STATE OF TEXAS §
COUNTY OF DALLAS §

I, JOSHUA TEINERT, PRESIDENT OF C.L. THOMAS, INC. HEREBY CERTIFY THAT C.L. THOMAS HOLDINGS, LLC. IS THE OWNER OF THE PROPERTY SHOWN HEREON, FREE OF ALL LIENS, THAT WE HAVE HAD SAID PROPERTY SURVEYED AS SHOWN FOR THE PURPOSES OF DESCRIPTION AND DEDICATION. ALL UTILITY EASEMENTS AND RIGHTS–OF–WAY ARE DEDICATED TO THE PUBLIC FOR THE OPERATION & MAINTENANCE OF PUBLIC STREETS AND UTILITIES.
THIS THE___DAY_____OF_____, 2026.

C.L. THOMAS HOLDINGS, LLC.
BY: C.L. THOMAS, INC., ITS SOLE MANAGER

_____,
JOSHUA TEINERT, PRESIDENT

STATE OF TEXAS §
COUNTY OF DALLAS §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY
_____,
THIS THE _____DAY OF _____, 2026.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS §
COUNTY OF NUECES §

THE 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
DIRECTOR

STATE OF TEXAS §
COUNTY OF NUECES §

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

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

THIS THE _____ DAY OF _____, 2026.

STATE OF TEXAS §
COUNTY OF NUECES §
I, MURRAY BASS, JR., REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IS TRUE AND CORRECT. THIS THE 31st DAY OF MARCH, 2025.

_____
MURRAY BASS, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS §
COUNTY OF NUECES §

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR SAID COUNTY, 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 THE MAP RECORDS OF SAID COUNTY IN VOLUME_____, PAGE_____, INSTRUMENT NUMBER _____.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT IN AND FOR SAID COUNTY AT OFFICE IN CORPUS CHRISTI, NUECES COUNTY, TEXAS, THE DAY AND YEAR LAST WRITTEN.

BY: _____
DEPUTY

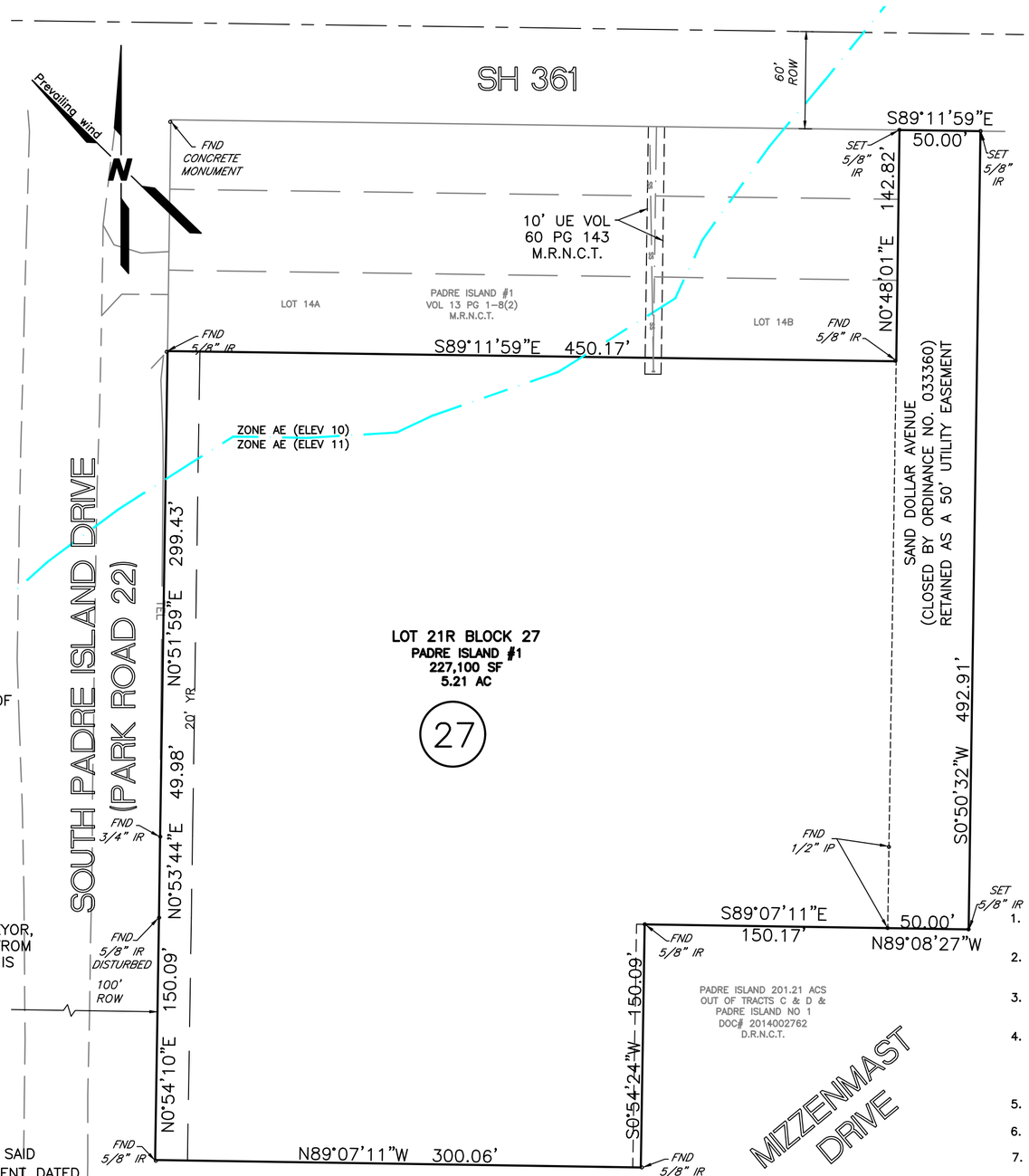
_____
KARA SANDS
COUNTY COURT
NUECES COUNTY, TEXAS

