

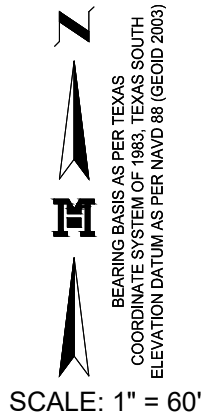
**GENERAL PLAT NOTES & RESTRICTIONS**

- FLOOD ZONE STATEMENT: THIS PROPERTY LIES WITHIN ZONE "A13". ZONE "A13" IS DESCRIBED AS: AREAS OF 100-YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS DETERMINED TO BE 10.
- THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- EASEMENTS NOTE: NO STRUCTURES SHALL BE PERMITTED OVER ANY EASEMENTS. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER GRASS OR FLOWERS), AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE EASEMENT.
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN REQUIREMENTS.
- THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM LOT 1R IS THE LAGUNA MADRE BASIN. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE LAGUNA MADRE AS "EXCEPTIONAL" AND "OYSTER WATERS".
- THE TOTAL PLATTED AREA CONTAINS 2.066 ACRES OF LAND INCLUDING STREET DEDICATIONS.
- BEARING BASIS AS PER TEXAS COORDINATE SYSTEM OF 1983, TEXAS SOUTH ELEVATION DATUM AS PER NAVD 88 (GEOID 2003).
- STRUCTURES SHALL NOT HAVE A FINISHED FLOOR ELEVATION BELOW 10 FEET.
- NO MULTIPLE DRIVEWAYS ARE ALLOWED FOR THIS PROJECT.

Curve Table					
Curve #	Delta	Radius	Length	Tangent	Chord Length
"C1"	090° 00' 00"	25.00'	39.27'	25.00'	35.36'
"C2"	090° 00' 00"	25.00'	39.27'	25.00'	35.36'

**LEGEND**

- FOUND No. 4 REBAR
- FOUND PIPE
- SET No. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
- SET MHI DISK
- R.O.W. - RIGHT OF WAY
- M.R.N.C.T. - MAP RECORDS NUECES COUNTY TEXAS
- N.C.O.R. - NUECES COUNTY OFFICIAL RECORDS
- S.E. COR. - SOUTHEAST CORNER
- P.O.B. - POINT OF BEGINNING
- Sq. Ft. - SQUARE FEET
- AC. - OF ONE ACRE
- DOC. NO. - DOCUMENT NUMBER
- R.L. - RELEASE OF LIEN
- W.D. - WARRANTY DEED
- B.S. - BILL OF SALE
- N.T.S. - NOT TO SCALE
- CL - CENTERLINE
- Y.R. - YARD REQUIREMENT
- U.E. - UTILITY EASEMENT
- ▨ - ADDITIONAL R.O.W. AREA (2,993.31 Sq. Ft.)



STATE OF TEXAS §  
COUNTY OF NUECES §

I, THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS PADRE ISLAND NO. 1, BLK. 20, LOT 1R TO THE CITY OF CORPUS CHRISTI, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, SEWER LINES, WATER COURSES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I WILL CAUSE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF CORPUS CHRISTI, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT OR THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF CORPUS CHRISTI.

JAMI D. HADDAD  
4134 MERIDIAN PL  
CORPUS CHRISTI, TX 78411

STATE OF TEXAS §  
COUNTY OF NUECES §

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED JAMI D. HADDAD, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME, FIRST DULY SWORN AND DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREBY EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_\_, DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC, NUECES COUNTY, TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF NUECES §

I, THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS PADRE ISLAND NO. 1, BLK. 20, LOT 1R TO THE CITY OF CORPUS CHRISTI, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, SEWER LINES, WATER COURSES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I WILL CAUSE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF CORPUS CHRISTI, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT OR THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF CORPUS CHRISTI.

MICHAEL ARLEN DAVIS, JR.  
4134 MERIDIAN PL  
CORPUS CHRISTI, TX 78411

STATE OF TEXAS §  
COUNTY OF NUECES §

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED MICHAEL ARLEN DAVIS, JR., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME, FIRST DULY SWORN AND DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREBY EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_\_, DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC, NUECES COUNTY, TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

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 \_\_\_\_\_, 2017.

