

Ordinance amending the Unified Development Code (“UDC”) upon application by Brite Star Remodeling, LLC. (“Owner”), by changing the UDC Zoning Map in reference to Lots 2B, 3B, 4B and 5B, Block 1, Padre Island-Corpus Christi, No. 1, from the “RM-3” Multifamily 3 District to the “RS-TH/PUD” Townhouse District with a Planned Unit Development Overlay; amending the Comprehensive Plan to account for any deviations; and providing for a repealer clause, penalties, and publication.

WHEREAS, the Planning Commission has forwarded to the City Council its final report and recommendation regarding the application by Brite Star Remodeling, 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, July 16, 2014, during a meeting of the Planning Commission, and on Tuesday, August 19, 2014, 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 made by Brite Star Remodeling, LLC. (“Owner”), the Unified Development Code (“UDC”) of the City of Corpus Christi, Texas (“City”), is amended by changing the zoning to Lots 2B, 3B, 4B and 5B, Block 1, Padre Island-Corpus Christi, No. 1, located along the west side of Ambrosia Street, southwest of South Padre Island Drive (SH 358) and north of Marina Drive, from the “RM-3” Multifamily 3 District to the “RS-TH/PUD” Townhouse District with a Planned Unit Development Overlay (Zoning Map No. 029027 and Map No. 029028), as shown in Exhibit “A”, Exhibit “B”, and Exhibit “C”. Exhibit A, which is a location map pertaining to the Property, Exhibit B, which is a master site plan (“Master Site Plan”), and Exhibit C, which is the subdivision plat (“Plat”), are attached to and incorporated in this ordinance by reference as if fully set out herein in their entireties.

SECTION 2. The Planned Unit Development Overlay granted in Section 1 of this ordinance is subject to the following nine conditions:

1. **Master Site Plan:** The Owners shall develop the Property in accordance with the Master Site Plan as shown in Exhibit B and the Plat as shown in Exhibit C. The development of the Property is to consist of 10 townhouse units and shall be constructed in one phase. The PUD on this property would allow for individually owned, daily rental townhomes.

2. **Dwelling Units per Acre:** The density of dwelling units on the Property shall not exceed 13.88 dwelling units per acre.
3. **Building Height:** The maximum height of structures within the Property is 30 feet.
4. **Parking:** The property must have a minimum of 24 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 setback shall be 10 feet along Ambrosia Street. Minimum 10-foot wide front yard setbacks shall be provided for each lot along the private street. Minimum rear yard setbacks for all lots shall be five feet. Minimum building separation between unattached townhouse units shall be 10 feet. Minimum width for townhouse lots shall be 26.04 feet.
6. **Open Space:** The Property must maintain 36% open space. Any surfaces constructed within the required open space must be constructed of pervious material.
7. **Private Street Access:** The Property shall provide a private street with a width of not less than 24 feet. The private street shall be striped to indicate "Fire Lane/No Parking."
8. **Pedestrian Access:** A minimum five-foot wide sidewalk is required to be constructed along one side of the private street as shown on the Master Site Plan.
9. **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 official UDC Zoning Map of the City is amended to reflect changes made to the UDC by Section 1 of this ordinance.

SECTION 4. 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 5. 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 6. 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 7. Publication shall be made in the City's official publication as required by the City's Charter.

The foregoing ordinance was read for the first time and passed to its second reading on this the _____ day of _____, 20____, by the following vote:

Nelda Martinez	_____	Chad Magill	_____
Kelley Allen	_____	Colleen McIntyre	_____
Rudy Garza	_____	Lillian Riojas	_____
Priscilla Leal	_____	Mark Scott	_____
David Loeb	_____		

The foregoing ordinance was read for the second time and passed finally on this the _____ day of _____, 20____, by the following vote:

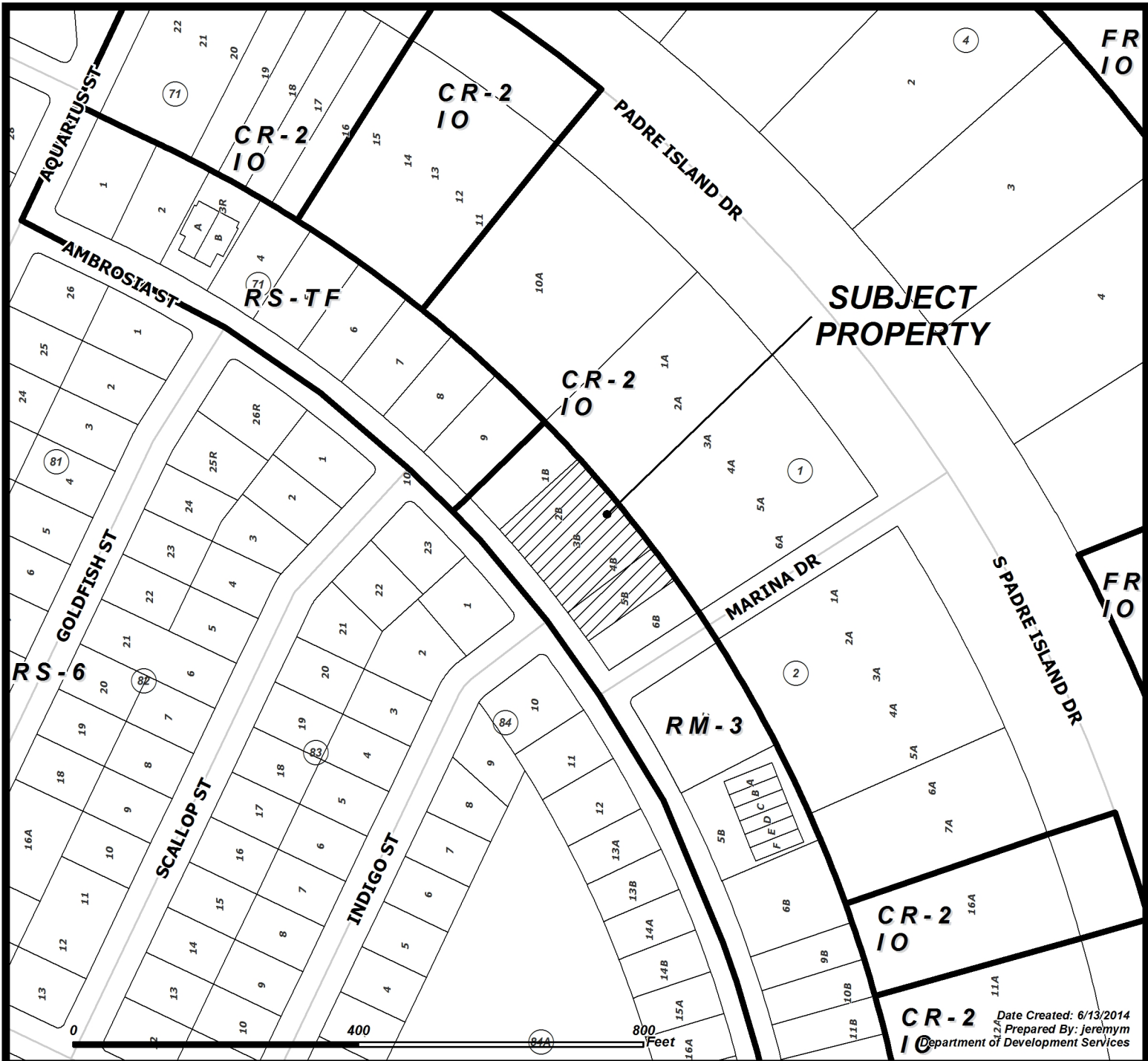
Nelda Martinez	_____	Chad Magill	_____
Kelley Allen	_____	Colleen McIntyre	_____
Rudy Garza	_____	Lillian Riojas	_____
Priscilla Leal	_____	Mark Scott	_____
David Loeb	_____		

