

Ordinance amending the Unified Development Code (“UDC”), upon application by Doug Shaw (“Owner”), by changing the UDC Zoning Map in reference to Lots 5 and 14-18, Block 2, Section E, Padre Island - Corpus Christi, from the “RM-AT/IO” Multifamily AT District with an Island Overlay and the “RS-6/IO” Single-Family 6 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 (“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, 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 (“Owner”), the Unified Development Code (“UDC”) of the City of Corpus Christi, Texas (“City”), is amended by changing the zoning on Lots 5 and 14-18, Block 2, Section E, Padre Island - Corpus Christi (the “Property”), located between Aruba and Leeward Drives, approximately 200 feet south of Running Light Drive, from the “RM-AT/IO” Multifamily AT District with an Island Overlay and “RS-6/IO” Single-Family 6 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. 028025 & 028026), as shown in Exhibit “A” “B,” and Exhibit “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 entireties.

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 23 townhouse units and shall be constructed in one phase.

2. **Dwelling Units per Acre:** The density of dwelling units on the Property shall not exceed 17.83 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 46 standard parking spaces (9 feet wide by 18 feet long) and six 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 shall be 10 feet along Leeward Drive and 20 feet along Aruba Drive. 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 10, 16 and 22 and a minimum 2.5-foot wide side yard is required for Lots 1 and 9. Minimum width for townhouse lots shall be 20 feet.
6. **Open Space:** The Property must maintain a minimum of 26.5% open space. Any surfaces constructed within the required minimum 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. 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.
9. **Dumpster Screening:** A minimum 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 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:

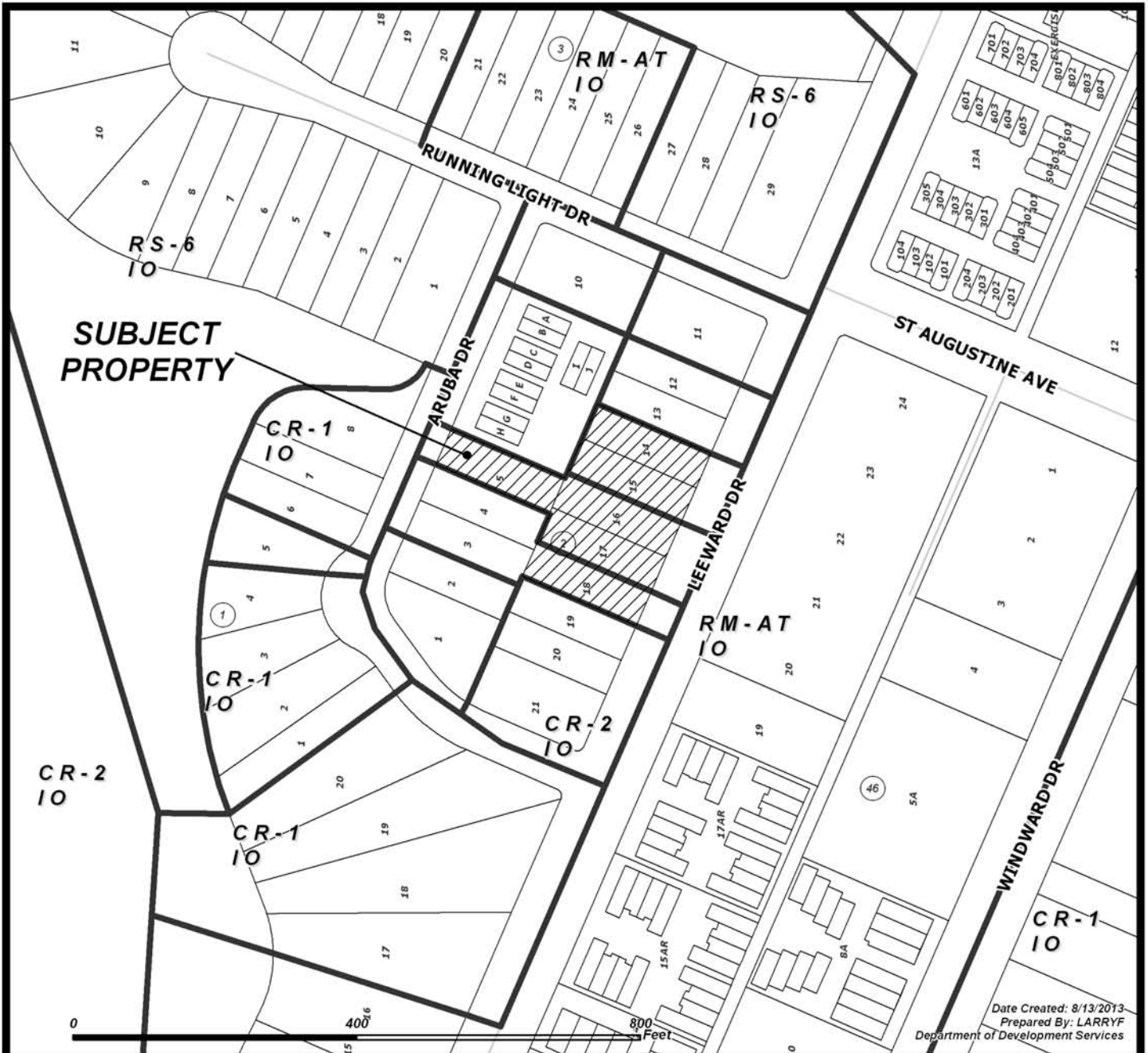
Nelda Martinez	_____	Chad Magill	_____
Kelley Allen	_____	Colleen McIntyre	_____
Rudy Garza	_____	Lillian Riojas	_____
Priscilla Leal	_____	Mark Scott	_____
David Loeb	_____		

