.	24 ft.	<b><u>Yes</u></b>
Curb Type	6-in. curb & gutter	1-ft. ribbon curb	<b><u>Yes</u></b>
Parking Requirement	1.5/ unit(1 bedroom) 2/ unit (2 bedroom) 1/5 units (guests)	1.5/ unit(1 bedroom) 2/ unit (2 bedroom) 1/5 units (guests)	No
Sidewalks	5 ft. on both sides or 6 ft. on both sides of private street	5 ft. on one side of private street	<b><u>Yes</u></b>

**Existing Land Uses & Zoning:** The subject property contains an undeveloped platted lot, however, the property is in the process of being replatted for the PUD. The subject property is zoned “RM-AT” Multifamily Apartment Tourist. North of the subject property is vacant land and existing Fire Station #15 is zoned “RS-6” Single-Family 6 District. South of the subject property is zoned “CR-2” Resort Commercial for Schlitterbahn Water Park. East of the subject property is vacant land zoned “RM-3” Multifamily 3 District. West of the subject property is vacant land zoned “RS-6” Single-Family 6 District and “CR-2” Resort Commercial District.

**AICUZ:** The subject property is **not** located in one of the Navy’s Air Installation Compatibility Use Zones (AICUZ).

**Comprehensive Plan & Area Development Plan (ADP) Consistency:** The subject property is located within the boundaries of the Mustang-Padre Island ADP and the proposed rezoning is consistent with the adopted Future Land Use Plan, which slates the property for a medium density residential use. The proposed rezoning is also consistent with the following polices of the Comprehensive Plan:

- Planned Unit Development and other creative land planning techniques should be encouraged (Residential Policy Statement K).
- Tourist-oriented business and development will continue to be encouraged and promoted by all agencies of the City as illustrated on the Future Land Use Map. This includes commercial ventures, condominiums and resorts, fishing and outdoor recreation facilities, and recreational vehicle parks (Policy Statement B.2).
- The City will continue to protect residential neighborhoods from encroachment of non-residential uses unless the negative effects of the non-residential uses are eliminated or significantly mitigated (Policy Statement B.13).

**Plat Status:** The subject property is currently platted and will be re-platted in accordance with the Master Site Plan.

**Department Comments:**

- The proposed rezoning is consistent with the Comprehensive Plan.
- The proposed rezoning is compatible with the present zoning and conforming uses of nearby properties and to the character of the surrounding area. This rezoning does not have a negative impact upon the surrounding neighborhood.
- The subject property is suitable for the uses proposed by this rezoning.
- This PUD utilizes decreased lot sizes, lot widths, open space, sidewalk width, and street width and non-traditional street construction standards, while maintaining the required site area, building height, and building separation.
- The subject property consists of a single platted lot with infrastructure already in place. Infill development should be encouraged at this site. PUDs allow flexibility for attractive, efficient design and can often reduce infrastructure installation and maintenance costs to the city. PUDs can encourage development on difficult sites.
- The subject property is not located in a “Vinyl Not Allowed” area.
- The master preliminary plat is consistent with all zoning requirements for the property.
- The proposed provision and configuration of roads and utilities is adequate to serve the property.
- The schedule of the development is feasible and assures that the proposed development will progress to completion within the time limits proposed.
- The location, size, and sequence of the development proposed assures orderly and efficient development of the land subject to the plat.

**Staff Recommendation:**

Approval of the change of zoning from the “RM-AT” Multifamily Apartment Tourist District to the “RS-TH/PUD” Townhouse with a Planned Unit Development Overlay, subject to the following ten conditions:

