

STATE OF TEXAS
COUNTY OF NUECES

I do hereby certify that PLAINSCAPITAL BANK is the holder of a lien on the land shown on the foregoing map of which ARUBA BAY RESORT, LLC is the owner, and we approve of the subdivision and dedication for the purposes and considerations therein expressed.

This the _____ day of _____, 201__.

By: _____,
NAME TITLE

SIGNATURE

STATE OF TEXAS
COUNTY OF NUECES

This instrument was acknowledged before me by _____ of PLAINSCAPITAL BANK, proven to me to be the person whose signature is made on the foregoing instrument of writing, and he acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity stated.

Given under my hand and seal of office, this the _____ day of _____, 201__.

Notary Public

STATE OF TEXAS
COUNTY OF NUECES

I do hereby certify that OCEAN 6440, LTD. is the holder of a lien on the land shown on the foregoing map of which ARUBA BAY RESORT, LLC is the owner, and we approve of the subdivision and dedication for the purposes and considerations therein expressed.

This the _____ day of _____, 201__.

By: _____,
NAME TITLE

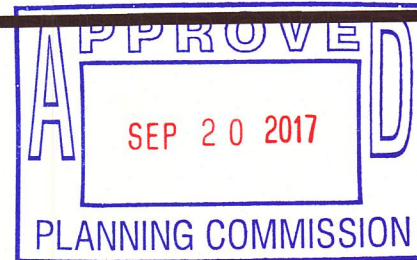
SIGNATURE

STATE OF TEXAS
COUNTY OF NUECES

This instrument was acknowledged before me by _____ of OCEAN 6440, LTD., proven to me to be the person whose signature is made on the foregoing instrument of writing, and he acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity stated.

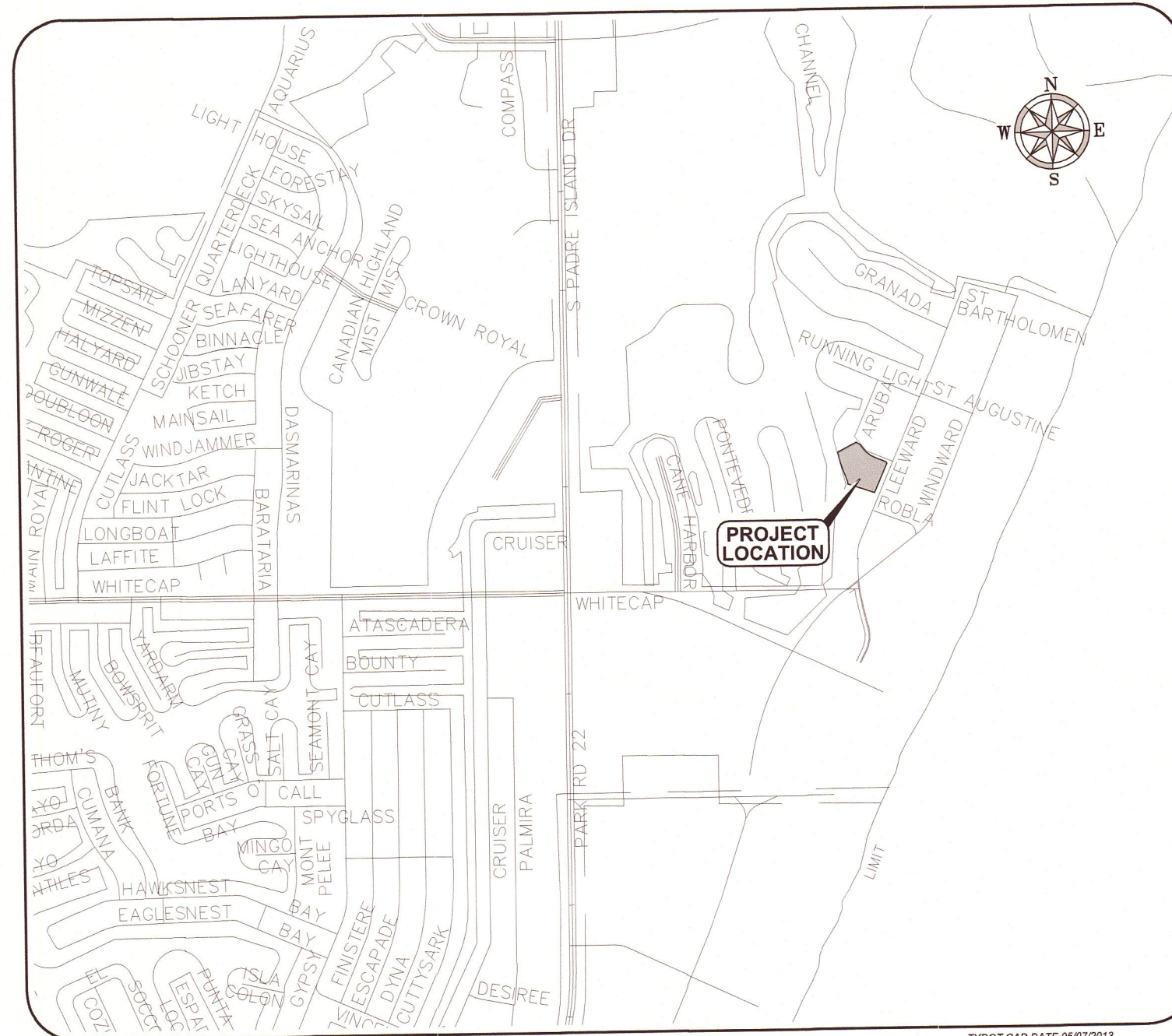
Given under my hand and seal of office, this the _____ day of _____, 201__.

