

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 1E; 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

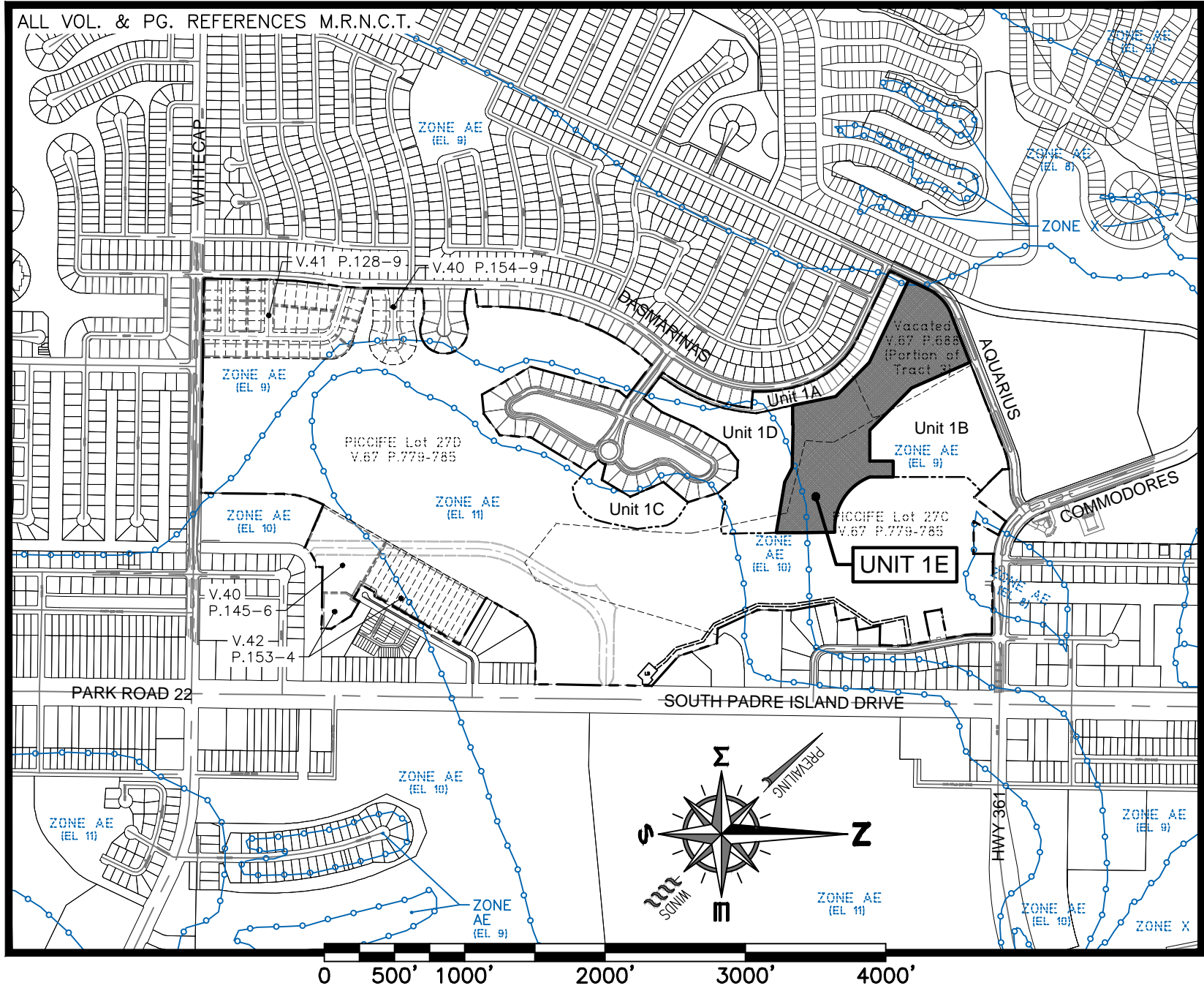
This final plat of the herein described property was approved by the Department of Development Services of the City of Corpus Christi, Texas, this the ____ day of _____, 20____.