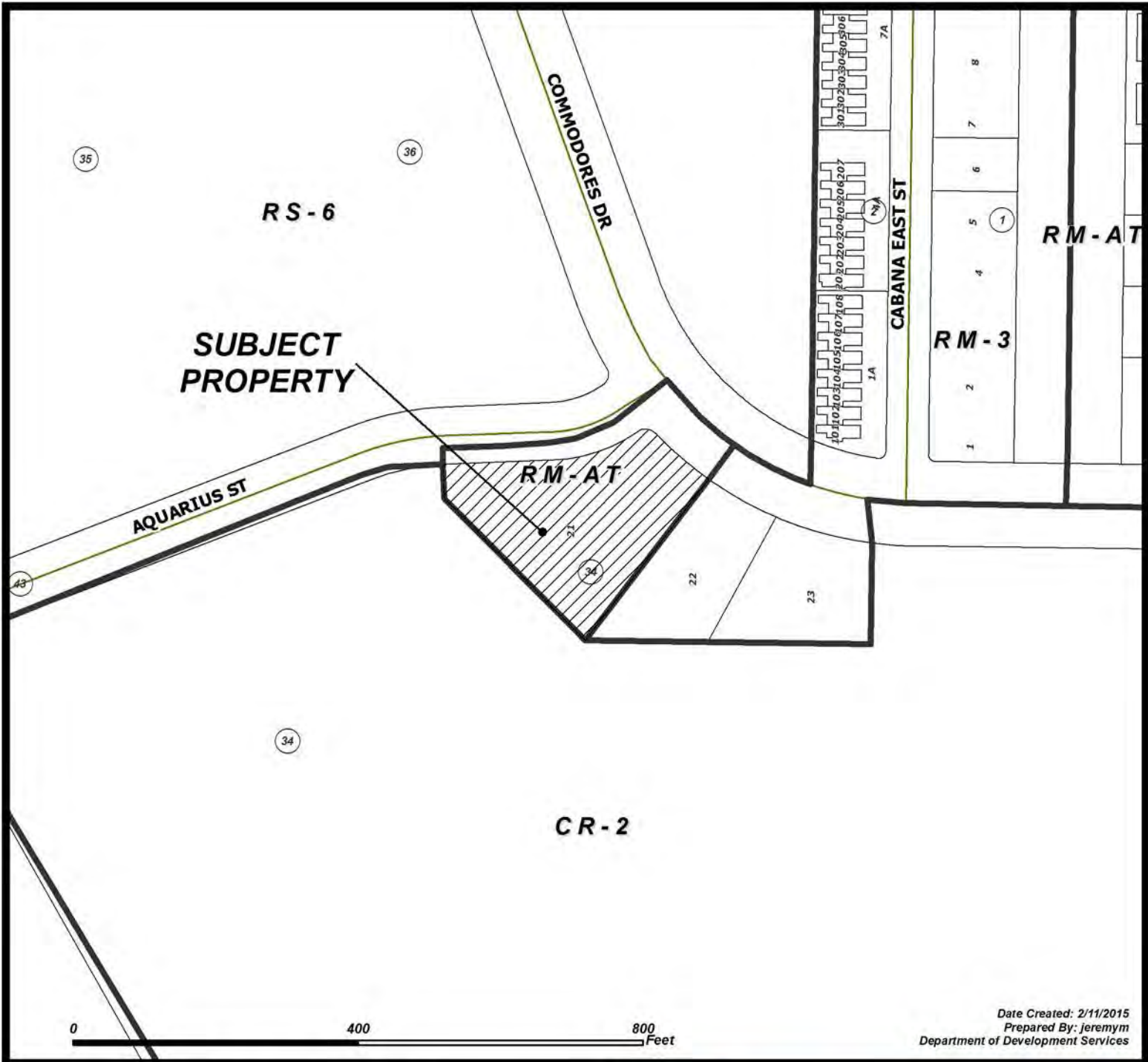
1. **Master Site Plan:** The Owners shall develop the Property in accordance with the Master Site Plan as shown in Exhibit B. The development of the Property is to consist of 19 townhouse units and common area amenities and shall be constructed in one phase. The PUD on this property would allow for individually owned, daily rental townhomes.
2. **Dwelling Units per Acre:** The density of dwelling units on the Property shall not exceed 14.4 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 42 standard parking spaces. Parking is prohibited along the private street and pedestrian walkways.
5. **Setbacks and Lot Width:** Minimum setback along Commodores Drive shall be 10 feet. 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

five-foot wide side yard is required along private roadways. Minimum width for townhouse lots shall be 21 feet.

6. **Open Space:** The Property must maintain a minimum of 26% open space. Any surfaces constructed within the required open space must be constructed of pervious material.
7. **Private Street Access:** The property shall provide the lots with access to a two-way private street with a width of not less than 24 feet. The private streets 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 and the Owner shall construct a pedestrian access path from the common parking lot to Lots 15 through 19.
9. **Dumpster Screening:** A minimum six-foot tall screening fence shall be constructed, maintained, and remain in place around a dumpster if 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.

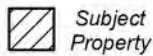
<b>Public Notification</b>	Number of Notices Mailed – 65 within 200-foot notification area 4 outside notification area
	<b><u>As of February 18, 2015:</u></b>
	In Favor – 00 inside notification area – 00 outside notification area
	In Opposition – 00 inside notification area – 00 outside notification area
	Totaling 0.00% of the land within the 200-foot notification area in opposition.