PASSED AND APPROVED this the _____ day of _____, 20_____

ATTEST:


Rebecca Huerta
City Secretary

Nelda Martinez
Mayor

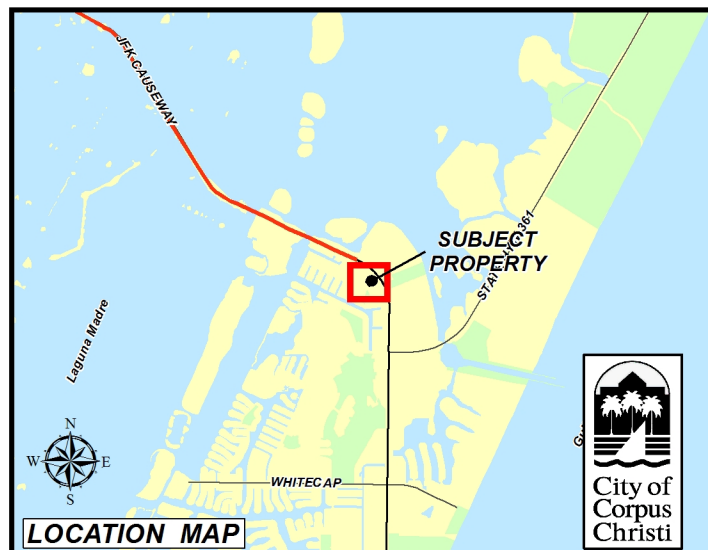


Date Created: 6/13/2014
 Prepared By: Jeremym
 Department of Development Services

CASE: 0714-03 SUBJECT PROPERTY WITH ZONING

 Subject Property

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		



Planned Unit Development for:



ANEGADA

village

Padre Island, Corpus Christi, Texas

Alex Harris
[Owner]

Submitted By:

Naismith Engineering, Inc.
4501 Gollihar Road
Corpus Christi, TX 78411
TBPE F-355

South Texas Prime Design Group, Inc.
15217 S. Padre Island Drive Suite 201
Corpus Christi, TX 78418

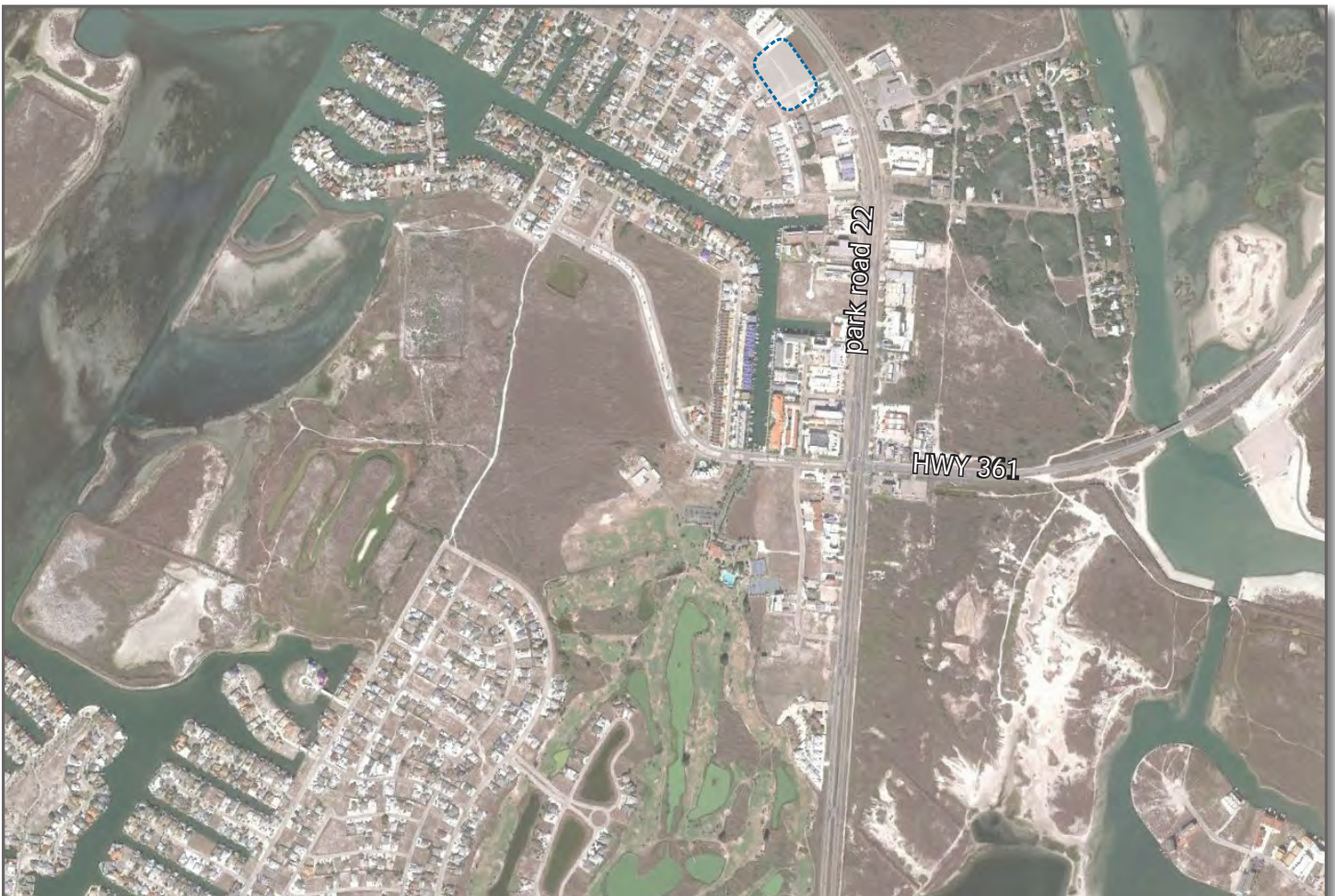
Engineer: Craig B. Thompson, P.E.

