

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 1; 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____. 21PL1036

Chairman

Secretary

STATE OF TEXAS
COUNTY OF NUECES

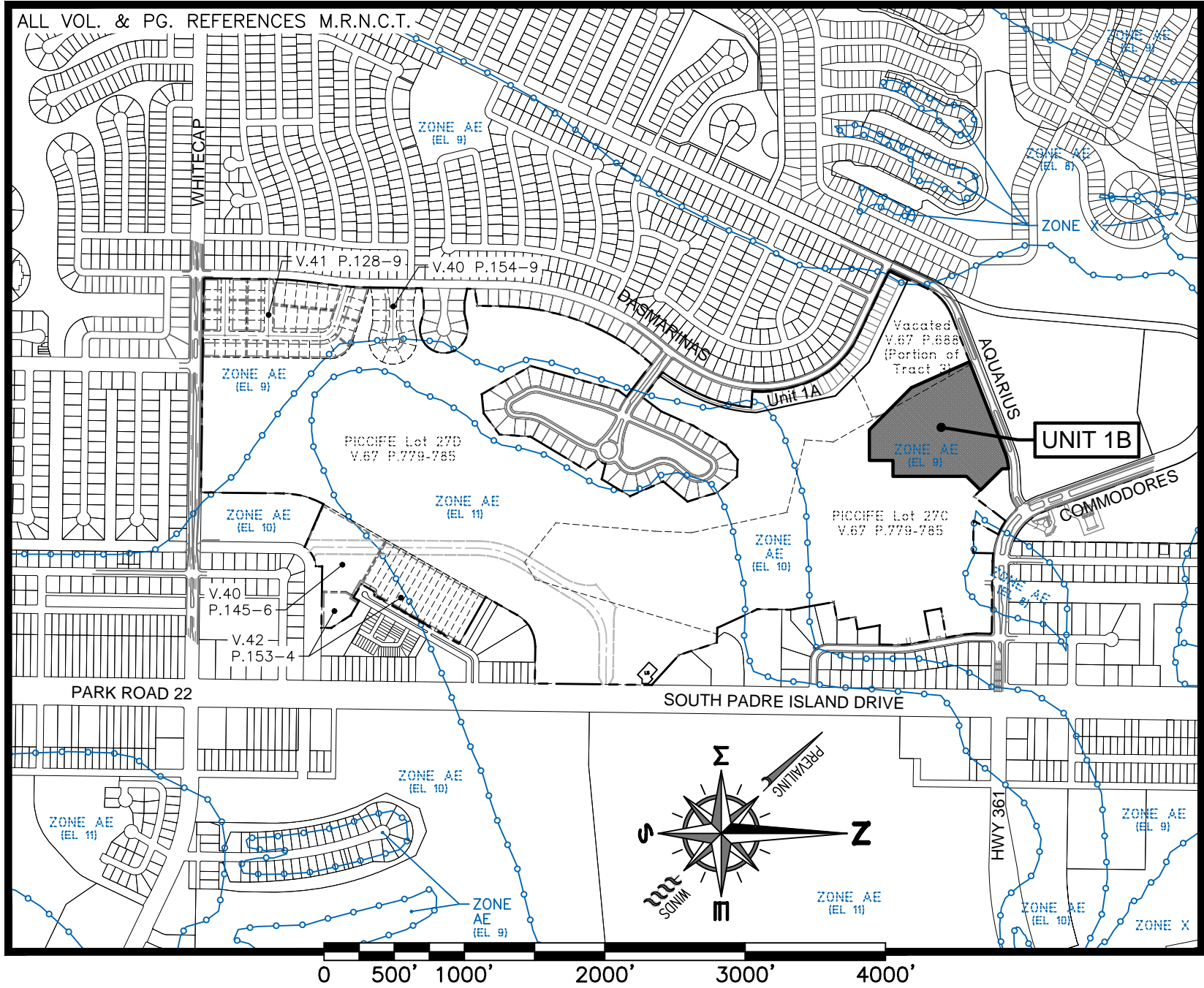
This final plat of the herein described property was approved by the Department of Development Services of the City of Corpus Christi, Texas, this the ____ day of _____, 20____.

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

Plat of WHITECAP NORTH PADRE ISLAND Unit 1B

Page 1 of 2

BEING 12.855 ACRES OUT OF A PORTION OF TRACT 27C 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 12.855 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.