- Exhibits: A. Location Map (With Existing Zoning & Notice Area)  
B. Master Site Plan

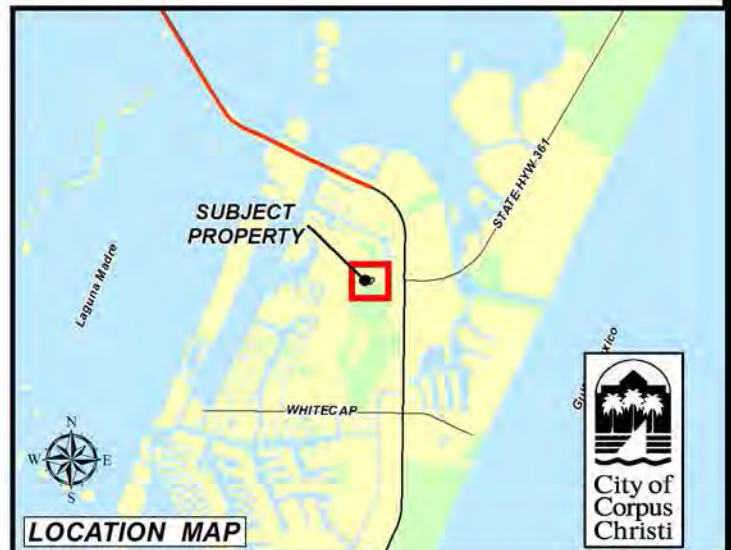


Date Created: 2/11/2015  
 Prepared By: jeremym  
 Department of Development Services

**CASE: 0115-09**  
**SUBJECT PROPERTY WITH ZONING**



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:



