

**Ordinance amending the Unified Development Code (“UDC”), upon application by SuperElite, LLC (“Owner”), by changing the UDC Zoning Map in reference to Padre Island-Corpus Christi, Section D, Block 1, Lots 33 and 38, and the Villas of Padre lot 34R, from the “RM-AT/IO” Multifamily AT District with an Island Overlay to the “RM-AT/IO/PUD” Multifamily AT District with an Island Overlay and 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 SuperElite, 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, January 11, 2016, during a meeting of the Planning Commission when the Planning Commission recommended approval of the requested “RM-AT/IO/PUD” Multifamily AT District with an Island Overlay and Planned Unit Development Overlay, and on Tuesday, February 14, 2016, 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 by SuperElite, LLC (“Owner”), the Unified Development Code (“UDC”) of the City of Corpus Christi, Texas (“City”), is amended by changing the zoning on a Padre Island-Corpus Christi, Section D, Block 1, Lots 33 and 38, and the Villas of Padre lot 34R, located on the northeast side of Granada Drive and west of Leeward Drive (the “Property”), from the “RM-AT/IO” Multifamily AT District with an Island Overlay to the “RM-AT/IO/PUD” Multifamily AT District with an Island Overlay and Planned Unit Development Overlay (Zoning Map No. 028026), as shown in Exhibits “A” and “B”. Exhibit A, which is a map of the Property, and Exhibit B, which is The Villas Planned Unit Development (PUD) Guidelines and Master Site Plan for the Property, are attached to and incorporated in this ordinance by reference as if fully set out herein in their entireties.

**SECTION 2.** The Special Permit granted in Section 1 of this ordinance is subject to the Owner meeting the requirements of Exhibit B and the following conditions:

- 1.) **Planned Unit Development Guidelines and Master Site Plan:** The Owners shall develop the Property in accordance with The Villas Planned Unit Development (PUD) Guidelines and Master Site Plan. The development of the Property is to consist of 27 townhouse units and common area amenities.

- 2.) **Dwelling Units per Acre:** The density of dwelling units on the Property shall not exceed 11.49 dwelling units per acre.
- 3.) **Building Height:** The maximum height of any structure on the Property is 45 feet.
- 4.) **Parking:** The property must have a minimum of 73 standard parking spaces (9 feet wide by 18 feet long). Parking is prohibited within the private street and pedestrian walkways.
- 5.) **Setbacks and Lot Width:** Minimum rear yard setbacks for all lots shall be five feet. Minimum width for townhouse lots shall be 16 feet.
- 6.) **Open Space:** The Property must maintain a minimum of 30% open space. Any surfaces constructed within the required open space must be constructed of pervious material.
- 7.) **Private Street Access:** The 2-way private access drive shall not be less than 24 feet and shall be striped or marked to indicate "Fire Lane/No Parking."
- 8.) **Pedestrian Access:** Sidewalks shall be constructed and maintained as identified on the master site plan.
- 9.) **Dumpster Screening:** A minimum six-foot tall screening fence shall be constructed, maintained, and remain in place around a dumpster 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 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 4.** 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 5.** 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 6.** Publication shall be made in the City's official publication as required by the City's Charter.

That the foregoing ordinance was read for the first time and passed to its second reading on this the \_\_\_\_\_ day of \_\_\_\_\_, 2017, by the following vote:

Mayor _____	Ben Molina _____
Rudy Garza _____	Lucy Rubio _____
Paulette Guajardo _____	Greg Smith _____
Michael Hunter _____	Carolyn Vaughn _____
Joe McComb _____	

That the foregoing ordinance was read for the second time and passed finally on this the \_\_\_\_\_ day of \_\_\_\_\_, 2017, by the following vote:

Mayor _____	Ben Molina _____
Rudy Garza _____	Lucy Rubio _____
Paulette Guajardo _____	Greg Smith _____
Michael Hunter _____	Carolyn Vaughn _____
Joe McComb _____	

PASSED AND APPROVED on this the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

ATTEST:

\_\_\_\_\_  
Rebecca Huerta  
City Secretary

\_\_\_\_\_  
Mayor

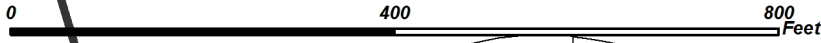
# SUBJECT PROPERTY

CR-2  
IO

RM-AT  
IO

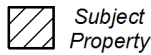
RS-6  
IO

GRANADA DR



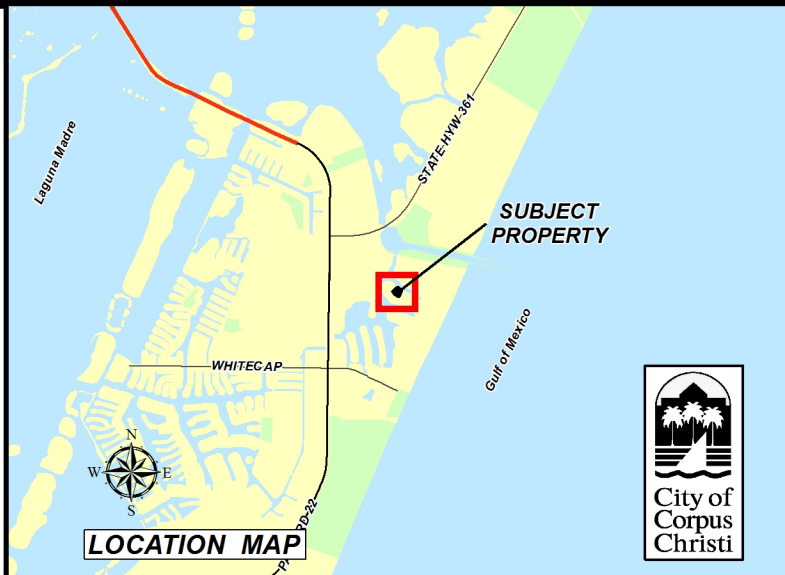
Date Created: 12/14/2016  
Prepared By: Jeremy M.  
Department of Development Services

## CASE: 0117-01 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	

Map Scale: 1:2,400



# **The Villas Planned Unit Development (PUD)**

**Padre Island, Corpus Christi, Texas**

**Owner/Developer**

**SuperElite, LLC, a California limited liability company**

**Submitted by**

**Urban Engineering**

**Revised: December 6, 2016**



TBPE Firm #145 TBPLS Firm #10032400

2725 Swantner Drive, Corpus Christi, Texas 78404

Phone: (361)854-3101 Fax: (361) 854-6001

# The Villas Planned Unit Development (PUD)

Padre Island, Corpus Christi, Texas

## Development Description:

The Villas, Planned Unit Development (PUD) is a proposed townhome community that will include of 27 attached townhomes on 2.35 Acres of Land, for a density of 11.49 Units per Acre. The proposed townhome community will be a re-development of an existing townhome community which will be expanded across adjacent property on either side of the existing site. A re-plat of the property will encompass Lots 33 and 38, Block 1, Padre Island – Corpus Christi, Section D, and Lot 34R, Block 1, The Villas of Padre. The re-development will allow for a secondary access point and a larger common area for the townhome community to enjoy. This development will complement existing developments in the area.