Designer: Jon Hall

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location map



general info

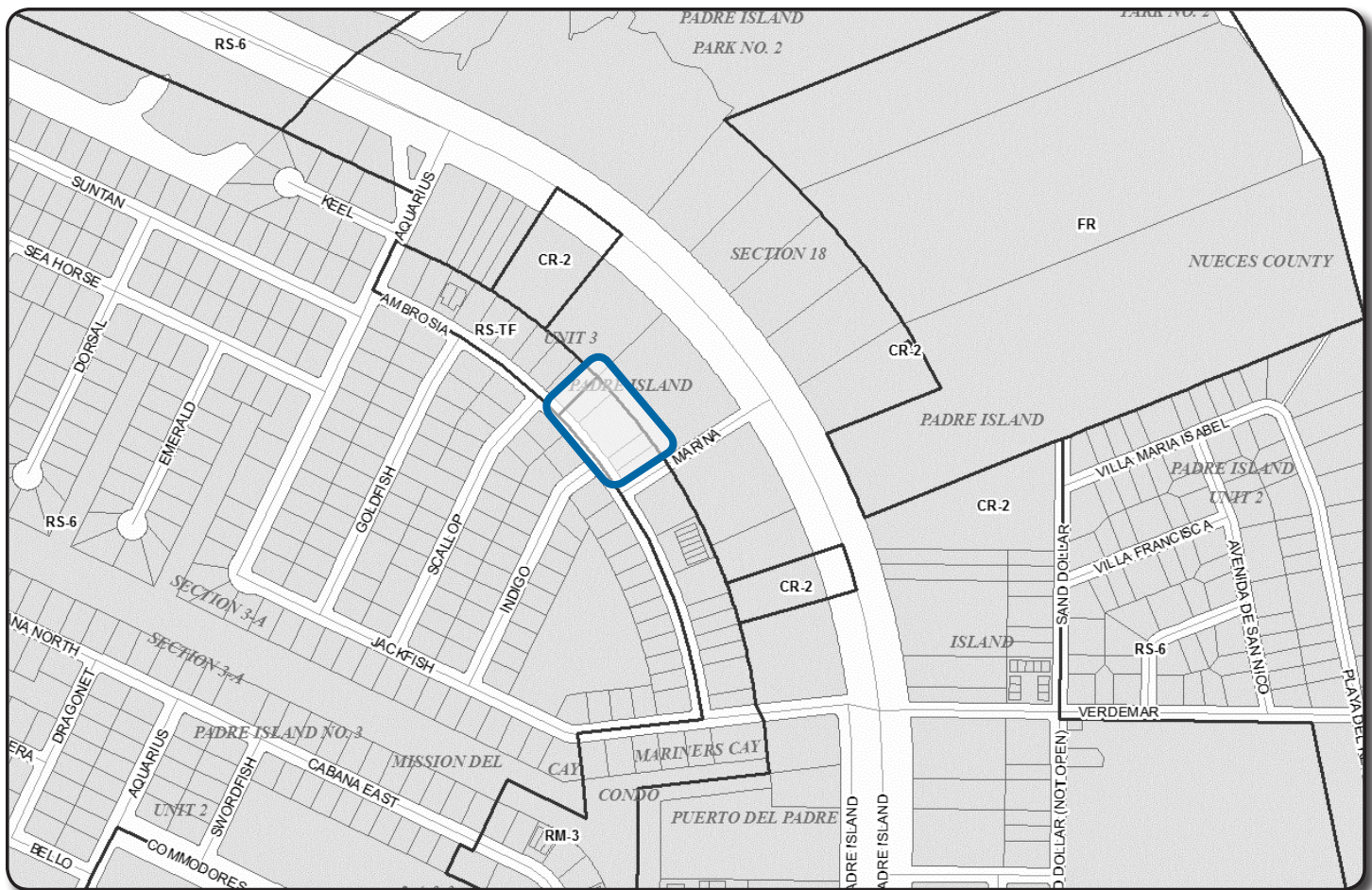
The Planned Unit Development (PUD) for Anegada Village consists of a Re-Plat of Lots 2B-5B, of Block 1, Padre Island No. 1 on Ambrosia Street on Padre Island. This development will be non-gated with attached single-family units.

Ten units in Anegada Village will be Single Family Residential Units, 1 Common Area lot & 1 Private Access & Utility Easement lot. The property sits on 0.72 acres of vacant land and is currently zoned RM-3. The Future Land Use plan designates this area as 'Low Density Residential'.

A PUD on this property allows for the development of individually owned, daily rental townhomes to service the growing needs on Padre Island. These units, which would not otherwise be buildable under existing City requirements, will provide additional attractions on Padre Island.

adjacent zoning

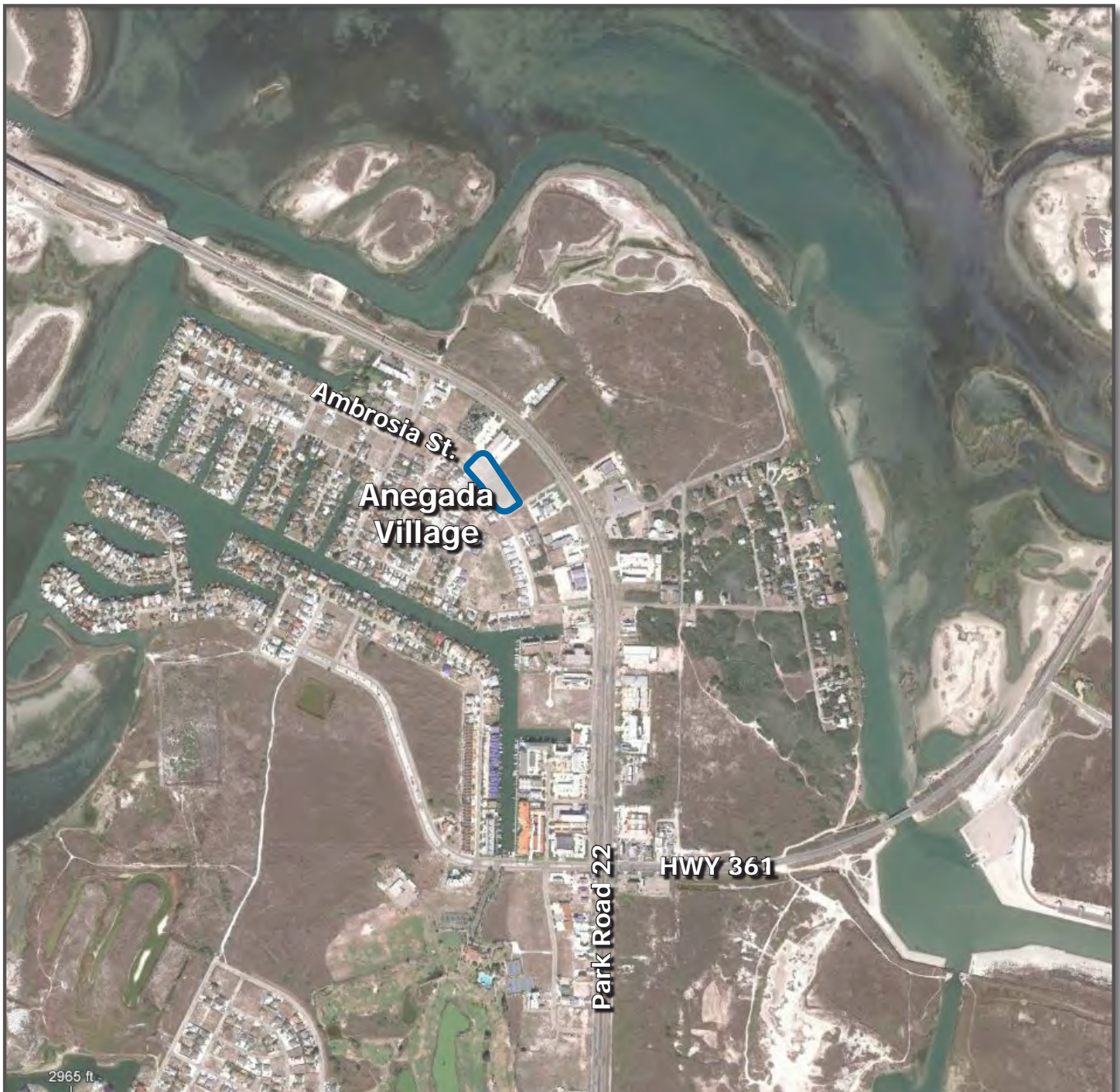
Padre Island has multiple existing zoning designations. However, the properties directly adjacent to Anegada Village PUD are zoned CR-2/IO, RS-6, RM-3 & RM-3.



property description

Anegada Village is a 0.72 acre tract of land on Ambrosia Street. Existing zoning on the property is RM-3 with a future land use designation of 'Low Density Residential'. This portion of land is also located in Zone B per the Flood Insurance Rate Map.