# ONE PARTICULAR HARBOR

Padre Island, Corpus Christi, Texas

**Willard Hammonds II**  
[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

 **NaismithEngineering,Inc**  
ARCHITECTURE ■ ENGINEERING ■ ENVIRONMENTAL ■ SURVEYING

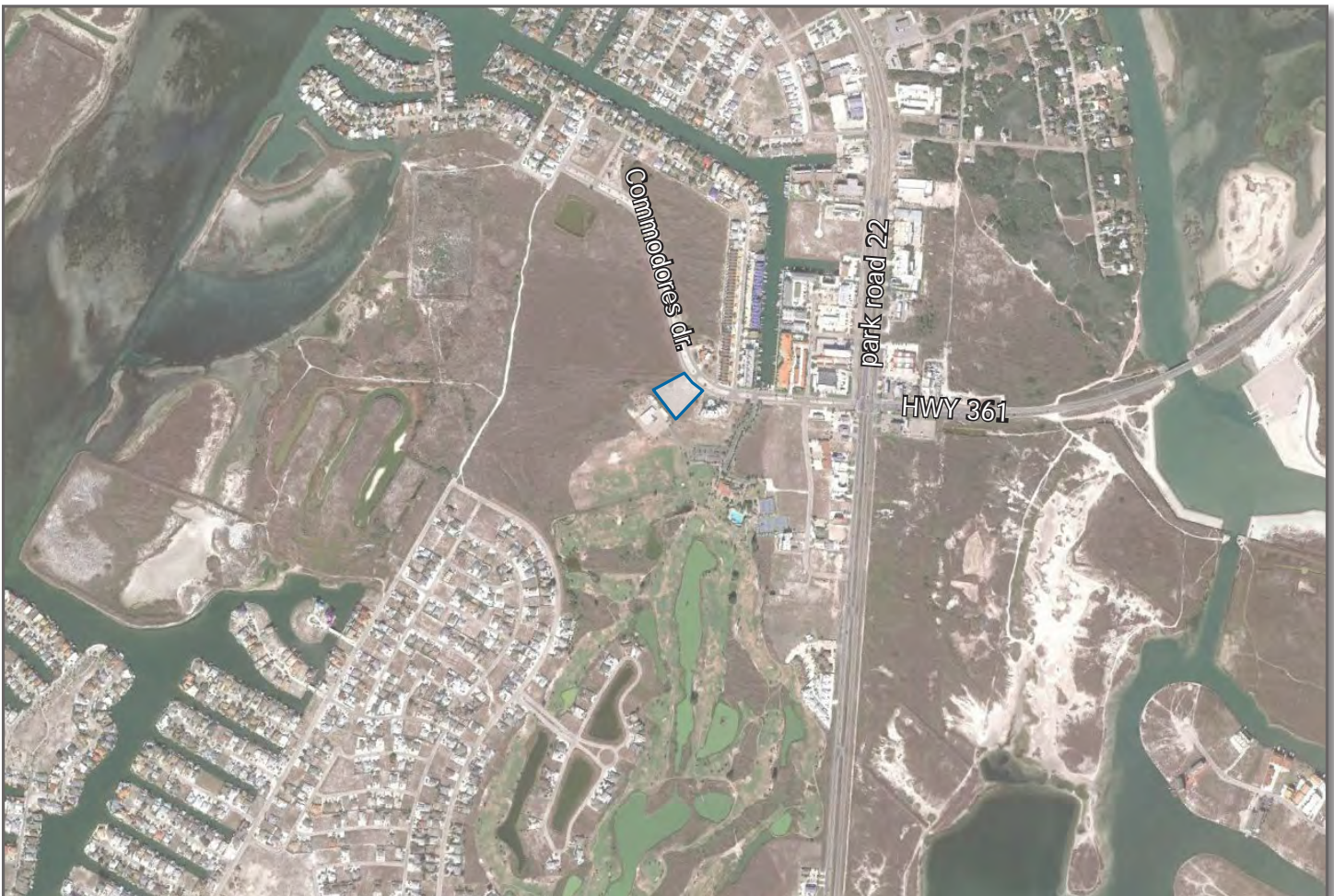
Exhibit B

Page 1 of 10

## 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   one particular harbor	9
site plan   one particular harbor	10

## location map





## general info

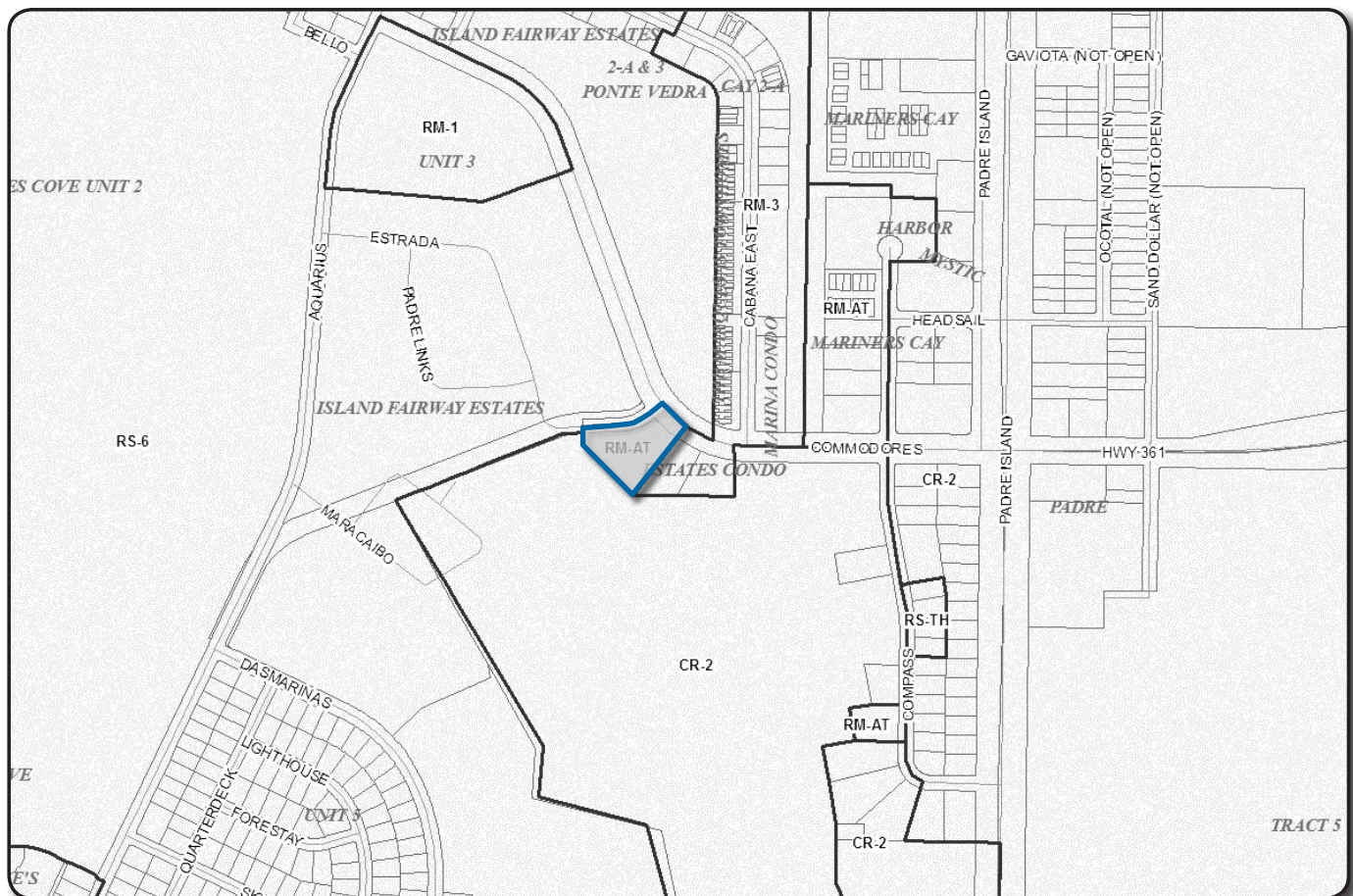
The Planned Unit Development (PUD) for One Particular Harbor consists of a Re-Plat of Lot 21, of Block 34, Island Fairway Estates, at the intersection of Commodores Dr. and Aquarius St. on Padre Island. This development will be non-gated with attached single-family units.