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

ATTEST:

Armando Chapa
City Secretary

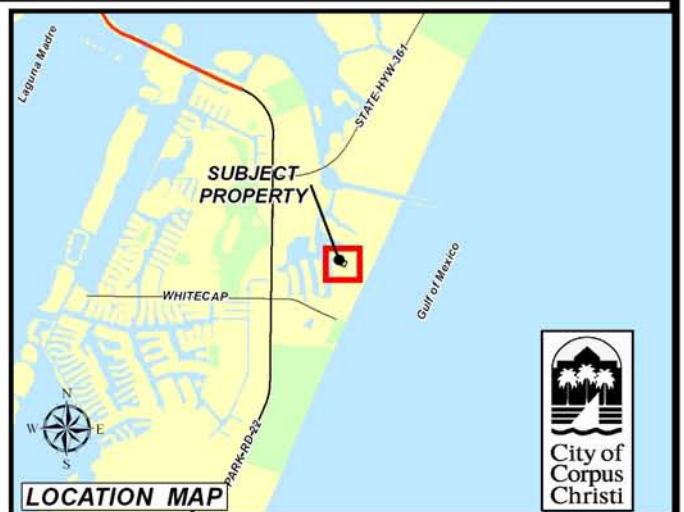
Nelda Martinez
Mayor



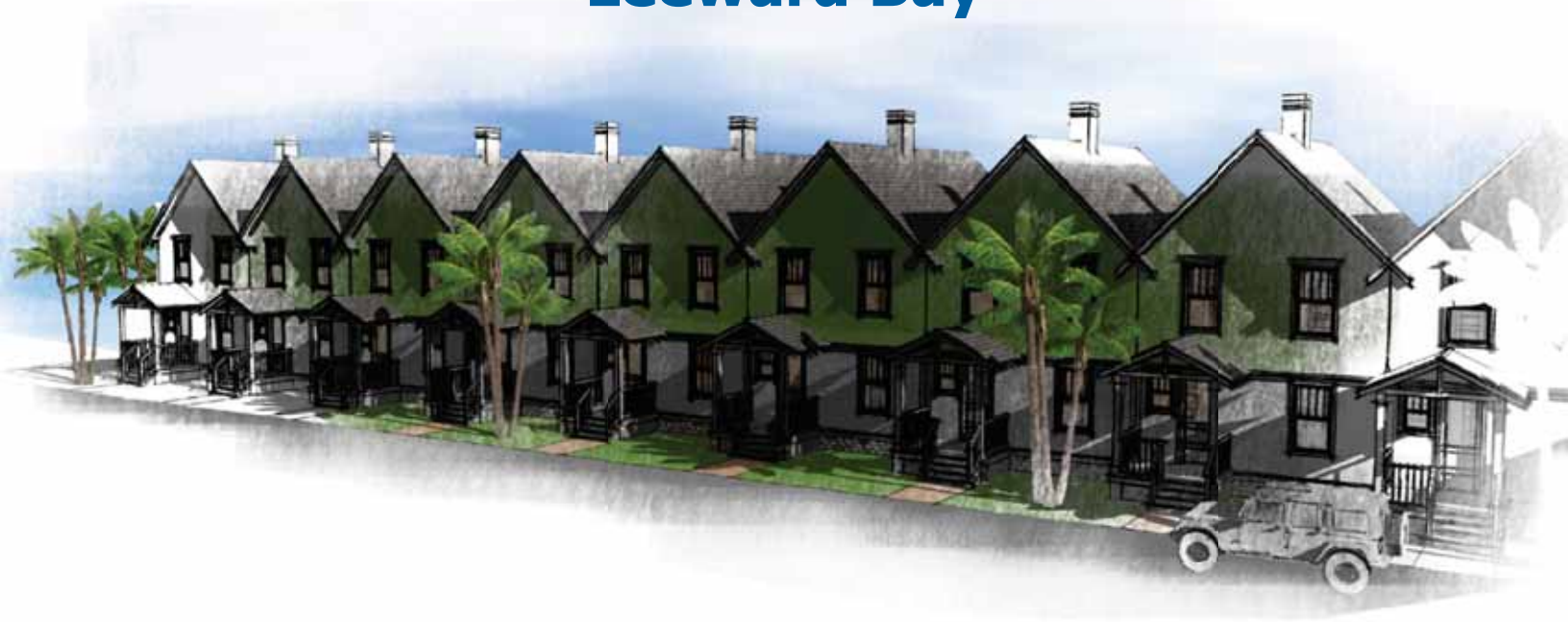
CASE: 0813-04
SUBJECT PROPERTY WITH ZONING

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: **Leeward Bay**



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.

