

STATE OF TEXAS
COUNTY OF NUECES

LA MANSION LODGING, LLC, A TEXAS LIMITED LIABILITY COMPANY, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE LANDS EMBRACED WITHIN THE BOUNDARIES OF 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 UTILITY 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: LA MANSION LODGING, LLC, A TEXAS LIMITED LIABILITY COMPANY

BY: _____
WILLIAM MARIN, MANAGING MEMBER

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED WILLIAM MARIN, PROVEN TO ME TO BE THE PERSON WHOSE SIGNATURE HE MADE ON THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE. THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF NUECES

I, SAUL V. CASTILLO, A REGISTERED PROFESSIONAL LAND SURVEYOR FOR URBAN|DCCM, 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 _____, 2024

SAUL V. CASTILLO
R.P.L.S. NO. 6192

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 _____, 2024.

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 _____, 2024.

AL RAYMOND III, AIA,
SECRETARY

MICHAEL YORK, P.E.
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 _____, 2024, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THIS _____ DAY OF _____, 2024. 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 _____, 2024.

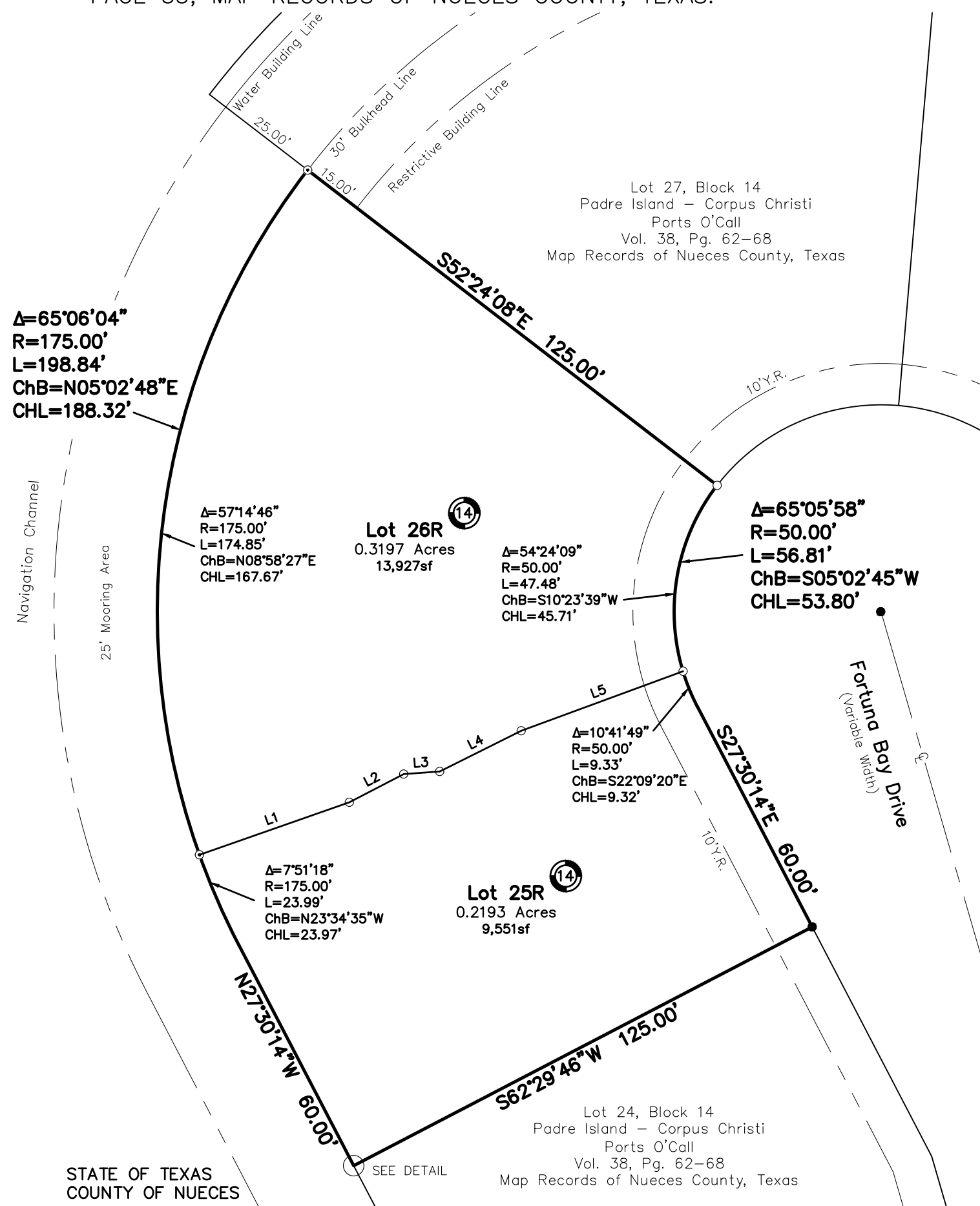
DOCUMENT NO: _____

KARA SANDS
COUNTY CLERK

DEPUTY

Plat of Padre Island - Corpus Christi Ports O'Call Block 14, Lots 25R and 26R

BEING A RE-PLAT OF LOT 25A, BLOCK 14, PADRE ISLAND - CORPUS CHRISTI PORTS O'CALL, A MAP OF WHICH IS RECORDED IN VOLUME 58, PAGE 55, MAP RECORDS OF NUECES COUNTY, TEXAS.



STATE OF TEXAS
COUNTY OF NUECES

KLEBERG BANK, N.A., HEREBY CERTIFIES THAT IT HOLDS A LIEN ON THE PROPERTY OWNED BY LA MANSION LODGING, LLC, A TEXAS LIMITED LIABILITY COMPANY, AS SHOWN ON THE FOREGOING MAP AND IT APPROVES OF THE SUBDIVISION AND DEDICATION FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

THIS THE _____ DAY OF _____, 20____.

BY: KLEBERG BANK

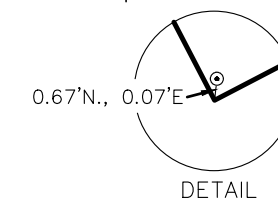
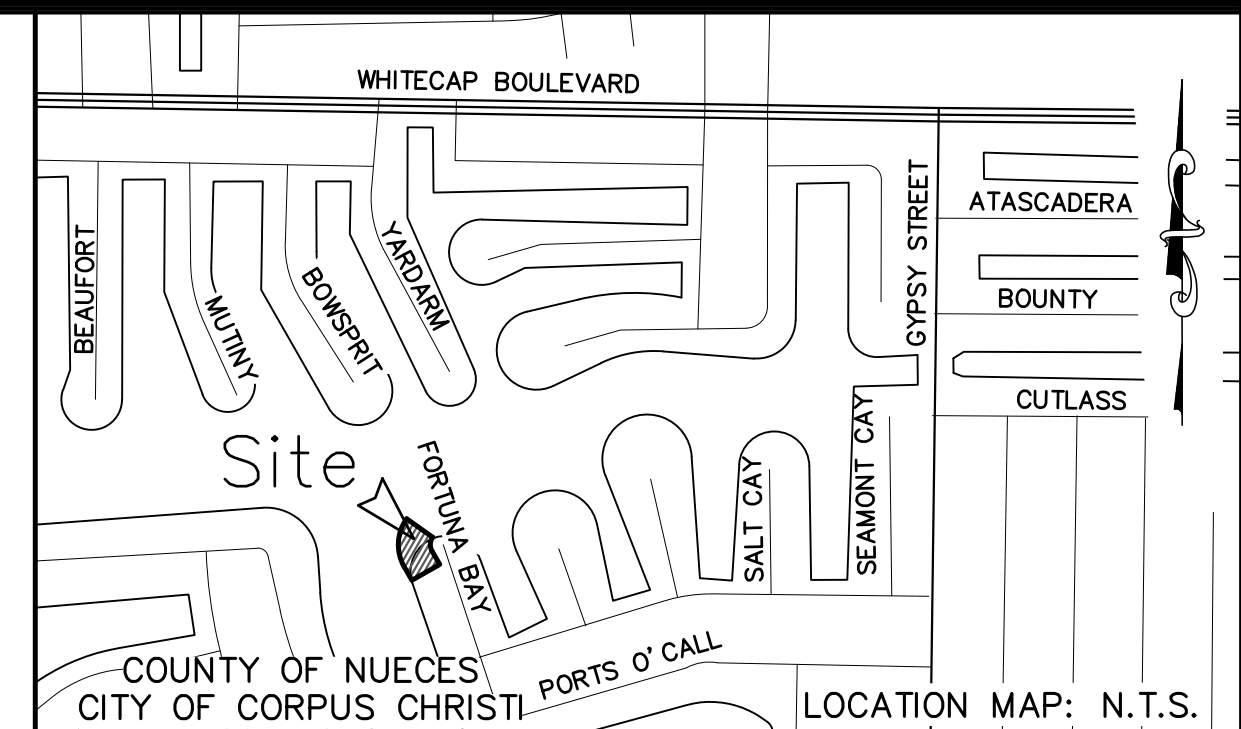
BY: _____
WILMA SAENZ-GROVER, VICE-PRESIDENT