Nineteen units in One Particular Harbor will be Single Family Residential Units, 2 Common Area lots & 1 Private Access & Utility Easement lot. The property sits on 1.32 acres of vacant land and is currently zoned RM-AT. The Future Land Use plan designates this area as 'Medium Density Residential' 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 'Medium Density Residential' on Padre Island.

## adjacent zoning

Padre Island has multiple existing zoning designations. However, the properties directly adjacent to One Particular Harbor PUD are zoned as CR-2, RM-3 & RS-6.



## property description

One Particular Harbor is a 1.32 acre tract of land at the intersection of Commodores Dr. and Aquarius St. Existing zoning on the property is RM-AT with a similar future land use designation of 'Medium Density Residential'. This portion of land is also located in Zone A13 EL 10 per the Flood Insurance Rate Map.

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



## deviations table | one particular harbor

Description	Zong / Platting Ordinance Requirement (RS-TH)	One Particular Harbor
Min. Site Area (SF)	20,000	57,562
Min. Area per Dwelling Unit (SF)		
Front Access	2,600	1,760
Rear Access	2,200	n/a
Shared Parking	1,600	1,434
Min. Dwelling Unit Width (FT)		
Front Access	26	21
Rear Access	22	n/a
Shared Parking	16	21
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 %	26%
Max. Height (FT)	45	30
Curb Type	6" Curb & Gutter	1' Ribbon Curb: See Exhibit 6 - Page 8
Parking Requirement	2.2 / unit	2.2 / unit (42 total)
Sidewalks	5' on Both Sides of Road	5' on One Side of Road

## development guidelines | one particular harbor

### Residential Lots: Block 1, Lots 1-19

- Lot Size: Minimum 1,434 sf  
Maximum 2,468 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 + 4 Guest Spaces (42 Spaces Required)  
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.

### Common Area - Pool: Block 1, Lot 22

- Lot Size: 3,144 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 22
- Usage: Non-Residential Structures supporting the community.
- Improvements: Structure shall not portrude beyond the Yard, Easement or Property Line (whichever is applicable).

### Office: Block 1, Lot 21

- Lot Size: 3,691 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 - 2 Stories, 30' Roof Peak of Habitable space.
- 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: Parking allowed in designated areas of Common Area, Lot 21
- Usage: Non-Residential Office building supporting the community.
- Improvements: Structure, decks, porches, etc. shall not portrude beyond the Yard, Easement or Property Line (whichever is applicable).

### Common Area - Private Access and Utility Easement: Block 1, Lot 20

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

## lot layout | one particular harbor

### note

Landscaping and Irrigation will be provided in this subdivision.

### legend

- ① Parking | See sheet 8 for Layout
- ② Padre Harbor Drive
- ③ Pool Access
- ④ Pool Area (Lot 22)
- ⑤ Street Yard | 10' minimum along Aquarius
- ⑥ Street Yard | 10' minimum along Commodores
- ⑦ Office Building
- ⑧ Landscape Area (approximate)
- ⑨ Dumpster Pad



open space layout | one particular harbor



Open Space Calculation

Total Open Space: 14,955 sf  
Total Area: 57,562 sf

Total Open Space: 26%

Note: Rear Yard Patios to be constructed with Pervious Materials

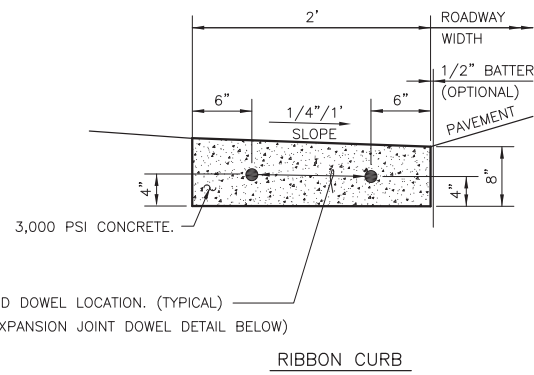
## vehicular / pedestrian access | one particular harbor

