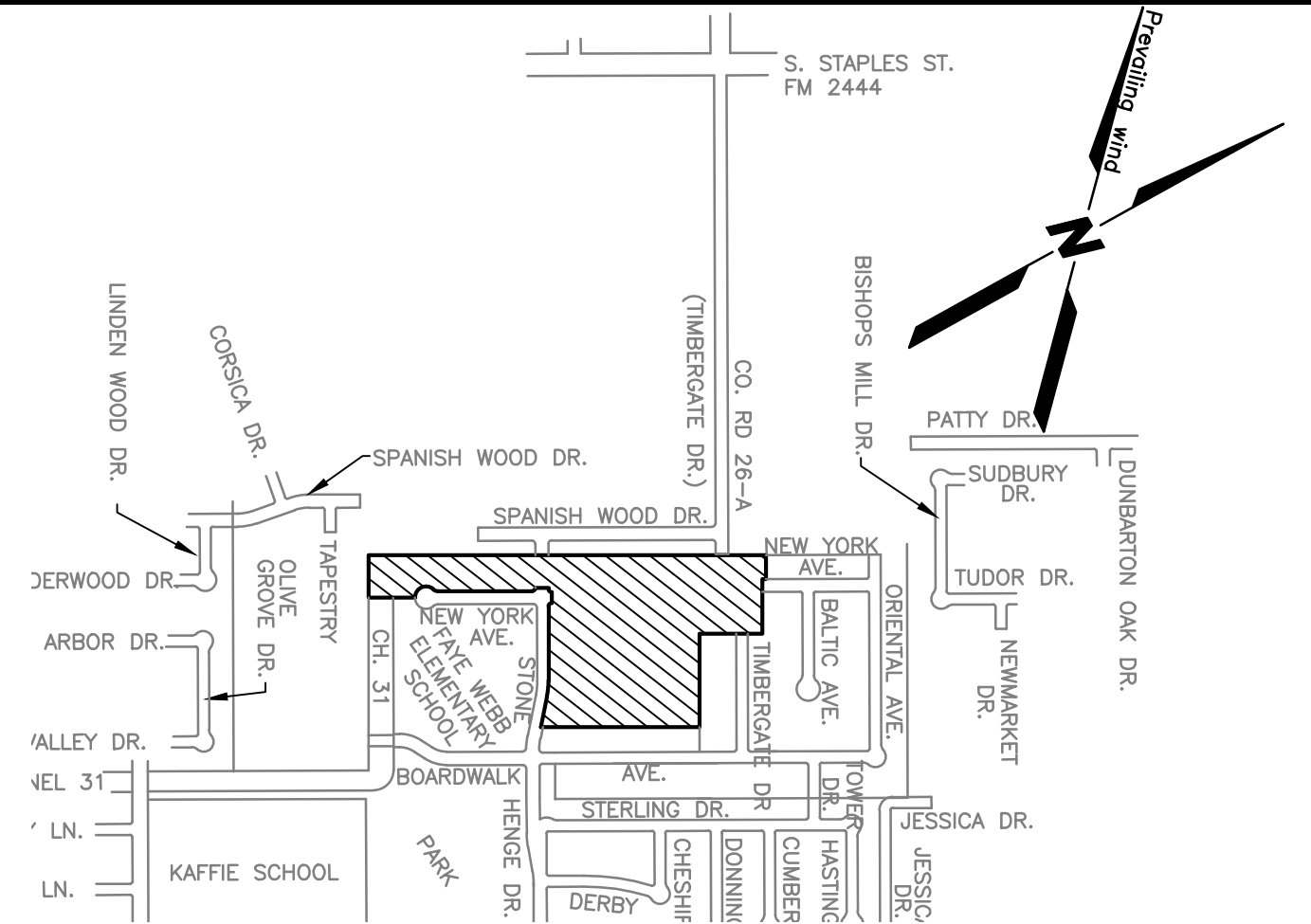


XREF: 14031-0-BASE
PLOTSCALE: 1:1
DRAWING NO: 14031
PLOTDATE: 03-11-15 16:46 PM



LOCATION MAP

SCALE:1"=800'

