

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 1C; 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

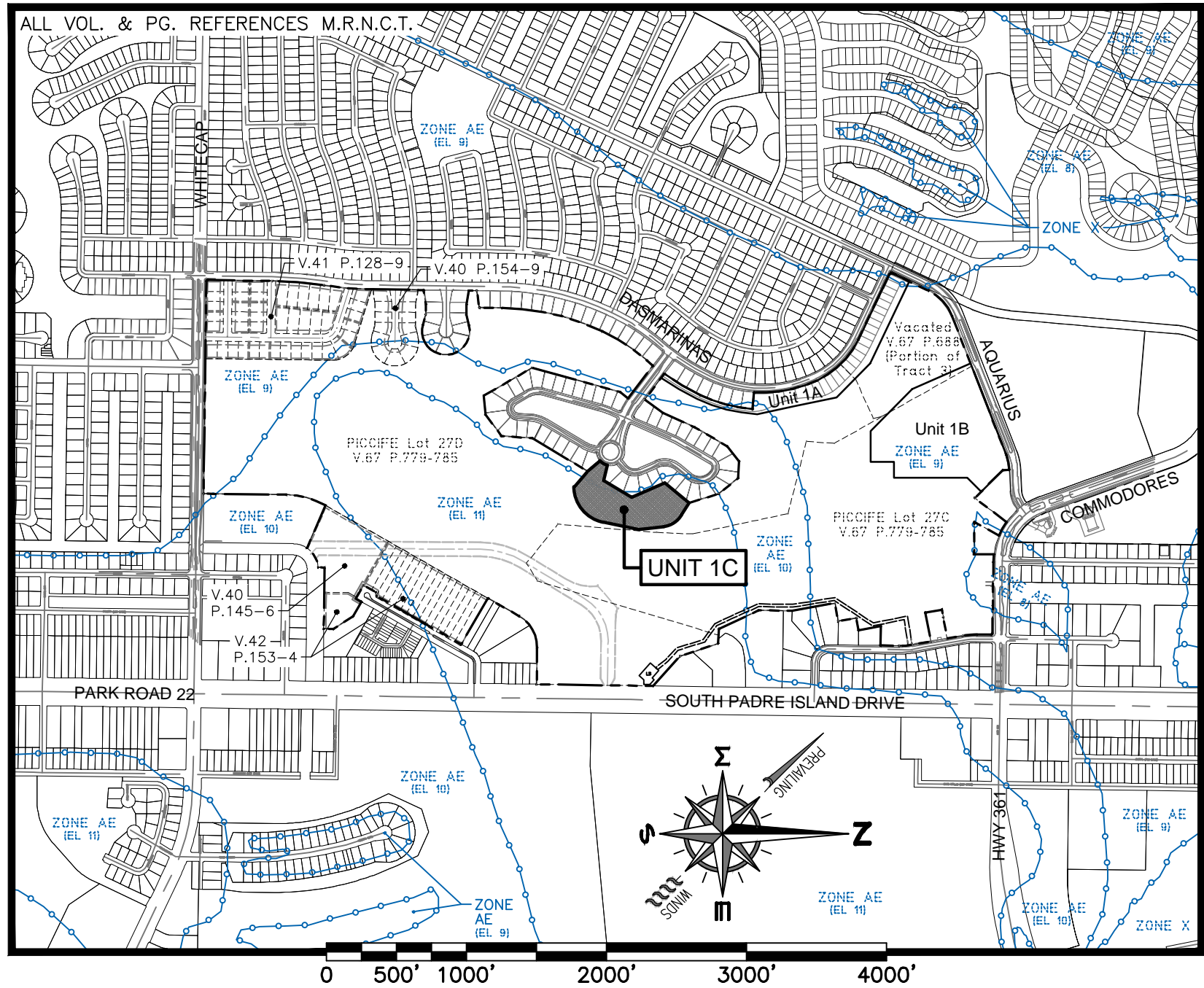
STATE OF TEXAS
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This final plat of the herein described property was approved by the Department of Development Services of the City of Corpus Christi, Texas, this the ____ day of _____, 20____.

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

Plat of
WHITECAP
NORTH PADRE ISLAND
Unit 1C
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BEING 4.869 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, SAID 4.869 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).



