

STATE OF TEXAS
COUNTY OF NUECES

We, Diamond Beach Holdings, LLC, do hereby certify that we are the owner of the property referred to as WHITECAP NORTH PADRE ISLAND Unit 1A; that we have had said property surveyed and subdivided as shown; that streets shown are dedicated, in fee simple, 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 we adopt this plat for the purposes of description and dedication this ____ day of _____, 20____.

Diamond Beach Holdings, LLC
Jennifer Hoff, Vice President

STATE OF TEXAS
COUNTY OF NUECES

Before me, the undersigned authority, on this day personally appeared Jennifer Hoff, proven to me to be the person whose signature she made on the foregoing instrument of writing, and she acknowledged to me that she executed the same for the purposes and considerations therein expressed. Given under my hand and seal of office, this ____ day of _____, 20____.

Notary Public

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 on the ____th day of _____, 20____.

Chairman

Secretary

STATE OF TEXAS
COUNTY OF NUECES

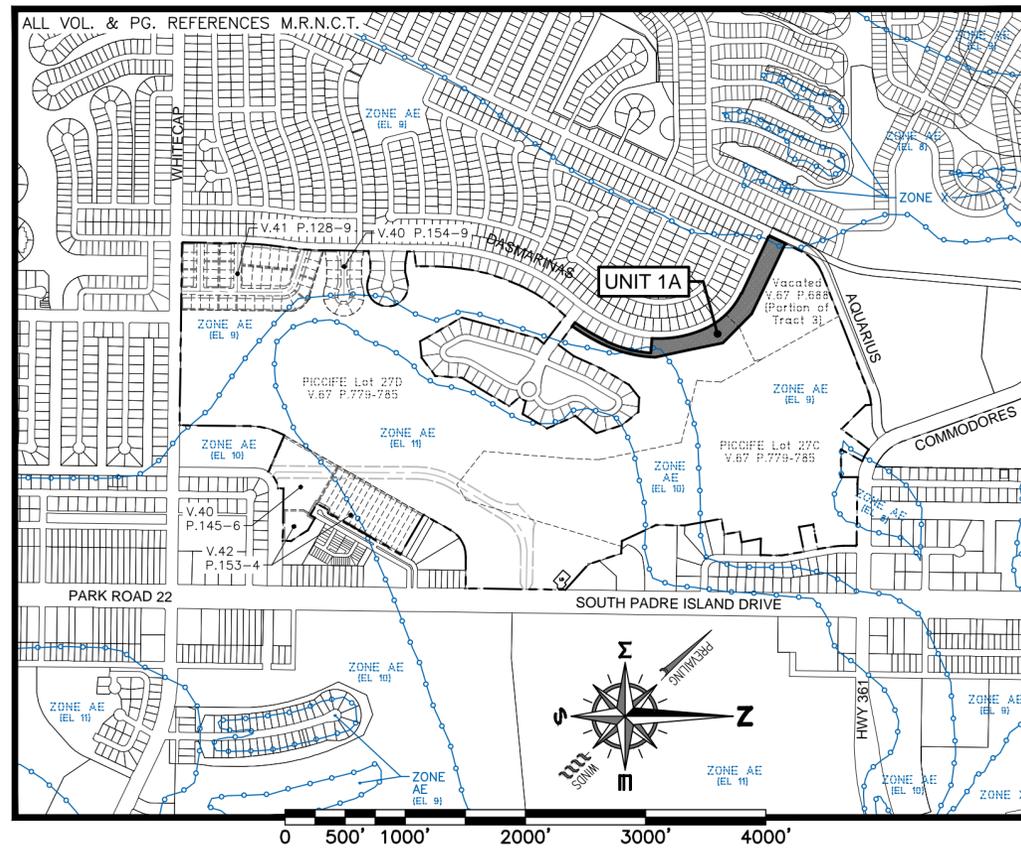
This final plat of the herein described property was approved by the Department of Development Services of the City of Corpus Christi, Texas, this the ____ day of _____, 20____.