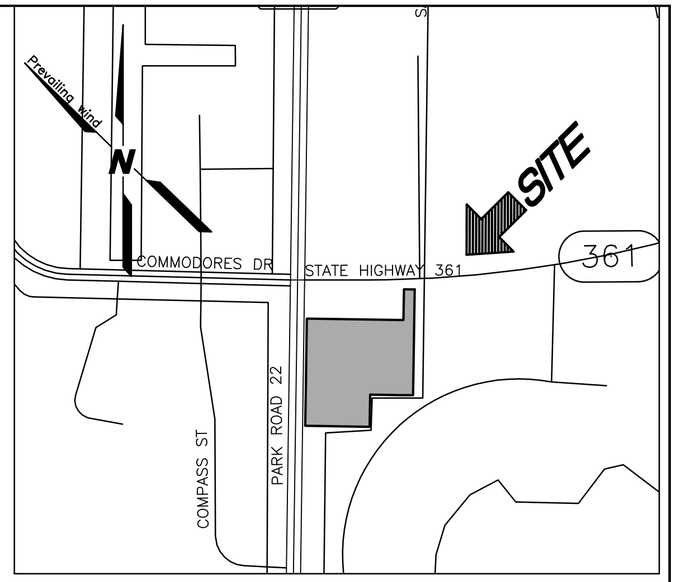
XREF: BASE
PLOTSCALE: 1:1
DRAWING NO: 18004
PLOTDATE: 03–05–26 15:10 PM

REPLAT OF:

PADRE ISLAND, No. 1,
LOT 21R, BLOCK 27

BEING A REPLAT OF PADRE ISLAND No. 1, LOT 21, BLOCK 27, A MAP OF WHICH IS RECORDED IN VOLUME 60, PAGE 143 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS, AND A CLOSED ROAD KNOWN AS SAND DOLLAR AVENUE CLOSED BY ORDINANCE NO. 033360 CONTAINING A TOTAL OF 5.21 ACRES.