STATE OF TEXAS
COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY WILMA SAENZ-GROVER, AS VICE-PRESIDENT OF KLEBERG BANK, N.A., ON BEHALF OF SAID BANK.

THIS THE _____ DAY OF _____, 20____.

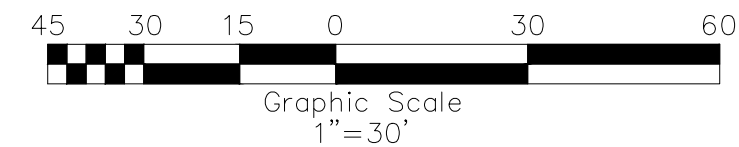
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



LINE	BEARING	DISTANCE
L1	N70°42'44\"	38.40'
L2	N62°31'31\"	14.83'
L3	N85°56'05\"	8.72'
L4	N63°27'48\"	22.02'
L5	N69°47'46\"	41.71'

Urban | DCCM

TBPELS FIRM NUMBERS: ENGINEERING 145 | SURVEYING 10032400
2725 SWANTNER DR, CORPUS CHRISTI, TX 78404
PHONE: 361.854.3101 WWW.URBANENG.COM



LEGEND:

- PLAT BOUNDARY
- ROAD CENTERLINE
- ADJACENT LOT LINE
- YARD REQUIREMENT
- EASEMENT
- FOUND DRILL HOLE
- FOUND 5/8 INCH IRON ROD
- SET 5/8 INCH IRON ROD WITH RED PLASTIC CAP STAMPED "URBAN DCCM"
- Y.R. YARD REQUIREMENT
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- VOL. VOLUME
- PG. PAGE
- M.R.N.C.T. MAP RECORDS OF NUECES COUNTY, TEXAS
- D.R.N.C.T. DEED RECORDS OF NUECES COUNTY, TEXAS

NOTES:

- THE ENTIRE PROPERTY LIES WITHIN THE CITY LIMITS OF THE THE CITY OF CORPUS CHRISTI.
- PROPERTY IS CURRENTLY ZONED "RM-3" MULTI-FAMILY RESIDENTIAL.
- THE TOTAL AREA TO BE PLATTED CONTAINS 0.5390 ACRES.
- 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.
- SET 5/8 INCH IRON ROD WITH RED PLASTIC CAP STAMPED "URBAN DCCM" AT ALL LOT CORNERS, UNLESS OTHERWISE NOTED.
- BEARINGS SHOWN HEREON ARE GRID BEARINGS AND REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE 4205, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010.00. DISTANCES SHOWN ARE GROUND DISTANCES.
- THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS". THE TCEQ ALSO CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
- BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS CURRENTLY IN ZONE "AE (EL 9)" ON THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NUMBER 48355C0755G, NUECES COUNTY, TEXAS, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 13, 2022 AND IS IN A SPECIAL FLOOD HAZARD AREA. THE FIRM PANEL 48355C0755G IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), GEOID 12A.
- SHARED ACCESS BETWEEN LOT LINES SHALL NOT BE OBSTRUCTED.
- VARIANCE FOR EXISTING STRUCTURES APPROVED PURSUANT TO THIS PLAT. IF EXISTING STRUCTURES ARE REMOVED OR RECONSTRUCTED MORE THAN 51%, THEN THE NEW CONSTRUCTION MUST COMPLY WITH ALL YARD REQUIREMENTS AND EASEMENTS.

Revised: 10/28/24
Submitted: 10/10/24
SCALE: 1"=30'
JOB NO.: 000000098
SHEET: 1 of 1
DRAWN BY: XG
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urbansurvey1@urbaneng.com