

STATE OF TEXAS
COUNTY OF NUECES

TRR DEVELOPMENT, LLC HEREBY CERTIFIES THAT IT IS THE OWNER OF THE LANDS EMBRACED WITHIN THE BOUNDARIES OF LOT 1, BLOCK 1, AS SHOWN ON THE FOREGOING PLAT; THAT IT HAS HAD SAID LANDS SURVEYED AND SUBDIVIDED AS SHOWN; THAT STREETS SHOWN ARE DEDICATED TO THE PUBLIC USE FOREVER; THAT EASEMENTS AS SHOWN ARE DEDICATED TO THE PUBLIC USE FOR THE INSTALLATION, OPERATION AND USE OF PUBLIC UTILITIES; AND THAT THIS MAP WAS MADE FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

THIS THE ____ DAY OF _____, 20__

BY: _____
RONALD SMEBERG, MANAGING MANAGER

BY: _____
VANESSA SMEBERG, MANAGING MEMBER

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ PROVEN TO ME TO BE THE PERSON WHOSE SIGNATURE (HE/SHE) MADE ON THE FOREGOING INSTRUMENT OF WRITING, AND (HE/SHE) ACKNOWLEDGED TO ME THAT (HE/SHE) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF NUECES

I, BRIAN D. LORENTSON, A REGISTERED PROFESSIONAL LAND SURVEYOR FOR URBAN ENGINEERING, 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 HEREIN AND TO COMPLETE SUCH OPERATIONS WITH DUE AND REASONABLE DILIGENCE CONSISTENT WITH SOUND PROFESSIONAL PRACTICE.

THIS ____ DAY OF _____, 2023

BRIAN D. LORENTSON, R.P.L.S.
TEXAS LICENSE NO. 6839

STATE OF TEXAS
COUNTY OF NUECES

THIS PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE DEVELOPMENT SERVICES ENGINEER OF THE CITY OF CORPUS CHRISTI, TEXAS. THIS ____ DAY OF _____, 2023.

BRIA A. WHITMIRE, P.E., CFM, CPM
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS
COUNTY OF NUECES

THIS PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE PLANNING COMMISSION ON BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS. THIS ____ DAY OF _____, 2023.

AL RAYMOND III, AIA
SECRETARY

KAMRAN ZARGHOUNI
CHAIRMAN

STATE OF TEXAS
COUNTY OF NUECES

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, HEREBY CERTIFY THAT THE FOREGOING MAP DATED THE ____ DAY OF _____, 2023, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THIS ____ DAY OF _____, 2023. AT ____ O'CLOCK ____ M., AND DULY RECORDED IN VOLUME ____ PAGE(S) ____ MAP RECORDS OF NUECES COUNTY, TEXAS. WITNESS MY HAND AND SEAL OF SAID COURT AT OFFICE IN CORPUS CHRISTI, TEXAS. THIS THE ____ DAY OF _____, 2023.

DOCUMENT NO: _____

KARA SANDS
COUNTY CLERK

DEPUTY

Plat of Flamingo Resort Bungalows, P.U.D.

BEING A RE-PLAT OF LOTS 6A, 6B, 7A AND 7B, BLOCK 17, PADRE ISLAND NO. 1, A MAP OF WHICH IS RECORDED IN VOLUME 13, PAGES 1 THROUGH 8 AND 17, MAP RECORDS OF NUECES COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF NUECES

RON AND VANESSA, LLC III HEREBY CERTIFIES THAT IT IS THE OWNER OF THE LANDS EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING PLAT, WITH THE EXCEPTION OF LOT 1, BLOCK 1; THAT IT HAS HAD SAID LANDS SURVEYED AND SUBDIVIDED AS SHOWN; THAT STREETS SHOWN ARE DEDICATED TO THE PUBLIC USE FOREVER; THAT EASEMENTS AS SHOWN ARE DEDICATED TO THE PUBLIC USE FOR THE INSTALLATION, OPERATION AND USE OF PUBLIC UTILITIES; AND THAT THIS MAP WAS MADE FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