Bria Whitmire, P.E., C.F.M., C.P.M.
Development Services Engineer

Plat of WHITECAP NORTH PADRE ISLAND Unit 1A

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BEING 5.608 ACRES OUT OF A PORTION OF TRACT 27D OF THE PADRE ISLAND - CORPUS CHRISTI ISLAND FAIRWAY ESTATES, HEREAFTER REFERRED TO AS P.I.C.C.I.F.E., LOTS 27C AND 27D, A MAP OF WHICH IS RECORDED IN VOL. 67, PG. 779-785, MAP RECORDS, NUECES COUNTY, TEXAS, A PORTION OF P.I.C.C.I.F.E., BLOCKS 24-33, A MAP OF WHICH IS RECORDED IN VOL. 40, PG. 154-159, MAP RECORDS, NUECES COUNTY, TEXAS, A PORTION OF P.I.C.C.I.F.E., BLOCKS 43 & 44, A MAP OF WHICH IS RECORDED IN VOL. 42, PG. 10-11, MAP RECORDS, NUECES COUNTY, TEXAS, AND PORTIONS OF P.I.C.C.I.F.E., BLOCKS 34, 35, AND 36, A MAP OF WHICH IS RECORDED IN VOL. 40, PG. 183-184, MAP RECORDS, NUECES COUNTY, TEXAS, SAID BLOCKS 26, 35, 36, 43, 44, AND A PORTION OF BLOCK 34 NOW VACATED AS PER PLAT RECORDED IN VOL. 67, PG. 688, MAP RECORDS, NUECES COUNTY, TEXAS, SAID 5.608 ACRES ALSO BEING A PORTION OF TRACT 3 AS REFERENCED IN CORRECTION WARRANTY DEED, DOC. NO. 2018045542, OFFICIAL RECORDS, NUECES COUNTY, TEXAS, AND DESCRIBED BY METES & BOUNDS OF A 28.629 ACRE TRACT (TRACT 1), A 72.316 ACRE TRACT (TRACT 2), A 74.440 ACRE TRACT (TRACT 3), AND A 30.684 ACRE TRACT (TRACT 4), SAVE & EXCEPT 3.766 ACRES OF A 80-FOOT WIDE STREET TRACT, ALSO KNOWN AS 'AQUARIUS STREET RE-ALIGNMENT', RECORDED IN DOC. NO. 2011039226, OFFICIAL RECORDS, NUECES COUNTY, TEXAS.



NOTES

- TOTAL PLATTED AREA IS 5.608 ACRES (INCLUDES NAVIGABLE CHANNEL).
- FEMA MAP NUMBER 48355C0755G, OCTOBER 13, 2022 DESIGNATES THE ENTIRETY OF UNIT 1A AS ZONE AE WITH FLOOD ELEVATIONS 9 AND 10, AS SHOWN THIS SHEET. THE FINISH FLOOR ELEVATION OF RESIDENTIAL STRUCTURES MUST BE 1 FOOT ABOVE THE BASE FLOOD ELEVATIONS AS INDICATED ON THE FLOOD HAZARD BOUNDARY MAP AND IS FURTHER SUBJECT TO ADDITIONAL REGULATIONS CONTAINED IN THE CORPUS CHRISTI FLOOD HAZARD PREVENTION CODE.
- IN ADDITION TO THE REQUIREMENTS OF NOTE 2 ABOVE, THE FINISHED FLOOR ELEVATION MUST BE A MINIMUM OF 18 INCHES ABOVE THE ADJACENT TOP OF CURB.
- THE RECEIVING WATERS FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE LAGUNA MADRE. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE LAGUNA MADRE AS 'EXCEPTIONAL' AND 'OYSTER WATERS'. TCEQ ALSO CATEGORIZED THE LAGUNA MADRE AS 'CONTACT RECREATION' USE.
- THE ENTIRE PROPERTY LIES WITHIN THE CITY LIMITS OF THE CITY OF CORPUS CHRISTI.
- DEVELOPMENT WITHIN THIS PROPERTY SHALL BE GENERALLY CONSISTENT WITH THE DEVELOPMENT PLAN DESCRIBED IN THE PLANNED UNIT DEVELOPMENT (PUD) ORDINANCE 032890 AS APPROVED BY CITY COUNCIL, EFFECTIVE OCTOBER 24, 2022. DEVELOPMENT STANDARDS NOT ADDRESSED IN THE PUD DEVELOPMENT PLAN SHALL COMPLY WITH THE UNIFIED DEVELOPMENT CODE.
- THE YARD REQUIREMENT, AS DEPICTED ON THE PLAT, IS IN ACCORDANCE WITH PUD ORDINANCE 032890, EFFECTIVE OCTOBER 24, 2022, AND THE UNIFIED DEVELOPMENT CODE (UDC) AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE. ADDITIONAL SIDE (5-FT) YARD UDC REQUIREMENTS APPLY (NOT SHOWN).
- EASEMENTS SHOWN ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION AND USE OF PUBLIC UTILITIES.
- ALL BEARINGS BASED ON GLOBAL POSITIONING SYSTEM, TEXAS STATE PLANE NAD 83, TEXAS SOUTH ZONE 4205.
- THE OWNER OF EACH LOT IS RESPONSIBLE FOR STORM WATER POLLUTION PREVENTION PLAN PER TCEQ REQUIREMENTS.
- BLOCK 1, LOTS 2 AND 26 ARE PUBLIC PARKS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- BLOCK 1, LOT 27 IS A PRIVATE PARK TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- NO DRIVEWAY ACCESS SHALL BE PERMITTED TO AQUARIUS DRIVE.
- FRONT YARD REQUIREMENTS SHALL BE 10-FT AS NOTED ON THIS PLAT AND ON THE ENLARGED LOT PLANS THIS SHEET. FURTHER, NOTE THAT PRIVATE GARAGES, DETACHED OR ATTACHED, SHALL MAINTAIN A YARD OF 15-FT FROM GARAGE ENTRANCE TO STREET RIGHT-OF-WAY, ALSO AS NOTED ON SAID ENLARGED LOT PLANS.

