

Ordinance amending the Unified Development Code (“UDC”) upon application by Oceanic B.C., LLC (“Owner”), by changing the UDC Zoning Map in reference to Lot 21, Block 34, Island Fairway Estates, from the “RM-AT” Multifamily AT District to the “RS-TH/PUD” Townhouse District with 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 Oceanic B.C., LLC (“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, February 25, 2015, during a meeting of the Planning Commission, and on Tuesday, March 24, 2015, 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 Oceanic B.C., LLC (“Owner”), the Unified Development Code (“UDC”) of the City of Corpus Christi, Texas (“City”), is amended by changing the zoning of Lot 21, Block 34, Island Fairway Estates, located south of the intersection of Commodores Drive and Aquarius Street (formerly Estrada Drive) (the “Property), from the “RM-AT” Multifamily AT District to the “RS-TH/PUD” Townhouse District with a Planned Unit Development Overlay (Zoning Map No. 029027) as shown in Exhibits “A”, “B” and “C.” Exhibit A, which is a location map pertaining to the Property, Exhibit B, which is a Master Site Plan, and Exhibit C, which is a plat of the Property, 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 ten conditions:

1. **Master Site Plan:** The Owner 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 20 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 15.2 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 44 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 16 through 20.
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.

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	_____	Brian Rosas	_____
Rudy Garza	_____	Lucy Rubio	_____
Chad Magill	_____	Mark Scott	_____
Colleen McIntyre	_____	Carolyn Vaughn	_____
Lillian Riojas	_____		

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

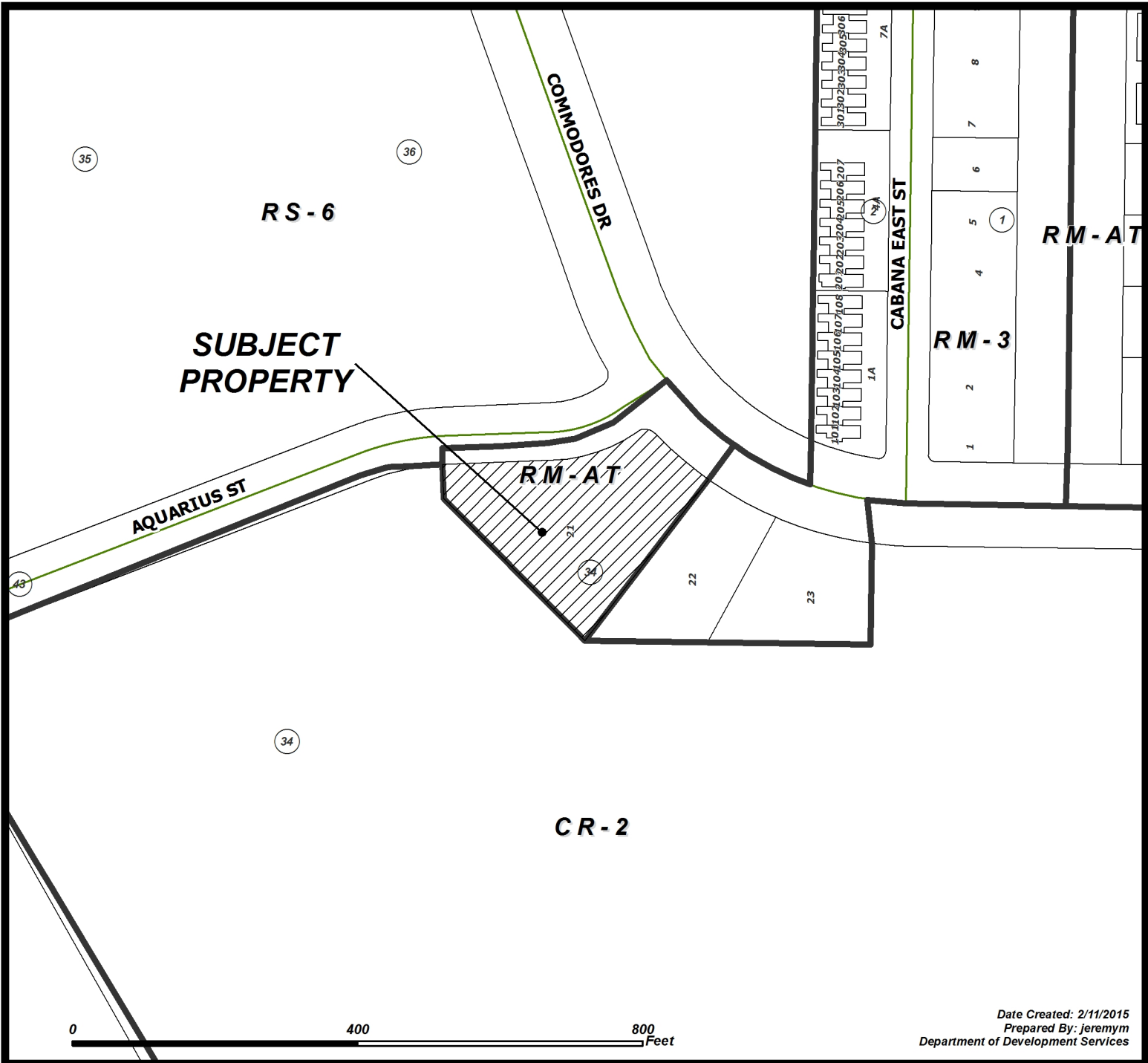
Nelda Martinez	_____	Brian Rosas	_____
Rudy Garza	_____	Lucy Rubio	_____
Chad Magill	_____	Mark Scott	_____
Colleen McIntyre	_____	Carolyn Vaughn	_____
Lillian Riojas	_____		