## Location Map:



**Adjacent Land Use and Zoning**

Adjacent Land Use/Zoning:





North – Vacant and Canal/RM-AT/IO

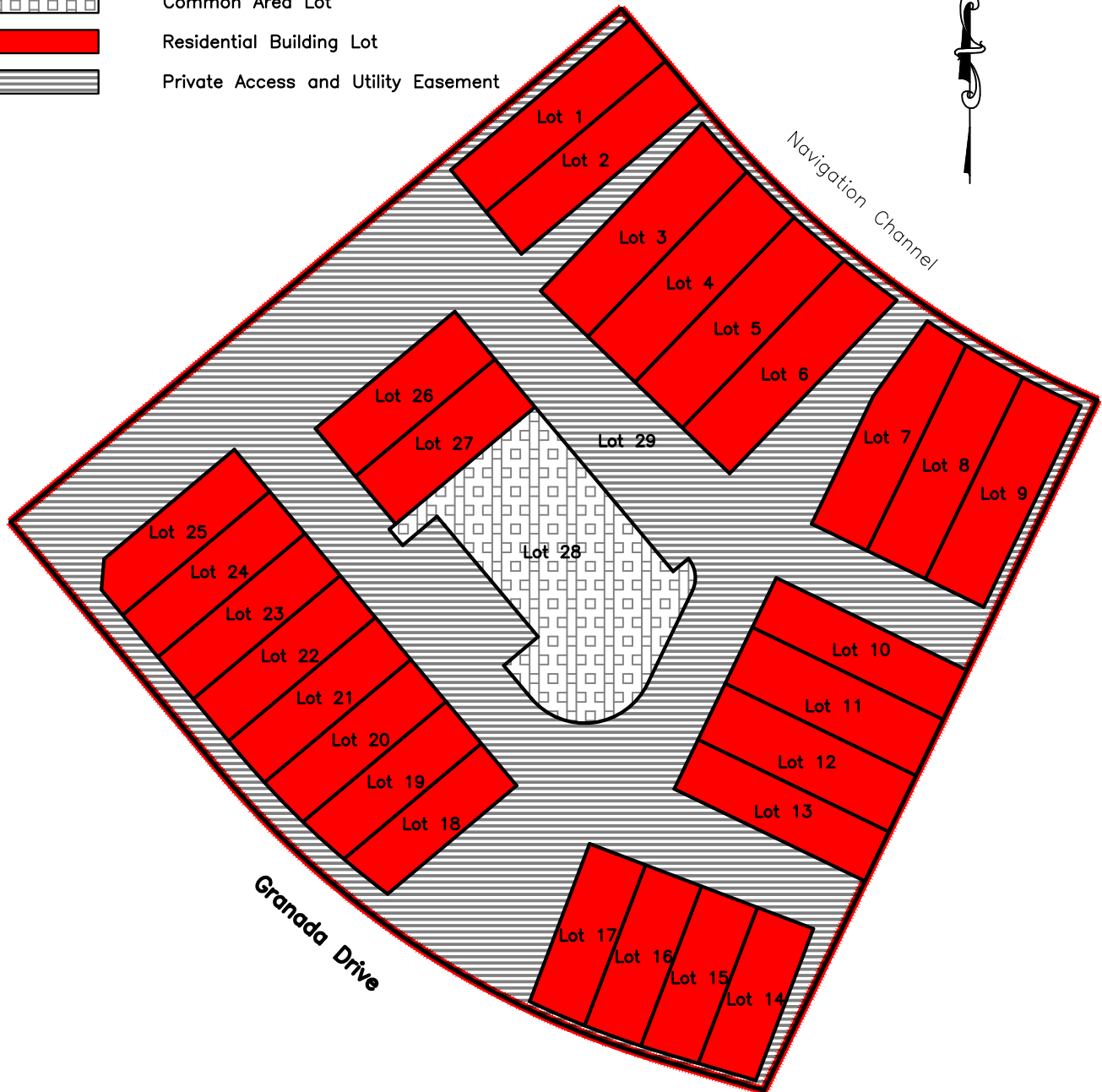
South – Vacant/RM-AT/IO

East – Vacant and Canal/RM-AT/IO

West – Vacant/RM-AT/IO

**Legend:**

-  Planned Unit Development (PUD) Boundary
-  Common Area Lot
-  Residential Building Lot
-  Private Access and Utility Easement



**Lot Layout**

## **Development Standards per City of Corpus Christi Unified Development Code**

**Minimum Site Area** – 20,000sf  
**Shared Parking (Townhouse)** – 1,600sf  
**Minimum Dwelling Width (Shared parking)** – 16'  
**Minimum Street Yard** – 10'  
**Minimum Street Yard (Corner)** – 10'  
**Minimum Side Yard** – 0'  
**Minimum Side Yard (Total)** – 0'  
**Minimum Rear Yard** – 5'  
**Minimum building separation** – 10'  
**Minimum Open Space** – 30%  
**Maximum Height** – 45'  
**Required Parking:**                    1.5 per 1 bedroom  
    2 per 2 bedroom  
    1/5 per guest

**Curb Type** – 6" Curb and Gutter  
**Sidewalks** – 5' on each side  
**Paved Street Width** – 28'

### **PUD Requirements**

**Minimum Site Area** – 102,337sf provided  
**Shared Parking (Townhouse)** – 1,400sf  
**Minimum Dwelling Width (Shared parking)** – 16'  
**Minimum Street Yard** – 0'  
**Minimum Street Yard (Corner)** – 0'  
**Minimum Side Yard** – 0'  
**Minimum Side Yard (Total)** – 0'  
**Minimum Rear Yard** – 5'  
**Minimum building separation** – 0'  
**Minimum Open Space** – 32% provided  
**Maximum Height** – 45' (Actual 35')  
**Required Parking:**                    1.5 per 1 bedroom – 0 required  
    2 per 2 bedroom - 54 required / 54 provided (garages)  
    1/5 per guest – 5.4 or 6 required – 19 provided  
    9 additional golf cart spaces provided

**Curb Type** – None  
**Sidewalks** – combination of existing 4' and 5' wide sidewalks and proposed 3', 4' and 6' walks  
**Paved Street Width** – 24' minimum



## **Development Guidelines For Residential Lots (Lots 1 through 27)**

**Use** – Single Family Residential (Townhomes)

**Lot Area** – Minimum 1,400sf

**Lot Width** – 22' minimum 27' maximum

**Yard Requirements:**

**Street:** 10' along Granada Drive (except for wall), 0' along Private Access

**Street corner:** 0'

**Side Yard:** 0'

**Maximum building Height:** 45'

**Minimum Building Spacing:** 0'

**Parking Requirement Per Unit:**

1.5 Spaces per 1 Bedroom Unit

2 Spaces per 2 Bedroom Unit

1/5 Space per Guest

**Maintenance:** Lot Owner and Home Owners Association

**Allowed Improvements:** Residential structures, support structures including decks, porches, pavement, fencing, landscaping, etc.

**Placement of Improvements:** Within limits of Individual Lots and setbacks and outside of easements with exception of fences, paving and landscaping.

**Short Term Rentals:** Allowed. Four day minimum

## **Development Guidelines For Common Area Lots (Lot 28)**

**Use** – Non-residential Structures for enjoyment and benefit of The Villas community

**Lot Area** – N/A

**Lot Width** – N/A

**Yard Requirements:**

**Street:** N/A

**Street corner:** N/A

**Side Yard:** N/A

**Maximum building Height:** Single Story

**Minimum Building Spacing:** As required per International Building Code

**Parking Requirement:** 0 spaces

**Maintenance:** Home Owners Association

**Allowed Improvements:** Community structures/amenities, including decks, porches, pavement, fencing, landscaping, utilities, swimming pools, gazebos, etc.

**Placement of Improvements:** Within limits of Individual Lots and setbacks and outside of easements with exception of fences, paving and landscaping.