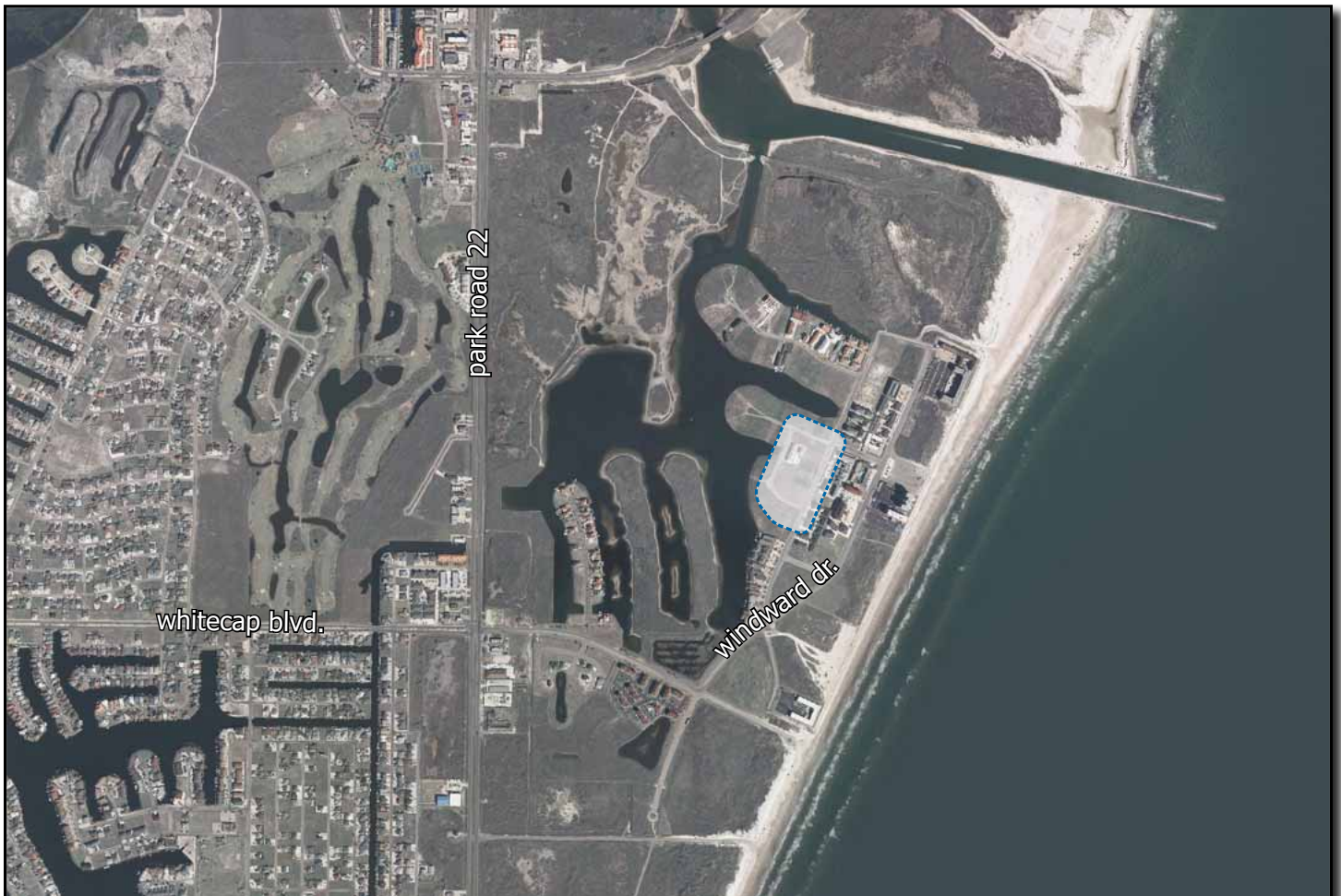
Designer: Jon Hall

 **Naismith Engineering, Inc.**
ARCHITECTURE ■ ENGINEERING ■ ENVIRONMENTAL ■ SURVEYING

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location map



general info

The Planned Unit Development for Leeward Bay consists of a Re-Plat of Lots 5, & 14-18 Padre Island-Corpus Christi Section E, Block 2 between Aruba Dr. and Leeward Dr. on Padre Island. This development will be non-gated with attached single-family units.

Leeward Bay will be a Re-Plat of Lots 5 & 14-18 into 25 lots of which 23 will be Single Family Residential Units and 2 will be Common Area lots. The property sits on 1.29 acrea of vacant land and lots 14, 15 & 18 are zoned RM-AT/IO while lots 5, 16 & 17 are zoned RS-6/IO. The Future Land Use plan designates this area as 'Tourist' as well.

adjacent zoning

The area around Leeward Bay has a variety of different existing zoning designations. The properties to the west, across Aruba, are zoned CR-1/IO. The area adjacent to Lot 5 to the North is zoned RM-AT/IO while the property to the North of lot 14 is RS-6/IO. All of the property across Leeward Drive from lots 14-18 is designated RM-AT/IO and the property South of lot 18 is currently zoned CR-2/IO.



property description

Leeward Bay is a 1.29 acre tract of Land between Aruba Dr. and Leeward Dr. Existing zoning on the property is a mix of RM-AT/IO and RS-6/IO with a similar future land use designation of 'Tourist'. This portion of land is also located in Zone A13 EL 9 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 | leeward bay

Description	Zong / Platting Ordinance Requirement (RS-TH)	Leeward Bay
Min. Site Area (SF)	20,000	55,998
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	2.5
Side (single)	0	0
Side (total)	0	0
Rear	5	5
Min. Building Separation (FT)	10	10
Min. Open Space	30 %	26.5%
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 (52 total)
Sidewalks	5' on Both Sides of Road	5' on One Side of Road

development guidelines | leeward bay

Residential Lots: Block 1, Lots 1-15, 17-24

- Lot Size: Minimum 1,380 sf
Maximum 2,850 sf
- Lot Width: Minimum 20 Feet
Maximum 25 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 (51 Spaces Required)
52 Spaces Provided - See Parking Plan 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.