NOTES

1. TOTAL PLATTED AREA IS 4.869 ACRES (INCLUDES NAVIGABLE CHANNEL).
2. FEMA MAP NUMBER 48355C0755G, OCTOBER 13, 2022 DESIGNATES UNIT 1C AS ZONE AE WITH FLOOD ELEVATIONS OF 10 AND 11 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.
3. 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.
4. 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.
5. THE ENTIRE PROPERTY LIES WITHIN THE CITY LIMITS OF THE CITY OF CORPUS CHRISTI.
6. 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.
7. 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).
8. EASEMENTS SHOWN ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION AND USE OF PUBLIC UTILITIES.
9. ALL BEARINGS BASED ON GLOBAL POSITIONING SYSTEM, TEXAS STATE PLANE NAD 83, TEXAS SOUTH ZONE 4205.
10. THE OWNER OF EACH LOT IS RESPONSIBLE FOR STORM WATER POLLUTION PREVENTION PLAN PER TCEQ REQUIREMENTS.
11. BLOCK 16, LOTS 1 & 18 ARE PUBLIC PARKS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
12. 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
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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 1C, 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

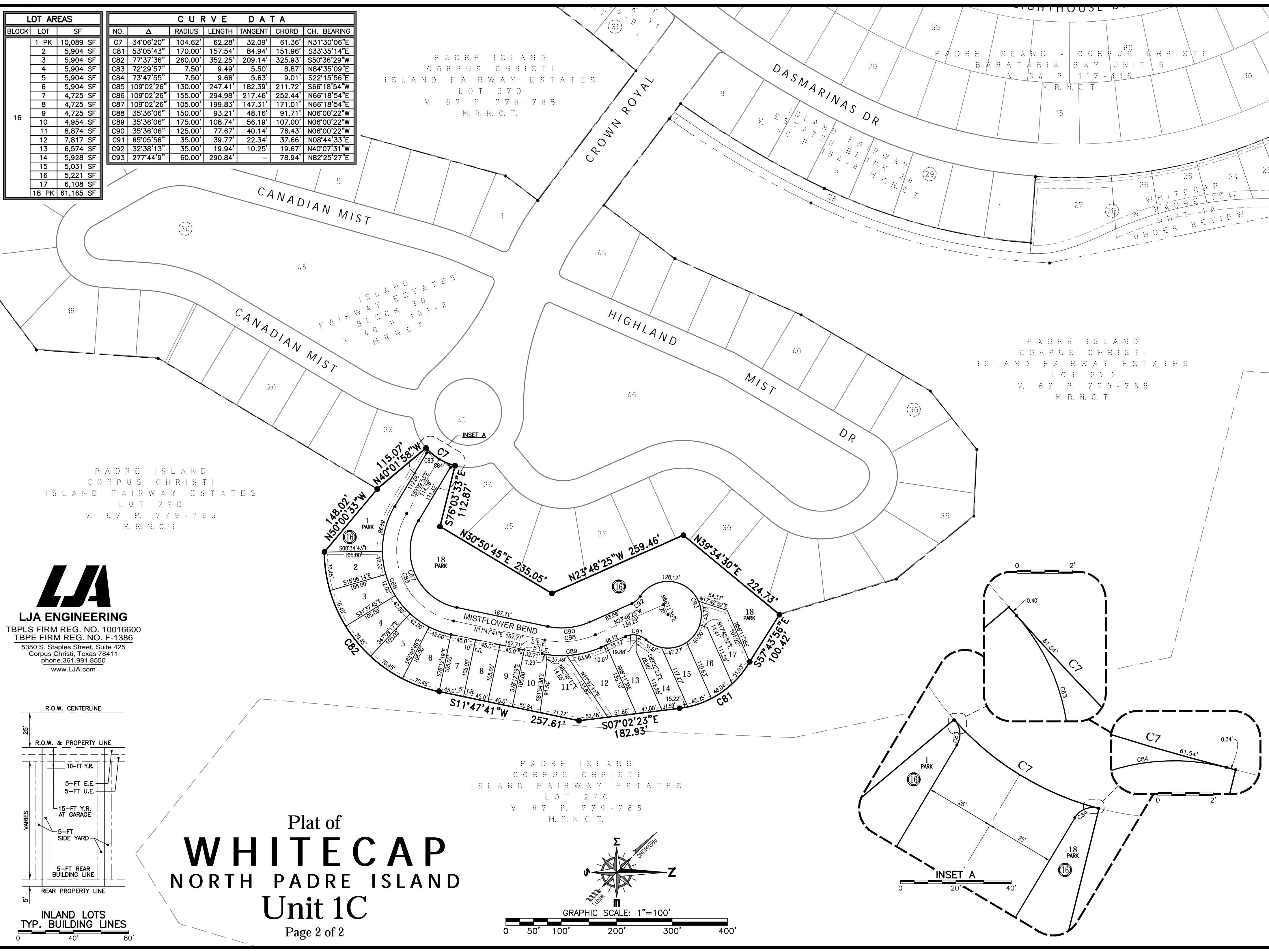
I, Albert E. Franco Jr., a Registered Professional Land Surveyor, have prepared the foregoing map from survey made on the ground under my direction and is true and correct to the best of my knowledge, information and belief; I have been engaged under contract to set all Lot and Block corners as shown hereon and to complete such operations with due and reasonable diligence consistent with sound professional practice.