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

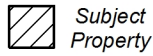
ATTEST:

Rebecca Huerta
City Secretary

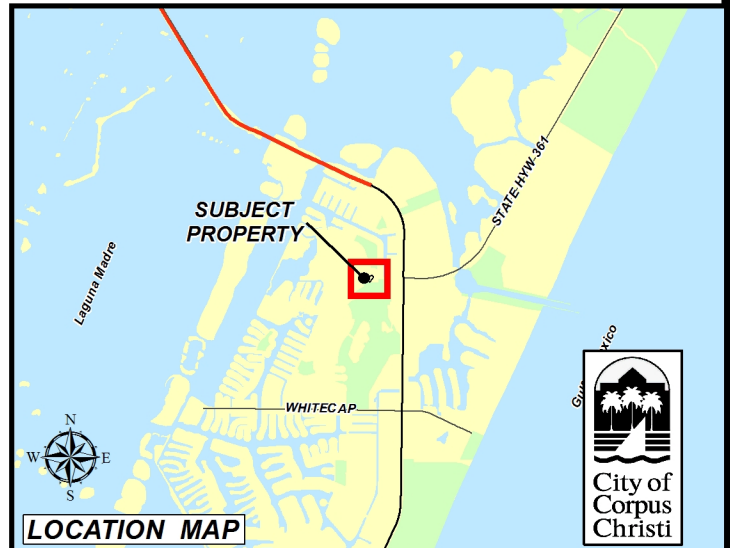
Nelda Martinez
Mayor



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

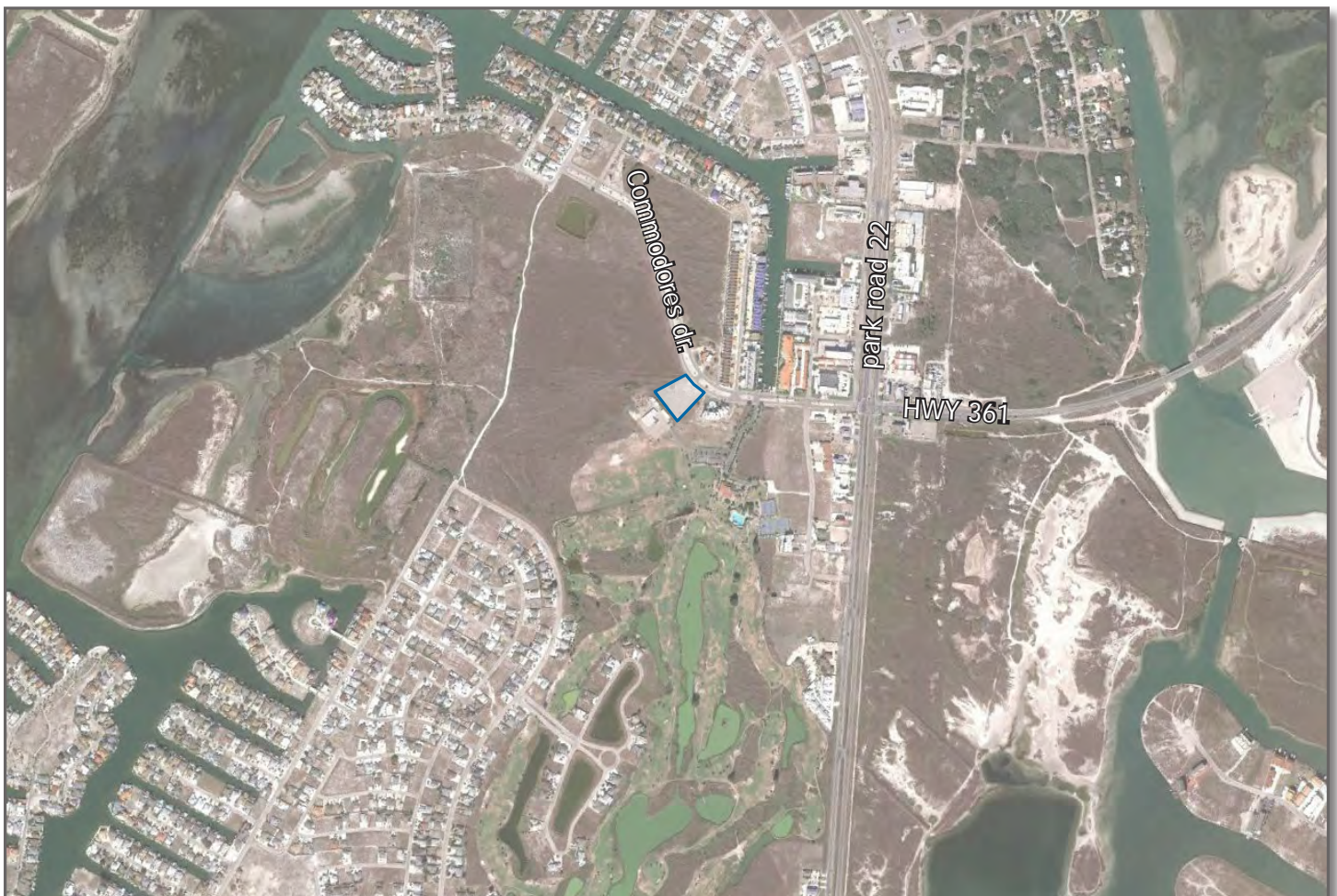
Exhibit B

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

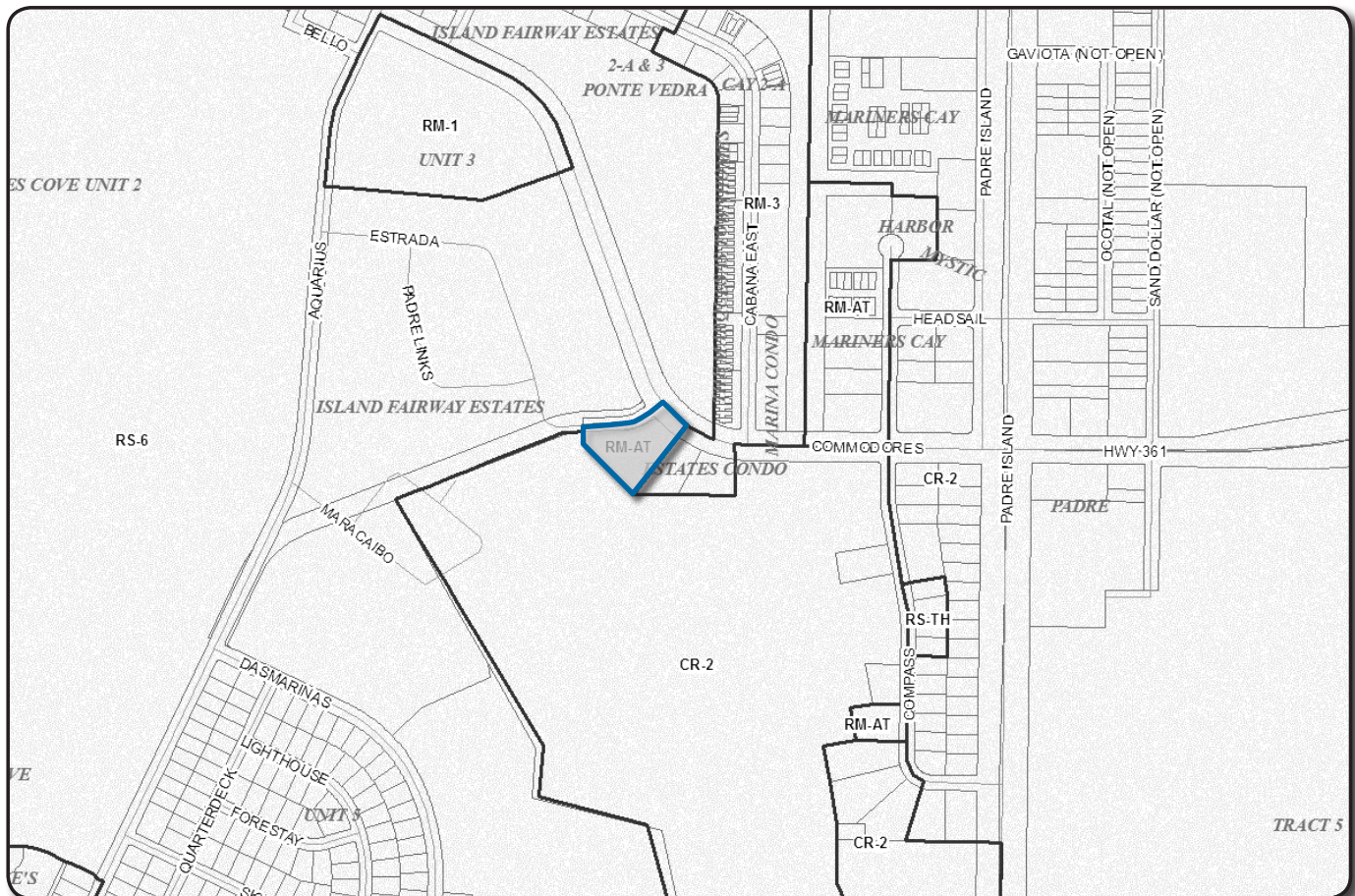
The Planned Unit Development (PUD) for One Particular Harbor consists of a Re-Plat of Lot 21, of Block 34, Island Fairway Estates, at the intersection of Commodores Dr. and Aquarius St. on Padre Island. This development will be non-gated with attached single-family units.

Twenty units in One Particular Harbor will be Single Family Residential Units and there will be two Common Area lots, including one 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