## **Development Guidelines For Private Access and Utility Easement (Lot 29)**

**Use** – Non-residential Structures for enjoyment and benefit of The Villas community

**Lot Area** – N/A

**Lot Width** – N/A

**Yard Requirements:**

**Street:** N/A

**Street corner:** N/A

**Side Yard:** N/A

**Maximum building Height:** N/A

**Minimum Building Spacing:** N/A







**Parking Requirement:** 0 spaces

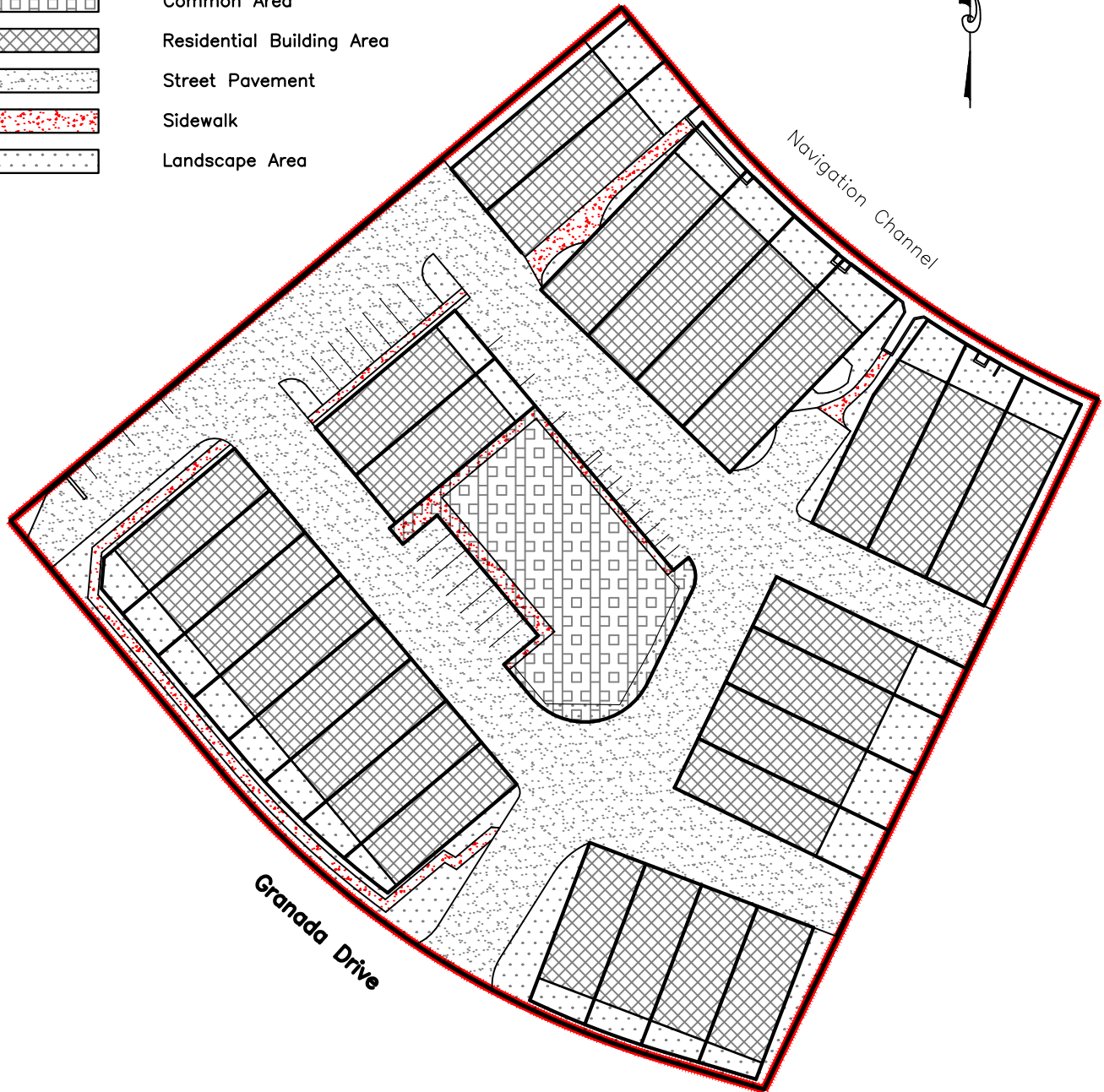
**Maintenance:** Home Owners Association

**Allowed Improvements:** Community structures, including decks, pavement, fencing, landscaping, utilities, signage, etc.

**Placement of Improvements:** Within limits of Lot 29 and setbacks and outside of easements with exception of fences, paving and landscaping.

**Legend:**

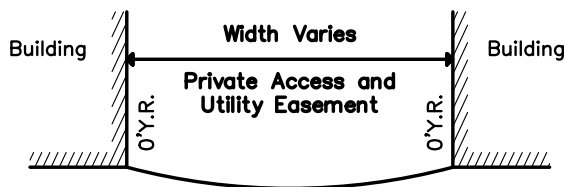
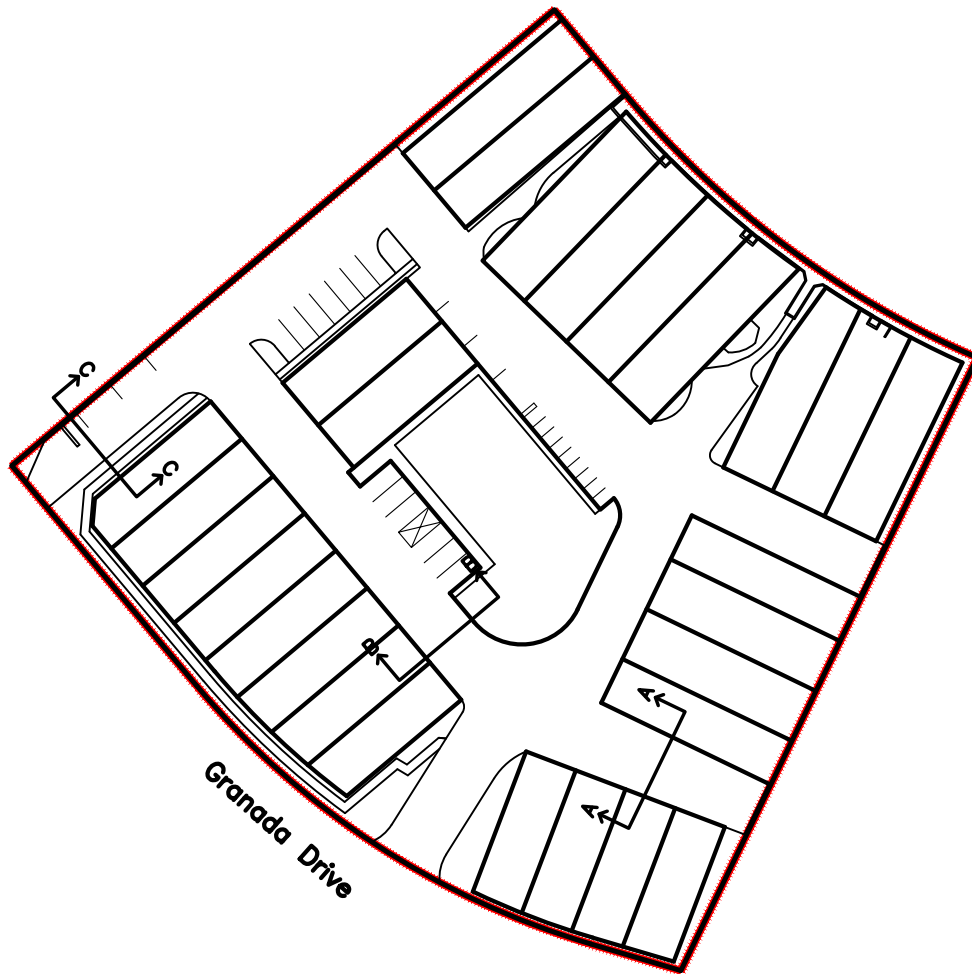
-  Planned Unit Development (PUD) Boundary
-  Common Area
-  Residential Building Area
-  Street Pavement
-  Sidewalk
-  Landscape Area



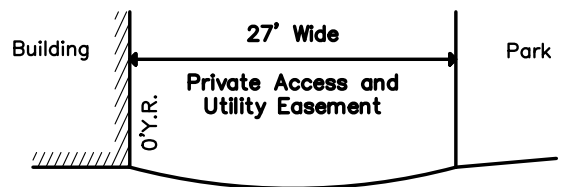
**Vehicular and Pedestrian Access**

Vehicular Access will be provided via a private two-way access drive. The access drive will vary in width and will be at a minimum, 24' from edge of pavement to edge of pavement. Pedestrian Access will be provided via a combination of existing 4' and 5' wide sidewalks, and proposed 3', 4', and 6' wide sidewalks as shown.