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NOTES

- TOTAL PLATTED AREA IS 12.855 ACRES (INCLUDES NAVIGABLE CHANNEL).
- FEMA MAP NUMBER 48355C0755G, OCTOBER 13, 2022 DESIGNATES THE ENTIRETY OF UNIT 1A AS ZONE AE WITH FLOOD ELEVATION 9 AS SHOWN THIS SHEET. THE FINISH FLOOR ELEVATION OF RESIDENTIAL STRUCTURES MUST BE 1 FOOT ABOVE THE BASE FLOOD ELEVATION 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 5, LOTS 1 & 2; BLOCK 6, LOTS 1 & 21; BLOCK 7, LOT 1; BLOCK 8, LOTS 1, 6, 11, 12, 17, & 22; AND BLOCK 9, LOTS 1, 2, & 7; ARE PRIVATE PARKS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- FRONT YARD REQUIREMENTS SHALL BE 10–FT AS NOTED ON THIS PLAT AND ON THE ENLARGED LOT PLANS SHEET 2. 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, AND AS DESCRIBED IN THE PLANNED UNIT DEVELOPMENT (PUD) ORDINANCE 032890 AS APPROVED BY CITY COUNCIL, EFFECTIVE OCTOBER 24, 2022.

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 WATER'S EDGE at KITTY HAWK, Unit 3, 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

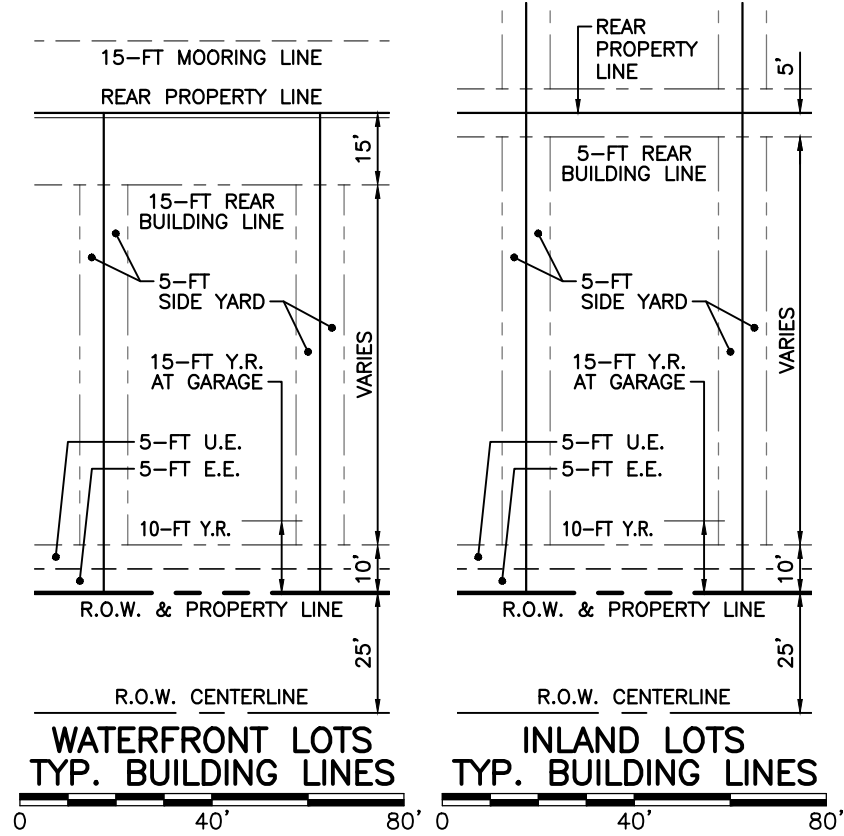
I, Albert E. Franco Jr., a Registered Professional Land Surveyor, have prepared the foregoing map from survey made on the ground under my direction and is true and correct to the best of my knowledge, information and belief; I have been engaged under contract to set all Lot and Block corners as shown 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