This Planned Developments fit with the existing characteristics of the surrounding properties and will fit with the culture of Padre Island.



deviations table | anegada village

Description	Zong / Platting Ordinance Requirement (RS-TH)	Anegada Village
Min. Site Area (SF)	20,000	31,291
Min. Area per Dwelling Unit (SF)		
Front Access	2,600	2,272
Rear Access	2,200	n/a
Shared Parking	1,600	n/a
Min. Dwelling Unit Width (FT)		
Front Access	26	12.50
Rear Access	22	n/a
Shared Parking	16	n/a
Min. Yards (FT)		
Street	10	10
Street (corner)	10	10
Side (single)	0	0
Side (total)	0	0
Rear	5	5
Min. Building Separation (FT)	10	10
Min. Open Space	30 %	36%
Max. Height (FT)	45	30
Curb Type	6" Curb & Gutter	1' Ribbon Curb: See Exhibit 6 - Page 8
Parking Requirement	2.2 / unit	2.0 / unit + 4 guest (24 total)
Sidewalks	5' on Both Sides of Road	5' on One Side of Road

development guidelines | anegada village

Residential Lots: Block 1, Lots 1-10

- Lot Size: Minimum 2,272 sf
Maximum 3,127 sf
- Lot Width: Minimum 26.04 Feet
Maximum 35 Feet
- Front Yard Requirement: 10 feet Minimum
- Rear Yard Requirement: 5 feet Minimum
- Side Yard Requirement: Zero Lot Line
- Maintenance: Lot owner and/or Home Owners Association (HOA)
- Building Spacing: 10'
- Building Height: Maximum - 2 Stories, 30' Roof Peak of Habitable space.
- Parking Requirement: 2.0 Per Lot + 4 Guest Spaces (24 Spaces Required)
24 Spaces Provided - See Parking Plan on Page 8.
- Usage: Single Family Residential
- Improvements: Structure, decks, porches, etc. shall not portrude beyond the Yard, Easement or Property Line (whichever is applicable).
Rear Yard Patios to be constructed with Pervious Material.

Private Access and Utility Easement: Block 1, Lots 1

- Maintenance: Home Owners Association (HOA)
- Parking Requirement: Parking allowed in Designated Areas only. Parking Spaces to be clearly marked.
No Parking allowed on Anegada Drive.
- Usage: Areas supporting the community:
Vehicular Access Drive, Pedestrian Access, Walkways, etc.

Common Area: Block 1, Lot 12

- Lot Size: 1,606 sf
- Front Yard Requirement: 10 feet Minimum
- Rear Yard Requirement: 5 feet Minimum
- Side Yard Requirement: 5 feet Minimum
- Maintenance: Home Owners Association (HOA)
- Building Spacing: 10'
- Building Height: Maximum - 1 Stories
- Building Note 1: Architectural style of non-residential community structures must match style of residential structures.
- Building Note 2: Building separation of non-residential structures will be subject to the 2009 International Building Code and may require increased spacing or increased fire protection.
- Parking Requirement: No parking allowed in Common Area, Lot 12
- Usage: Non-Residential Structures supporting the community.
- Improvements: Structure, decks, porches, etc. shall not portrude beyond the Yard, Easement or Property Line (whichever is applicable).

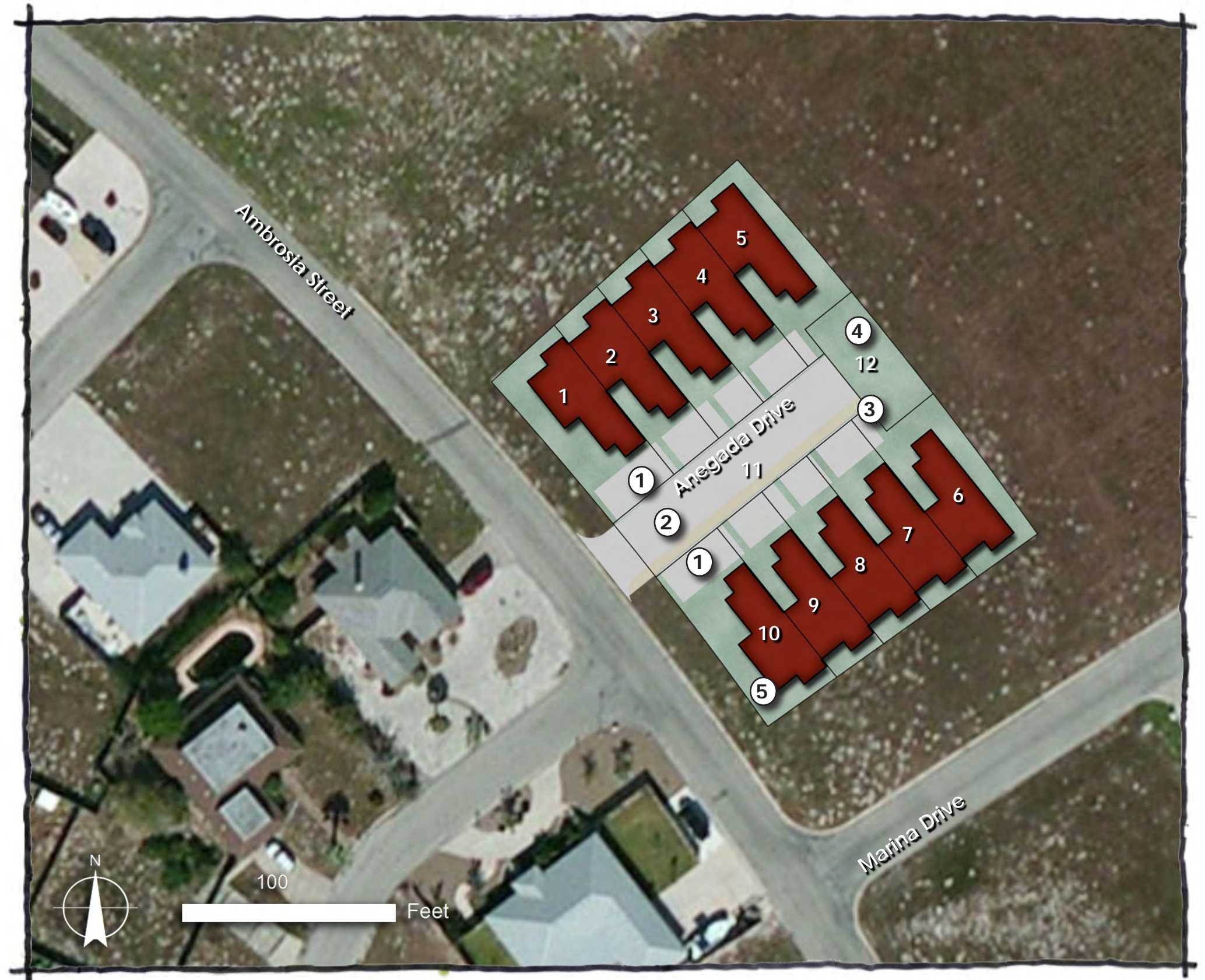
lot layout | anegada village

note

Landscaping and Irrigation will be provided in this subdivision.

legend

- ① Parking | See sheet 8 for Layout
- ② Aneгада Drive
- ③ Pool Access
- ④ Pool Area (Lot 12)
- ⑤ Street Yard | 10' minimum along Ambrosia St.



open space layout | anegada village



Open Space Calculation

Total Open Space: 11,224 sf
Total Area: 31,291 sf

Total Open Space: 36%

Note: Rear Yard Patios to be constructed with Pervious Materials

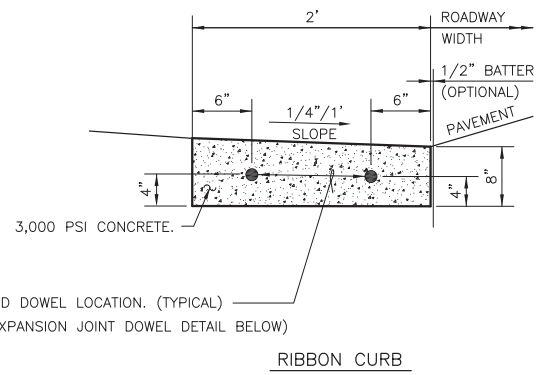
vehicular / pedestrian access | anegada village

Vehicular and Pedestrian access will be provided with a single 24' back of curb to back of curb Two-Way Private Access Drives named 'Anegada Drive'. Anegada Drive will provide access to single family lots 1-10 and common area lot 12. It will be a dead-end private street less than 150' in length perpendicular to Ambrosia Street. There will not be a security gate for entrance to or exit from the property.

