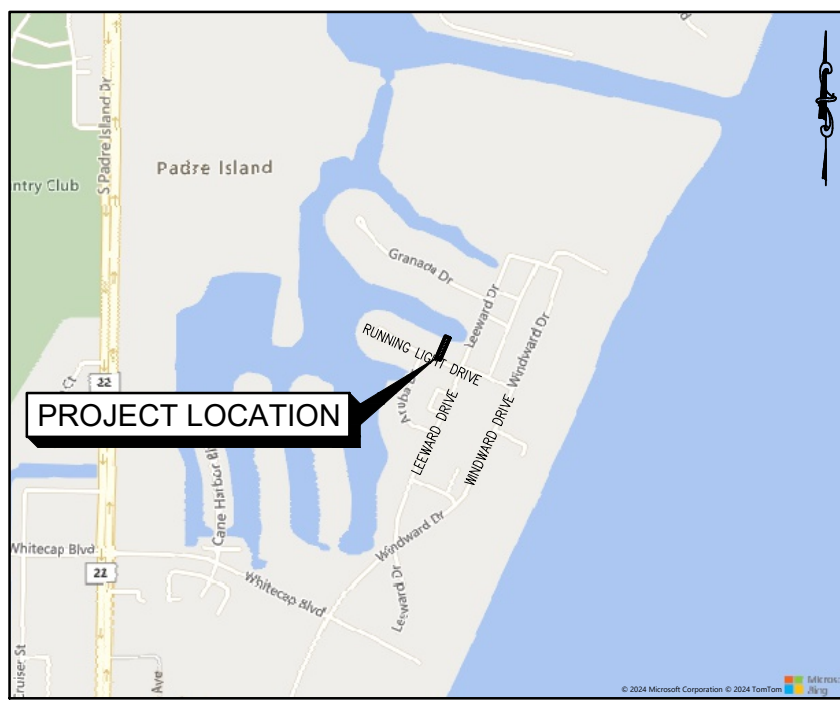
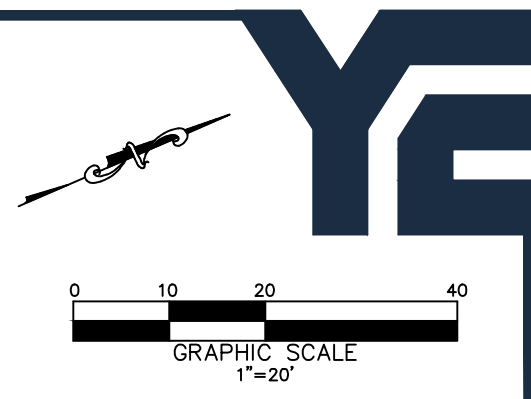


FINAL PLAT OF BREEZEWAY TOWN HOMES P.U.D.

0.29 ACRES OUT OF PADRE ISLAND SECTION E, BLOCK 3, LOTS 27,
AS RECORDED IN VOLUME 38, PAGES 25-26 OF THE MPA RECORDS OF NUECES COUNTY, TEXAS

