

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 1D; 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

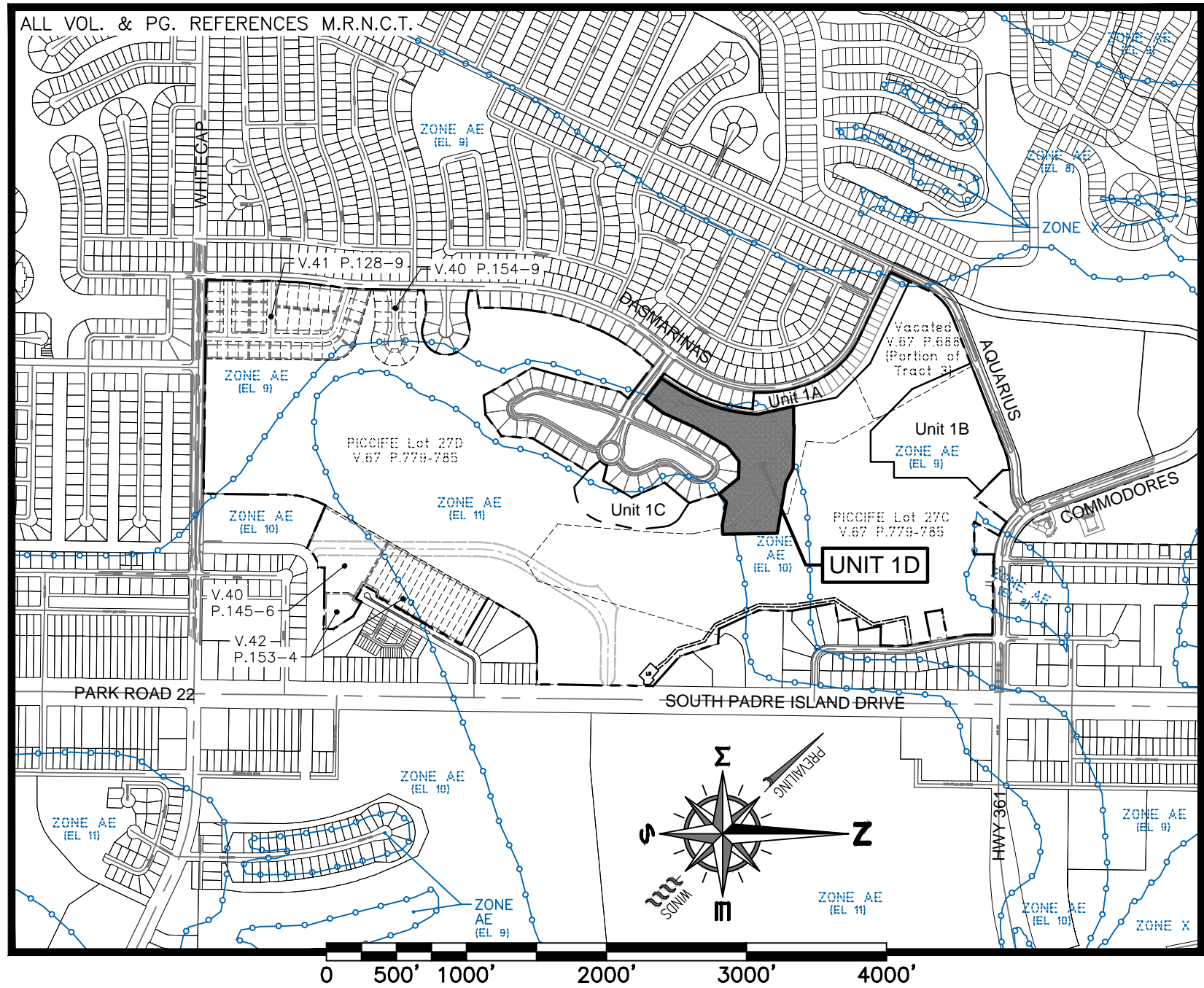
STATE OF TEXAS  
COUNTY OF NUECES

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 1D  
Page 1 of 2

BEING 11.328 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, SAID 11.328 ACRES ALSO BEING A PORTION OF TRACTS 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).