Vehicular and Pedestrian access will be provided with one 24' back of curb to back of curb Two-Way Private Access Drive named 'Padre Harbor Drive'. One Particular Harbor Drive will provide direct access to single family lots 1-14, access to shared parking area for lots 15-19 and common area lots 21 & 22. There will not be a security gate for entrance to or exit from the property.

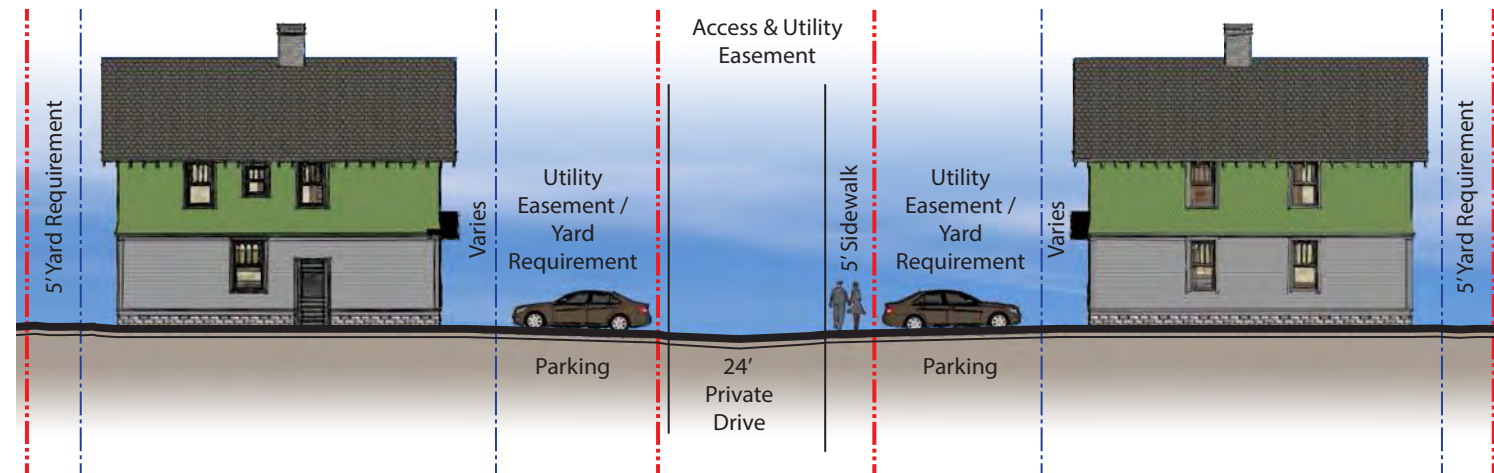
Lots 1-14 will have either 3 or 4 covered (depending on layout), non-enclosed parking spaces. Lots 15-19 will utilize designated shared parking areas on Lots 20 & 21. Parking will be within designated parking areas for each unit including space for overflow parking. The Parking Layout is shown on the right.

Pedestrian access will be within a designated 5' wide sidewalk adjacent to Padre Harbor Drive.

## typical ribbon curb | one particular harbor



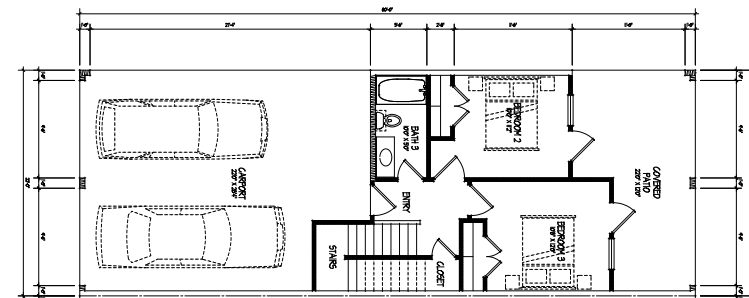
## typical cross section | one particular harbor



## parking requirements | one particular harbor



## Parking Layout



Parking for units 1-14 will be provided with carports on the ground level of each unit (see above). The carport space will be clear-span (no columns) and 22'x28' in size. The 28' length combined with the 10' Building Line will provide 38 linear (28' + 10') feet of parking area which will allow for three parking spaces per unit.