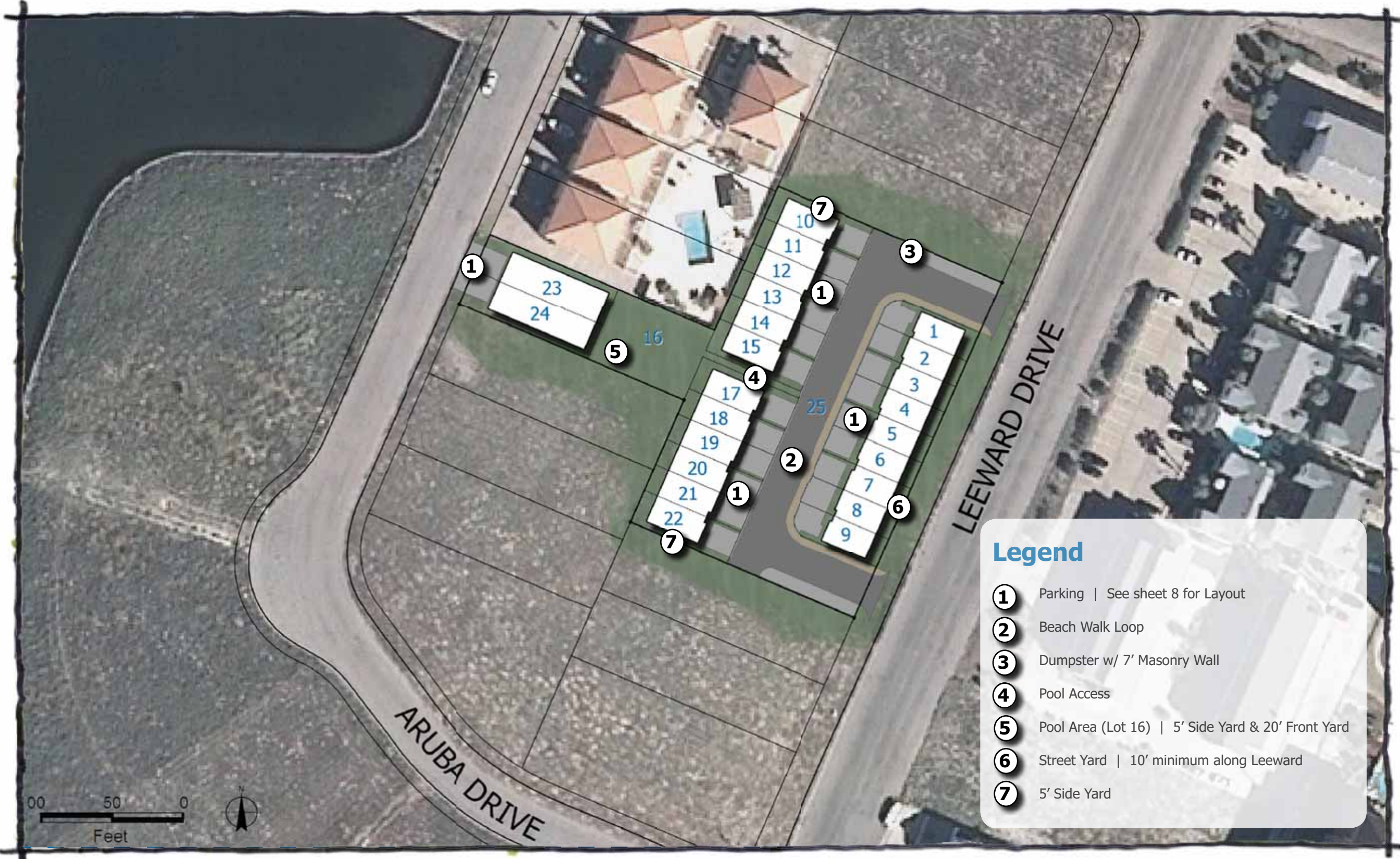
Private Access and Utility Easement: Block 1, Lot 25

- Maintenance: Home Owners Association (HOA)
- Parking Requirement: Parking allowed in Designated Areas only.
Six (6) parallel parking spaces are provided across Beach Walk Loop from Lots 1 & 9. Parking Spaces to be clearly marked.
No Parking allowed on Beach Walk Loop.
- Usage: Areas supporting the community:
Vehicular Access Drive, Pedestrian Access, Walkways, etc.

Common Area: Block 1, Lot 16

- Lot Size: 4,500 sf
- Lot Width: Minimum 5 Feet
Maximum 54 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 16
- 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 | leeward bay



Legend

- ① Parking | See sheet 8 for Layout
- ② Beach Walk Loop
- ③ Dumpster w/ 7' Masonry Wall
- ④ Pool Access
- ⑤ Pool Area (Lot 16) | 5' Side Yard & 20' Front Yard
- ⑥ Street Yard | 10' minimum along Leeward
- ⑦ 5' Side Yard

open space layout | leeward bay



Open Space Calculation

Front, Rear & Side Yard:	10,341 sf
Pool & Amenities:	4,500 sf
Total Open Space:	14,841 sf
Total Area:	55,998 sf
Total Open Space:	26.5%

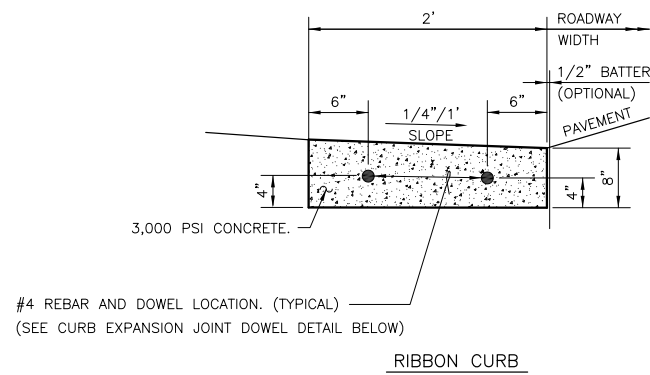
Note: Rear Yard Patios to be constructed with Pervious Materials

vehicular / pedestrian access | leeward bay

Vehicular and Pedestrian access will be provided with a 24' back of curb to back of curb Two-Way Private Access Drive named 'Beach Walk Loop' with access to single family lots 1-15 & 17-22 and common area lot 16. Access to lots 23 & 24 will be from Aruba Dr. Beach Walk Loop will enter and exit the property from Leeward Drive. 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.