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

Plat of WHITECAP NORTH PADRE ISLAND Unit 1E

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BEING 21.243 ACRES OUT OF A PORTION OF TRACTS 27C AND 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 21.243 ACRES ALSO BEING A PORTION OF TRACTS 1, 3, AND 4 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.



LJA ENGINEERING

TBPLS FIRM REG. NO. 10016600
TBPE FIRM REG. NO. F-1386

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NOTES

- TOTAL PLATTED AREA IS 21.243 ACRES (INCLUDES NAVIGABLE CHANNEL).
- FEMA MAP NUMBER 48355C0755G, OCTOBER 13, 2022 DESIGNATES THE ENTIRETY OF UNIT 1A AS ZONE AE WITH FLOOD ELEVATIONS OF 8, 9, AND 10 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 1, LOT 1; AND BLOCK 5, LOT 3; ARE PUBLIC PARKS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- BLOCK 2, LOTS 1 & 12; BLOCK 3, LOTS 1, 10, & 21; BLOCK 4, LOT 1; BLOCK 7, LOT 18; BLOCK 10, LOT 4; BLOCK 13, LOT 1; AND BLOCK 14, LOT 1; 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 WHITECAP NORTH PADRE ISLAND Unit 1E, 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.

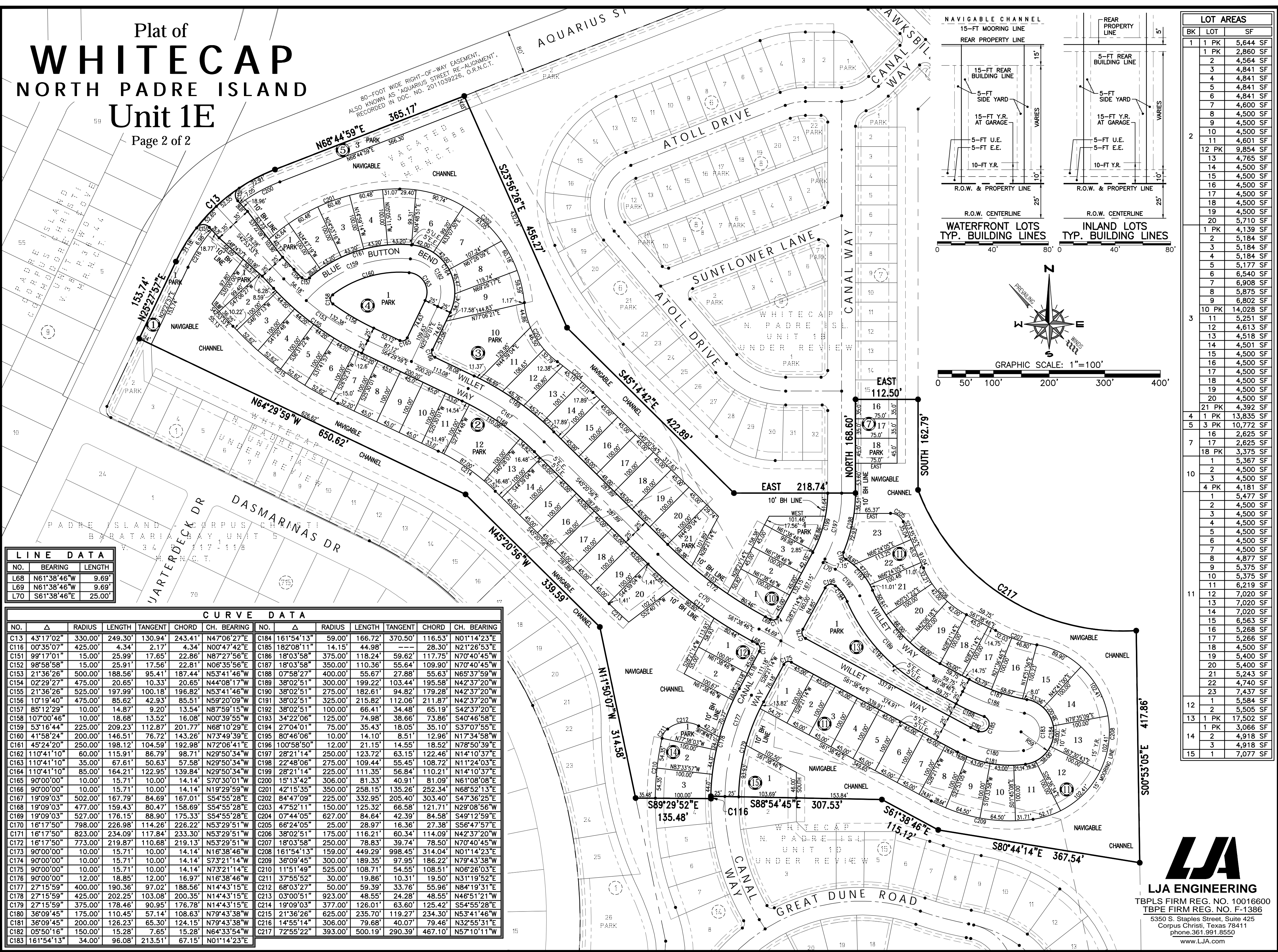
This the ____ day of

_____, 20____.

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

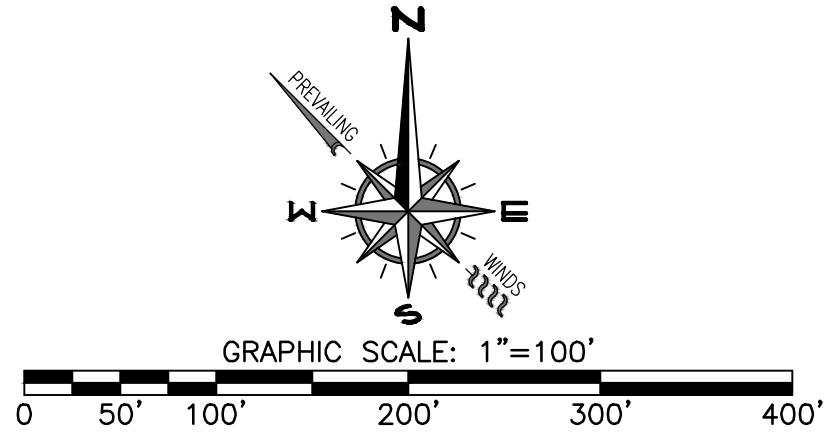
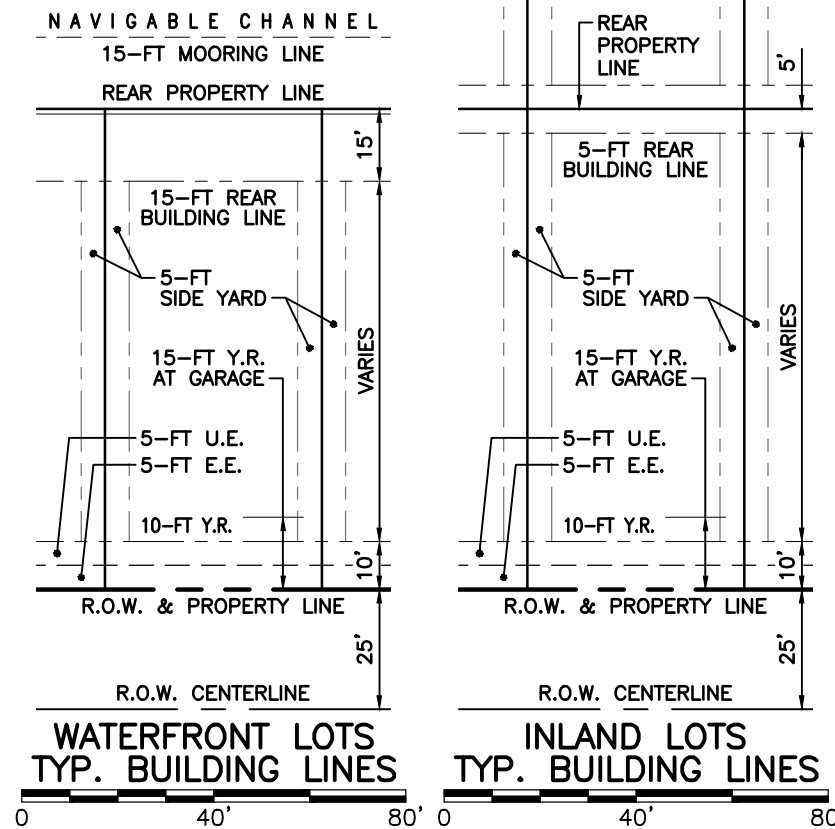
Plat of
WHITECAP
NORTH PADRE ISLAND
Unit 1E