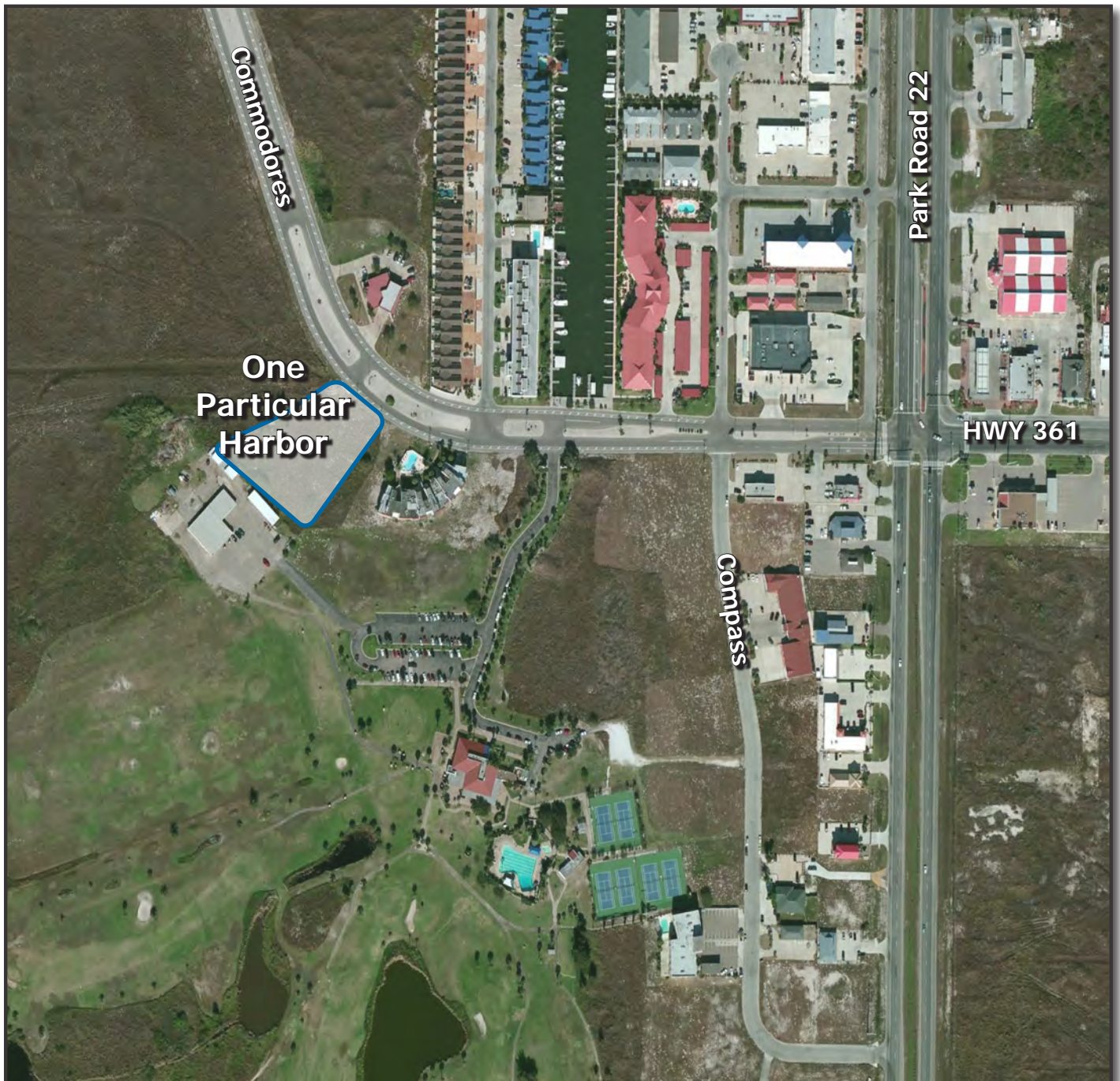
Padre Island has multiple existing zoning designations. However, the properties directly adjacent to One Particular Harbor PUD are zoned as CR-2, RM-3 & RS-6.



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 (44 total)
Sidewalks	5' on Both Sides of Road	5' on One Side of Road

development guidelines | one particular harbor

**Residential Lots:
Block 1, Lots 1-20**

- Lot Size: Minimum 1,434 sf
Maximum 3,691 sf
- Lot Width: Minimum 21 Feet
Maximum 61 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 (44 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 - Private Access and Utility Easement:
Block 1, Lot 21**

- 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.

**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).

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 Landscape Area (approximate)
- ⑧ 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

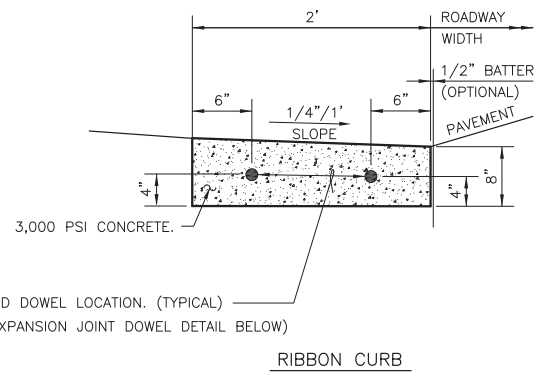
vehicular / pedestrian access | one particular harbor

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 1-15, access to shared parking area for lots 16-20 and common area lot 22. There will not be a security gate for entrance to or exit from the property.