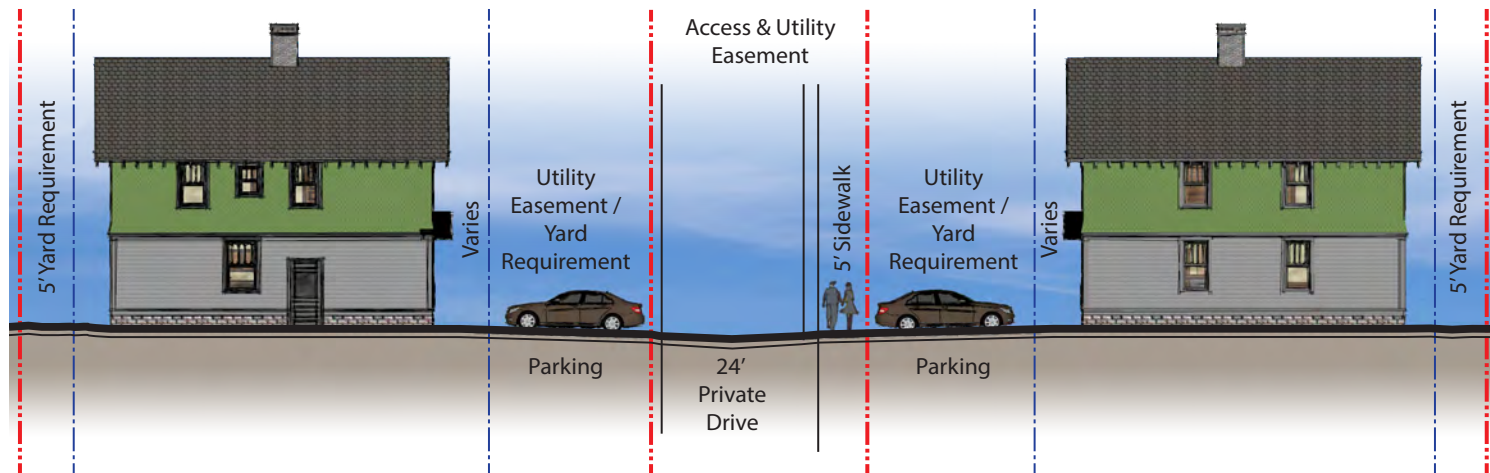
Parking will be within designated parking areas for each unit including space for overflow parking. The Parking Layout is shown on the right.

Pedestrian access will be within a designated 5' wide sidewalk adjacent to Anegada Drive.

typical ribbon curb | anegada village



typical cross section | anegada village

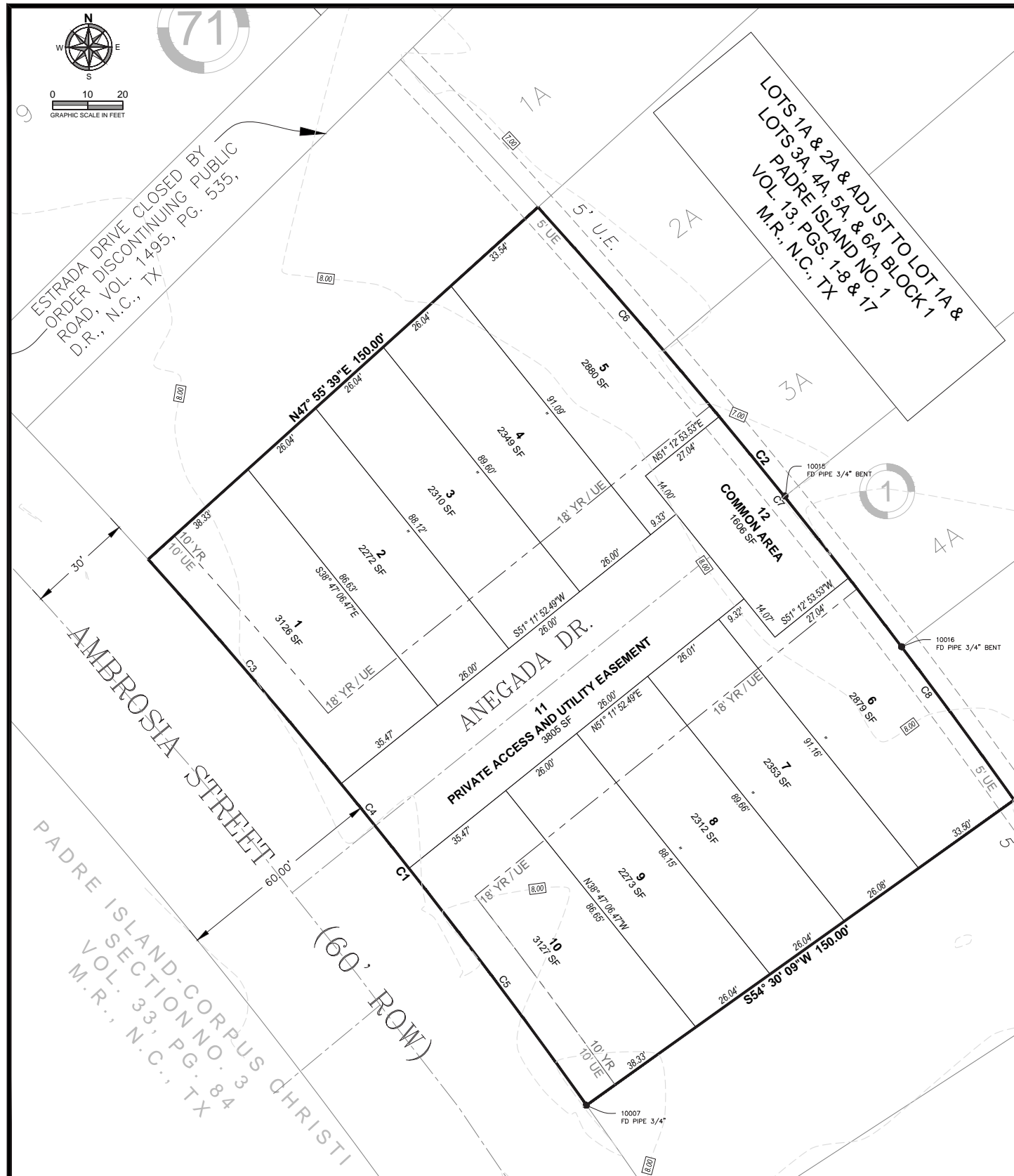


parking requirements | anegada village



Parking Requirements

Required Spaces:	2.2 / LOT
Provided Spaces:	24



PLAT OF ANEGADA VILLAGE P.U.D.