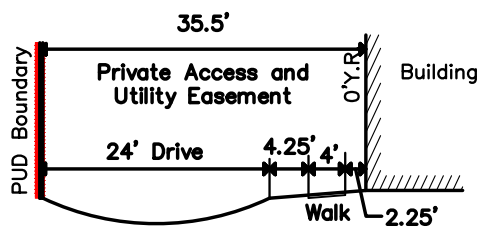




**Section A-A**



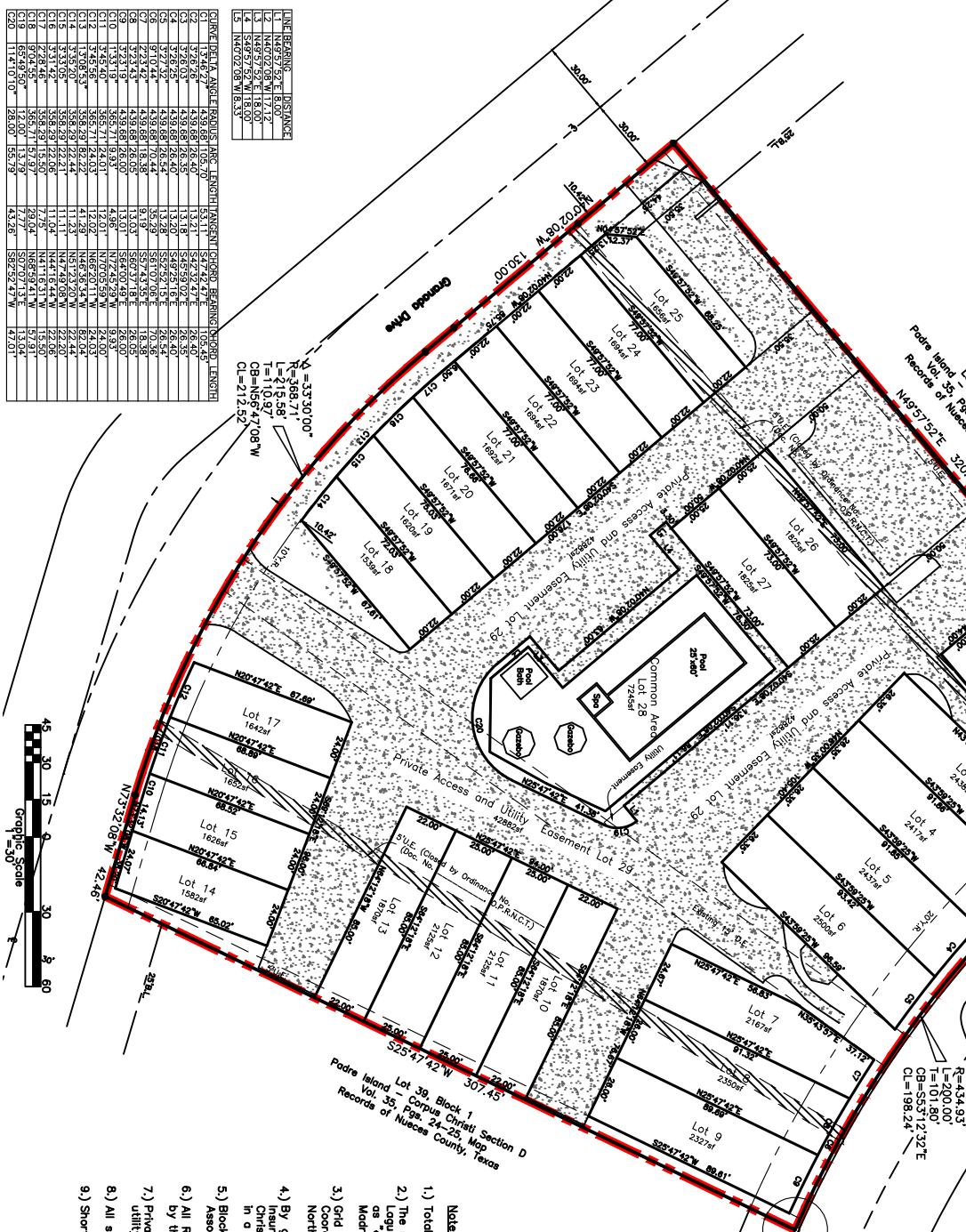
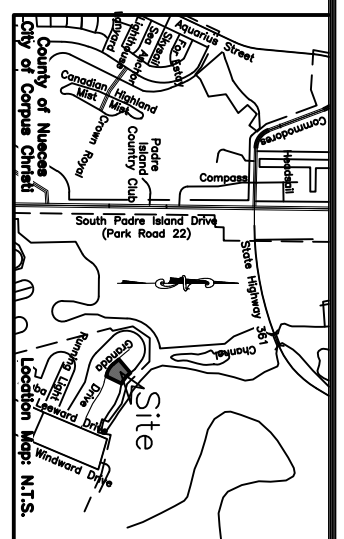
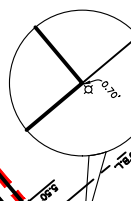
**Section B-B**



**Section C-C**

**Typical Cross-sections**

- Legend:
- 5/8 Inch Iron Rod, Found
  - Drill Hole, Found
  - ▭ Planned Unit Development
  - ▭ Planned Unit Development
  - ▭ Planned Unit Development



LINE BEARING	DISTANCE
1	N49°57'52"E 118.00'
2	N49°57'52"E 118.00'
3	N49°57'52"E 118.00'
4	N49°57'52"E 118.00'
5	N49°57'52"E 118.00'
6	N49°57'52"E 118.00'
7	N49°57'52"E 118.00'
8	N49°57'52"E 118.00'
9	N49°57'52"E 118.00'
10	N49°57'52"E 118.00'
11	N49°57'52"E 118.00'
12	N49°57'52"E 118.00'
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25	N49°57'52"E 118.00'
26	N49°57'52"E 118.00'
27	N49°57'52"E 118.00'
28	N49°57'52"E 118.00'
29	N49°57'52"E 118.00'
30	N49°57'52"E 118.00'
31	N49°57'52"E 118.00'
32	N49°57'52"E 118.00'
33	N49°57'52"E 118.00'

$\Delta = 337.3000'$   
 $R = 368.71'$   
 $L = 215.58'$   
 $T = 110.97'$   
 $CB = N66^{\circ}47'08''W$   
 $CL = 212.52'$

### Master Site Plan for The Villas PUD

being all of Lots 33 and 38, Block 1, Padre Island - Corpus Christi Section D, a map of which is recorded in Volume 35, Pages 24 and 25, Map Records of Nueces County, Texas and Lot 34R, Block 1, The Villas of Padre, a map of which is recorded in Volume 67, Page 316, Map Records of Nueces County, Texas.