LEGEND

Y.R.	YARD REQUIREMENT
U.E.	UTILITY EASEMENT
E.E.	ELECTRIC EASEMENT
D.R.N.C.T.	DEED RECORDS NUECES COUNTY TEXAS
M.R.N.C.T.	MAP RECORDS NUECES COUNTY TEXAS
O.P.R.N.C.T.	OFFICIAL PUBLIC RECORDS NUECES COUNTY TEXAS
———	PLAT BOUNDARY
—— – ——	ROAD CENTERLINE
– – – – –	ADJACENT LOT LINE
— — — —	YARD REQUIREMENT
– – – – –	EASEMENT
○	FOUND PROPERTY CORNER
●	SET PROPERTY CORNER

GRAPHIC SCALE

60 30 0 60 120 240
(IN FEET)
1 inch = 60 ft.

1. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE ORDINANCE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
2. BASIS OF BEARING IS STATE OF TEXAS, LAMBERT GRID, SOUTH ZONE, NAD 1983. ESTABLISHED BY STATIC OBSERVATION AND OPUS SOLUTION BY NGS.
3. THE PROPERTY LIES IN ZONE AE AS SHOWN ON FEMA FLOOD INSURANCE RATE MAPS (FIRM) 48355C0755G DATED OCT 13, 2022. BASE FLOOD ELEVATIONS 10 AND 11.
4. THE RECEIVING BODY FOR THE STORMWATER RUNOFF FROM THIS PROPERTY IS LAKE PADRE. LAKE PADRE EMPTIES INTO THE PACKERY CHANNEL AND THEN INTO THE GULF OF AMERICA. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE GULF OF AMERICA AS "EXCEPTIONAL" AND "OYSTER WATERS". TCEQ ALSO CATEGORIZED THE GULF OF AMERICA AS "CONTACT RECREATION" USE.
5. TOTAL PLATTED AREA CONTAINS 5.21 ACRES OF LAND INCLUDING THE CLOSED ROAD SAND DOLLAR AVENUE
6. PROPERTY IS ZONED CR–2 RESORT COMMERCIAL (BARRIER ISLAND)
7. NO INCREASE IN STORM WATER DISCHARGE TO STATE RIGHT–OF–WAY SHALL BE ACCEPTED BY TXDOT.
8. TXDOT PERMITS WILL BE ISSUED IN ACCORDANCE WITH THE ACCESS MANAGEMENT STANDARDS AND ALL APPLICABLE STATE AND FEDERAL LAWS, INCLUDING RULES AND REGULATIONS. ACCESS CONNECTION SPACING, MATERIALS, GEOMETRICS, ACCESSIBILITY, AND OTHER DESIGN SPECIFICATIONS WILL BE CONSIDERED, AS WELL AS THE IMPACT ON DRAINAGE AND HYDRAULICS, UTILITY LOCATION OR RELOCATION, AND THE ENVIRONMENT THAT WILL RESULT FROM THE REQUESTED CONSTRUCTION OF AN ACCESS CONNECTION. 43 TEX. ADMIN. CODE § 11.52 (2020).
9. DRAINAGE IMPROVEMENTS SHALL ACCOMMODATE RUNOFF FROM THE UPSTREAM DRAINAGE AREA IN ITS ANTICIPATED MAXIMUM "BUILD–OUT" OR "FULLY DEVELOPED" CONDITION, AND SHALL BE DESIGNED TO PREVENT OVERLOADING THE CAPACITY OF THE DOWNSTREAM DRAINAGE SYSTEM
10. IF THE OWNER RESPONSIBLE FOR MAINTENANCE OF THE PERMANENT STORMWATER OR WATER QUALITY CONTROL FAILS TO MAINTAIN THE CONTROL TO TXDOT ROW, THE OWNER SHALL CORRECT THE PROBLEM
11. ALL SET CORNERS ARE SET WITH A 5/8" IRON ROD WITH A YELLOW CAP MARKED "BASS & WELSH ENGINEERING"

PREPARED BY

BASS & WELSH ENGINEERING
CONSULTING ENGINEERS AND SURVEYORS
3054 SOUTH ALAMEDA STREET 78404
P.O. BOX 6397 78466–6397
TELEPHONE: (361) 882–5521
FACSIMILE: (361) 882–1265
FIRM REGISTRATION NO. F–52 (ENGINEERING)
FIRM REGISTRATION NO. 100027–00 (SURVEYING)
C O R P U S C H R I S T I, T E X A S