Notary Public



PLAT OF ARUBA P.U.D.

BEING ALL OF LOTS 17, 18, 19, AND 20, PADRE ISLAND-CORPUS CHRISTI SECTION C, OF VOLUME 34, PAGE 133 M.R.N.C.T. AND ALL OF LOTS 1 AND 2, BLOCK 1, PADRE ISLAND-CORPUS CHRISTI SECTION E, OF VOLUME 38, PAGES 25-26, M.R.N.C.T. AND CONTAINING 3.65 ACRES



LOCATION MAP
NOT TO SCALE

STATE OF TEXAS
COUNTY OF _____

I, ARUBA BAY RESORT, LLC, do hereby certify that I am the owner of the lands embraced within the boundaries of the foregoing map; easements shown hereon are hereby dedicated to the public for the installation, operation and maintenance of public utilities.
This the _____ day of _____, 201__.

By: _____
Alex Harris, Owner

STATE OF TEXAS
COUNTY OF _____

This instrument was acknowledged before me by ARUBA BAY RESORT, LLC, proven to me to be the person whose signature is made on the foregoing instrument of writing, and he acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity stated.
Given under my hand and seal of office, this the _____ day of _____, 201__.

Notary Public
My commission expires: _____

STATE OF TEXAS
COUNTY OF NUECES

This plat of Aruba P.U.D., approved by the Department of Development Services of the City of Corpus Christi, Texas, this the _____ day of _____, 201__.

Ratna Pottumuthu, P.E., LEED AP
Development Services Engineer

STATE OF TEXAS
COUNTY OF NUECES

This plat of Aruba P.U.D., approved by the Planning Commission on the behalf of the City of Corpus Christi, Texas, this the _____ day of _____, 201__.

Eric Villarreal, P.E.
Chairman

William J. Green, P.E.
Interim Secretary

STATE OF TEXAS
COUNTY OF NUECES

I, Kara Sands, Clerk of the County Court in and for said Nueces County, Texas, hereby certify that the foregoing map of the plat of Aruba P.U.D., dated the _____ day of _____, 201__, with its certificate of authentication was filed for record in my office this the _____ day of _____, 201__, at _____ o'clock ____M. and duly recorded in Volume _____, Page _____, Map Records of Nueces County, Texas.