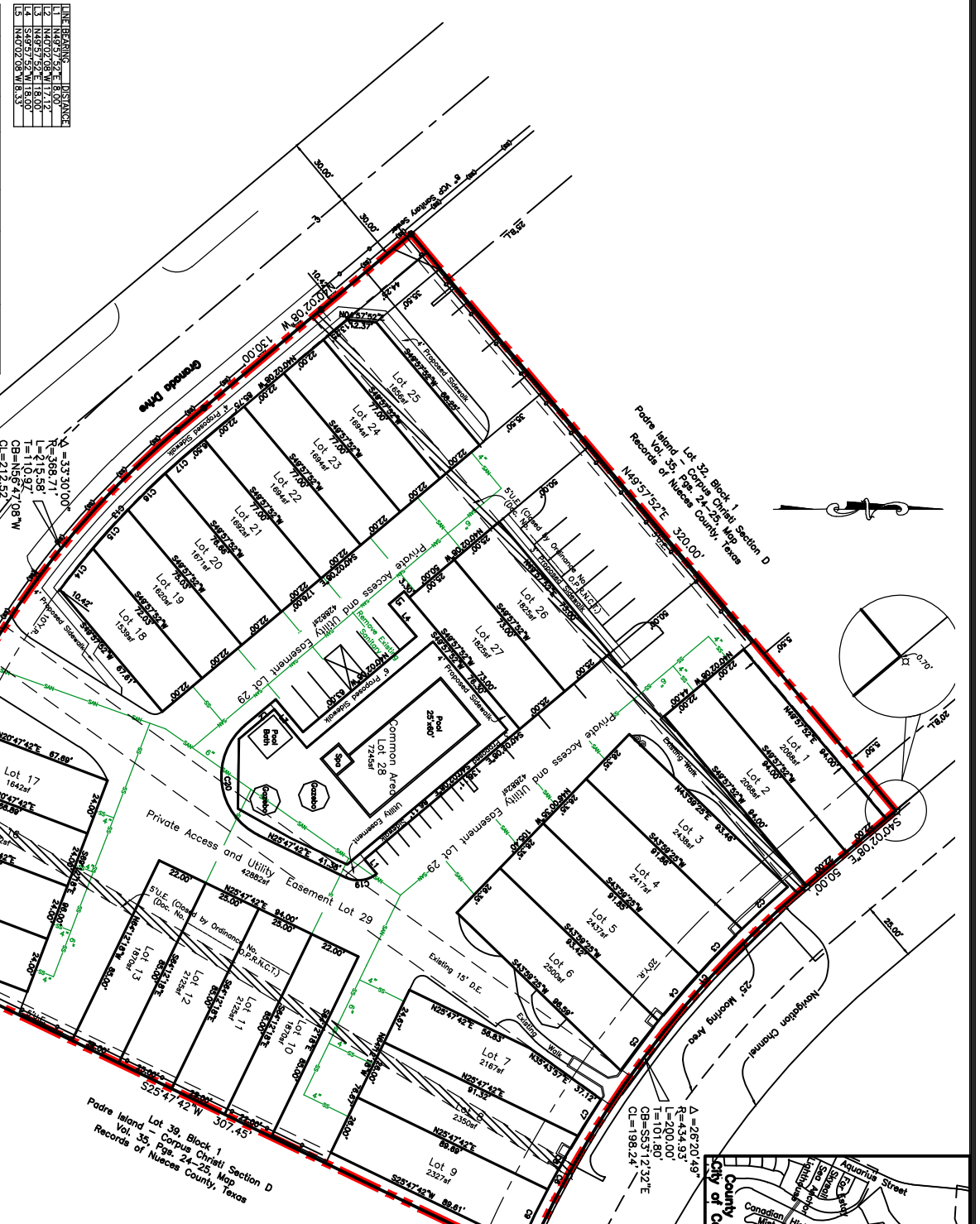
- Notes:
- 1.) Total Area contains 2.35 Acres of Land.
  - 2.) The receiving water for the storm water runoff from this property is the Laguna Madre. This area has classified the aquatic life use for Laguna Madre as "exceptional and superior" waters. TODC also categorized the Laguna Madre as "contact recreation" use.
  - 3.) Grid Bearings and Distances shown hereon are referenced to the Texas Coordinate System of 1983, Texas South Zone 4205, and are based on the North American Datum of 1983 (2011) Epoch 2010.00.
  - 4.) By graphic plotting only, this property is in Zone "A13" (E 9) on a Flood Insurance Rate Map, Community Panel No. 485464 0405 D, City of Corpus Christi, Texas, which bears on effective date of September 17, 1992 and it is in a Special Flood Hazard Area.
  - 5.) Block 28, Lot 1 - Common Area, will be maintained by the Home Owners Association.
  - 6.) All Roads and Sanitary Sewer Lines will be private and are to be maintained by the Home Owners Association.
  - 7.) Private Access and Utility Easement, Lot 29, will be dedicated as a public utility easement.
  - 8.) All setbacks are 0', unless shown otherwise.
  - 9.) Short term rentals will be allowed with a 4-day minimum.



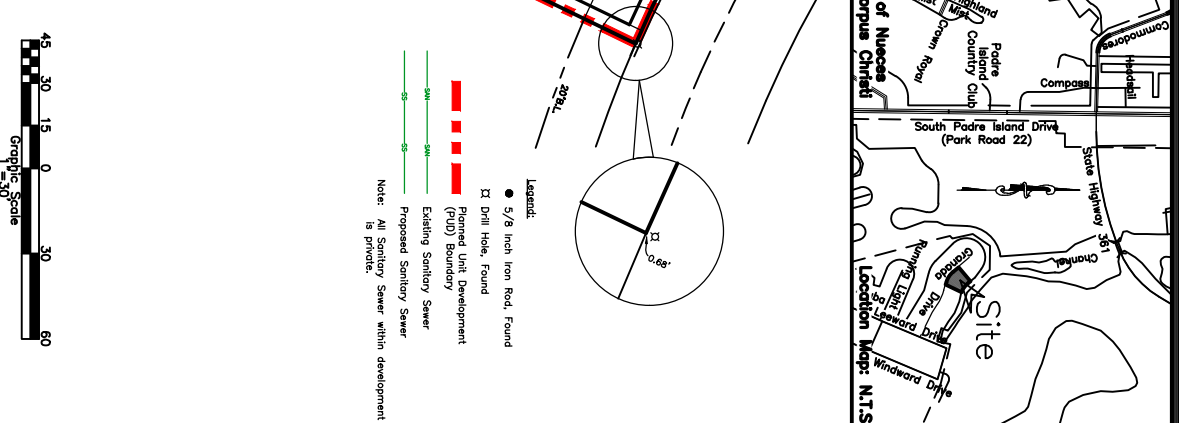
DATE: Oct. 20, 2016  
 SCALE: 1" = 30'  
 JOB NO.: 43122.00.00  
 SHEET: 1 of 1  
 DRAWN BY: JG  
 uurbanengineering.com



LINE NUMBER	BEARING	DISTANCE	LINE NUMBER	BEARING	DISTANCE
1	N49°57'57"E	18.00	16	N49°57'57"E	18.00
2	N49°57'57"W	17.12	17	N49°57'57"E	18.00
3	N49°57'57"E	18.00	18	N49°57'57"W	17.12
4	N49°57'57"W	17.12	19	N49°57'57"E	18.00
5	N49°57'57"E	18.00	20	N49°57'57"W	17.12
6	N49°57'57"W	17.12	21	N49°57'57"E	18.00
7	N49°57'57"E	18.00	22	N49°57'57"W	17.12
8	N49°57'57"W	17.12	23	N49°57'57"E	18.00
9	N49°57'57"E	18.00	24	N49°57'57"W	17.12
10	N49°57'57"W	17.12	25	N49°57'57"E	18.00
11	N49°57'57"E	18.00	26	N49°57'57"W	17.12
12	N49°57'57"W	17.12	27	N49°57'57"E	18.00
13	N49°57'57"E	18.00	28	N49°57'57"W	17.12
14	N49°57'57"W	17.12	29	N49°57'57"E	18.00
15	N49°57'57"E	18.00	30	N49°57'57"W	17.12
16	N49°57'57"W	17.12	31	N49°57'57"E	18.00
17	N49°57'57"E	18.00	32	N49°57'57"W	17.12
18	N49°57'57"W	17.12	33	N49°57'57"E	18.00
19	N49°57'57"E	18.00	34	N49°57'57"W	17.12
20	N49°57'57"W	17.12	35	N49°57'57"E	18.00
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28	N49°57'57"W	17.12	43	N49°57'57"E	18.00
29	N49°57'57"E	18.00	44	N49°57'57"W	17.12
30	N49°57'57"W	17.12	45	N49°57'57"E	18.00



LINE NUMBER	BEARING	DISTANCE	LINE NUMBER	BEARING	DISTANCE
1	N49°57'57"E	18.00	16	N49°57'57"E	18.00
2	N49°57'57"W	17.12	17	N49°57'57"E	18.00
3	N49°57'57"E	18.00	18	N49°57'57"W	17.12
4	N49°57'57"W	17.12	19	N49°57'57"E	18.00
5	N49°57'57"E	18.00	20	N49°57'57"W	17.12
6	N49°57'57"W	17.12	21	N49°57'57"E	18.00
7	N49°57'57"E	18.00	22	N49°57'57"W	17.12
8	N49°57'57"W	17.12	23	N49°57'57"E	18.00
9	N49°57'57"E	18.00	24	N49°57'57"W	17.12
10	N49°57'57"W	17.12	25	N49°57'57"E	18.00
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12	N49°57'57"W	17.12	27	N49°57'57"E	18.00
13	N49°57'57"E	18.00	28	N49°57'57"W	17.12
14	N49°57'57"W	17.12	29	N49°57'57"E	18.00
15	N49°57'57"E	18.00	30	N49°57'57"W	17.12
16	N49°57'57"W	17.12	31	N49°57'57"E	18.00
17	N49°57'57"E	18.00	32	N49°57'57"W	17.12
18	N49°57'57"W	17.12	33	N49°57'57"E	18.00
19	N49°57'57"E	18.00	34	N49°57'57"W	17.12
20	N49°57'57"W	17.12	35	N49°57'57"E	18.00
21	N49°57'57"E	18.00	36	N49°57'57"W	17.12
22	N49°57'57"W	17.12	37	N49°57'57"E	18.00
23	N49°57'57"E	18.00	38	N49°57'57"W	17.12
24	N49°57'57"W	17.12	39	N49°57'57"E	18.00
25	N49°57'57"E	18.00	40	N49°57'57"W	17.12
26	N49°57'57"W	17.12	41	N49°57'57"E	18.00
27	N49°57'57"E	18.00	42	N49°57'57"W	17.12
28	N49°57'57"W	17.12	43	N49°57'57"E	18.00
29	N49°57'57"E	18.00	44	N49°57'57"W	17.12
30	N49°57'57"W	17.12	45	N49°57'57"E	18.00