THIS THE ____ DAY OF _____, 20__

BY: _____
RONALD SMEBERG, MANAGING MEMBER

BY: _____
VANESSA SMEBERG, MANAGING MEMBER

STATE OF TEXAS
COUNTY OF NUECES

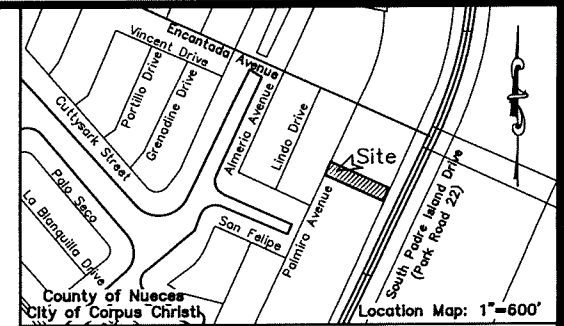
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ PROVEN TO ME TO BE THE PERSON WHOSE SIGNATURE (HE/SHE) MADE ON THE FOREGOING INSTRUMENT OF WRITING, AND (HE/SHE) ACKNOWLEDGED TO ME THAT (HE/SHE) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE. THIS ____ DAY OF _____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ PROVEN TO ME TO BE THE PERSON WHOSE SIGNATURE (HE/SHE) MADE ON THE FOREGOING INSTRUMENT OF WRITING, AND (HE/SHE) ACKNOWLEDGED TO ME THAT (HE/SHE) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE. THIS ____ DAY OF _____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



URBAN ENGINEERING DCCM

UTPLS FILE NUMBER: ENGINEERING 146 | SURVEYING 1003300
3728 WINTERBURN DR. CORPUS CHRISTI, TX 78404
PHONE: 361.846.3114 WWW.URBANENGINEERING.COM

LEGEND:

_____	PLAT BOUNDARY	○	5/8 INCH IRON ROD WITH RED PLASTIC CAP STAMPED "URBAN ENGR CCTX" SET
_____	ROAD CENTERLINE	○	5/8 INCH IRON ROD WITH RED PLASTIC CAP STAMPED "URBAN ENGR CCTX" FOUND
_____	ADJACENT LOT LINE	●	5/8 INCH IRON ROD
_____	YARD REQUIREMENT	□	1 INCH IRON PIPE FOUND
_____	EASEMENT		MAP RECORDS OF NUECES COUNTY, TEXAS
Y.R.	YARD REQUIREMENT		DEED RECORDS OF NUECES COUNTY, TEXAS
B.L.	BUILDING LINE		
U.E.	UTILITY EASEMENT		
VOL.	VOLUME		
PG.	PAGE		

NOTES:

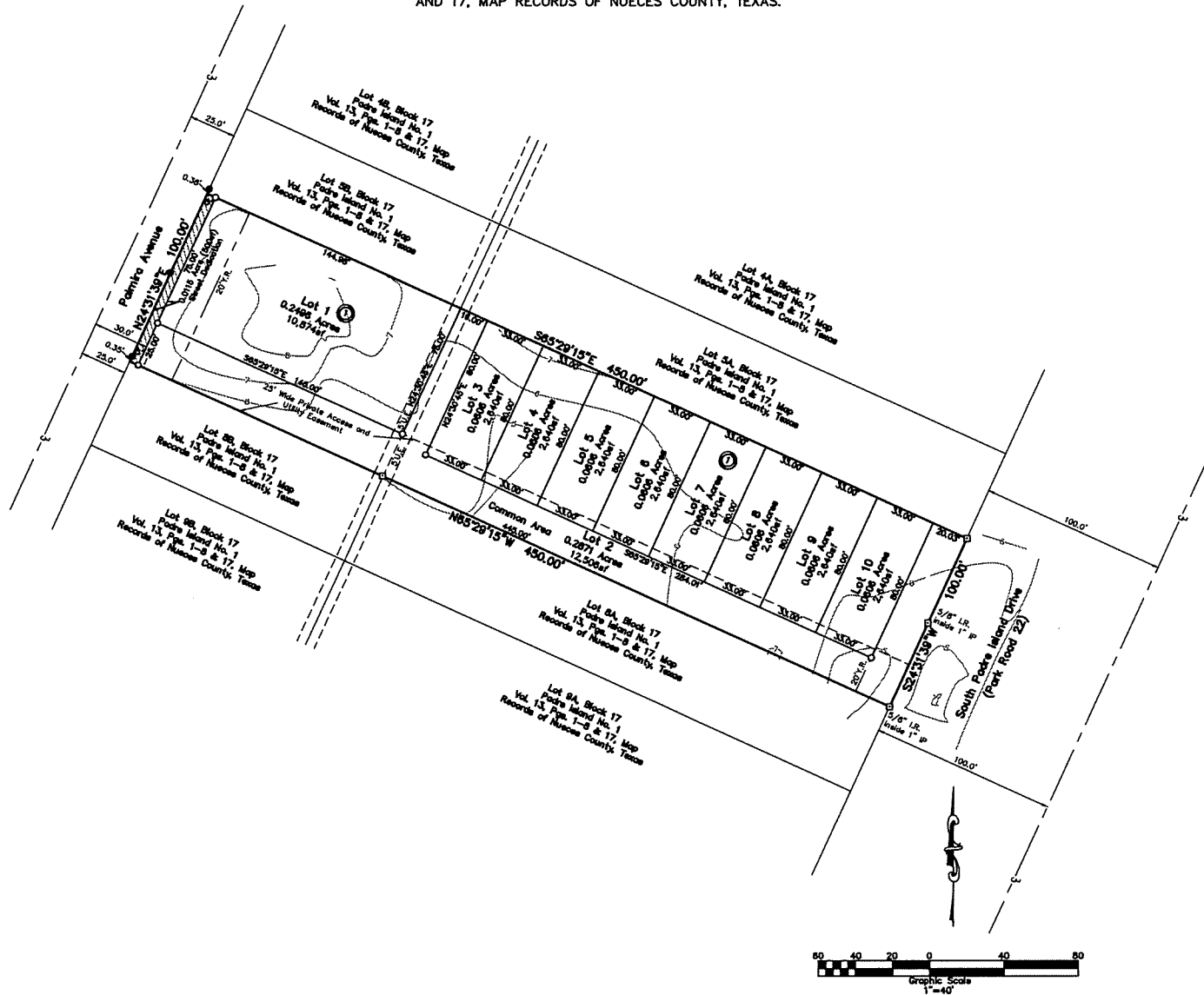
- THE ENTIRE PROPERTY LIES WITHIN THE CITY LIMITS OF THE CITY OF CORPUS CHRISTI.
- THE TOTAL AREA TO BE PLATTED CONTAINS 1.033 ACRES OF LAND INCLUDING ANY DEDICATION.
- THE YARD REQUIREMENT, AS DEPICTED ON THE PLAT, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE (UDC) AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- 5/8 INCH IRON ROD WITH RED PLASTIC CAP STAMPED "URBAN ENGR CCTX" SET AT ALL LOT CORNERS, UNLESS OTHERWISE NOTED.
- 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.
- THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE LAGUNA MADRE. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR LAGUNA MADRE AS "EXCEPTIONAL" AND "OYSTER WATERS". TCEQ ALSO CATEGORIZED THE LAGUNA MADRE AS "CONTACT RECREATION" USE.
- BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS CURRENTLY IN ZONE "AE (EL 10)" OF THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NUMBER 48355C0755G, NUECES COUNTY, TEXAS, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 13, 2023 AND IS IN A SPECIAL FLOOD HAZARD AREA. THE FIRM PANEL 48355C0755G IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- CURRENT ZONING IS CR-2/PUD PER CITY ORDINANCE NO. _____.
- CONTOURS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), GEOID 12A.
- LOT 2, BLOCK 1 WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- THIS SUBDIVISION CONTAINS PRIVATE IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, STREETS, FACILITIES 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 HAS NO OBLIGATION, NOR DOES ANY OTHER LOCAL GOVERNMENT AGENCY HAVE ANY OBLIGATION, TO MAINTAIN, REPAIR, INSTALL/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

Approved by the
Planning Commission
on 6-14-23

Revised: 5/17/2023
Submitted: 4/26/2023
SCALE: None
JOB NO.: 43805.C3.00
SHEET: 1 of 2
DRAWN BY: XG
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urbansurvey1@urbaneng.com

Plat of
Flamingo Resort Bungalows, P.U.D.

BEING A RE-PLAT OF LOTS 6A, 6B, 7A AND 7B,
BLOCK 17, PADRE ISLAND NO. 1, A MAP OF WHICH
IS RECORDED IN VOLUME 13, PAGES 1 THROUGH 8
AND 17, MAP RECORDS OF NUECES COUNTY, TEXAS.



URBAN
ENGINEERING

DCCM

UTPLS FIRM NUMBER: ENGINEERING 140 | MAPS/PLATS 10032400
2700 SHANTER ON CORPUS DRIVE, TX 78404
PHONE: 361.844.3100 WWW.URBANENGINEERING.COM

Revised: 5/17/2023
Submitted: 4/28/2023
SCALE: 1"=40'
JOB NO.: 43805.C3.00
SHEET: 2 of 2
DRAWN BY: XG
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info@urbanengineering.com