Witness my hand and seal of said Court at office in Corpus Christi, Texas, this the _____ day of _____, 201__.

No. _____

Filed for record
At _____ o'clock ____M.
_____, 201__.

Kara Sands
County Clerk
Nueces County, Texas

By: _____
Deputy

STATE OF TEXAS
COUNTY OF NUECES

I, Stacey King Mora, Registered Professional Land Surveyor, hereby certify that this survey map was prepared from an actual on the ground survey made under my direction and supervision, and represents the facts found at the time of survey, and that this survey substantially complies with the current standards adopted by the Texas Board of Professional Land Surveying.

Stacey King Mora
Registered Professional Land Surveyor
Texas Registration No. 6166

Hanson Professional Services, Inc.

Date: _____

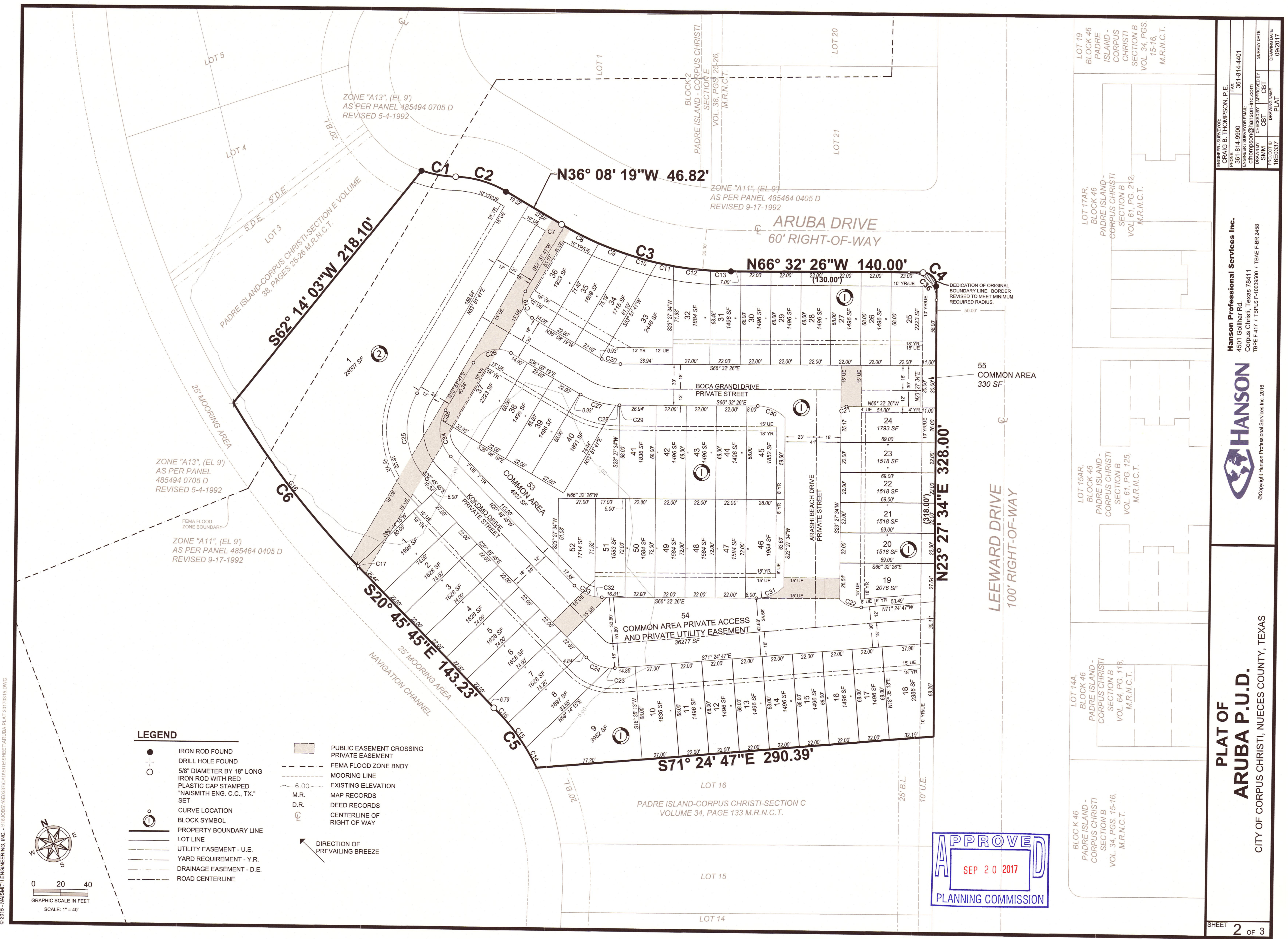
Hanson Professional Services Inc.
4501 Goliard Rd.
Corpus Christi, Texas 78411
TAFE F-417 / TPLS F-1009500 / TBAE F-BR 2468