**URBAN ENGINEERING**  
 2725 Swanner Drive  
 Corpus Christi, Texas 78404  
 (361)364-3101

DATE: Oct. 28, 2016  
 SCALE: 1"=30'  
 JOB NO.: 43122.00.00  
 SHEET: 1 of 1  
 DRAWN BY: JG  
 CHECKED BY: JG

**Utility Plan - Sanitary**

Legend:  
 ● 5/8 inch Iron Rod, Found  
 I I Drill Hole, Found  
 Plained Unit Development  
 (PUD) Boundary  
 Existing Sanitary Sewer  
 Proposed Sanitary Sewer

Note: All Sanitary Sewer within development is Private.

Engineer/Designer:  
 SuperSite, LLC  
 2725 Swanner Drive  
 Corpus Christi, Texas 78404  
 (361)364-3101

Designer/Checker:  
 SuperSite, LLC  
 2725 Swanner Drive  
 Corpus Christi, Texas 78404  
 (361)364-3101



LINE	BEARING	DISTANCE
1	N89°57'52"E	17.12
2	N89°57'52"E	17.12
3	N89°57'52"E	17.12
4	S89°57'52"W	18.00
5	N89°57'08"W	18.33

CURVE DATA	ARC LENGTH	CHORD	TANGENT	PERCENTAGE	AREA	PERCENTAGE	LENGTH
C1	134.6727	439.68	105.70	53.11	52,472.47	105.70	105.70
C2	376.76	439.68	28.40	13.31	52,472.47	28.40	28.40
C3	376.76	439.68	28.40	13.31	52,472.47	28.40	28.40
C4	376.76	439.68	28.40	13.31	52,472.47	28.40	28.40
C5	977.97	439.68	76.54	13.38	52,472.47	76.54	76.54
C6	977.97	439.68	76.54	13.38	52,472.47	76.54	76.54
C7	977.97	439.68	76.54	13.38	52,472.47	76.54	76.54
C8	977.97	439.68	76.54	13.38	52,472.47	76.54	76.54
C9	977.97	439.68	76.54	13.38	52,472.47	76.54	76.54
C10	977.97	439.68	76.54	13.38	52,472.47	76.54	76.54
C11	977.97	439.68	76.54	13.38	52,472.47	76.54	76.54
C12	977.97	439.68	76.54	13.38	52,472.47	76.54	76.54
C13	977.97	439.68	76.54	13.38	52,472.47	76.54	76.54
C14	977.97	439.68	76.54	13.38	52,472.47	76.54	76.54
C15	977.97	439.68	76.54	13.38	52,472.47	76.54	76.54
C16	977.97	439.68	76.54	13.38	52,472.47	76.54	76.54
C17	977.97	439.68	76.54	13.38	52,472.47	76.54	76.54
C18	977.97	439.68	76.54	13.38	52,472.47	76.54	76.54
C19	977.97	439.68	76.54	13.38	52,472.47	76.54	76.54
C20	977.97	439.68	76.54	13.38	52,472.47	76.54	76.54

A = 3330.00'  
 R = 368.71'  
 L = 215.58'  
 T = 110.97'  
 CB = 156.47' 08" W  
 CI = 212.52'

A = 2620.19'  
 R = 200.00'  
 L = 101.80'  
 CB = 55°12'32"E  
 CI = 198.24'

Lot 39, Block 1  
 Corpus Christi, Section D  
 Vol. 35, Pgs. 24-25, Map  
 Records of Nueces County, Texas



Utility Plan - Storm

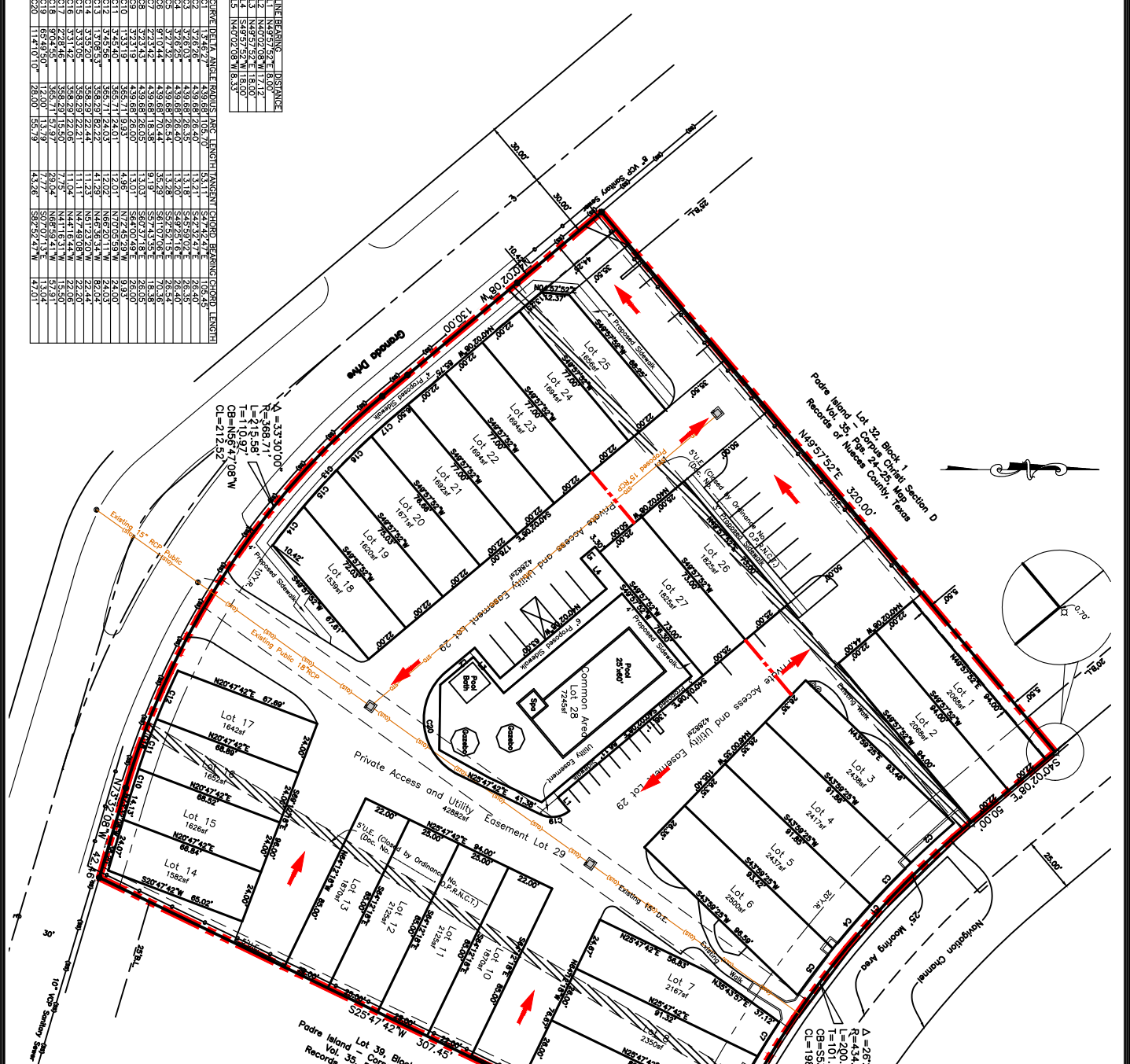
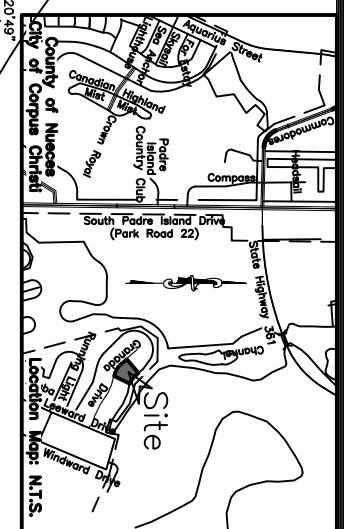
- 5/8 inch Iron Rod, Found
- Drill Hole, Found
- ▬ Rained Lint Development (RAD) Boundary
- ▬ Existing Storm Sewer
- ▬ Proposed Storm Sewer
- ▬ Proposed Storm Inlet
- ▬ Grade Brook
- ▬ Drainage Arrows
- ▬ Proposed Storm Sewer