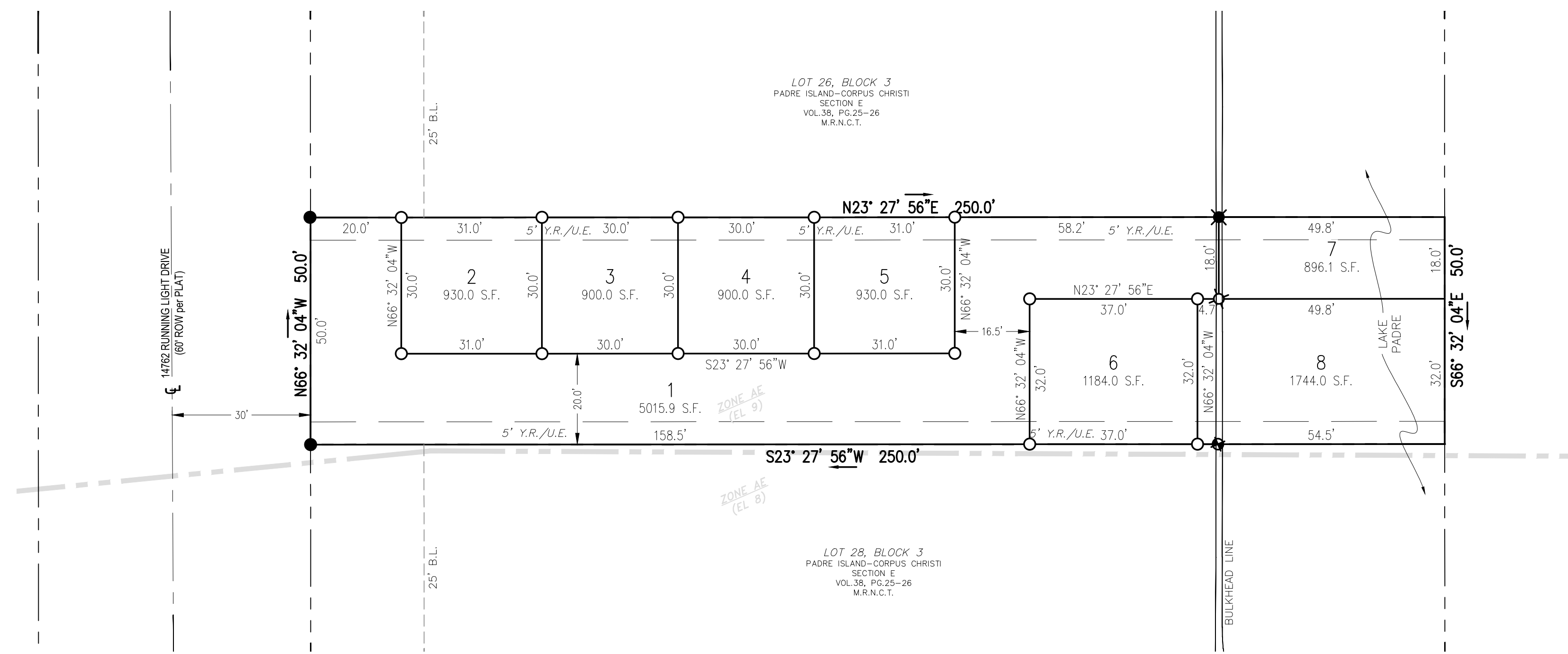


LOCATION MAP
SCALE: 1" = 2,000'

- SURVEYOR'S NOTES:**
1. THE TOTAL PLATTED AREA CONTAINS 0.29 ACRES OF LAND.
 2. A 5/8" DIAMETER STEEL REBAR WAS SET AT EVERY CORNER, EXCEPT OTHERWISE SPECIFIED.
 3. PER FLOOD INSURANCE RATE MAP, MAP INDEX, COMMUNITY-PANEL NUMBER 48355C07556, MAP REVISED OCTOBER 13TH 2022, THE SUBJECT PROPERTY IS LOCATED IN ZONE AE (9), BASE FLOOD ELEVATION DETERMINE.
 4. 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**
- 5/8" INCH IRON ROD SET
 - 5/8" INCH IRON ROD FOUND
 - ⊗ DRILL HOLE SET
 - ⊙ DRILL HOLE FOUND
 - ⊕ "X" CHISEL MARK FOUND

- GENERAL NOTES:**
1. DEVELOPMENT WITHIN THE PLATTED AREA SHALL ADHERE TO THE STANDARDS OUTLINED IN THE GOVERNING PLANNED UNIT DEVELOPMENT (PUD) AS ADOPTED BY CITY COUNCIL UNDER ORDINANCE 033791.
 2. DEVELOPMENT STANDARDS NOT EXPLICITLY ADDRESSED IN THE GOVERNING P.U.D. SHALL COMPLY WITH THOSE OUTLINED IN THE UNIFIED DEVELOPMENT CODE.
 3. PROPOSED DRIVEWAY ACCESS TO A PUBLIC CITY STREET SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS OUTLINED IN ARTICLE 7 OF THE UDC.
 4. THE CONVEYANCE TO ANY GRANTEE OF ANY LOT WITHIN THE BREEZEWAY TOWN HOMES, P.U.D. SHALL INCLUDE MEMBERSHIP IN THE HOMEOWNER'S ASSOCIATION WHICH SHALL HOLD TITLE TO ALL COMMON AREAS IN THE SUBDIVISION.
 5. THE COMMON AREA, LOT 1, SHALL BE A PRIVATE ACCESS, DRAINAGE, AND UTILITY EASEMENT.
 6. BALCONIES & EVES WILL BE PERMITTED TO EXTEND OVER THE PROPERTY LINE AND INTO LOT 1 (COMMON AREA) PROVIDED THE FIRE LANE PORTION OF LOT 1 (ALONG EAST SIDE OF LOTS 2-5) MAINTAINS A 20-FOOT WIDE FIRE LANE WITH 13-FOOT HEIGHT CLEARANCE.
 7. THE CITY OF CORPUS CHRISTI HAS NO RESPONSIBILITY FOR REPAIR AND MAINTENANCE OF UTILITY LINES INSIDE THE BREEZEWAY TOWN HOMES, P.U.D., UNLESS SUCH UTILITIES ARE PUBLIC AND ARE IN A PUBLIC UTILITY EASEMENT.
 8. THE HOME OWNERS ASSOCIATION RESERVES THE RIGHT TO INSTALL SUCH ITEMS AS FENCES, GATES, WALLS, SECURITY SYSTEMS, SPRINKLERS, AND ANY OTHER IMPROVEMENT AS LONG AS IT DOES NOT UNREASONABLY INTERFERE WITH NORMAL CITY UTILITY AND DRAINAGE MAINTENANCE WORK.
 9. THIS SUBDIVISION CONTAINS PRIVATE IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, STREETS, UTILITIES AND EASEMENTS THAT HAVE NOT BEEN DEDICATED TO THE PUBLIC OR ACCEPTED BY THE CITY OF CORPUS CHRISTI OR ANY OTHER LOCAL GOVERNMENT AGENCY AS PUBLIC RIGHTS-OF-WAY. THE CITY OF CORPUS CHRISTI HAS NO OBLIGATION, NOR DOES ANY OTHER LOCAL GOVERNMENT AGENCY HAVE ANY OBLIGATION, TO MAINTAIN, REPAIR, INSTALL OR CONSTRUCT PRIVATE IMPROVEMENTS WITHIN THE SUBDIVISION AND SHALL AGREE TO INDEMNIFY, AGENCY FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE AND OPERATION OF THE PRIVATE IMPROVEMENTS.
 10. PRIVATE STREETS AND PRIVATE UTILITIES SHALL BE MAINTAINED BY THE HOA IN PERPETUITY, AND SHALL BE MATINAINED IN ACCORDANCE WITH THE STANDARDS GOVERNING PUBLIC STREETS AND PUBLIC UTILITIES. THE CITY OF CORPUS CHRISTI HAS NO OBLIGATION OR INTENTION TO EVER ACCEPT SUCH PRIVATE STREETS AS PUBLIC RIGHT-OF-WAY.
 11. LOTS 7 AND 8 DO NOT PERMIT RESIDENTIAL STRUCTURES BUT DO PERMIT DECKS, DOCKS, AND OTHER WATER ORIENTED USES.