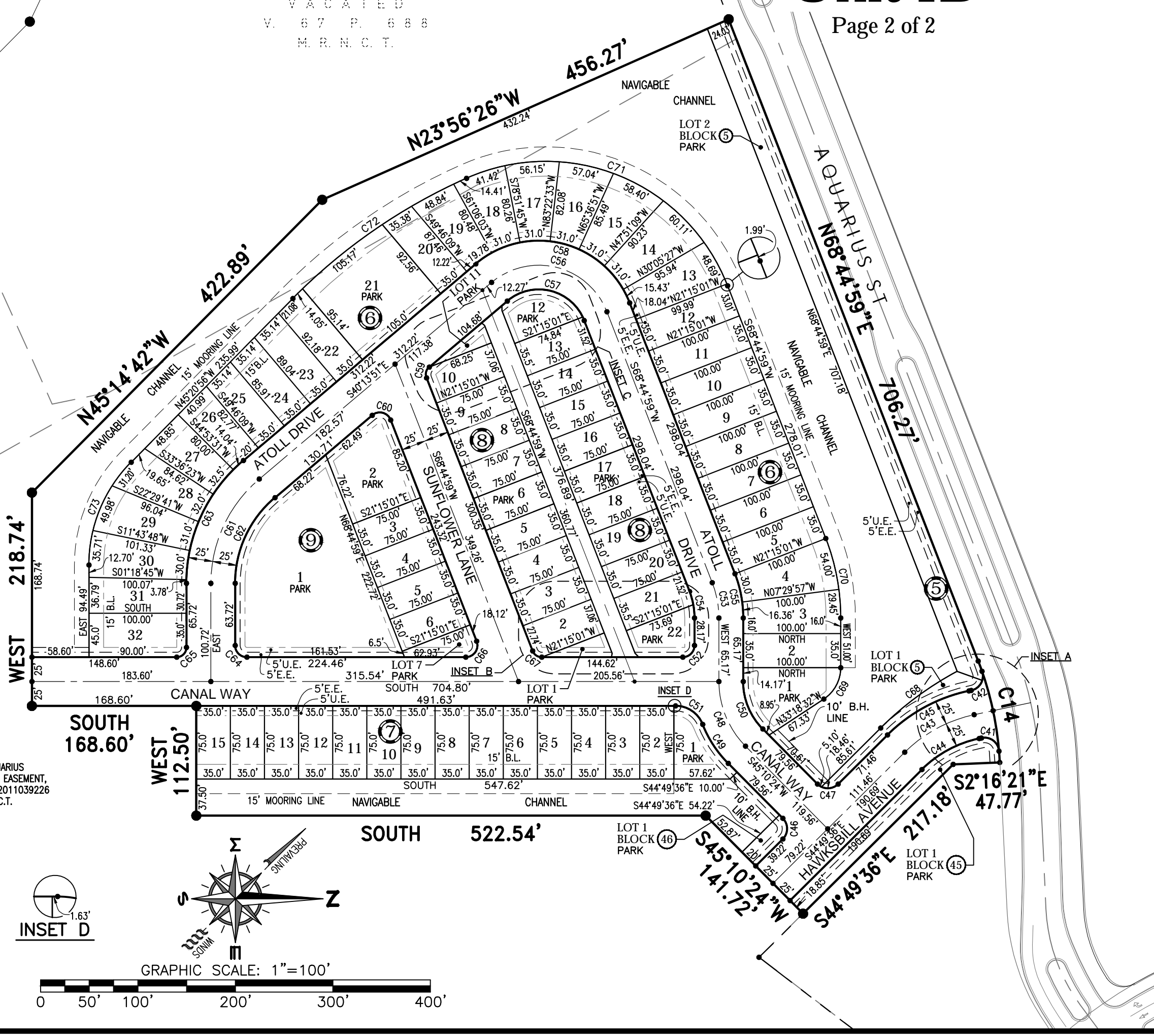
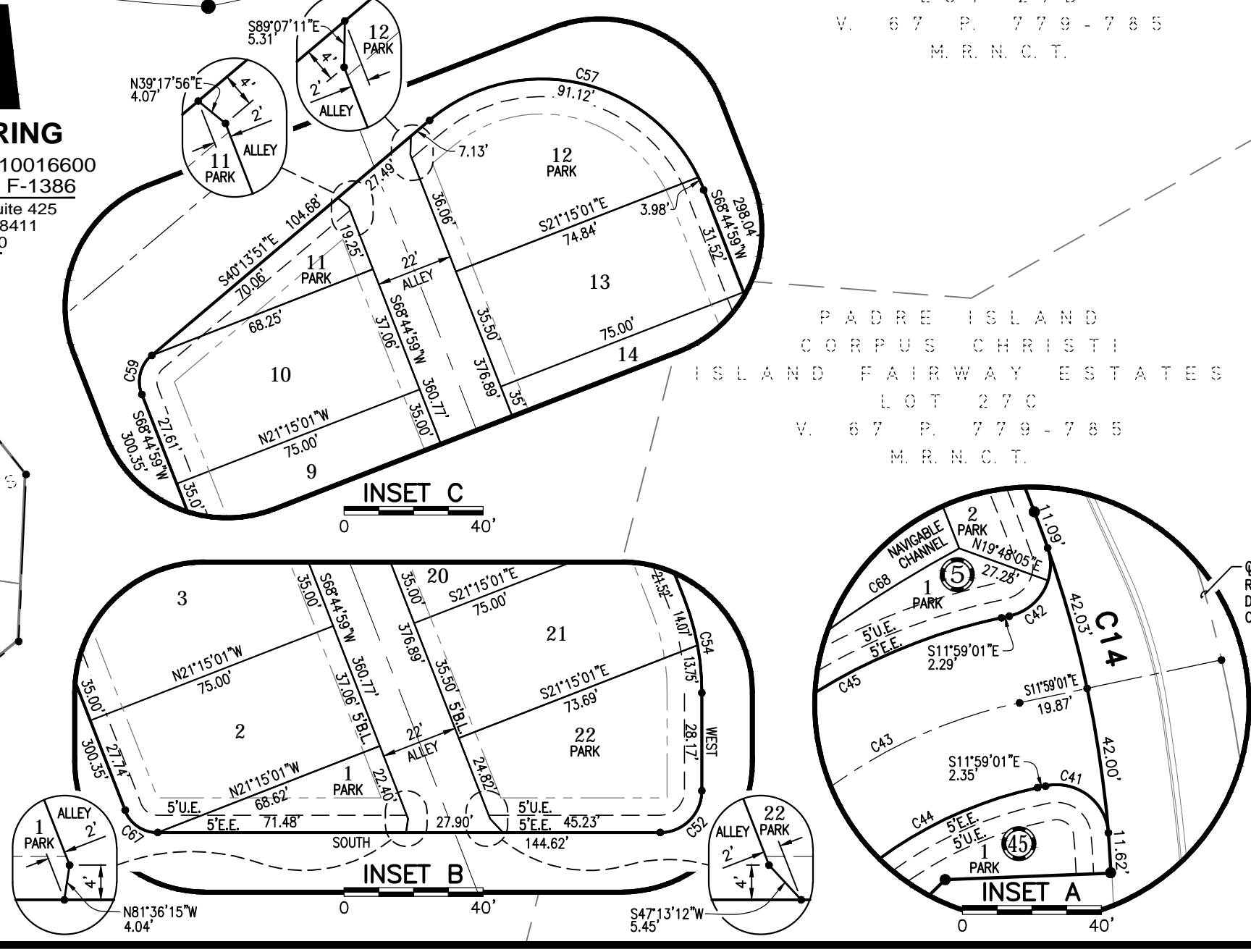
CURVE DATA											
NO.	Δ	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING	NO.	Δ	RADIUS	LENGTH	CH. BEARING
C14	18°31'58"	330.00'	106.74'	53.84'	106.28'	N78°00'59"E	C57	108°58'50"	50.00'	95.10'	S14°15'34"W
C41	97°14'59"	15.00'	25.46'	17.03'	22.51'	S36°38'29"W	C58	108°58'50"	100.00'	190.21'	S14°15'34"W
C42	97°20'28"	15.00'	25.48'	17.06'	22.53'	S60°39'15"E	C59	71°01'10"	10.00'	12.40'	S75°44'26"E
C43	32°50'35"	143.00'	81.97'	42.15'	80.85'	S28°24'18"E	C60	108°58'50"	12.00'	22.82'	S14°15'34"W
C44	32°50'35"	118.00'	67.64'	34.78'	66.72'	S28°24'18"E	C61	49°46'09"	140.00'	121.61'	S65°06'56"E
C45	32°50'35"	168.00'	96.30'	49.51'	94.99'	S28°24'18"E	C62	49°46'09"	115.00'	99.89'	S65°06'56"E
C46	90°00'00"	15.00'	23.56'	15.00'	21.21'	N89°49'36"W	C63	49°46'09"	165.00'	143.32'	S65°06'56"E