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

**LJA**  
**LJA ENGINEERING**  
TBPLS FIRM REG. NO. 10016600  
TBPE FIRM REG. NO. F-1386  
5350 S. Staples Street, Suite 425  
Corpus Christi, Texas 78411  
phone.361.991.8550  
www.LJA.com

NOTES

1. TOTAL PLATTED AREA IS 11.328 ACRES (INCLUDES NAVIGABLE CHANNEL).
2. FEMA MAP NUMBER 48355C0755G, OCTOBER 13, 2022 DESIGNATES UNIT 1C AS ZONE AE WITH FLOOD ELEVATIONS OF 9, 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 14, LOTS 8 & 9; BLOCK 15, LOTS 3 & 26; ARE PRIVATE 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  
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 1D, 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



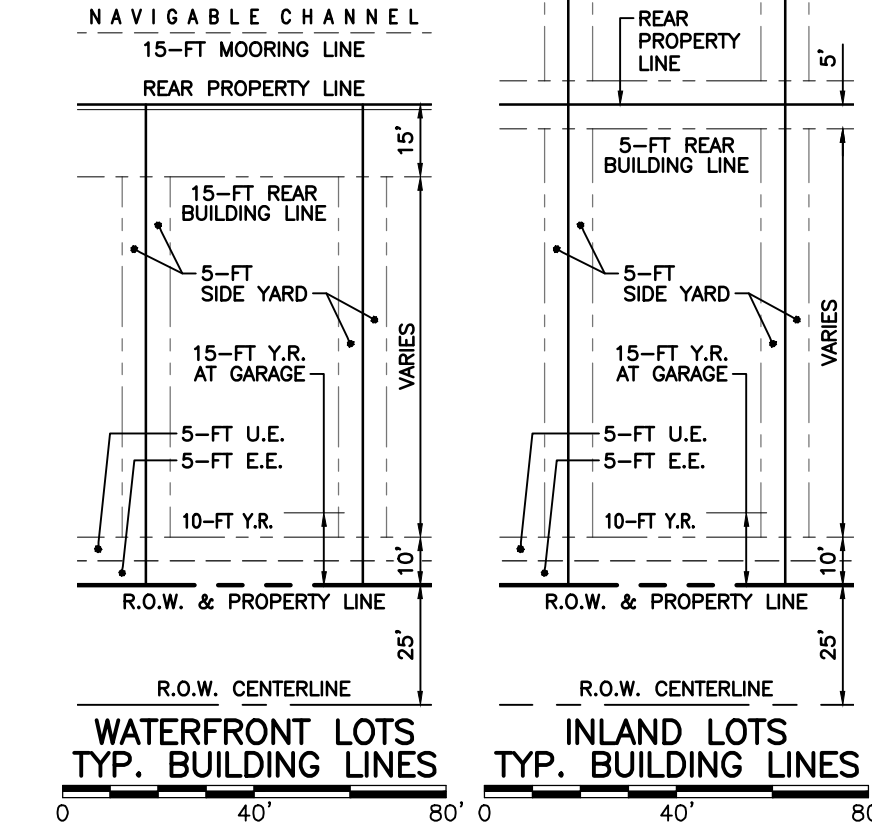
CURVE DATA						
NO.	Δ	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C31	23°28'28"	1090.90'	446.95'	226.65'	443.83'	S14°06'28"W
C32	09°44'38"	1750.00'	297.61'	149.16'	297.25'	S30°43'01"W
C101	90°00'28"	10.00'	15.71'	10.00'	14.14'	N07°52'57"W
C102	89°59'32"	10.00'	15.71'	10.00'	14.14'	S82°07'03"W
C103	09°33'53"	657.00'	109.68'	54.97'	109.55'	S32°20'21"W
C104	09°33'53"	682.00'	113.85'	57.06'	113.72'	S32°20'21"W
C105	09°33'53"	632.00'	105.50'	52.88'	105.38'	S32°20'21"W
C106	11°51'51"	1144.50'	236.99'	118.92'	236.57'	S21°37'28"W
C107	11°51'51"	1169.50'	242.17'	121.52'	241.73'	S21°37'28"W
C108	11°51'51"	1119.50'	231.81'	116.32'	231.40'	S21°37'28"W
C109	93°35'43"	323.00'	527.64'	343.93'	470.90'	N62°29'24"E
C110	93°35'43"	298.00'	486.80'	317.31'	434.45'	N62°29'24"E
C111	36°24'14"	348.00'	221.11'	114.43'	217.41'	N33°53'40"E
C112	45°57'51"	348.00'	279.17'	147.59'	271.75'	N86°18'20"E
C113	33°24'52"	400.00'	233.28'	120.06'	229.99'	N15°37'11"W
C114	31°17'59"	375.00'	204.86'	105.05'	202.32'	N14°33'44"W
C115	31°02'56"	425.00'	230.31'	118.06'	227.50'	N15°01'20"W
C116	00°35'07"	425.00'	4.34'	2.17'	4.34'	N00°47'42"E
C117	08°57'53"	575.00'	89.97'	45.08'	89.87'	N75°11'41"W
C118	08°57'53"	600.00'	93.88'	47.03'	93.78'	N75°11'41"W
C119	08°57'53"	550.00'	86.05'	43.12'	85.97'	N75°11'41"W
C120	25°22'26"	225.00'	99.64'	50.65'	98.83'	S66°59'24"E
C121	100°11'21"	92.00'	160.87'	110.01'	141.15'	N27°14'20"W
C122	100°11'21"	67.00'	117.16'	80.12'	102.79'	N27°14'20"W
C123	25°22'26"	250.00'	110.71'	56.28'	109.81'	S66°59'24"E
C124	54°18'11"	125.00'	118.47'	64.11'	114.09'	N27°09'06"W
C125	54°18'11"	150.00'	142.17'	76.93'	136.90'	S27°09'06"E
C126	02°20'37"	200.00'	8.18'	4.09'	8.18'	S78°30'18"E
C127	102°59'15"	58.00'	104.25'	72.90'	90.77'	N28°38'17"W
C128	99°52'05"	64.00'	111.55'	76.09'	97.96'	N49°56'03"E
C129	82°38'34"	10.00'	14.42'	8.79'	13.21'	N10°46'30"E
C130	86°27'52"	10.00'	15.09'	9.40'	13.70'	N73°26'39"W
C131	13°41'32"	600.00'	143.39'	72.04'	143.04'	N06°50'46"E
C132	54°18'11"	250.00'	236.94'	128.22'	228.17'	S27°09'06"E
C133	25°22'26"	350.00'	155.00'	78.79'	153.74'	S66°59'24"E
C134	08°57'53"	450.00'	70.41'	35.28'	70.34'	N75°11'41"W
C135	03°17'07"	448.00'	25.69'	12.85'	25.68'	S72°21'18"E
C136	21°56'25"	525.00'	201.04'	101.77'	199.81'	N10°28'04"W
C137	42°40'55"	250.00'	186.24'	97.68'	181.96'	N00°05'49"W
C138	05°33'06"	358.00'	34.69'	17.36'	34.67'	N18°28'06"E
C139	11°51'51"	1109.50'	229.74'	115.28'	229.33'	S21°37'29"W
C140	09°33'53"	622.00'	103.84'	52.04'	103.71'	S32°20'21"W
C141	11°51'51"	1225.50'	253.76'	127.34'	253.31'	S21°37'28"W
C142	29°56'17"	242.00'	126.45'	64.70'	125.02'	N30°39'42"E
C143	38°11'50"	198.00'	132.00'	68.56'	129.57'	N82°02'00"E