STATE OF TEXAS §
COUNTY OF NUECES §

I, LAURA CANO CHAPA, _____ (TITLE), OF ONAC DEVELOPERS, INCORPORATED; HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN HEREON, SUBJECT TO A LIEN IN FAVOR OF _____, THAT WE HAVE HAD SAID SURVEYED AS SHOWN FOR THE PURPOSES OF DESCRIPTION AND DEDICATION. ALL UTILITY EASEMENTS AND RIGHTS-OF-WAY ARE DEDICATED TO THE PUBLIC USE FOR THE OPERATION & MAINTENANCE OF PUBLIC STREETS AND UTILITIES. RIGHT-OF-WAY FOR STREETS ARE DEDICATED FEE SIMPLE.
THIS THE ____ DAY OF _____, 2015.

LAURA CANO CHAPA, _____ (TITLE).

LAURA CANO CHAPA

STATE OF TEXAS §
COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____.
THIS THE ____ DAY OF _____, 2015.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTES

1. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
2. THE BASIS OF BEARING IS THE EAST BOUNDARY LINE OF BLOCK 5, THE BOARDWALK, UNIT 1; ALONG THE WEST RIGHT-OF-WAY LINE OF BOARDWALK AVENUE, AS SHOWN IN THE MAP OF RECORD.
3. THE SUBJECT PROPERTY APPEARS TO FALL WITHIN ZONE C AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP (FIRM) OF NUECES COUNTY, TEXAS. COMMUNITY-PANEL NUMBER 485494 0520 D, DATED JUNE 4, 1987.
4. 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". TCEQ ALSO CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
5. 5/8" IRON RODS WITH YELLOW CAPS AT ALL SET LOT CORNERS.
6. THE TOTAL PLATTED AREA CONTAINS 17.667 ACRES OF LAND AND INCLUDES STREET RIGHT-OF WAYS DEDICATIONS
7. THE FINISHED FLOOR ELEVATIONS WILL BE REQUIRED TO BE A MINIMUM OF 18 INCHES ABOVE THE CENTERLINES OF ADJACENT ROADWAYS AS OVERFLOW PROTECTION.

STATE OF TEXAS §
COUNTY OF NUECES §

I, MURRAY BASS, JR., REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.
THIS THE ____ DAY OF _____, 2015.

MURRAY BASS, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR

PREPARED BY

BASS & WELSH ENGINEERING
CONSULTING ENGINEERS AND SURVEYORS
3054 SOUTH ALAMEDA STREET 78404
P.O. BOX 6397 78466-6397
TELEPHONE: (361) 882-5521
FACSIMILE: (361) 882-1265
FIRM REGISTRATION NO. F-52 (ENGINEERING)
FIRM REGISTRATION NO. 100027-00 (SURVEYING)
C O R P U S C H R I S T I , T E X A S

PLAT OF THE BOARDWALK UNIT 3

BEING A TRACT SITUATED IN CORPUS CHRISTI, NUECES COUNTY, TEXAS, COMPRISED OF FLOUR BLUFF & ENCINAL FARM AND GARDEN TRACT 17.667 ACS OUT OF LOTS 13, 20, 21 & 29, SECTION 11, VOL. "A" PGS. 41-43, M.R.N.C.T.

ONAC DEVELOPERS, INC. - OWNER

LOT INFORMATION

BLOCK 2
LOT 7 7150 SQ.FT. 0.16 ACRES
LOT 8 7244 SQ.FT. 0.17 ACRES
LOT 9 8586 SQ.FT. 0.20 ACRES

BLOCK 3
LOT 1 9078 SQ.FT. 0.21 ACRES
LOT 2 7596 SQ.FT. 0.17 ACRES
LOT 30 10081 SQ.FT. 0.23 ACRES
LOT 31 8827 SQ.FT. 0.20 ACRES
LOT 32 7865 SQ.FT. 0.18 ACRES