C47	90°00'00"	15.00'	23.56'	15.00'	21.21'	S00°10'24"W	C64	90°00'00"	12.00'	18.85'	N45°00'00"E
C48	44°49'36"	94.00'	73.54'	38.77'	71.68'	S67°35'12"W	C65	90°00'00"	10.00'	15.71'	S45°00'00"E
C49	23°09'55"	119.00'	48.11'	24.39'	47.79'	S56°45'21"W	C66	111°15'01"	12.00'	23.30'	N55°37'31"W
C50	44°49'36"	69.00'	53.98'	28.46'	52.62'	S67°35'12"W	C67	68°44'59"	10.00'	6.84'	S34°22'30"W
C51	68°20'19"	30.00'	35.78'	20.36'	33.70'	S34°10'09"W	C68	16°39'57"	336.49'	97.88'	N36°29'38"W
C52	90°00'00"	12.00'	18.85'	12.00'	16.97'	N45°00'00"W	C69	56°41'28"	38.50'	38.09'	N61°39'16"W
C53	21°15'01"	100.00'	37.09'	18.76'	36.88'	S79°22'29"W	C70	21°15'01"	225.00'	83.45'	S79°22'30"W
C54	21°15'01"	75.00'	27.82'	14.07'	27.66'	S79°22'30"W	C71	92°45'43"	200.00'	323.80'	S22°22'08"W
C55	21°15'01"	125.00'	46.36'	23.45'	46.10'	S79°22'30"W	C72	21°20'12"	585.00'	217.85'	S34°40'50"E
C56	108°58'50"	75.00'	142.66'	105.11'	122.10'	S14°15'34"W	C73	44°39'04"	150.00'	116.90'	S67°40'28"E