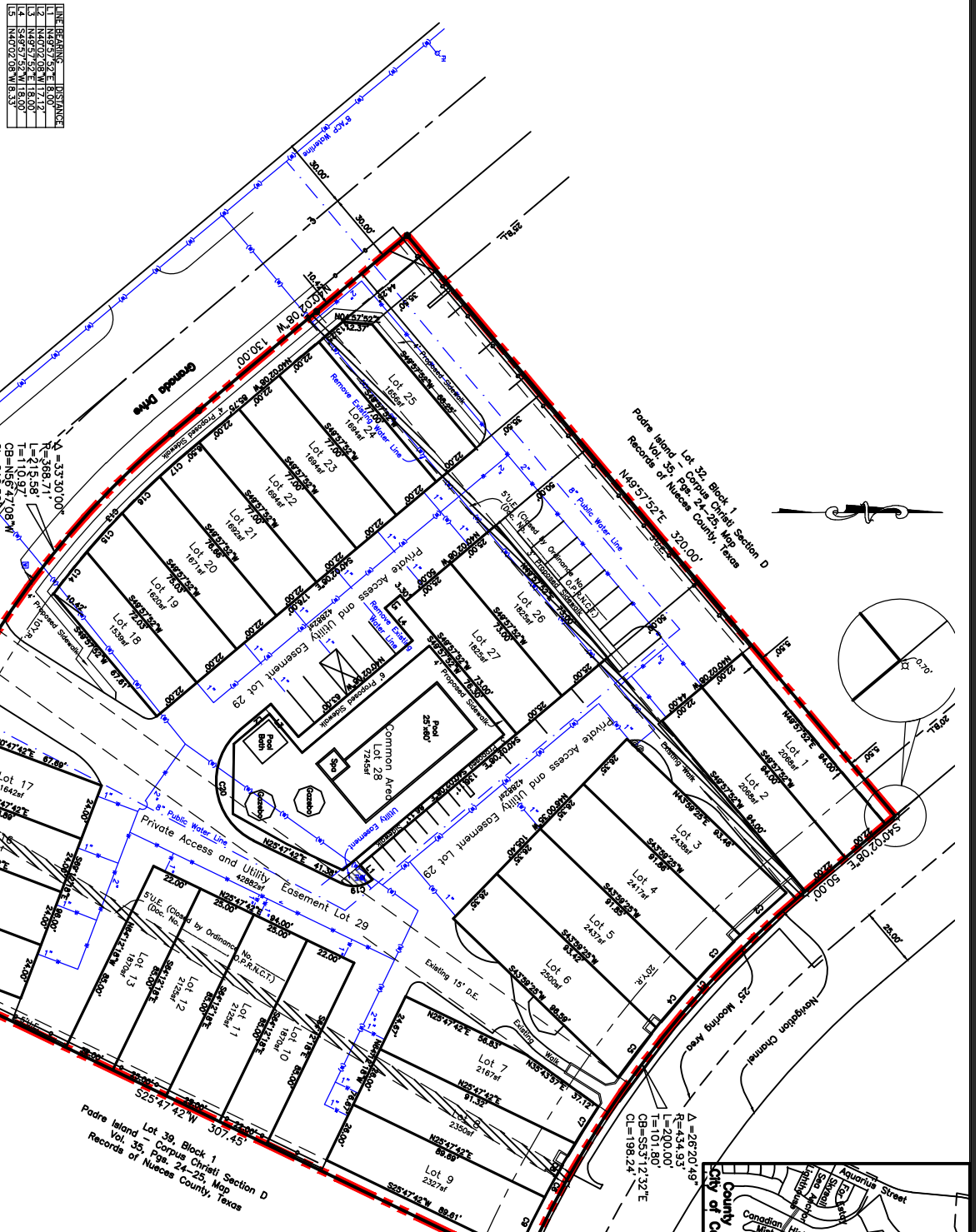
Engineer/Designer:  
 Urban Engineering  
 2725 Swamin Drive  
 Corpus Christi, Texas 78404  
 (361)854-3101

Owner/Developer:  
 Superfile, LLC  
 5466 Quainick Road  
 Stockton, California 95212  
 (916)300-7763

DATE: Oct. 28, 2016  
 SCALE: 1" = 30'  
 JOB NO.: 43122.00.00  
 SHEET: 1 of 1  
 DRAWN BY: XG  
 UNIFORMITY/Urban.com



LINE NUMBER	BEARING	LENGTH	AREA	PERCENT
1	N49°57'57"E	18.00	0.00	0.00
2	N49°57'57"E	18.00	0.00	0.00
3	N49°57'57"E	18.00	0.00	0.00
4	N49°57'57"E	18.00	0.00	0.00
5	N49°57'57"E	18.00	0.00	0.00
6	N49°57'57"E	18.00	0.00	0.00
7	N49°57'57"E	18.00	0.00	0.00
8	N49°57'57"E	18.00	0.00	0.00
9	N49°57'57"E	18.00	0.00	0.00
10	N49°57'57"E	18.00	0.00	0.00
11	N49°57'57"E	18.00	0.00	0.00
12	N49°57'57"E	18.00	0.00	0.00
13	N49°57'57"E	18.00	0.00	0.00
14	N49°57'57"E	18.00	0.00	0.00
15	N49°57'57"E	18.00	0.00	0.00
16	N49°57'57"E	18.00	0.00	0.00
17	N49°57'57"E	18.00	0.00	0.00
18	N49°57'57"E	18.00	0.00	0.00
19	N49°57'57"E	18.00	0.00	0.00
20	N49°57'57"E	18.00	0.00	0.00
21	N49°57'57"E	18.00	0.00	0.00
22	N49°57'57"E	18.00	0.00	0.00
23	N49°57'57"E	18.00	0.00	0.00
24	N49°57'57"E	18.00	0.00	0.00
25	N49°57'57"E	18.00	0.00	0.00
26	N49°57'57"E	18.00	0.00	0.00
27	N49°57'57"E	18.00	0.00	0.00
28	N49°57'57"E	18.00	0.00	0.00
29	N49°57'57"E	18.00	0.00	0.00
30	N49°57'57"E	18.00	0.00	0.00
31	N49°57'57"E	18.00	0.00	0.00
32	N49°57'57"E	18.00	0.00	0.00
33	N49°57'57"E	18.00	0.00	0.00
34	N49°57'57"E	18.00	0.00	0.00
35	N49°57'57"E	18.00	0.00	0.00
36	N49°57'57"E	18.00	0.00	0.00
37	N49°57'57"E	18.00	0.00	0.00
38	N49°57'57"E	18.00	0.00	0.00
39	N49°57'57"E	18.00	0.00	0.00
40	N49°57'57"E	18.00	0.00	0.00
41	N49°57'57"E	18.00	0.00	0.00
42	N49°57'57"E	18.00	0.00	0.00
43	N49°57'57"E	18.00	0.00	0.00
44	N49°57'57"E	18.00	0.00	0.00
45	N49°57'57"E	18.00	0.00	0.00
46	N49°57'57"E	18.00	0.00	0.00
47	N49°57'57"E	18.00	0.00	0.00
48	N49°57'57"E	18.00	0.00	0.00
49	N49°57'57"E	18.00	0.00	0.00
50	N49°57'57"E	18.00	0.00	0.00
51	N49°57'57"E	18.00	0.00	0.00
52	N49°57'57"E	18.00	0.00	0.00
53	N49°57'57"E	18.00	0.00	0.00
54	N49°57'57"E	18.00	0.00	0.00
55	N49°57'57"E	18.00	0.00	0.00
56	N49°57'57"E	18.00	0.00	0.00
57	N49°57'57"E	18.00	0.00	0.00
58	N49°57'57"E	18.00	0.00	0.00
59	N49°57'57"E	18.00	0.00	0.00
60	N49°57'57"E	18.00	0.00	0.00
61	N49°57'57"E	18.00	0.00	0.00
62	N49°57'57"E	18.00	0.00	0.00
63	N49°57'57"E	18.00	0.00	0.00
64	N49°57'57"E	18.00	0.00	0.00
65	N49°57'57"E	18.00	0.00	0.00
66	N49°57'57"E	18.00	0.00	0.00
67	N49°57'57"E	18.00	0.00	0.00
68	N49°57'57"E	18.00	0.00	0.00
69	N49°57'57"E	18.00	0.00	0.00
70	N49°57'57"E	18.00	0.00	0.00
71	N49°57'57"E	18.00	0.00	0.00
72	N49°57'57"E	18.00	0.00	0.00
73	N49°57'57"E	18.00	0.00	0.00
74	N49°57'57"E	18.00	0.00	0.00
75	N49°57'57"E	18.00	0.00	0.00
76	N49°57'57"E	18.00	0.00	0.00
77	N49°57'57"E	18.00	0.00	0.00
78	N49°57'57"E	18.00	0.00	0.00
79	N49°57'57"E	18.00	0.00	0.00
80	N49°57'57"E	18.00	0.00	0.00
81	N49°57'57"E	18.00	0.00	0.00
82	N49°57'57"E	18.00	0.00	0.00
83	N49°57'57"E	18.00	0.00	0.00
84	N49°57'57"E	18.00	0.00	0.00
85	N49°57'57"E	18.00	0.00	0.00
86	N49°57'57"E	18.00	0.00	0.00
87	N49°57'57"E	18.00	0.00	0.00
88	N49°57'57"E	18.00	0.00	0.00
89	N49°57'57"E	18.00	0.00	0.00
90	N49°57'57"E	18.00	0.00	0.00
91	N49°57'57"E	18.00	0.00	0.00
92	N49°57'57"E	18.00	0.00	0.00
93	N49°57'57"E	18.00	0.00	0.00
94	N49°57'57"E	18.00	0.00	0.00
95	N49°57'57"E	18.00	0.00	0.00
96	N49°57'57"E	18.00	0.00	0.00
97	N49°57'57"E	18.00	0.00	0.00
98	N49°57'57"E	18.00	0.00	0.00
99	N49°57'57"E	18.00	0.00	0.00
100	N49°57'57"E	18.00	0.00	0.00