BLOCK 5
LOT 22 10783 SQ.FT. 0.25 ACRES
LOT 23 9397 SQ.FT. 0.22 ACRES
LOT 24 8554 SQ.FT. 0.20 ACRES
LOTS 25-28 7150 SQ.FT. 0.16 ACRES
LOT 29 8147 SQ.FT. 0.19 ACRES
LOT 30 8918 SQ.FT. 0.20 ACRES
LOTS 31-34 7800 SQ.FT. 0.18 ACRES
LOT 35 6986 SQ.FT. 0.16 ACRES
LOT 36 6987 SQ.FT. 0.16 ACRES
LOT 37 6986 SQ.FT. 0.16 ACRES
LOT 38 6702 SQ.FT. 0.15 ACRES
LOT 39 7272 SQ.FT. 0.17 ACRES
LOT 40-42 6986 SQ.FT. 0.16 ACRES
LOT 43 6988 SQ.FT. 0.16 ACRES
LOT 44 6986 SQ.FT. 0.16 ACRES
LOT 45 6987 SQ.FT. 0.16 ACRES
LOT 46 6986 SQ.FT. 0.16 ACRES
LOTS 47-50 7800 SQ.FT. 0.18 ACRES
LOT 51 8516 SQ.FT. 0.20 ACRES

BLOCK 6
LOT 1 10569 SQ.FT. 0.24 ACRES
LOT 2 11157 SQ.FT. 0.26 ACRES
LOTS 3-11 10230 SQ.FT. 0.23 ACRES
LOT 12 11035 SQ.FT. 0.25 ACRES

BLOCK 7
LOT 2 14051 SQ.FT. 0.32 ACRES
LOT 3 16220 SQ.FT. 0.37 ACRES
LOT 4 13026 SQ.FT. 0.30 ACRES
LOTS 5-8 10923 SQ.FT. 0.25 ACRES
LOT 9 10955 SQ.FT. 0.25 ACRES
LOT 10 11537 SQ.FT. 0.26 ACRES

BLOCK 8
LOT 1 8979 SQ.FT. 0.21 ACRES
LOTS 2-5 7800 SQ.FT. 0.18 ACRES
LOTS 6-7 8918 SQ.FT. 0.20 ACRES
LOTS 8-11 7800 SQ.FT. 0.18 ACRES
LOT 12 8979 SQ.FT. 0.21 ACRES

STATE OF TEXAS §

COUNTY OF NUECES §

I, _____ (NAME), OF _____, HEREBY CERTIFY THAT _____ IS THE HOLDER OF A LIEN ON THE LAND EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING MAP AND THAT WE APPROVE THE SUBDIVISION AND DEDICATION FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

BY: _____

TITLE: _____

STATE OF TEXAS §

COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____ (NAME),

_____ (TITLE), OF _____.

THIS THE ____ DAY OF _____, 20____.

NOTARY PUBLIC, IN AND FOR THE
STATE OF TEXAS

STATE OF TEXAS §

COUNTY OF NUECES §

THE FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE DEPARTMENT OF DEVELOPMENT SERVICES OF THE CITY OF CORPUS CHRISTI, TEXAS

RATNA POTTUMUTHU, P.E., LEED AP.
DEVELOPMENT SERVICES ENGINEER

DATE

STATE OF TEXAS §

COUNTY OF NUECES §

THE FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED ON BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS BY THE PLANNING COMMISSION.

THIS THE ____ DAY OF _____, 20____.

CHAIRMAN
PHILIP J. RAMIREZ, A.I.A., LEED AP

SECRETARY
DANIEL M. GRIMSBO, P.E., A.I.C.P.

STATE OF TEXAS §
COUNTY OF NUECES §

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE ____ DAY OF _____, 2015 WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THE DAY OF _____, 2015 AT O'CLOCK __.M. AND DULY RECORDED THE ____ DAY OF _____, 2015 AT ____ O'CLOCK __.M. IN THE MAP RECORDS OF SAID COUNTY IN VOLUME _____, PAGE _____, INSTRUMENT NUMBER _____.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT IN AND FOR SAID COUNTY AT OFFICE IN CORPUS CHRISTI, NUECES COUNTY, TEXAS, THE DAY AND YEAR LAST WRITTEN.