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 of WHITECAP NORTH PADRE ISLAND Unit 1A, dated the ____ day of _____, 20____, with its certificate of authentication was filed for record in my office this ____ day of _____, 20____ 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 _____, 20____.

Document No. _____

Kara Sands, County Clerk
Nueces County, Texas

By: _____
Deputy

STATE OF TEXAS
COUNTY OF NUECES

I, Albert E. Franco Jr., a Registered Professional Land Surveyor, have prepared the foregoing map from 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 hereon and to complete such operations with due and reasonable diligence consistent with sound professional practice.

This the ____ day of _____, 20____.

Albert E. Franco Jr., R.P.L.S. #4471

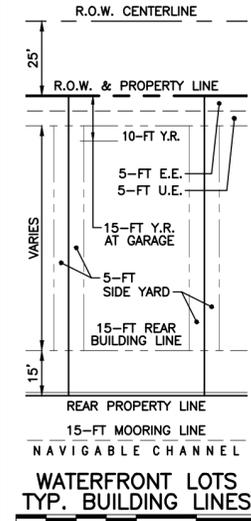


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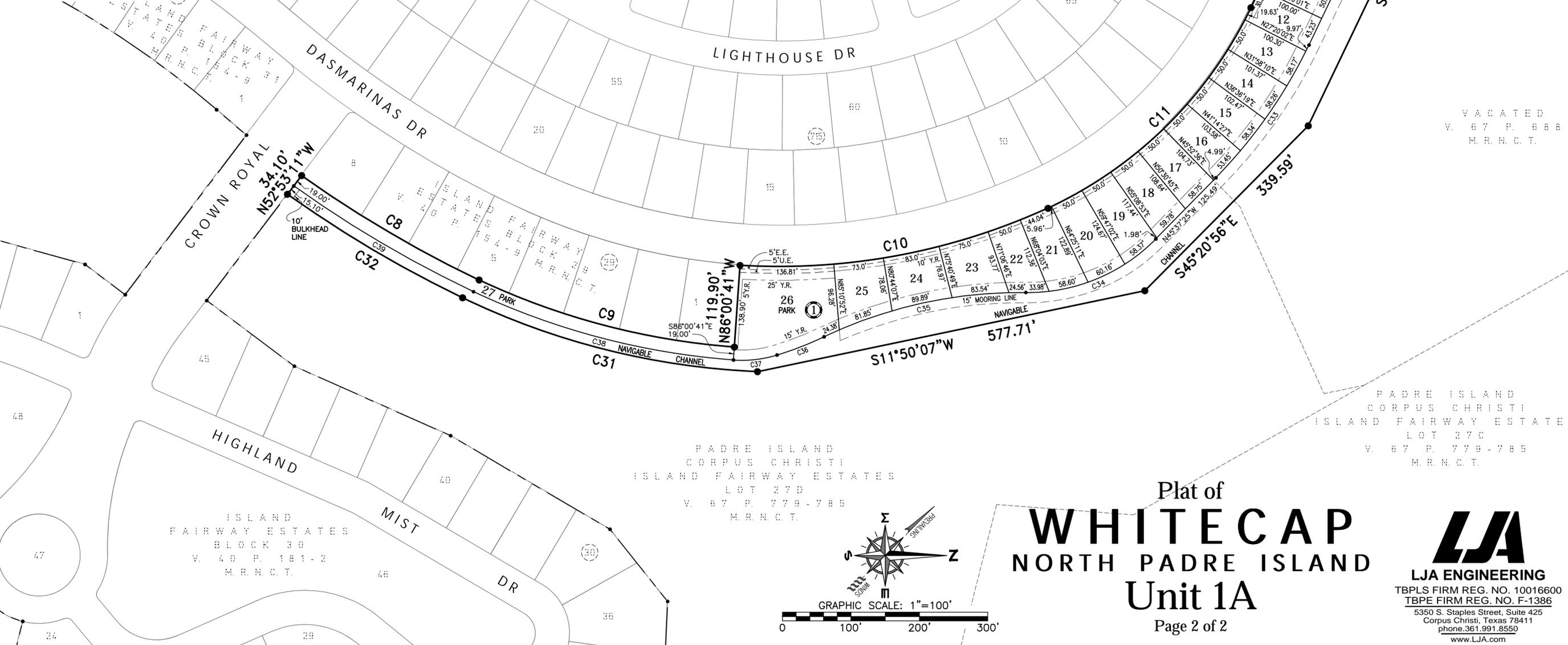
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CURVE DATA						
NO.	Δ	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C8	10°02'48"	1718.10'	301.27'	151.02'	300.88'	S30°32'33"W
C9	21°00'28"	1056.90'	387.52'	195.96'	385.35'	S14°46'46"W
C10	28°07'40"	940.79'	461.85'	235.68'	457.23'	N10°33'02"W
C11	39°27'31"	617.98'	425.59'	221.62'	417.23'	S44°45'25"E
C12	89°57'56"	15.00'	23.55'	14.99'	21.21'	N19°31'01"W