LOT AREAS		
BK	LOT	SF
14	4	4,918 SF
	5	4,918 SF
	6	4,918 SF
	7	4,922 SF
	8	10,142 SF
	9	7,069 SF
	2	5,250 SF
	3	19,742 SF
15	4	5,070 SF
	5	5,124 SF
	6	5,105 SF
	7	4,505 SF
	8	4,502 SF
	9	4,507 SF
	10	5,232 SF
	11	5,190 SF
	12	5,600 SF
	13	5,600 SF
	14	5,600 SF
	15	5,657 SF
	16	5,828 SF
	17	8,857 SF
	18	5,511 SF
	19	5,511 SF
	20	5,511 SF
	21	6,089 SF
	22	5,669 SF
	23	5,667 SF
	24	5,677 SF
	25	5,650 SF
	26	138,744 SF

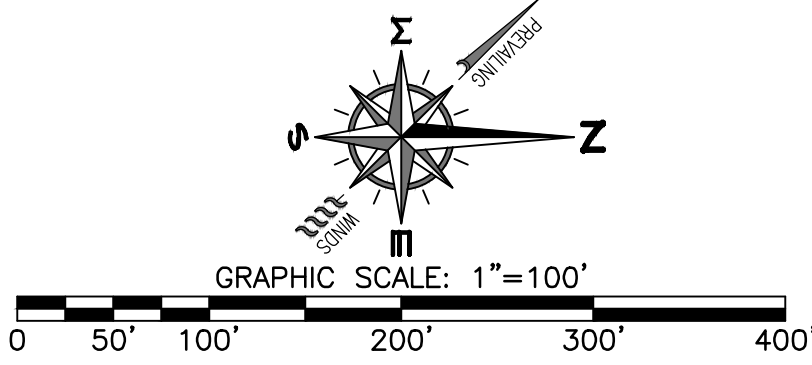
PADRE ISLAND  
CORPUS CHRISTI  
ISLAND FAIRWAY ESTATES  
LOT 27D  
V. 67 P. 779-785  
M.R.N.C.T.



**LJA ENGINEERING**  
TBPLS FIRM REG. NO. 10016600  
TBPE FIRM REG. NO. F-1386  
5350 S. Staples Street, Suite 425  
Corpus Christi, Texas 78411  
phone.361.991.8550  
www.LJA.com



PADRE ISLAND  
CORPUS CHRISTI  
ISLAND FAIRWAY ESTATES  
LOT 27C  
V. 67 P. 779-785  
M.R.N.C.T.



Plat of  
**WHITECAP**  
NORTH PADRE ISLAND  
Unit 1D