BY: _____
DEPUTY

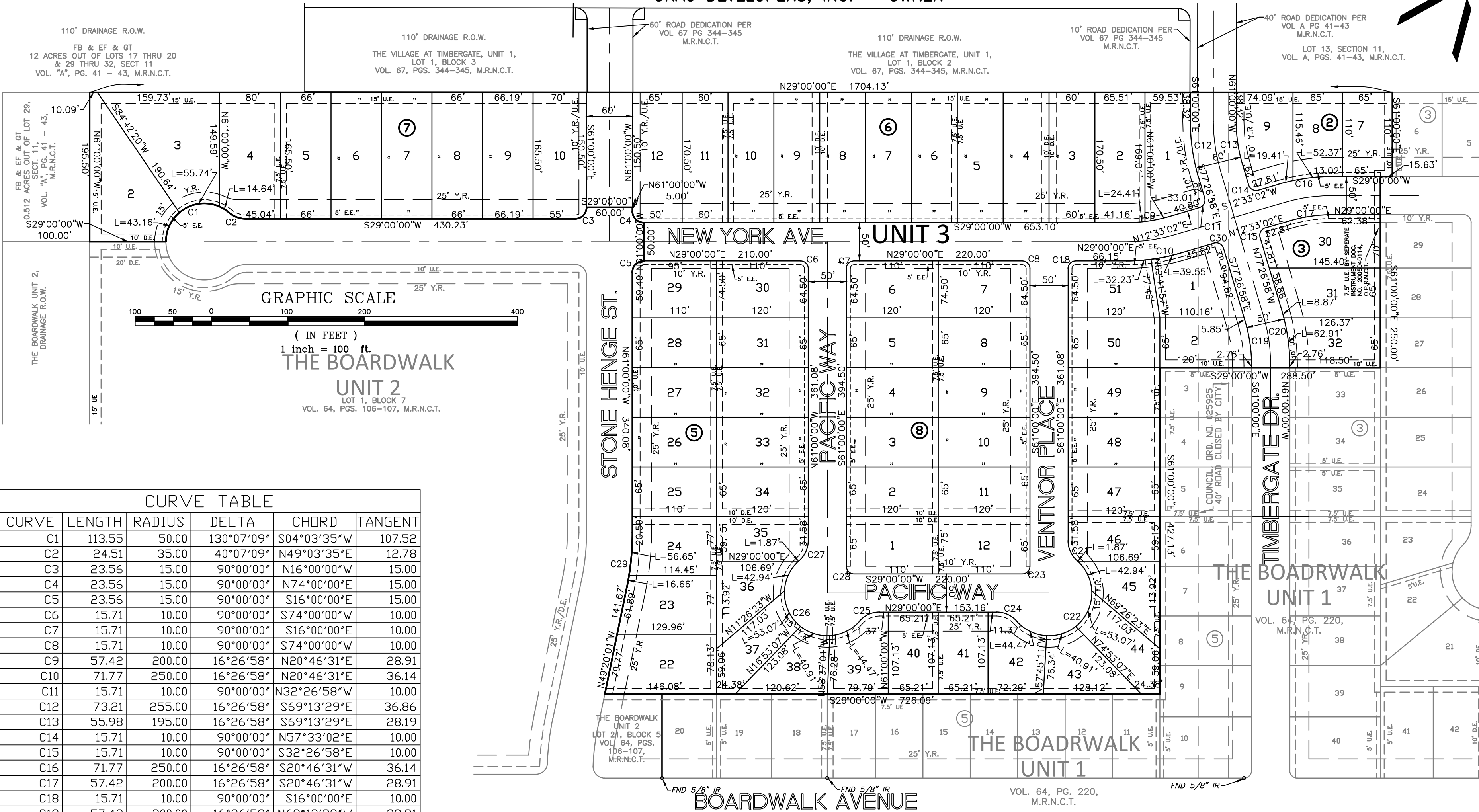
KARA SANDS
COUNTY COURT
NUECES COUNTY, TEXAS

PLOTDATE: 03-11-15 16:46 PM DRAWING NO: 14031 PLOTSCALE: 1:1 XREF: 14031-0-BASE

PLAT OF
**THE BOARDWALK
 UNIT 3**

BEING A TRACT SITUATED IN CORPUS CHRISTI,
 NUECES COUNTY, TEXAS, COMPRISED OF FLOUR
 BLUFF & ENCINAL FARM AND GARDEN TRACT
 17.667 ACS OUT OF LOTS 13, 20, 21 & 29,
 SECTION 11, VOL. "A", PGS. 41-43, M.R.N.C.T.

ONAC DEVELOPERS, INC. - OWNER



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	TANGENT
C1	113.55	50.00	130°07'09"	S04°03'35"W	107.52
C2	24.51	35.00	40°07'09"	N49°03'35"E	12.78
C3	23.56	15.00	90°00'00"	N16°00'00"W	15.00
C4	23.56	15.00	90°00'00"	N74°00'00"E	15.00
C5	23.56	15.00	90°00'00"	S16°00'00"E	15.00
C6	15.71	10.00	90°00'00"	S74°00'00"W	10.00
C7	15.71	10.00	90°00'00"	S16°00'00"E	10.00
C8	15.71	10.00	90°00'00"	S74°00'00"W	10.00
C9	57.42	200.00	16°26'58"	N20°46'31"E	28.91
C10	71.77	250.00	16°26'58"	N20°46'31"E	36.14
C11	15.71	10.00	90°00'00"	N32°26'58"W	10.00
C12	73.21	255.00	16°26'58"	S69°13'29"E	36.86
C13	55.98	195.00	16°26'58"	S69°13'29"E	28.19
C14	15.71	10.00	90°00'00"	N57°33'02"E	10.00
C15	15.71	10.00	90°00'00"	S32°26'58"E	10.00
C16	71.77	250.00	16°26'58"	S20°46'31"W	36.14