NOTES:

- TOTAL PLATTED AREA CONTAINS 0.72 ACRES OF LAND, INCLUDING PRIVATE STREET.
 - COMMON AREA = 1,606 SF
 - PER FLOOD INSURANCE RATE MAP, MAP INDEX COMMUNITY-PANEL NUMBER 4854640338D, MAP REVISED SEPTEMBER 17, 1992, THE SUBJECT PROPERTY IS LOCATED IN ZONE B, DEFINED AS AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.
- THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE ENGINEER OR SURVEYOR.
- ALL BEARINGS ARE GRID BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM FOR THE LAMBERT SOUTH ZONE (NAD83). ELEVATIONS ARE BASED ON NAVD88, GEIOD09.
 - THIS SURVEYOR CANNOT CERTIFY AS TO UN-RECORDED EASEMENTS AND/OR RIGHT-OF-WAY THAT MAY IMPACT THE SUBJECT PROPERTY AND ARE NOT VISIBLE AND APPARENT. CAUTION MUST BE TAKEN WITH PIPELINE MARKERS INDICATING BURIED LINES NOT ON RECORD.
 - VEHICULAR / DRIVEWAY ACCESS ONTO AMBROSIA STREET PROHIBITED FROM BLOCK 1, LOTS #1 & #10.
 - BLOCK 1, LOT #12 - COMMON AREA WILL BE MAINTAINED BY HOME OWNERS ASSOCIATION.
 - BLOCK 1, LOT #11 - NON BUILDABLE LOT: PRIVATE STREET SHALL BE USED AS ACCESS AND UTILITY EASEMENT AND MAINTAINED BY HOME OWNERS ASSOCIATION.
 - ALL ROADS AND SANITARY SEWER LINES WILL BE PRIVATE AND ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 - REPLACEMENT COSTS OF THE PRIVATE SIDEWALK AND OTHER AMENITIES WITHIN A PUBLIC UTILITY EASEMENT SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION.
 - THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.

RECEIVING WATERS

THE RECEIVING WATERS FOR THE STORMWATER RUNOFF FOR THIS PROJECT IS THE LAGUNA MADRE. THE T.C.E.Q. HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE LAGUNA MADRE AS "EXCEPTIONAL" AND "OYSTER WATERS". THE T.C.E.Q. ALSO CATEGORIZED THE LAGUNA MADRE AS "CONTACT RECREATION".

Lot Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C3	84.50	1742.01	2.78	N40° 41' 00"W	84.49
C4	31.00	1876.99	0.95	N38° 47' 02"W	31.00
C5	84.50	1742.01	2.78	N36° 53' 04"W	84.49
C6	79.07	1892.01	2.39	S40° 52' 32"E	79.07
C7	59.07	1892.01	1.79	S38° 47' 02"E	59.07
C8	79.07	1892.01	2.39	S36° 41' 32"E	79.07

Boundary Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	200.00	1742.01	6.58	N38° 47' 02"W	199.89
C2	217.21	1892.01	6.58	N38° 47' 02"W	217.09

LEGEND

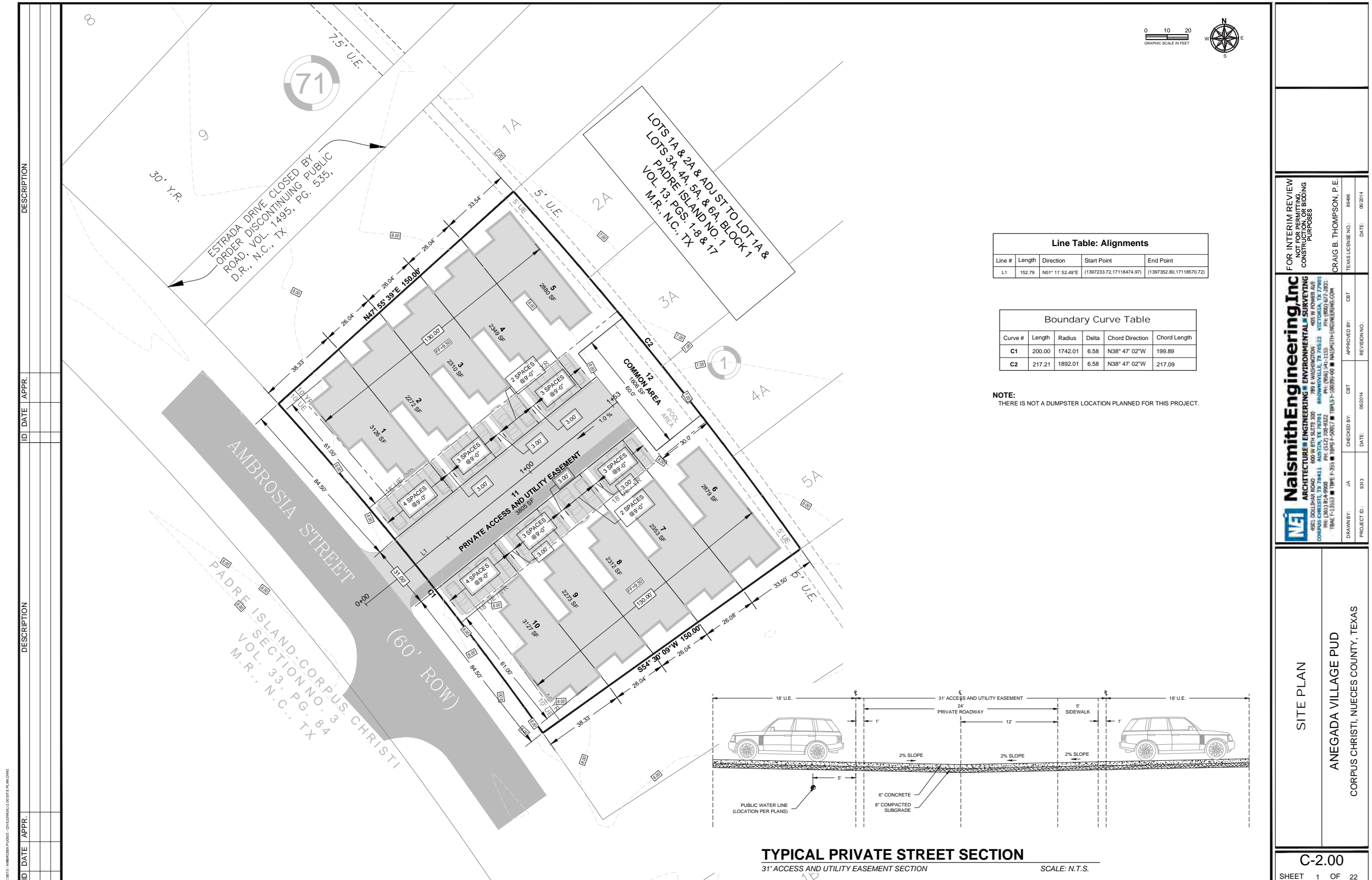
- IRON ROD FOUND
- BLOCK SYMBOL
- PROPERTY LINE
- - - UTILITY EASEMENT - U.E.
- - - YARD REQUIREMENT - Y.R.
- - - DRAINAGE EASEMENT - D.E.
- - - ROAD CENTERLINE - R.C.
- - - ACCESS EASEMENT - A.E.
- M.R. MAP RECORDS

NaismithEngineering, Inc.
 ARCHITECTURE ENGINEERING ENVIRONMENTAL & SURVEYING
 4801 GOLIAD ROAD, SUITE 200, BROWNSVILLE, TX 77803
 PH: (361) 814-9900 FAX: (361) 814-4401
 CTThompson@naismith-engineering.com
 SURVEYOR
 STATE OF TEXAS
 LICENSE NO. 9171
 EXPIRES 09/2013

PLAT OF ANEGADA VILLAGE P.U.D.
 BEING A REPLAT OF LOTS 2B - 5B OF BLOCK 1, PADRE ISLAND, A MAP OF WHICH IS RECORDED IN VOLUME 13, PAGES 1-8 & 17, M.R. N.C., TEXAS AND CONTAINING 0.72 ACRES OF LAND.

SHEET 2 OF 2

site plan | anegada village



Line Table: Alignments

Line #	Length	Direction	Start Point	End Point
L1	152.79	N51° 11' 52.49"E	(1397233.72,17118474.97)	(1397352.80,17118570.72)

Boundary Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	200.00	1742.01	6.58	N38° 47' 02"W	199.89
C2	217.21	1892.01	6.58	N38° 47' 02"W	217.09

NOTE:
THERE IS NOT A DUMPSTER LOCATION PLANNED FOR THIS PROJECT.