STATE OF TEXAS
COUNTY OF NUECES

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED ON BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS BY THE DEPARTMENT OF DEVELOPMENT SERVICES.

THIS THE _____ DAY OF _____ 2026.

BRIA WHITMIRE, PE, CFM, CPM
DEVELOPMENT SERVICES' ENGINEER

STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE _____ DAY OF _____ 2026.

CYNTHIA SALAZAR-GARZA
CHAIRMAN

MICHAEL DICE
SECRETARY

STATE OF TEXAS
COUNTY OF NUECES

I, JAMES D. CARR, A REGISTERED PROFESSIONAL LAND SURVEYOR FOR J. CARR LAND SURVEYING, HAVE PREPARED THE FOREGOING MAP FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF; I HAVE BEEN ENGAGED UNDER CONTRACT TO SET ALL LOT AND BLOCK CORNERS AS SHOWN HEREON AND TO COMPLETE SUCH OPERATIONS WITH DUE AND REASONABLE DILIGENCE CONSISTENT WITH SOUND PROFESSIONAL PRACTICE.

THIS THE _____ DAY OF _____ 20____

JAMES D. CARR, R.P.L.S.

TEXAS LICENSE NO. 6458
J.CARR LAND SURVEYING
TBPELS FIRM NO. 10194750
361-248-1850
INFO@CARRLANDSURVEY.COM

STATE OF TEXAS
COUNTY OF NUECES

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE _____ DAY OF _____ 2026, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____, 2026, AT _____ O'CLOCK _____M. AND DULY RECORDED THE _____ DAY OF _____ 2026, AT _____ O'CLOCK _____M., IN VOLUME _____, PAGE _____, MAP RECORDS NUECES COUNTY, TEXAS.

KARA SANDS, COUNTY CLERK
NUECES COUNTY, TEXAS

AT _____ O'CLOCK _____M.
_____, 2026

BY: _____ DEPUTY

STATE OF TEXAS
COUNTY OF NUECES

I, JOHN TOMPKINS, HEREBY CERTIFIES THAT I AM THE OWNER OF THE LANDS EMBRACED WITHIN THE BOUNDARIES OF THE FORGOING PLAT; THAT IT HAD SAID LAND SURVEYED AND SUBDIVIDED AS SHOWN; THAT STREETS AS SHOWN ARE DEDICATED TO THE PUBLIC FOREVER; THAT ALL EASEMENTS ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION, AND USE OF PUBLIC UTILITIES; THAT THIS MAP WAS MADE FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

THIS THE _____ DAY OF _____ 2026.

JOHN TOMPKINS

STATE OF TEXAS
COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY JOHN TOMPKINS

THIS THE _____ DAY OF _____ 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



9708 S. PADRE ISLAND DR., SUITE A-200 | CORPUS CHRISTI | TEXAS | 78418
361-245-9400 | YORKENG.COM | TEXAS ENGINEERING FIRM F-22063
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