C31	23°28'28"	1090.90'	446.95'	226.65'	443.83'	S14°06'28"W
C32	09°44'38"	1750.00'	297.61'	149.16'	297.25'	S30°43'01"W
C33	18°52'34"	723.00'	238.19'	120.19'	237.12'	S55°03'42"E
C34	46°20'36"	261.00'	211.11'	111.71'	205.40'	N22°27'07"W
C35	26°15'18"	663.89'	304.22'	154.83'	301.56'	N12°24'27"W
C36	08°27'15"	500.00'	73.78'	36.96'	73.71'	S21°18'29"E
C37	21°04'10"	175.00'	64.35'	32.54'	63.99'	N06°32'46"W
C38	21°00'54"	1075.90'	394.62'	199.55'	392.41'	S14°46'41"W
C39	10°03'54"	1737.10'	305.15'	152.97'	304.76'	S30°33'01"W

LOT AREAS			
LOT	SF	LOT	SF
2 PARK	6,805 SF	15	5,581 SF
3	5,000 SF	16	5,646 SF
4	5,000 SF	17	5,771 SF
5	5,000 SF	18	6,144 SF
6	5,000 SF	19	6,691 SF
7	5,000 SF	20	6,854 SF
8	5,000 SF	21	6,369 SF
9	5,000 SF	22	5,450 SF
10	5,000 SF	23	6,573 SF
11	5,000 SF	24	6,549 SF
12	5,163 SF	25	6,545 SF
13	5,453 SF	26 PARK	17,904 SF
14	5,516 SF	27 PARK	13,191 SF



WATERFRONT LOTS TYP. BUILDING LINES



80-FOOT WIDE RIGHT-OF-WAY EASEMENT, ALSO KNOWN AS 'AQUARIUS STREET RE-ALIGNMENT', RECORDED IN DOC. NO. 2011039226, O.R.N.C.T.

VACATED V. 67 P. 688 M.R.N.C.T.

PADRE ISLAND CORPUS CHRISTI ISLAND FAIRWAY ESTATE LOT 270 V. 67 P. 779-785 M.R.N.C.T.

PADRE ISLAND CORPUS CHRISTI ISLAND FAIRWAY ESTATES LOT 270 V. 67 P. 779-785 M.R.N.C.T.

Plat of
WHITECAP
NORTH PADRE ISLAND
Unit 1A

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