This the ____ day of _____, 20____.

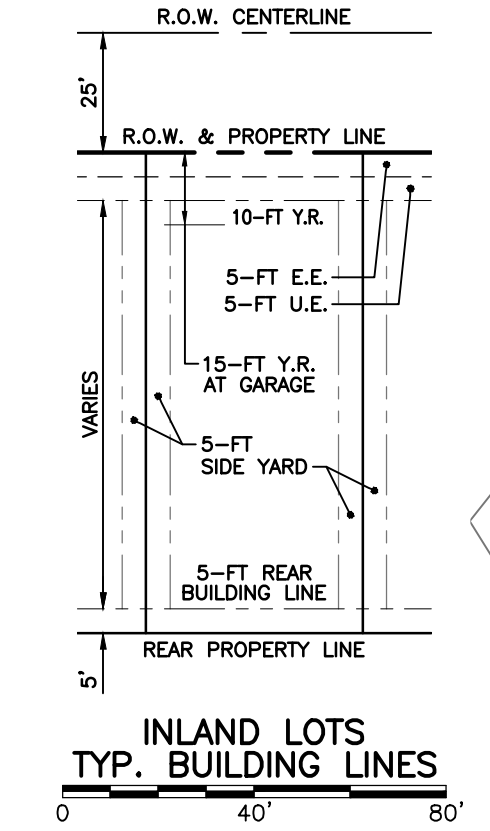
Albert E. Franco Jr., R.P.L.S. #4471

LJA
LJA ENGINEERING
TBPLS FIRM REG. NO. 10016600
TBPE FIRM REG. NO. F-1386
5350 S. Staples Street, Suite 425
Corpus Christi, Texas 78411
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LOT AREAS			CURVE DATA						
BLOCK	LOT	SF	NO.	Δ	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
16	1 PK	10,089 SF	C7	34°06'20"	104.62'	62.28'	32.09'	61.36'	N31°30'06"E
	2	5,904 SF	C81	53°05'43"	170.00'	157.54'	84.94'	151.96'	S33°35'14"E
	3	5,904 SF	C82	77°37'36"	260.00'	352.25'	209.14'	325.93'	S50°36'29"W
	4	5,904 SF	C83	72°29'57"	7.50'	9.49'	5.50'	8.87'	N84°35'09"E
	5	5,904 SF	C84	73°47'55"	7.50'	9.66'	5.63'	9.01'	S22°15'56"E
	6	5,904 SF	C85	109°02'26"	130.00'	247.41'	182.39'	211.72'	S66°18'54"W
	7	4,725 SF	C86	109°02'26"	155.00'	294.98'	217.46'	252.44'	N66°18'54"E
	8	4,725 SF	C87	109°02'26"	105.00'	199.83'	147.31'	171.01'	N66°18'54"E
	9	4,725 SF	C88	35°36'06"	150.00'	93.21'	48.16'	91.71'	N06°00'22"W
	10	4,954 SF	C89	35°36'06"	175.00'	108.74'	56.19'	107.00'	N06°00'22"W
	11	8,874 SF	C90	35°36'06"	125.00'	77.67'	40.14'	76.43'	N06°00'22"W
	12	7,817 SF	C91	65°05'56"	35.00'	39.77'	22.34'	37.66'	N08°44'33"E
	13	6,574 SF	C92	32°38'13"	35.00'	19.94'	10.25'	19.67'	N40°07'31"W
	14	5,928 SF	C93	277°44'9"	60.00'	290.84'	—	78.94'	N82°25'27"E
	15	5,031 SF							
	16	5,221 SF							
	17	6,108 SF							
	18 PK	61,165 SF							



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