

PLAT OF VILLAGE BY THE BEACH 2 P.U.D.

BEING A REPLAT OF LOT 22, 23, & 24, BLOCK 52, PADRE ISLAND-CORPUS CHRISTI, SECTION B, A MAP OF WHICH IS RECORDED IN VOLUME 34, PAGES 15-16, M.R.N.C., TEXAS AND CONTAINING 1.45 ACRES OF LAND

STATE OF TEXAS
COUNTY OF NUECES

I, Willard H. Hammonds II and Carol R. Hammonds, President for Ocean Harbor II, LLC, do hereby certify that we are the owners 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 _____, 2016.

By: _____
Willard H. Hammonds II, President
By: _____
Carol R. Hammonds, Member

STATE OF TEXAS
COUNTY OF NUECES

This instrument was acknowledged before me by Willard H. Hammonds II and Carol R. Hammonds, 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 _____, 2016.

Notary Public

STATE OF TEXAS
COUNTY OF NUECES

I do hereby certify that IBC Bank is the holders of a lien on the land shown on the foregoing map of which Oceanic Harbor, Inc. is the owner, and we approve of the subdivision and dedication for the purposes and considerations therein expressed.

This the _____ day of _____, 2016.

By: _____
NAME TITLE

SIGNATURE

STATE OF TEXAS
COUNTY OF NUECES

This instrument was acknowledged before me by _____ of IBC Bank, 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 _____, 2016.

Notary Public



LOCATION MAP
NOT TO SCALE

STATE OF TEXAS
COUNTY OF NUECES

This plat of VILLAGE BY THE BEACH 2 P.U.D., approved by the Department of Development Services of the City of Corpus Christi, Texas, this the _____ day of _____, 2016.

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

STATE OF TEXAS
COUNTY OF NUECES

This plat of VILLAGE BY THE BEACH 2 P.U.D., approved by the Planning Commission on the behalf of the City of Corpus Christi, Texas, this the _____ day of _____, 2016.

Phillip Ramirez, AIA, LEED-AP
Chairman

Daniel McGinn, A.I.C.P.
Interim 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 VILLAGE BY THE BEACH 2 P.U.D., dated the _____ day of _____, 2016, with its certificate of authentication was filed for record in my office this the _____ day of _____, 2016, 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 _____, 2016.

No. _____

Filed for record
At _____ o'clock __.M.
_____, 2016.

Kara Sands
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.

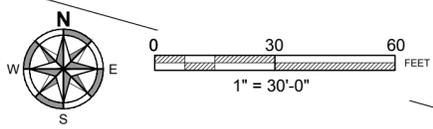
Date: _____

ENGINEER/SURVEYOR: STACEY KING MORA
PHONE: 361-814-9900 FAX: 361-814-4401
ENGINEER/SURVEYOR EMAIL: SMORA@NAISMITH-ENGINEERING.COM
DRAWN BY: SMORA
CHECKED BY: SMORA
PROJECT ID: 9383
DRAWING NAME: VBTB2
DRAWING DATE: 05/2016

Naismith Engineering, Inc.
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GULFSHORES JOINT VENTURE
DOCUMENT NUMBER 943742
NUECES COUNTY, TEXAS



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NOTES:

- TOTAL PLATTED AREA CONTAINS 1.45 ACRES OF LAND, INCLUDING PRIVATE STREETS.
 - COMMON AREA = 26,994 SF
 - PER FLOOD INSURANCE RATE MAP, MAP INDEX COMMUNITY-PANEL NUMBER 4854640405D, MAP REVISED SEPTEMBER 17, 1992, THE SUBJECT PROPERTY IS LOCATED IN ZONE B, 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, 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.
 - VEHICULAR / DRIVEWAY ACCESS ONTO LEEWARD DRIVE PROHIBITED FROM BLOCK 1, LOT #49, 62, & 73. VEHICULAR / DRIVEWAY ACCESS ONTO ST BARTHOLOMEW AVENUE PROHIBITED FROM BLOCK 1, LOT #62-72.
 - BLOCK 1, LOT #73 - COMMON AREA WILL BE MAINTAINED BY HOME OWNERS ASSOCIATION.
 - BLOCK 1, LOT #74 - NON BUILDABLE LOT: PRIVATE STREET SHALL BE USED AS ACCESS AND UTILITY EASEMENT AND MAINTAINED BY HOME OWNERS ASSOCIATION. THE CITY HAS NO OBLIGATION OR INTENTION TO EVER ACCEPT SUCH STREETS AS PUBLIC RIGHT-OF-WAY. THE RESTRICTIVE COVENANTS SHALL BE RECORDED PRIOR TO ISSUANCE OF THE FIRST BUILDING PERMIT FOR THE SUBDIVISION. DOCUMENT NUMBER _____
 - ALL ROADS AND SANITARY SEWER LINES WILL BE PRIVATE AND ARE TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION. 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.
 - INJURIES 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 OWNERS ASSOCIATION.
 - THE YARD REQUIREMENTS, AS DEPICTED, ARE DEVIATIONS OF THE UNIFIED DEVELOPMENT CODE AS PER APPROVED PUD AND ORDINANCE #030826.
 - 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".