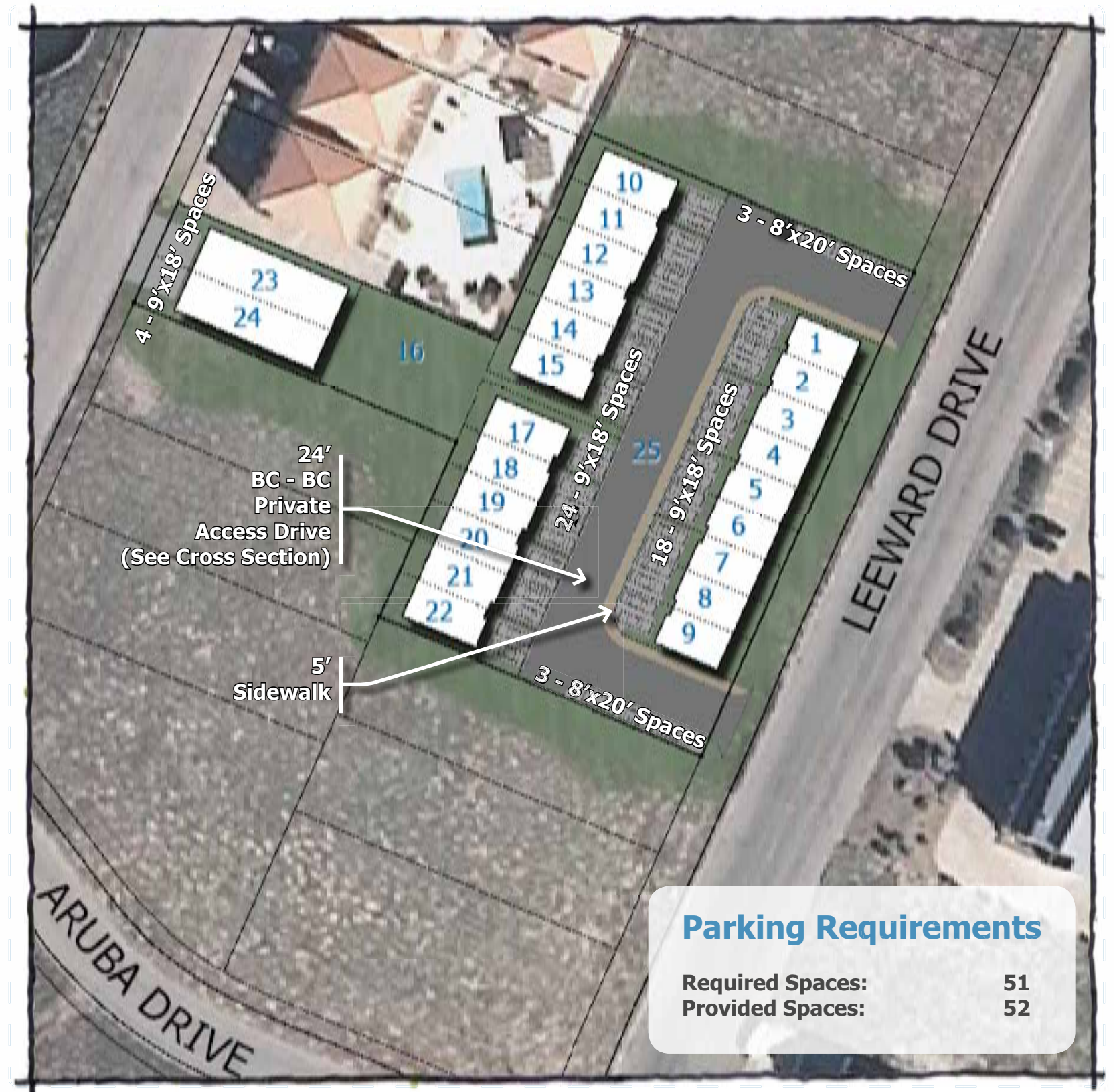
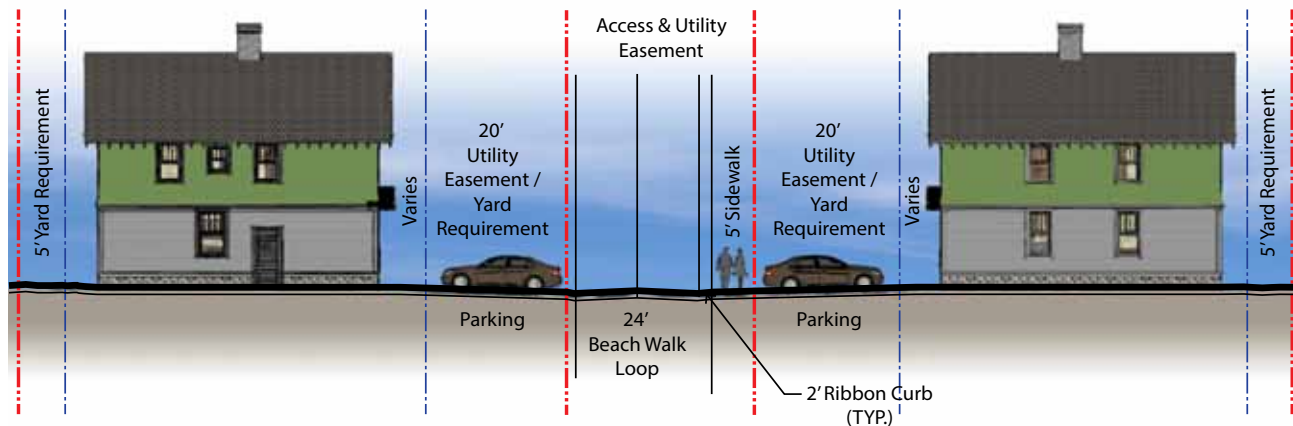
Pedestrian access will be within a designated 5' wide sidewalk adjacent to the Beach Walk Loop.