ID	DATE	APPR.	DESCRIPTION

FOR INTERIM REVIEW
CONSTRUCTION OF BIDDING PURPOSES

NaismithEngineering Inc.
ARCHITECTURE ENGINEERING ENVIRONMENTAL SURVEYING
4801 DOLLAR ROAD, SUITE 300, AUSTIN, TX 78781
CORPUS CHRISTI, TX 78411
TEL: 512-280-7333 FAX: 512-280-7335
WWW.NAISMITHENGINEERING.COM

CRAIG B. THOMPSON, P.E.
TEXAS LICENSE NO.: 89498
DATE: 06/20/14

JA
PROJECT ID: 9013
DATE: 06/20/14
CHECKED BY: CBT
APPROVED BY: CBT
REVISION NO.

SITE PLAN
ANEGADA VILLAGE PUD
CORPUS CHRISTI, NUECES COUNTY, TEXAS

C-2.00
SHEET 1 OF 22

PLAT OF ANEGADA VILLAGE P.U.D.

BEING A REPLAT OF LOTS 2B - 5B OF BLOCK 1, PADRE ISLAND NUMBER 1, A MAP OF WHICH IS RECORDED IN VOLUME 13, PAGES 1-8 & 17, M.R.N.C., TEXAS AND CONTAINING 0.72 ACRES OF LAND.

STATE OF TEXAS
COUNTY OF NUECES

_____ do hereby certify that we are the owners of the lands embraced within the boundaries of the foregoing map; the easements shown hereon are hereby dedicated to the public for the installation, operation and maintenance of public utilities.

This the _____ day of _____, 2014.

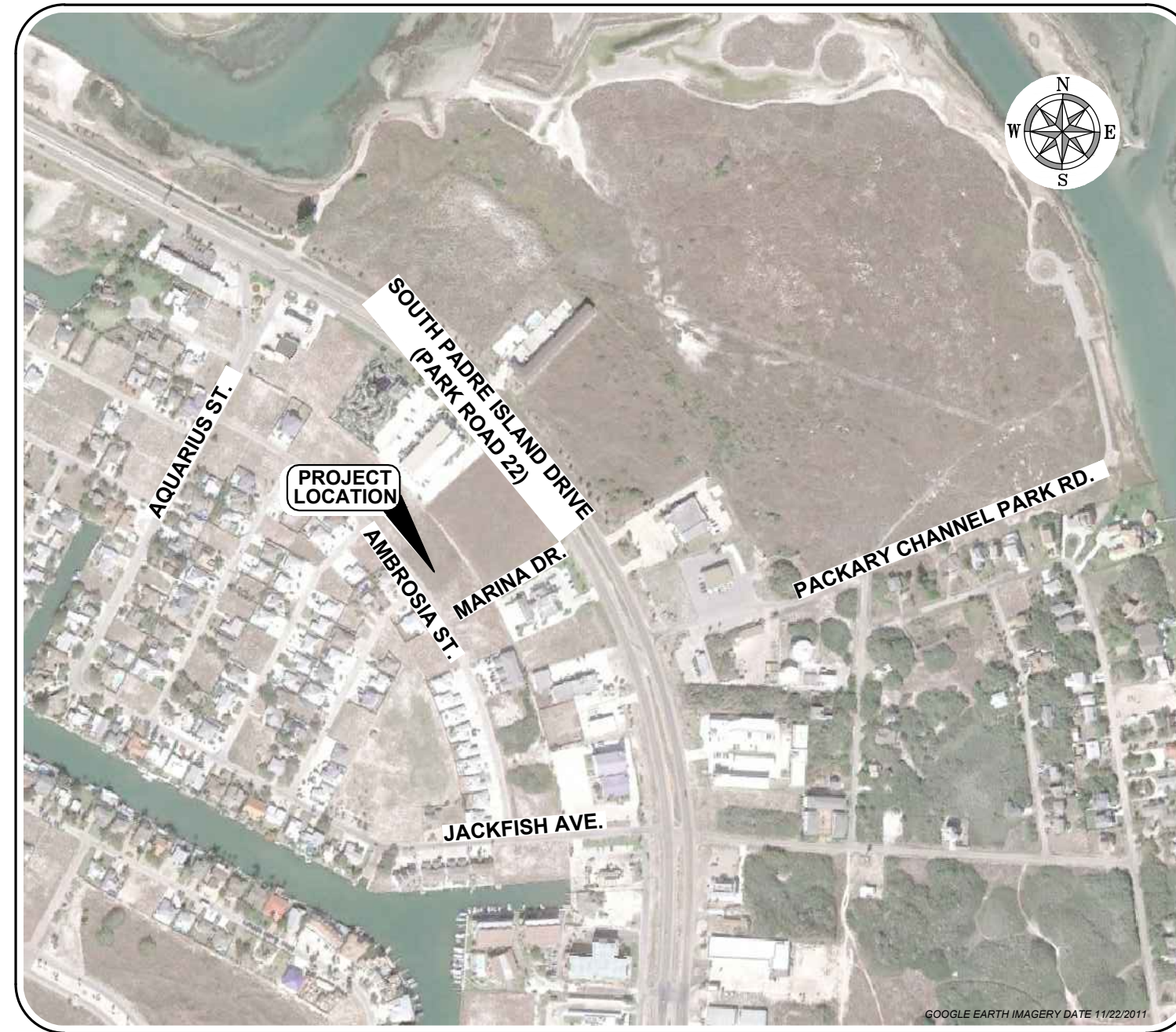
By: _____
Craig Kerr, DIRECTOR Alex Harris, DIRECTOR

STATE OF TEXAS
COUNTY OF NUECES

This instrument was acknowledged before me by _____, proven to me to be the person whose signature is made on the foregoing instrument of writing, and he acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity stated.

Given under my hand and seal of office, this the _____ day of _____, 2014.

Notary Public



LOCATION MAP
NOT TO SCALE

STATE OF TEXAS
COUNTY OF NUECES

This plat of ANEGADA VILLAGE P.U.D., approved by the Department of Development Services of the City of Corpus Christi, Texas, this the _____ day of _____, 2014.

Barney Williams, P.E.
Development Services Engineer

STATE OF TEXAS
COUNTY OF NUECES

This plat of ANEGADA VILLAGE P.U.D., approved by the Planning Commission on the behalf of the City of Corpus Christi, Texas, this the _____ day of _____, 2014.

Phillip Ramirez, AIA, LEED-AP
Chairman

Barney Williams, P.E.
Secretary

STATE OF TEXAS
COUNTY OF NUECES

I, Diana T. Barrera, Clerk of the County Court in and for said Nueces County, Texas, hereby certify that the foregoing map of the plat of ANEGADA VILLAGE P.U.D., dated the _____ day of _____, 2014, with its certificate of authentication was filed for record in my office this the _____ day of _____, 2014, at _____ o'clock __.M. and duly recorded in Volume _____, Page _____, Map Records of Nueces County, Texas.

Witness my hand and seal of said office in Corpus Christi, Texas, this the _____ day of _____, 2014.

No. _____
Diana T. Barrera

Filed for record
At _____ o'clock __.M.
_____, 2014.
County Clerk
Nueces County, Texas

By: _____
Deputy

STATE OF TEXAS
COUNTY OF NUECES

I, Stacey King Mora, Registered Professional Land Surveyor, hereby certify that this survey map was prepared from an actual on the ground survey made under my direction and supervision, and represents the facts found at the time of survey, and that this survey substantially complies with the current standards adopted by the Texas Board of Professional Land Surveying.

Stacey King Mora
Registered Professional Land Surveyor
Texas Registration No. 6166

Naismith Engineering, Inc.

