



VICINITY MAP
NOT TO SCALE

ZONE A

LOT 10A BLOCK 71
PADRE ISLAND-
CORPUS CHRISTI
SECTION 3
VOL. 40, PG 71
M.R.N.C.T.

1

RECORDED IN RECORDS

DR. CLOSED 09/10/68

COMMISSIONER'S COURT

VOL. 15, PG. 376

LOT 1A

LOT 9A & 9B BLOCK 71
PADRE ISLAND-
CORPUS CHRISTI
SECTION 3
VOL. 68, PG 246
/ M.R.N.C.T.

LOT 1A & 2A & ADJ ST TO LOT 1A &
LOTS 3A, 4A, 5A & 6A, BLOCK 1
PADRE ISLAND NO. 1
VOL. 13, PGS. 1-8 & 7
M.R.N.C.T.

$r=1892.01'$
 $a=70.04'$
 $cd=70.03'$
 $cb=N42^{\circ}18'43''W$
 $d=2^{\circ}07'16''$

ZONE B

GENERAL NOTES:

- 1) TOTAL PLATTED AREA CONTAINS 10,053.94 SQUARE FEET OF LAND OR 0.23 ACRES.
- 2) A 5/8" DIAMETER STEEL REBAR WAS FOUND AT EVERY CORNER, EXCEPT OTHERWISE SPECIFIED. ALL 5/8" REBAR WITH PLASTIC CAP MARKED TEXAS GEO TECH.
- 3) PER DOWD INSURANCE RATE MAP, MAP INDEX, COMMUNITY DEVELOPMENT NUMBER 48664-0405, DOWD REVISED SEPTEMBER 17, 1992, THE SUBJECT PROPERTY IS LOCATED IN ZONE 13, DEFINED AS AREAS OF 100 YEAR FLOOD, BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS DETERMINED. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY OF THE PAIR OF THE PROPERTY.
- 4) ALL BEARINGS AND DISTANCES ARE PER RECORDED PLAT VOLUME 38, PAGE 62-68 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS.
- 5) THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE LAGUNA MADRE. THE TCEO HAS CLASSIFIED THE AQUATIC LIFE FROM THE LAGUNA MADRE AS "EXCEPTIONAL" AND "OYSTER WATERS". TCEO ALSO HAS CATEGORIZED THE LAGUNA MADRE AS "CONTACT RECREATION" USE.
- 6) LOT 5, BLOCK 1 IS A NON-BUILDABLE LOT. IT IS DESIGNATED AS VEHICULAR AND RESTRICTION AGAINST EASEMENT AND UTILITY EASEMENT, FOR USE AS A PRIVATE STREET AND SIDEWALK, AND INSTALLATION OF UTILITIES, STREET, SIDEWALK, AND OTHER IMPROVEMENTS. WHEN SUCH ARE EXISTING, MAINTAINED, REPAIRED, AND REPLACED AS REQUIRED, BY THE HOMEOWNER'S ASSOCIATION.
- 7) LOTS 6 AND 7, BLOCK 1 ARE NON-BUILDABLE LOTS DESIGNATED FOR USE AS GREEN OR OPEN SPACE. THE GREEN SPACE AND ANY COMMON AMENITIES WHEN SUCH ARE EXISTING, MAINTAINED, REPAIRED, AND REPLACED AS REQUIRED, BY THE HOMEOWNER'S ASSOCIATION.
- 8) THE HOA, "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ISLAND BAY TOWNHOMES".

GRAPHIC SCALE

Scale: 1" = 20 feet

TEXAS GEO TECH
ENGINEERING & LAND SURVEYING, INC
5525 SOUTH STAPLES - SUITE B2
Corpus Christi, TX 78411
(361) 993-0808 Fax (361) 993-2955
JOB #: 150633

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.

This the_____ day of _____ 2016.

Phillip J. Ramirez, PE, LEED AP,
Chairman

Daniel M. McGINN, A.I.C.P.
Interim 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 _____ 2016.

Ratna Pottumuthu, PE, LEED AP,
Development Services Engineer

ISLAND BAY TOWNHOMES P.U.D.

Being a Replat of Lot 1-B, Block 1 Padre Island No. 1, as shown on the Map or Plat recorded in Volume 13, Pages 1-8, Map Records, Nueces County Texas, together with (now closed) street adajacent to said Lot 1-B by Commissioner's Court Minutes for September 10th, 1968, recorded Volume 15, Page 376, Commissioners Records, Nueces County, Texas.

STATE OF TEXAS
COUNTY OF NUECES

I, YUN-WONE HWANG, hereby certify that I am the owner of, property embraced within the boundaries of the foregoing plat of Lots 1, 2, 3, 4, 5, 6 and 7; that we have surveyed and subdivided as shown; that streets shown are dedicated 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 that this map was made for the purpose of description and dedication.

This the_____ day of _____ 2016.

YUN-WONE HWANG, owner

STATE OF TEXAS
COUNTY OF NUECES

This instrument was acknowledged before me by
YUN-WONE HWANG.

This the _____ day of _____ 2016.

Notary Public in and for the State of Texas

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 _____, 2016, at _____ o'clock _____ M. and duly recorded the _____ day of _____, 2016, at _____ o'clock _____ M. in said County in Volume _____, Page _____, Map Records.

No. _____
 Filed for Record

By: _____
 Deputy
 Kara Sands,
 Clerk County Court
 Nueces County, Texas

At _____ o'clock _____ M.
_____ 2016

STATE OF TEXAS
COUNTY OF NUECES

I, Jarrel L. Moore, a registered professional land surveyor for Texas Geo Tech Land Surveying, Inc. hereby certify that the foregoing plat was prepared from a survey made on the ground under my direct supervision and is true and correct to the best of my knowledge and belief; That Texas Geo Tech Land Surveying Inc. has been engaged under contract to set all Lot and Block corners and complete such operation without delay.

This the_____ day of _____ 2016.

Registered Professional Land Surveyor No. 4854