## Parking Requirements

\*All Units are Three-Bedroom

Required Spaces:

Three-Bedroom	2 / Unit
Guest	1 / 5 Units
<b>Total:</b>	<b>42 Spaces</b>

Provided Spaces:

57 Spaces

- TOTAL PLATTED AREA CONTAINS 1.32 ACRES OF LAND, INCLUDING PRIVATE STREET.
  - COMMON AREA = 18,797 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 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 NGVD29.
  - 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.
  - BLOCK 1, LOT #20 - NON BUILDABLE LOT: PRIVATE STREET SHALL BE USED AS ACCESS AND UTILITY EASEMENT AND MAINTAINED BY HOME OWNERS ASSOCIATION.
  - BLOCK 1, LOTS #15-19 - VEHICULAR ACCESS NOT ALLOWED ONTO COMMODORES DRIVE.
  - BLOCK 1, LOTS #15, #21, & #22 - VEHICULAR ACCESS NOT ALLOWED ONTO AQUARIUS STREET.
  - ALL ROADS AND SANITARY SEWER LINES WILL BE PRIVATE AND ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. THE CITY HAS NO OBLIGATION OR INTENTION TO EVER ACCEPT SUCH STREETS AS PUBLIC RIGHT-OF-WAY.
  - THE HOME OWNERS ASSOCIATION 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 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".

# PLAT OF ONE PARTICULAR HARBOR P.U.D.

BEING A REPLAT OF LOT 21, BLOCK 34, ISLAND FAIRWAY ESTATES, A MAP OF WHICH IS RECORDED IN VOLUME 40, PAGES 183-184, M.R.N.C., TEXAS AND CONTAINING 1.32 ACRES OF LAND.