Parcel Line Table

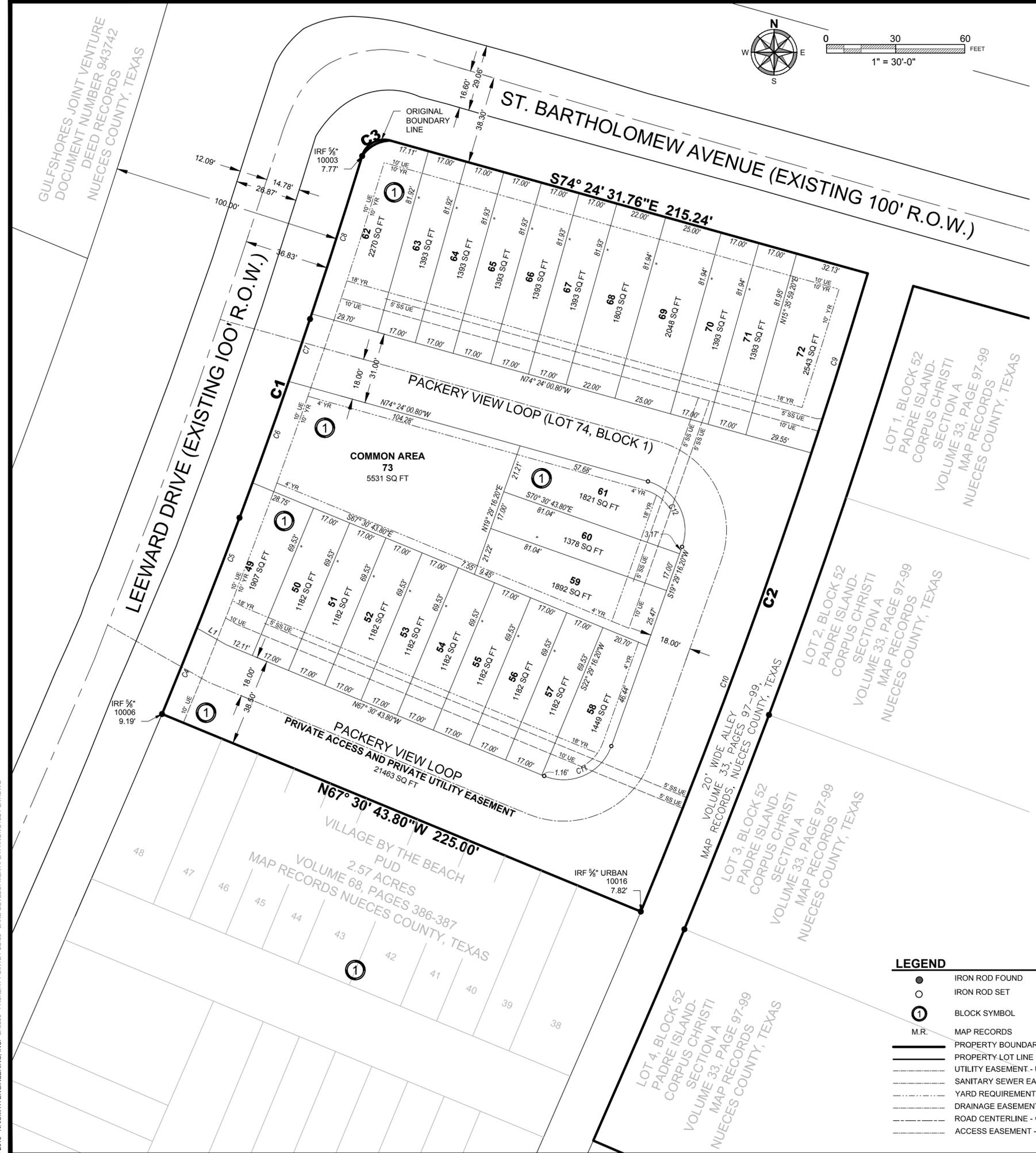
Line #	Length	Direction
L1	14.84	N60° 18' 36.20"W

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	258.20	2645.00	5.59	N19° 40' 29"E	258.10
C2	295.06	2870.00	5.89	S19° 31' 37"W	294.93
C3	14.54	15.00	55.55	N61° 14' 10"E	13.98
C4	40.36	2645.00	0.87	N22° 02' 02"E	40.36
C5	67.70	2645.00	1.47	N20° 51' 49"E	67.70
C6	46.90	2645.00	1.02	S19° 37' 21"W	46.90
C7	31.05	2645.00	0.67	N18° 46' 41"E	31.05
C8	72.19	2645.00	1.56	N17° 39' 36"E	72.19
C9	81.99	2870.00	1.64	S17° 24' 00"W	81.99
C10	213.07	2870.00	4.25	S20° 20' 43"W	213.02
C11	35.71	22.00	93.00	S65° 59' 16"W	31.92
C12	36.05	22.00	93.89	N27° 27' 22"W	32.15

LEGEND

- IRON ROD FOUND
- IRON ROD SET
- ⊕ BLOCK SYMBOL
- M.R. MAP RECORDS
- PROPERTY BOUNDARY LINE
- PROPERTY LOT LINE
- - - UTILITY EASEMENT - UE
- - - SANITARY SEWER EASEMENT - SS UE
- - - YARD REQUIREMENT - YR
- - - DRAINAGE EASEMENT - DE
- - - ROAD CENTERLINE - CL
- - - ACCESS EASEMENT - AE



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DATE OF PAPER BY:
CMT
PROJECT ID:
9383

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SM
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VB1B2
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