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 INDEPENDANT OF THE CONSTRUCTION METHODS USED.

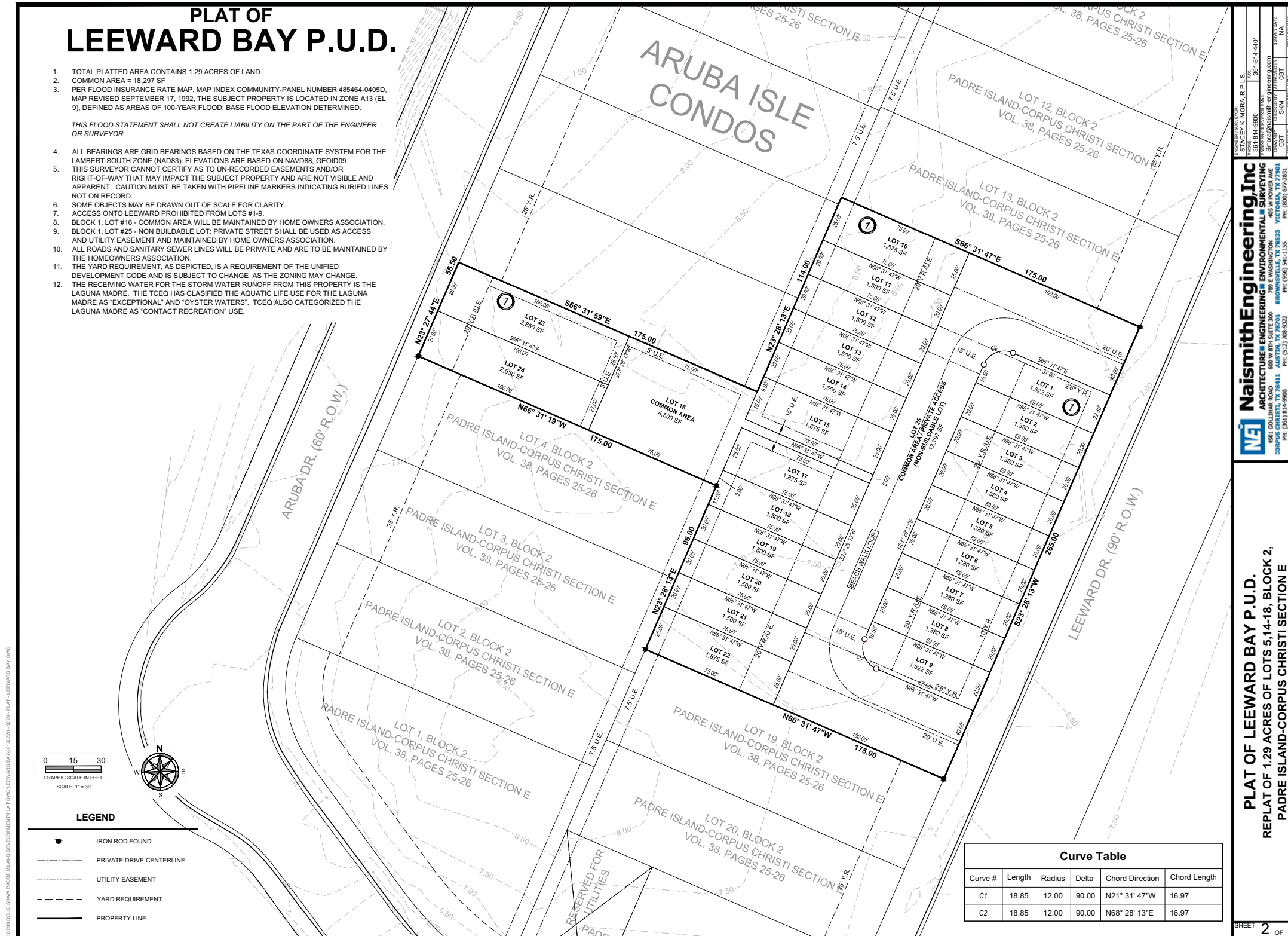
typical cross section | beach walk loop



Parking Requirements

Required Spaces:	51
Provided Spaces:	52

preliminary plat | leeward bay



STAGES & WORK R.P.L.S.

NAISMITH ENGINEERING, INC.
 ARCHITECTURE • ENGINEERING • ENVIRONMENTAL • SURVEYING
 4501 COLLIER ROAD, SUITE 200, HOUSTON, TX 77036
 405 W. POWER AVE., WASHINGTON, TX 75781
 2000 W. WILSON AVE., AUSTIN, TX 78703
 1000 W. WILSON AVE., HOUSTON, TX 77036
 1000 W. WILSON AVE., HOUSTON, TX 77036
 1000 W. WILSON AVE., HOUSTON, TX 77036

PLAT OF LEEWARD BAY P.U.D.
 REPLAT OF 1.29 ACRES OF LOTS 5, 14-18, BLOCK 2,
 PADRE ISLAND-CORPUS CHRISTI SECTION E

SHEET 2 OF 2

PLAT OF LEEWARD BAY P.U.D.