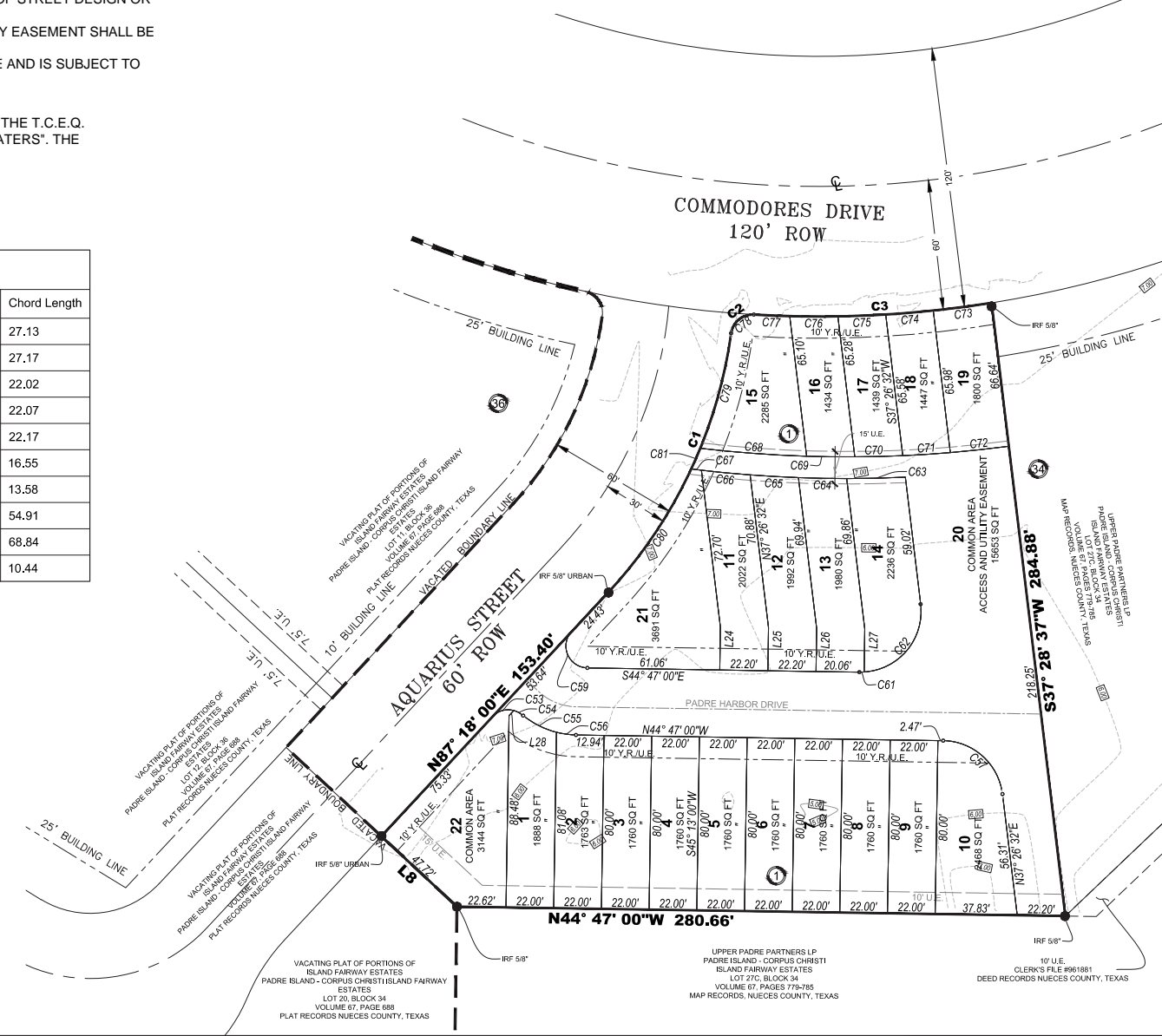
**LEGEND**

- IRON ROD FOUND
- 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
- D.R. DEED RECORDS

Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C1	134.61	219.50	N69° 43' 51"E	132.52
C2	14.93	10.00	S85° 03' 28"E	13.58
C3	110.00	506.86	S48° 29' 40"E	109.78
C53	10.67	10.00	S61° 51' 56"E	10.17
C54	5.04	10.00	S16° 51' 56"E	4.98
C55	17.27	39.74	S18° 56' 56"E	17.14
C56	9.14	39.74	S37° 59' 39"E	9.12
C57	40.18	28.00	S3° 40' 14"E	36.82
C59	23.05	10.00	N21° 15' 34"E	18.28
C61	2.15	28.00	N46° 58' 59"W	2.15
C62	45.63	28.00	S84° 07' 47"W	40.75
C63	27.08	584.86	S46° 59' 28"E	27.08
C64	22.22	584.86	S44° 34' 34"E	22.22
C65	22.35	584.86	S42° 23' 35"E	22.35
C66	22.52	584.86	S40° 11' 42"E	22.52
C67	4.75	584.86	S38° 51' 33"E	4.75
C68	49.22	574.86	N41° 22' 32"W	49.21
C69	22.20	574.86	N44° 56' 06"W	22.20
C70	22.10	574.86	N47° 08' 33"W	22.10
C71	22.04	574.86	N49° 20' 31"W	22.03

Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C72	27.14	574.86	N51° 47' 33"W	27.13
C73	27.18	506.86	S53° 10' 32"E	27.17
C74	22.02	506.86	S50° 23' 43"E	22.02
C75	22.07	506.86	S47° 54' 11"E	22.07
C76	22.17	506.86	S45° 24' 08"E	22.17
C77	16.55	506.86	S43° 12' 47"E	16.55
C78	14.93	10.00	S85° 03' 28"E	13.58
C79	55.05	219.50	N59° 20' 49"E	54.91
C80	69.12	219.50	N78° 16' 43"E	68.84
C81	10.44	219.50	N67° 53' 41"E	10.44

Line Table		
Line #	Length	Direction
L8	47.72	N2° 42' 00"W
L24	20.00	S45° 13' 00"W
L25	20.00	S45° 13' 00"W
L26	20.00	S45° 13' 00"W
L27	19.92	S45° 13' 00"W
L28	3.24	S87° 19' 58"W



25198 - COMMODORES HARBOUR PLATTING 2/15/19 - PRELIMINARY - REVISED

**NAISMITH ENGINEERING, INC.**  
 ARCHITECTURE, ENGINEERING, ENVIRONMENTAL & SURVEYING  
 4501 GOLLIHAR ROAD, SUITE 300, AUSTIN, TX 78741  
 PH: (817) 814-9900 FAX: (817) 814-4401  
 CTHompson@naismith-engineering.com

**PLAT OF ONE PARTICULAR HARBOR P.U.D.**  
 BEING A REPLAT OF LOT 21, BLOCK 34, ISLAND FAIRWAY ESTATES, A MAP OF WHICH IS RECORDED IN VOLUME 40, PAGES 183-184, M.R.N.C., TEXAS AND CONTAINING 1.32 ACRES OF LAND.

SHEET 2 OF 2