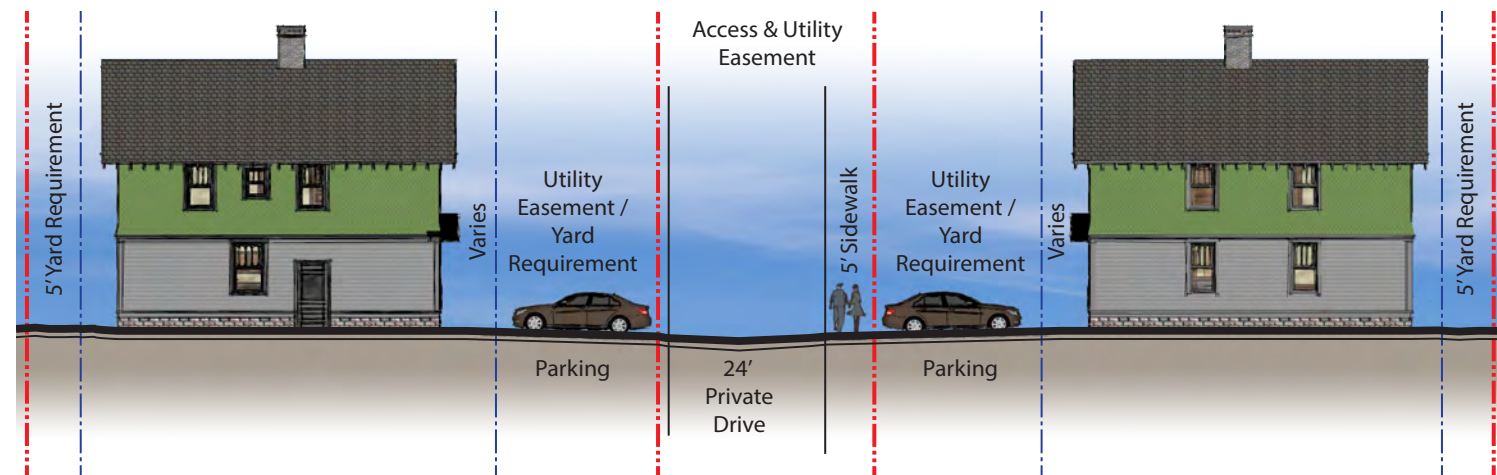
Lots 1-15 will have either 3 or 4 covered (depending on layout), non-enclosed parking spaces. Lots 16-20 will utilize designated shared parking areas on Lot 21. Parking will be within designated parking areas for each unit including space for overflow parking. The Parking Layout is shown on the right.

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

typical ribbon curb | one particular harbor



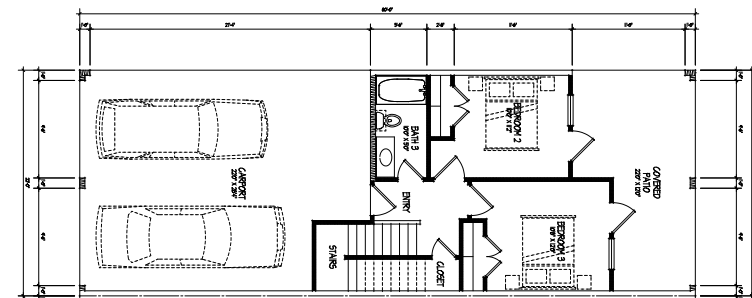
typical cross section | one particular harbor



parking requirements | one particular harbor



Parking Layout



Parking for units 1-10 & 12-15 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
Total:	44 Spaces

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 #21 - NON BUILDABLE LOT: PRIVATE STREET SHALL BE USED AS ACCESS AND UTILITY EASEMENT AND MAINTAINED BY HOME OWNERS ASSOCIATION.
- BLOCK 1, LOTS #16-20 - VEHICULAR ACCESS NOT ALLOWED ONTO COMMODORES DRIVE.
- BLOCK 1, LOTS #11, #16, & #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".

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

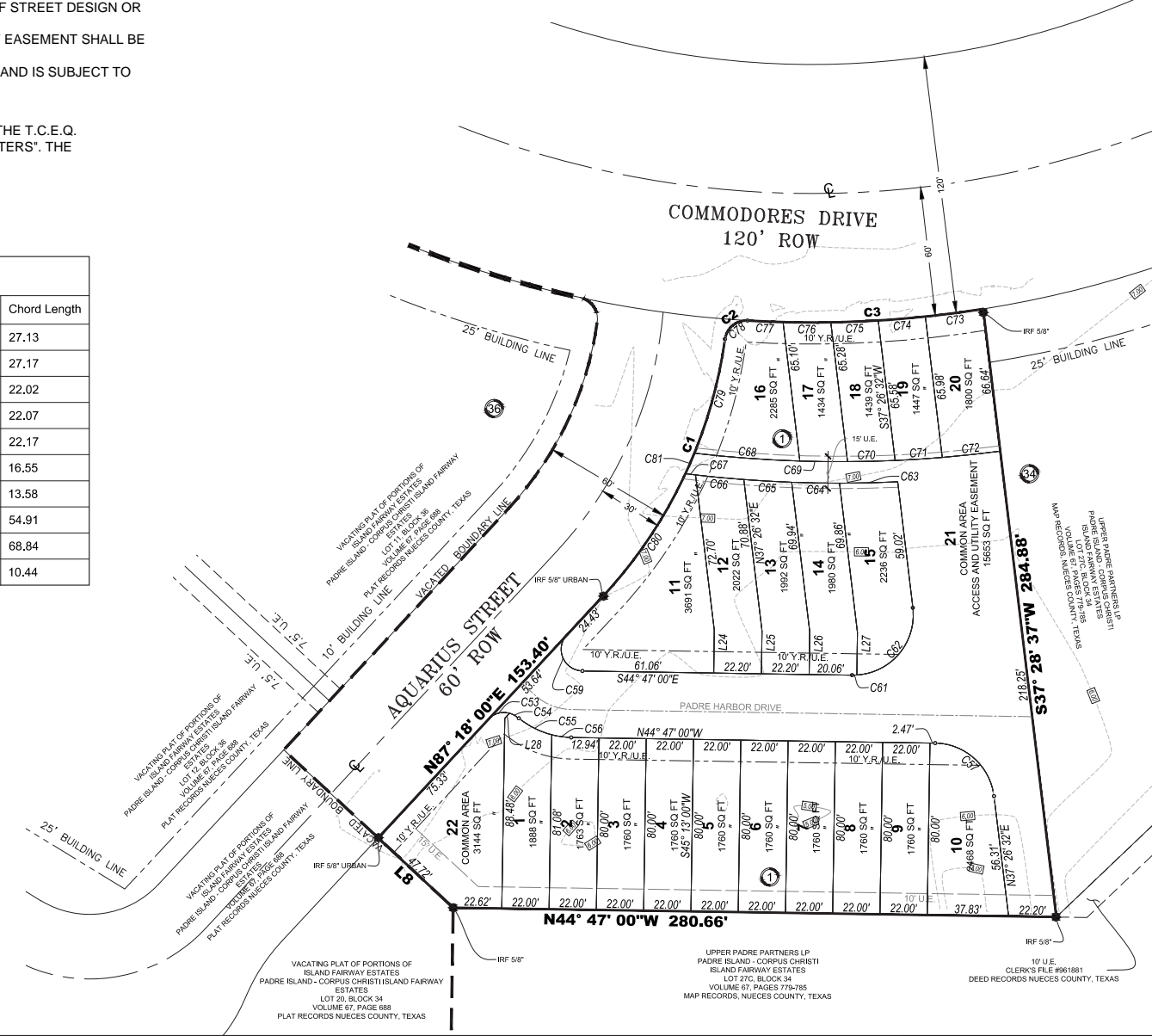
Line Table		
Line #	Length	Direction
L8	47.72	N2° 42' 00"W
L24	20.00	S45° 13' 00"W
L25	20.00	S45° 13' 00"W
L26	20.00	S45° 13' 00"W
L27	19.92	S45° 13' 00"W
L28	3.24	S87° 19' 58"W