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LINE DATA		
NO.	BEARING	LENGTH
L68	N61°38'46"W	9.69'
L69	N61°38'46"W	9.69'
L70	S61°38'46"E	25.00'

CURVE DATA											
NO.	Δ	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING	NO.	Δ	RADIUS	LENGTH	CH. BEARING
C13	43°17'02"	330.00'	249.30'	130.94'	243.41'	N47°06'27"E	C184	161°54'13"	59.00'	166.72'	370.50'
C116	00°35'07"	425.00'	4.34'	2.17'	4.34'	N00°47'42"E	C185	182°08'11"	14.15'	44.98'	28.30'
C151	99°17'01"	15.00'	25.99'	17.65'	22.86'	N87°27'56"E	C186	18°03'58"	375.00'	118.24'	59.62'
C152	98°58'58"	15.00'	25.91'	17.56'	22.81'	N06°35'56"E	C187	18°03'58"	350.00'	110.36'	55.64'
C153	21°36'26"	500.00'	188.56'	95.41'	187.44'	N53°41'46"W	C188	07°58'27"	400.00'	55.67'	27.88'
C154	02°29'27"	475.00'	20.65'	10.33'	20.65'	N44°08'17"W	C189	38°02'51"	300.00'	199.22'	103.44'
C155	21°36'26"	525.00'	197.99'	100.18'	196.82'	N53°41'46"W	C190	38°02'51"	275.00'	94.82'	179.28'
C156	10°19'40"	475.00'	85.62'	42.93'	85.51'	N59°20'09"W	C191	38°02'51"	325.00'	215.82'	112.06'
C157	85°12'29"	10.00'	14.87'	9.20'	13.54'	N87°59'15"W	C192	38°02'51"	100.00'	66.41'	34.48'
C158	107°00'46"	10.00'	18.68'	13.52'	16.08'	N00°39'55"W	C193	34°22'06"	125.00'	74.98'	38.66'
C159	53°16'44"	225.00'	209.23'	112.87'	201.77'	N68°10'29"E	C194	27°04'01"	75.00'	35.43'	18.05'
C160	41°58'24"	200.00'	146.51'	76.72'	143.26'	N73°49'39"E	C195	80°46'06"	10.00'	14.10'	8.51'
C161	45°24'20"	250.00'	198.12'	104.59'	192.98'	N72°06'41"E	C196	100°58'50"	12.00'	21.15'	14.55'
C162	110°41'10"	60.00'	115.91'	86.79'	98.71'	N29°50'34"W	C197	28°21'14"	250.00'	123.72'	63.15'
C163	110°41'10"	35.00'	67.61'	50.63'	57.58'	N29°50'34"W	C198	22°48'06"	275.00'	109.44'	55.45'
C164	110°41'10"	85.00'	164.21'	122.95'	139.84'	N29°50'34"W	C199	28°21'14"	225.00'	111.35'	56.81'
C165	90°00'00"	10.00'	15.71'	10.00'	14.14'	S70°30'01"W	C200	15°13'42"	306.00'	81.33'	40.91'
C166	90°00'00"	10.00'	15.71'	10.00'	14.14'	N19°29'59"W	C201	42°15'35"	350.00'	258.15'	135.26'
C167	19°09'03"	502.00'	167.79'	84.69'	167.01'	S54°55'28"E	C202	84°47'09"	225.00'	332.95'	205.40'
C168	19°09'03"	477.00'	159.43'	80.47'	158.69'	S54°55'28"E	C203	47°52'11"	150.00'	125.32'	66.58'
C169	19°09'03"	527.00'	176.15'	88.90'	175.33'	S54°55'28"E	C204	07°44'05"	627.00'	84.64'	42.39'
C170	16°17'50"	798.00'	226.98'	114.26'	226.22'	N53°29'51"W	C205	66°24'05"	25.00'	28.97'	16.36'
C171	16°17'50"	823.00'	234.09'	117.84'	233.30'	N53°29'51"W	C206	38°02'51"	175.00'	116.21'	60.34'
C172	16°17'50"	773.00'	219.87'	110.68'	219.13'	N53°29'51"W	C207	18°03'58"	250.00'	78.83'	39.74'
C173	90°00'00"	10.00'	15.71'	10.00'	14.14'	N16°38'46"W	C208	161°54'13"	159.00'	449.29'	998.45'
C174	90°00'00"	10.00'	15.71'	10.00'	14.14'	S73°21'14"W	C209	36°09'45"	300.00'	189.35'	97.95'
C175	90°00'00"	10.00'	15.71'	10.00'	14.14'	N73°21'14"E	C210	11°51'49"	525.00'	108.71'	54.55'
C176	90°00'00"	12.00'	18.85'	12.00'	16.97'	N16°38'46"W	C211	37°55'52"	30.00'	19.86'	10.31'
C177	27°15'59"	400.00'	190.36'	97.02'	188.56'	N14°43'15"E	C212	68°03'27"	50.00'	59.39'	33.76'
C178	27°15'59"	425.00'	202.25'	103.08'	200.35'	N14°43'15"E	C213	03°00'51"	923.00'	48.55'	24.28'
C179	27°15'59"	375.00'	178.46'	90.95'	176.78'	N14°43'15"E	C214	19°09'03"	377.00'	126.01'	63.60'
C180	36°09'45"	175.00'	110.45'	57.14'	108.63'	N79°43'38"W	C215	21°36'26"	625.00'	235.70'	119.27'
C181	36°09'45"	200.00'	126.23'	65.30'	124.15'	N79°43'38"W	C216	14°55'14"	306.00'	79.68'	40.07'
C182	05°50'16"	150.00'	15.28'	7.65'	15.28'	N64°33'54"W	C217	72°55'22"	393.00'	500.19'	290.39'
C183	161°54'13"	34.00'	96.08'	213.51'	67.15'	N01°14'23"E					