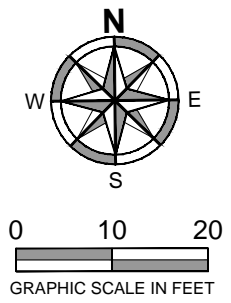
Date: _____

ENGINEER SURVEYOR: CRAIG B. THOMPSON, P.E.
 PHONE: 361-814-9900 FAX: 361-814-4401
ENGINEER SURVEYOR EMAIL: CThompson@naismith-engineering.com
 DRAWN BY: SKM CHECKED BY: SKM
 SURVEY DATE: NA
 DATE: 09/2013
PLAT

Naismith Engineering, Inc.
ARCHITECTURE ENGINEERING ENVIRONMENTAL SURVEYING
 4501 GOLLIFAR ROAD 600 W 8TH SUITE 300 405 W POWER AVE
 CORPUS CHRISTI, TX 78411 AUSTIN, TX 78701 BROWNSVILLE, TX 78523 VICTORIA, TX 77901
 PH: (361) 814 - 9900 PH: (512) 708 - 9322 PH: (956) 541 - 1155 PH: (800) 677 - 2831
 TBAE F-13553 TBPE F-355 TBPG F-50017 TBPLS F-100395-00

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Z:\9313 - AMBROSIA PUD\10 - PLATTING & ZONING\20140528 - PRELIMINARY PLAT REVISED.DWG



71

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 - ALL ROADS AND SANITARY SEWER LINES WILL BE PRIVATE AND ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 - REPLACEMENT COSTS OF THE PRIVATE SIDEWALK AND OTHER AMENITIES WITHIN A PUBLIC UTILITY EASEMENT SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION.
 - THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.

RECEIVING WATERS

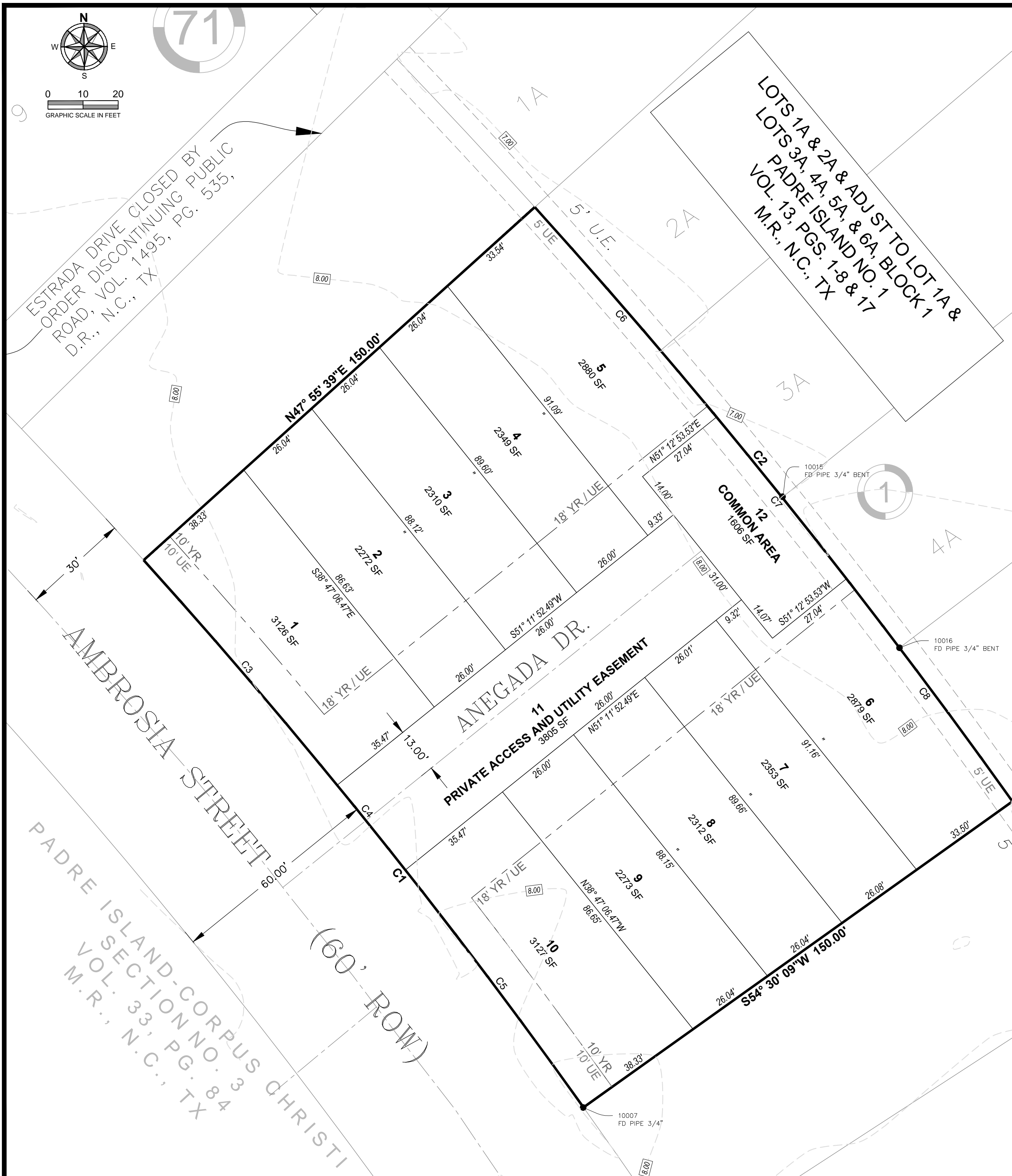
THE RECEIVING WATERS FOR THE STORMWATER RUNOFF FOR THIS PROJECT IS THE LAGUNA MADRE. THE T.C.E.Q. HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE LAGUNA MADRE AS "EXCEPTIONAL" AND "OYSTER WATERS". THE T.C.E.Q. ALSO CATEGORIZED THE LAGUNA MADRE AS "CONTACT RECREATION".

Lot Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C3	84.50	1742.01	2.78	N40° 41' 00"W	84.49
C4	31.00	1876.99	0.95	N38° 47' 02"W	31.00
C5	84.50	1742.01	2.78	N36° 53' 04"W	84.49
C6	79.07	1892.01	2.39	S40° 52' 32"E	79.07
C7	59.07	1892.01	1.79	S38° 47' 02"E	59.07
C8	79.07	1892.01	2.39	S36° 41' 32"E	79.07

Boundary Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	200.00	1742.01	6.58	N38° 47' 02"W	199.89
C2	217.21	1892.01	6.58	N38° 47' 02"W	217.09

LEGEND

- IRON ROD FOUND
- ① BLOCK SYMBOL
- PROPERTY LINE
- - - UTILITY EASEMENT - U.E.
- - - YARD REQUIREMENT - Y.R.
- - - DRAINAGE EASEMENT - D.E.
- - - ROAD CENTERLINE - ε
- - - ACCESS EASEMENT - A.E.
- M.R. MAP RECORDS



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 DRAWN BY: SKM CHECKED BY: JMS
 DATE: 09/2013
 PROJECT: ANEGADA VILLAGE P.U.D. PLAT

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 TBAE F-13553 TBPE F-50017 TBPLS F-100395-00

PLAT OF ANEGADA VILLAGE P.U.D.
 BEING A REPLAT OF LOTS 2B - 5B OF BLOCK 1, PADRE ISLAND NUMBER 1, A MAP OF WHICH IS RECORDED IN VOLUME 13, PAGES 1-8 & 17, M.R.N.C., TEXAS AND CONTAINING 0.72 ACRES OF LAND.

SHEET 2 OF 2

Z:\9313 - AMBROSIA PUD\10 - PLATTING & ZONING\20140528 - PRELIMINARY PLAT REVISED.DWG