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

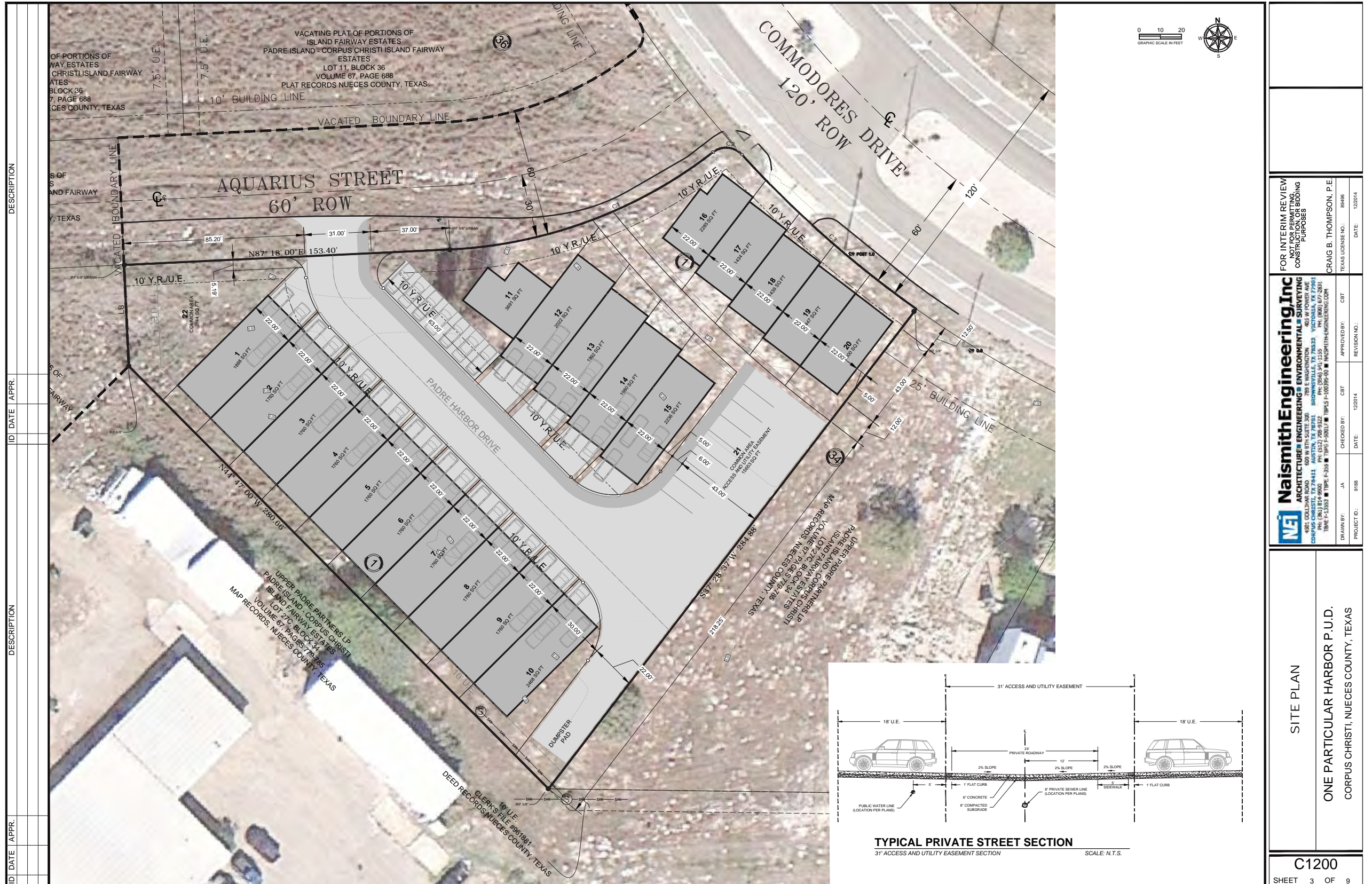
- IRON ROD FOUND
- BLOCK SYMBOL
- PROPERTY LINE
- UTILITY EASEMENT - U.E.
- YARD REQUIREMENT - Y.R.
- DRAINAGE EASEMENT - D.E.
- ROAD CENTERLINE - R.C.
- ACCESS EASEMENT - A.E.
- M.R. MAP RECORDS
- D.R. DEED RECORDS