BEING A REPLAT OF LOTS 5, 14-18, 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 1.29 ACRE OF LAND

STATE OF TEXAS
COUNTY OF NUECES

I, Doug Shaw, do hereby certify that I am the owner of Leeward Bay P.U.D. 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. 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: _____
Doug Shaw, Owner

STATE OF TEXAS
COUNTY OF NUECES

This instrument was acknowledged before me by Doug 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.

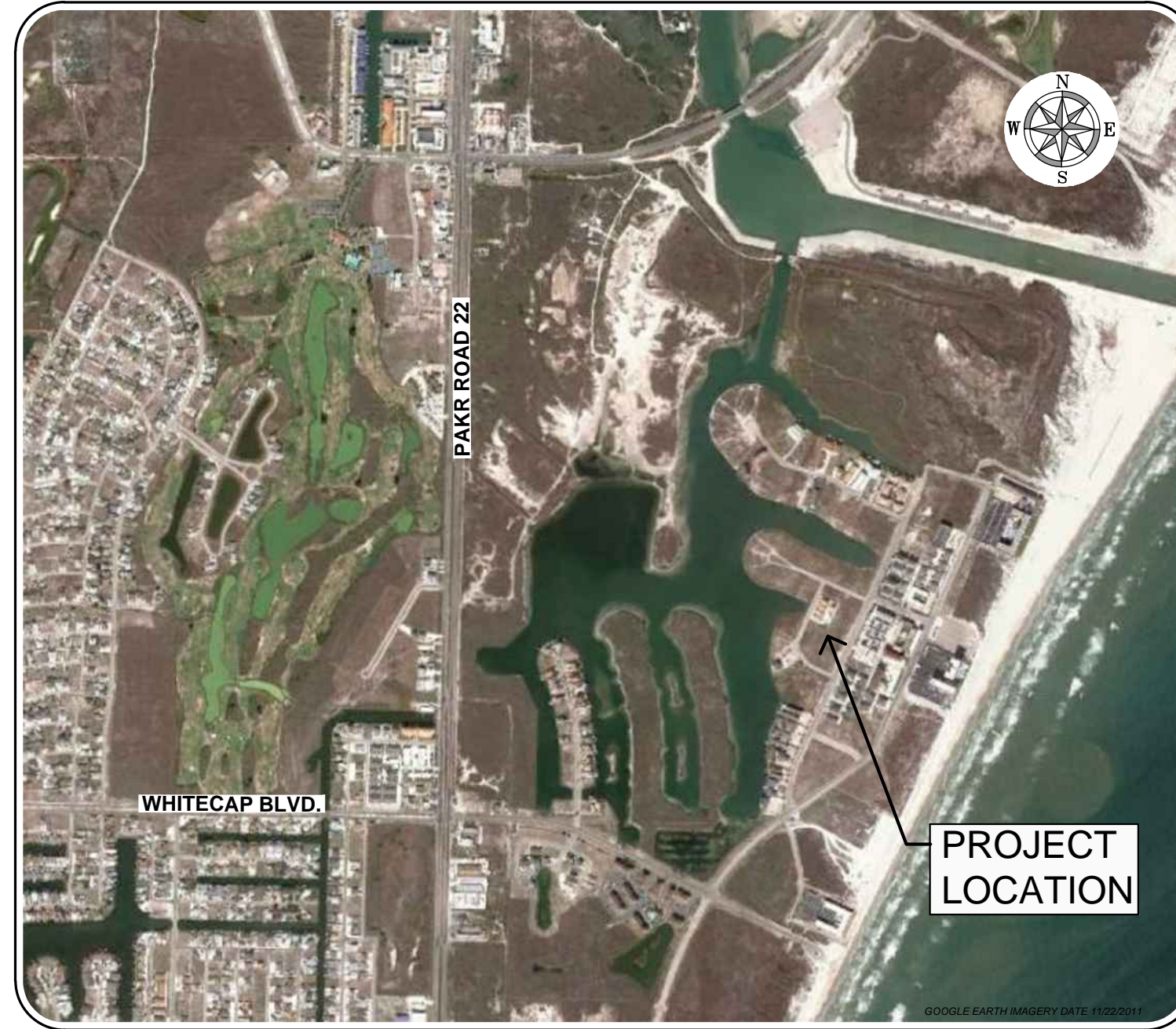
By: _____
Tony Gomez, Vice President of Navy-Army Federal Credit Union

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. _____

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

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	STACEY K. MORA, R.P.L.S.	PHONE	361-814-9900	FAX	361-814-4401
ENGINEER/SURVEYOR EMAIL	SMora@naismith-engineering.com	PROVISED BY	SMora	CBI	
CHECKED BY	SMora	DATE	04/18/2013		
PROJECT NO.	9044	PLAT			

Naismith Engineering, Inc.
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CORPUS CHRISTI, TX 78411
PH: (361) 814-9900
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AUSTIN, TX 78701
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TBPE F-355