ERIC VILLAREAL, PE  
CHAIRMAN

WILLIAM J. GREEN, PE  
INTERIM SECRETARY

STATE OF TEXAS §  
COUNTY OF NUECES §

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

DATED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

RATNA POTTUMUTHU, PE, LEED AP  
DEVELOPMENT SERVICES ENGINEER

DRAWN BY: S.A. DATE 12-04-17  
SURVEYED, CHECKED \_\_\_\_\_ DATE \_\_\_\_\_  
FINAL CHECK \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF NUECES §

WE, THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS PADRE ISLAND NO. 1, BLK. 20, LOT 1R TO THE CITY OF CORPUS CHRISTI, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, SEWER LINES, WATER COURSES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I WILL CAUSE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF CORPUS CHRISTI, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT OR THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF CORPUS CHRISTI.

JEFFREY H. SMITH A.K.A. JEFFREY SMITH  
14313 DORSAL ST.  
CORPUS CHRISTI, TX 78418

SHARON J. SMITH A.K.A. SHARON SMITH  
14313 DORSAL ST.  
CORPUS CHRISTI, TX 78418

STATE OF TEXAS §  
COUNTY OF NUECES §

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED JEFFREY H. SMITH A.K.A. JEFFREY SMITH AND SHARON J. SMITH A.K.A. SHARON SMITH KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME, FIRST DULY SWORN AND DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREBY EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_\_, DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC, NUECES COUNTY, TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF NUECES §

I, THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS PADRE ISLAND NO. 1, BLK. 20, LOT 1R TO THE CITY OF CORPUS CHRISTI, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, SEWER LINES, WATER COURSES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I WILL CAUSE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF CORPUS CHRISTI, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT OR THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF CORPUS CHRISTI.

CATHLEEN HADDAD KING  
4134 MERIDIAN PL  
CORPUS CHRISTI, TX 78411-1922

STATE OF TEXAS §  
COUNTY OF NUECES §

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED CATHLEEN HADDAD KING, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME, FIRST DULY SWORN AND DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREBY EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_\_, DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC, NUECES COUNTY, TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF NUECES §

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, HEREBY CERTIFY THAT THE FORE GOING INSTRUMENT DATED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017, WITH THIS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017, AT \_\_\_\_\_ O'CLOCK AND DULY RECORDED ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017 AT \_\_\_\_\_ O'CLOCK, \_\_\_\_\_ M. IN VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_ (M.R.N.C.T.)

WITNESS MY HAND AND SEAL OF OFFICE IN CORPUS CHRISTI, TEXAS.  
THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

KARA SANDS, COUNTY CLERK

**FINAL PLAT**  
**PADRE ISLAND NO. 1,**  
**BLK. 20, LOT 1R**

BEING A RESUBDIVISION OF 2.066 ACRES BEING ALL OF LOTS 1A, 2A, 3A, 4A, 5A, 1B, AND 2B, BLOCK 20 PADRE ISLAND NUMBER 1 VOLUME 13, PAGES 1-8 & 17, M.R.N.C.T., CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS

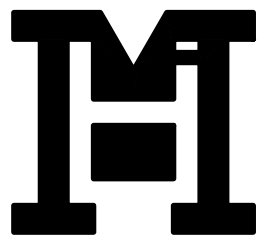
STATE OF TEXAS  
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, FRED L. KURTH, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF PADRE ISLAND NO. 1, BLOCK 20, LOT 1R, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 07/07/2017, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

FRED L. KURTH, R.P.L.S. # 4750  
DATE SURVEYED: 06-13-17  
T-1037, PAGE 61  
SURVEYING JOB No. 17110.08



TBPE FIRM # F-1435



**MELDEN & HUNT INC.**

CONSULTANTS • ENGINEERS • SURVEYORS  
115 W. McINTYRE  
EDINBURG, TX 78541  
PH: (956) 381-0981  
FAX: (956) 381-1839  
ESTABLISHED 1947

227 N. F.M. 3167  
RIO GRANDE CITY, TX 78582  
PH: (956) 487-8256  
FAX: (956) 488-8591  
www.meldenandhunt.com



**LOCATION MAP**