NAISMITH ENGINEERING, INC.
 ARCHITECTURE, ENGINEERING, ENVIRONMENTAL & PLANNING
 4501 GOLLIHAR ROAD, SUITE 300, AUSTIN, TX 78741
 PH: (817) 814-9900
 FAX: (817) 814-4401
 C.T. THOMPSON, P.E.
 PROJECT NO. 150119
 SHEET 2 OF 2
 DATE: 01/20/15

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.

site plan | one particular harbor



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.

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 _____, 2015.

By: _____
Willard H. Hammonds II, 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 _____, 2015.

Notary Public



LOCATION MAP
NOT TO SCALE

STATE OF TEXAS
COUNTY OF NUECES

This plat of ONE PARTICULAR HARBOR P.U.D., approved by the Department of Development Services of the City of Corpus Christi, Texas, this the _____ day of _____, 2015.

Ratna Pottumuthu, P.E., LEED AP
Development Services Engineer

STATE OF TEXAS
COUNTY OF NUECES

This plat of ONE PARTICULAR HARBOR P.U.D., approved by the Planning Commission on the behalf of the City of Corpus Christi, Texas, this the _____ day of _____, 2015.

Phillip Ramirez, AIA, LEED-AP
Chairman

Daniel M. Grimsbo, P.E., A.I.C.P.
Secretary

STATE OF TEXAS
COUNTY OF NUECES

I, Kara Sands, Clerk of the County Court in and for said Nueces County, Texas, hereby certify that the foregoing map of the plat of ONE PARTICULAR HARBOR P.U.D., dated the _____ day of _____, 2015, with its certificate of authentication was filed for record in my office this the _____ day of _____, 2015, 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 _____, 2015.

No. _____
Kara Sands
County Clerk
Nueces County, Texas

Filed for record
At _____ o'clock __.M.
_____, 2015.

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: _____

Naismith Engineering, Inc.
ARCHITECTURE • ENGINEERING • ENVIRONMENTAL • SURVEYING
4501 COLLIAR ROAD, 600 IV 8TH SUITE 300, 789 E WASHINGTON, 405 W POWER AVE
CORPUS CHRISTI, TX 78411, AUSTIN, TX 78701, BROWNSVILLE, TX 77802, VICTORIA, TX 77901
PH: (512) 708-9322, PH: (956) 541-1155, PH: (600) 677-2831
FBPE F-385, TBPG F-50077, TBPLS F-100395-00, TBRE F-13553

ENGINEER/SURVEYOR: CRAIG B. THOMPSON, P.E.
PROJECT/SURVEYOR: 361-814-4401
REGISTERED SURVEYOR: 814-9900
CHECKED BY: APPROVED BY: SKM
DRAWN BY: AB
PROJECT ID: 9188
DRAWING NAME: PLAT
SURVEY DATE: 01/2015
DRAWING DATE: 01/2015

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.

- 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.

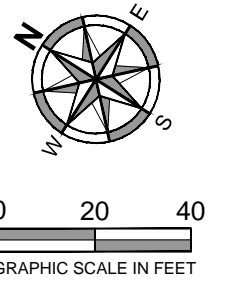
- ALL BEARINGS ARE GRID BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM FOR THE LAMBERT SOUTH ZONE (NAD83). ELEVATIONS ARE BASED ON NGVD29.
- THIS SURVEYOR CANNOT CERTIFY AS TO UN-RECORDED EASEMENTS AND/OR RIGHT-OF-WAY THAT MAY IMPACT THE SUBJECT PROPERTY AND ARE NOT VISIBLE AND APPARENT. CAUTION MUST BE TAKEN WITH PIPELINE MARKERS INDICATING BURIED LINES NOT ON RECORD.
- BLOCK 1, LOT #21 - NON BUILDABLE LOT: PRIVATE STREET SHALL BE USED AS ACCESS AND UTILITY EASEMENT AND MAINTAINED BY HOME OWNERS ASSOCIATION.
- BLOCK 1, LOTS #16-20 - VEHICULAR ACCESS NOT ALLOWED ONTO COMMODORES DRIVE.
- BLOCK 1, LOTS #11, #16, & #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.