ENVIRONMENTAL SURVEYING
405 W POWER AVE
VICTORIA, TX 77901
PH: (800) 677-2831
NAISMITH-ENGINEERING.COM

PLAT OF LEEWARD BAY P.U.D.
REPLAT OF 1.29 ACRES OF LOTS 5, 14-18, BLOCK 2,
PADRE ISLAND-CORPUS CHRISTI SECTION E

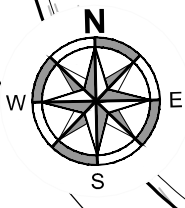
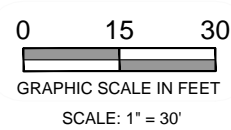
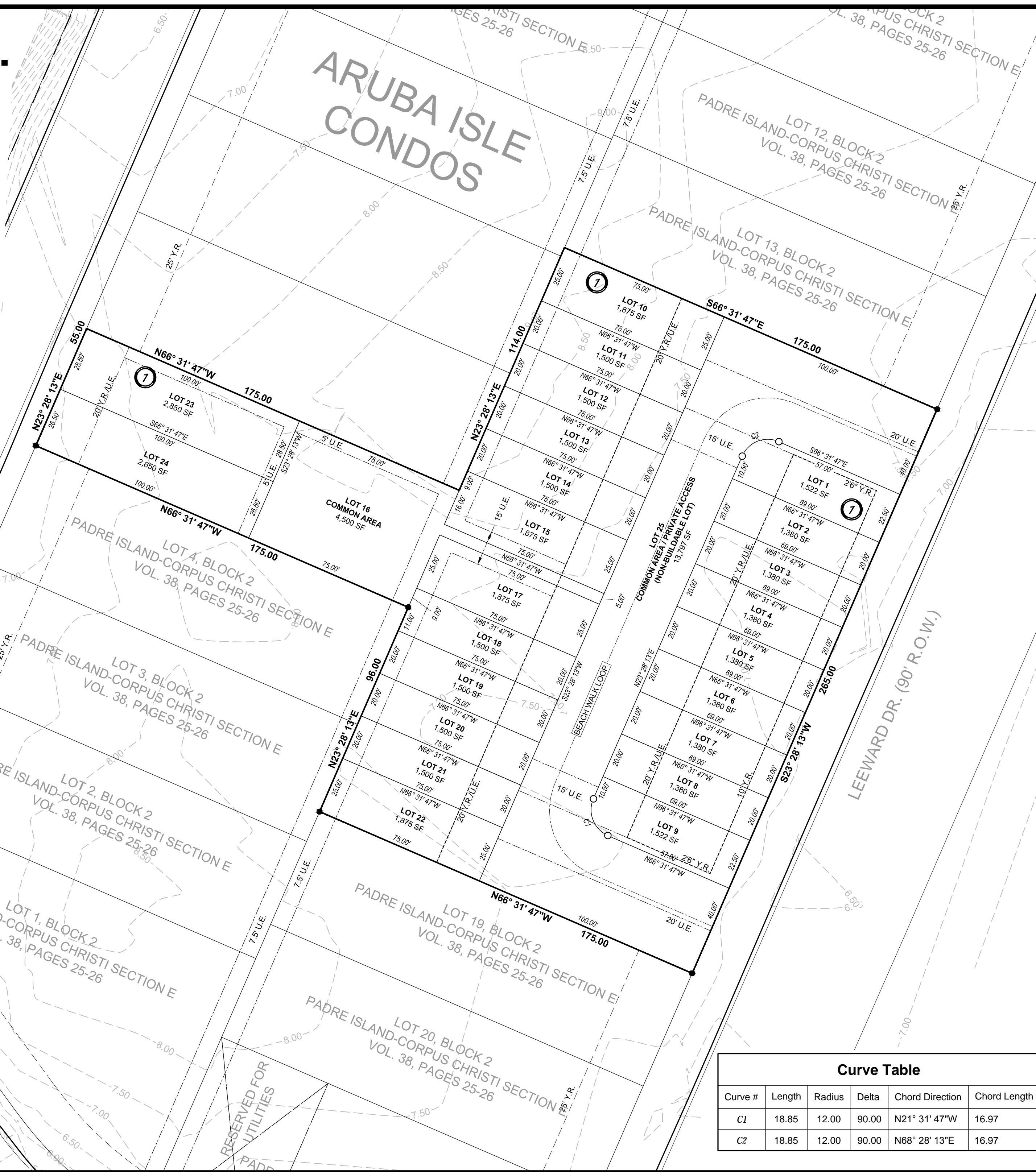
2:90991 DOUG SHAW PADRE ISLAND DEVELOPMENT PLAT LEEWARD BAY 20130620 - 9099 - PLAT - LEEWARD BAY.DWG

PLAT OF LEEWARD BAY P.U.D.

- TOTAL PLATTED AREA CONTAINS 1.29 ACRES OF LAND.
- COMMON AREA = 18,297 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 LEEWARD PROHIBITED FROM LOTS #1-9.
- BLOCK 1, LOT #16 - COMMON AREA WILL BE MAINTAINED BY HOME OWNERS ASSOCIATION.
- BLOCK 1, LOT #25 - 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

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	18.85	12.00	90.00	N21° 31' 47"W	16.97
C2	18.85	12.00	90.00	N68° 28' 13"E	16.97

ENGINEER/SURVEYOR:
STACEY K. MORA, R.P.L.S.
PHONE: 361-814-9900 FAX: 361-814-4401
EMAIL: smora@naismith-engineering.com

PROJECT:
PLAT OF LEEWARD BAY P.U.D.
PROJECT ID: 9099

DATE:
04/18/2013

NAI Naismith Engineering, Inc.
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PH: (361) 814-9900 PH: (512) 708-9322 PH: (956) 541-1155 PH: (800) 677-2831
TBAE F-13553 ■ TBPGE F-355 ■ TBPGL F-50017 ■ TBPPLS F-100995-00 ■ NAIMSMITH-ENGINEERING.COM

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PADRE ISLAND-CORPUS CHRISTI SECTION E