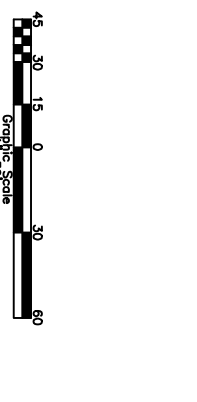
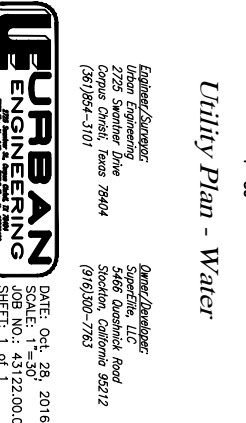


$\Delta = 333.000'$   
 $R = 368.71'$   
 $L = 412.95'$   
 $CB = N82.71089^\circ W$   
 $CL = 212.52'$

$\Delta = 267.2019'$   
 $R = 434.93'$   
 $L = 200.00'$   
 $I = 101.80'$   
 $CB = S53.1232^\circ E$   
 $CL = 198.24'$

$\Delta = 525.4742' W$   
 $L = 307.45'$   
 $CB = N47.42^\circ E$   
 $CL = 223.6'$

Padre Island - Lot 39, Block 1  
 Corpus Christi Section D  
 Records of Nueces County, Texas



**Utility Plan - Water**

- Legend:**  
 ● 5/8 inch Iron Rod, Found  
 I I Drill Hole, Found  
 [Red dashed line] Planned Unit Development (PUD) Boundary  
 [Blue dashed line] Existing Water Line  
 [Blue dashed line] Proposed Water Line  
 [Blue dashed line] Existing Private Water Line  
 [Blue dashed line] Proposed Private Water Line  
 [Blue dashed line] Existing Fire Hydrant  
 [Blue dashed line] Proposed Fire Hydrant

**URBAN ENGINEERING**  
 2725 Swanner Drive  
 Corpus Christi, Texas 78404  
 (361)364-3101

**DATE:** Oct. 28, 2016  
**SCALE:** 1"=30'  
**JOB NO.:** 43122.00.00  
**SHEET:** 1 of 1  
**DRAWN BY:** AG  
 43122.00.00@urbaneng.com

**Engineer/Designer:**  
 SuperSite, LLC  
 5465 Quasnick Road  
 Section, Cameron 36212  
 (361)360-7763

LINE	BEARING	DISTANCE
1	N89°57'52"E	8.00
2	N89°57'52"E	17.12
3	S89°57'52"W	18.00
4	S89°57'52"W	18.00
5	N89°57'52"E	18.33

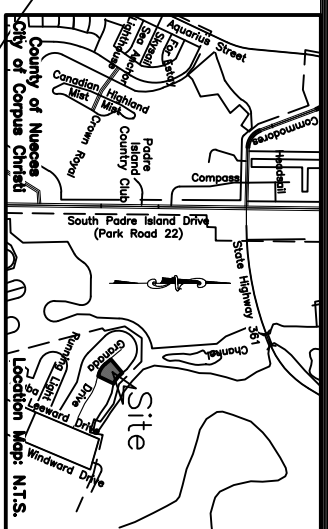
LINE	BEARING	DISTANCE
1	S14°46'27"W	43.99
2	S14°46'27"W	105.70
3	S14°46'27"W	13.31
4	S14°46'27"W	13.31
5	S14°46'27"W	13.31
6	S14°46'27"W	13.31
7	S14°46'27"W	13.31
8	S14°46'27"W	13.31
9	S14°46'27"W	13.31
10	S14°46'27"W	13.31
11	S14°46'27"W	13.31
12	S14°46'27"W	13.31
13	S14°46'27"W	13.31
14	S14°46'27"W	13.31
15	S14°46'27"W	13.31
16	S14°46'27"W	13.31
17	S14°46'27"W	13.31
18	S14°46'27"W	13.31
19	S14°46'27"W	13.31
20	S14°46'27"W	13.31

$A = 33300.00'$   
 $R = 368.71'$   
 $L = 215.88'$   
 $T = 110.97'$   
 $CB = MS 47.08' W$   
 $CI = 212.52'$

Lot 32, Block 1, Corpus Christi, Section D  
 Vol. 35, Pgs. 24-25, Map Texas  
 Records of Nueces County, Texas  
 $M49^{\circ}57'52"E$  320.00'

Lot 39, Block 1  
 Vol. 35, Pgs. 24-25, Map  
 Records of Nueces County, Texas  
 $S25^{\circ}47'42"W$  307.45'

$A = 2620.19'$   
 $L = 200.00'$   
 $T = 101.80'$   
 $CB = S53^{\circ}12'32"E$   
 $CI = 198.24'$



**URBAN ENGINEERING**

Engineers/Architects  
 Urban Engineering  
 2725 Swannick Drive  
 Corpus Christi, Texas 78404  
 (361)854-3101

Owner/Developer:  
 Superfide, LLC  
 5466 Quashnick Road  
 Stockton, California 95212  
 (916)300-7763

DATE: Oct. 28, 2016  
 SCALE: 1" = 30'  
 JOB NO.: 43122.00.00  
 SHEET: 1 of 1  
 DRAWN BY: JG

**Utility Plan - Proposed Lighting**



- Legend:
- 5/8 inch Iron Rod, Found
  - Drill Hole, Found
  - ▬ Ramped Utility Development
  - ▬ (VAD) Boundary
  - ⊕ Proposed Light