LOT AREAS		
BK	LOT	SF
1	1 PK	5,644 SF
	1 PK	2,860 SF
	2	4,564 SF
	3	4,841 SF
	4	4,841 SF
	5	4,841 SF
	6	4,841 SF
	7	4,600 SF
	8	4,500 SF
	9	4,500 SF
	10	4,500 SF
	11	4,601 SF
	12 PK	9,854 SF
	13	4,765 SF
	14	4,500 SF
	15	4,500 SF
	16	4,500 SF
	17	4,500 SF
	18	4,500 SF
	19	4,500 SF
	20	5,710 SF
	21 PK	4,139 SF
	2	5,184 SF
	3	5,184 SF
	4	5,177 SF
	5	5,177 SF
	6	6,540 SF
	7	6,908 SF
	8	5,875 SF
	9	6,802 SF
	10 PK	14,028 SF
	11	5,251 SF
	12	4,613 SF
	13	4,518 SF
	14	4,501 SF
	15	4,500 SF
	16	4,500 SF
	17	4,500 SF
	18	4,500 SF
	19	4,500 SF
	20	4,500 SF
	21 PK	4,392 SF
4	1 PK	13,835 SF
5	3 PK	10,772 SF
	16	2,625 SF
	17	2,625 SF
	18 PK	3,375 SF
	1	5,367 SF
	2	4,500 SF
	3	4,500 SF
	4 PK	4,181 SF
	1	5,477 SF
	2	4,500 SF
	3	4,500 SF
	4	4,500 SF
	5	4,500 SF
	6	4,500 SF
	7	4,500 SF
	8	4,877 SF
	9	5,375 SF
	10	5,375 SF
	11	6,219 SF
	12	7,020 SF
	13	7,020 SF
	14	7,020 SF
	15	6,563 SF
	16	5,268 SF
	17	5,266 SF
	18	4,500 SF
	19	5,400 SF
	20	5,400 SF
	21	5,243 SF
	22	4,740 SF
	23	7,437 SF
12	1	5,584 SF
	2	5,505 SF
13	1 PK	17,502 SF
	1 PK	3,066 SF
14	2	4,918 SF
	3	4,918 SF
15	1	7,077 SF

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