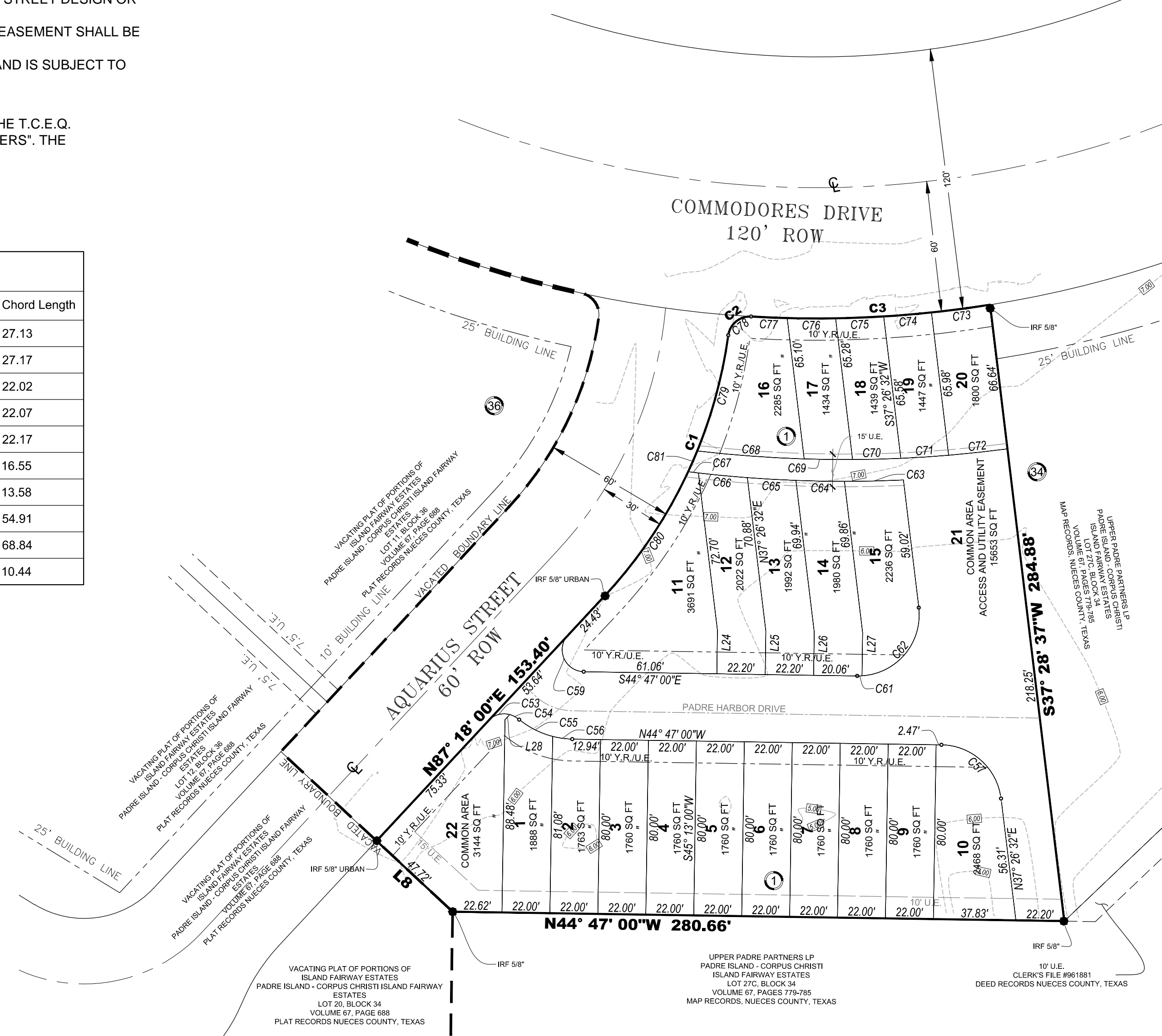
LEGEND

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



ENGINEER/SURVEYOR: CRAIG B. THOMPSON, P.E.
PROJECT/SURVEYOR: 814-0900
PROJECT/SURVEYOR EMAIL: 861-814-4401
ENGINEER/SURVEYOR: C.Thompson@naismith-engineering.com
DRAWN BY: AB
CHECKED BY: APPROVED BY
DATE: 01/2015
DRAWING NAME: CBT
PROJECT ID: SKM
DRAWING NUMBER: 9188
PLAT: 01/2015

NAI NaimsmithEngineering, Inc.
ARCHITECTURE • ENGINEERING • ENVIRONMENTAL • SURVEYING
 4501 COLLIHAR ROAD, 600 W. 8TH SUITE 500, 789 E WASHINGTON, 405 W. POWER AVE
 CORPUS CHRISTI, TX 78411, AUSTIN, TX 78701, BROWNSVILLE, TX 77823, VICTORIA, TX 77901
 PH: (512) 708-9522, PH: (956) 541-1155, PH: (600) 677-2831
 FBRE F-13553, TBPG F-50017, TBPLS F-100395-00

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.

UPPER PADRE PARTNERS LP
 PADRE ISLAND - CORPUS CHRISTI
 ISLAND FAIRWAY ESTATES
 LOT 21, BLOCK 34
 VOLUME 40, PAGES 183-184
 MAP RECORDS, NUECES COUNTY, TEXAS

CLERK'S FILE #961881
 DEED RECORDS NUECES COUNTY, TEXAS

SHEET 2 OF 2

\\NE-PROJECTS\PROJECTS\9188 - COMMODORES14 - PLATTING\20150119 - PRELIMINARY - REV5.DWG