LOT AREAS									BK: BLOCK		PK: PARK	
BK	LOT	SF	BK	LOT	SF	BK	LOT	SF	BK	LOT	SF	
5	1 PK	2,459 SF	6	19	3,356 SF	7	7	2,625 SF	8	12 PK	2,859 SF	
	2 PK	17,219 SF		20	3,157 SF		8	2,625 SF		13	2,662 SF	
	1 PK	4,617 SF		21 PK	10,020 SF		9	2,625 SF		14	2,625 SF	
	2	3,500 SF		22	3,280 SF		10	2,625 SF		15	2,625 SF	
	3	3,891 SF		23	3,171 SF		11	2,625 SF		16	2,625 SF	
	4	4,200 SF		24	3,062 SF		12	2,625 SF		17 PK	2,625 SF	
	5	3,500 SF		25	2,952 SF		13	2,625 SF		18	2,625 SF	
	6	3,500 SF		26	3,041 SF		14	2,625 SF		19	2,625 SF	
	7	3,500 SF		27	3,303 SF		15	2,625 SF		20	2,625 SF	
6	8	3,500 SF	7	28	3,688 SF	8	1 PK	911 SF	9	21	2,656 SF	
	9	3,500 SF		29	4,004 SF		2	2,763 SF		22 PK	2,664 SF	
	10	3,500 SF		30	3,960 SF		3	2,625 SF		1 PK	23,578 SF	
	11	3,500 SF		31	3,565 SF		4	2,625 SF		2 PK	6,619 SF	
	12	3,500 SF		32	4,479 SF		5	2,625 SF		3	2,625 SF	
	13	4,034 SF		1 PK	3,015 SF		6 PK	2,625 SF		4	2,625 SF	
	14	4,226 SF		2	2,625 SF		7	2,625 SF		5	2,625 SF	
	15	3,915 SF		3	2,625 SF		8	2,625 SF		6	2,625 SF	
	16	3,679 SF		4	2,625 SF		9	2,625 SF		7 PK	1,511 SF	
17	3,530 SF	5	2,625 SF	10	2,762 SF	45	1 PK	5,230 SF				
18	3,477 SF	6	2,625 SF	11 PK	797 SF	46	1 PK	1,036 SF				



Plat of
WHITECAP
NORTH PADRE ISLAND
Unit 1B
Page 2 of 2

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FILE NAME: PLAT\CLIENTS\UNIMOND BECHTOLD\HOLDINGS, LLC - 988\2143 Whitecap Unit 1B Plat 1B.dwg Date: 27-Mar-2023 9:38 am