C17	57.42	200.00	16°26'58"	S20°46'31"W	28.91
C18	15.71	10.00	90°00'00"	S16°00'00"E	10.00
C19	57.42	200.00	16°26'58"	N69°13'29"W	28.91
C20	71.77	250.00	16°26'58"	N69°13'29"W	36.14
C21	29.78	35.00	48°45'01"	S85°22'31"E	15.86
C22	183.26	56.00	187°30'03"	N16°00'00"W	854.31
C23	15.71	10.00	90°00'00"	N16°00'00"W	10.00
C24	29.78	35.00	48°45'01"	S53°22'31"W	15.86
C25	29.78	35.00	48°45'01"	S04°37'29"W	15.86
C26	183.26	56.00	187°30'03"	N74°00'00"E	854.31
C27	29.78	35.00	48°45'01"	N36°37'29"W	15.86
C28	15.71	10.00	90°00'00"	N74°00'00"E	10.00
C29	73.30	360.00	11°40'00"	N55°10'00"W	36.78
C30	15.71	10.00	90°00'00"	S57°33'02"W	10.00

NOTE:
 FINISHED FLOOR ELEVATIONS WILL BE REQUIRED TO BE A
 MINIMUM OF 18" ABOVE THE HIGHEST POINT ON THE
 CENTERLINES OF THE ADJACENT ROADWAYS AS OVERFLOW
 PROTECTION

LEGEND

- D.R.N.C.T.
 M.R.N.C.T.
 D.E.
 I.R.
 R.O.W.
 U.E.
 Y.R.
 EE
- DEED RECORDS NUECES COUNTY, TEXAS
 MAP RECORDS NUECES COUNTY, TEXAS
 DRAINAGE EASEMENT
 IRON ROD
 RIGHT-OF-WAY
 UTILITY EASEMENT
 YARD REQUIREMENT
 ELECTRICAL EASEMENT (AEP)

PREPARED BY
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 CONSULTING ENGINEERS AND SURVEYORS
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