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PLAT OF
ARUBA P.U.D.
CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS

© 2015 - NASHSMITH ENGINEERING, INC. - 1116 JONES / 180337 / CAD SITE SHEET / ARUBA PLAT 20170315.DWG



PLAT OF
ARUBA P.U.D.
CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS

HANSON
Professional Services Inc.
4501 Goliard Rd.
Corpus Christi, Texas 78411
TYPE F-17 / TPLS F-1039500 / TBAE F-8R 2458
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ENGINEER SURVEYOR
CRAIG B. THOMPSON, P.E.
PHONE: 361-814-9900
FAX: 361-814-4401
ENGINEER/SURVEYOR EMAIL: cthompson@hanson-inc.com
DRAWN BY: CHECKED BY: APPROVED BY: SURVEY DATE:
C.B.T. C.B.T. C.B.T. C.B.T.
PROJECT NO. 180337
DRAWING NAME PLAT
DATE 09/20/17

APPROVED
SEP 20 2017
PLANNING COMMISSION

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	25.03	80.00	17.93	S56° 28' 35"E	24.93
C2	39.04	76.34	29.30	N50° 47' 21"W	38.62
C3	130.00	245.02	30.40	S51° 20' 20"E	128.48
C4	15.71	10.00	90.00	N21° 32' 26"W	14.14
C5	54.07	150.58	20.57	N12° 24' 17"W	53.78
C6	150.39	667.77	12.90	S14° 18' 46"E	150.07
C7	2.50	245.02	0.58	S36° 25' 53"E	2.50
C8	28.08	245.02	6.57	S40° 00' 23"E	28.06
C9	22.33	245.02	5.22	S45° 54' 01"E	22.32
C10	22.79	245.02	5.33	S51° 10' 32"E	22.78
C11	12.10	245.02	2.83	S55° 15' 15"E	12.09
C12	27.20	245.02	6.36	S59° 50' 55"E	27.19
C13	15.01	243.24	3.54	S64° 47' 24"E	15.01
C14	16.61	150.58	6.32	N5° 16' 38"W	16.60
C15	22.24	150.58	8.46	N12° 40' 06"W	22.22
C16	15.22	150.58	5.79	N19° 47' 45"W	15.22
C17	0.56	667.77	0.05	N20° 44' 27"W	0.56
C18	149.83	667.77	12.86	N14° 17' 20"W	149.52
C19	21.99	14.00	90.00	N8° 51' 41"E	19.80
C20	13.80	26.00	30.40	N51° 20' 23"W	13.63
C21	4.12	10.00	23.58	S78° 19' 47"E	4.09
C22	17.21	20.00	49.30	S46° 45' 48"E	16.68
C23	4.25	26.00	9.36	S66° 44' 05"E	4.24
C24	18.74	26.00	41.29	S41° 24' 34"E	18.34
C25	67.73	52.00	74.62	S16° 32' 58"W	63.04
C26	31.42	20.00	90.00	S81° 08' 19"E	28.28
C27	27.12	56.00	27.74	S50° 00' 39"E	26.85
C28	2.54	56.00	2.60	S65° 10' 55"E	2.54
C29	0.06	56.00	0.06	S66° 30' 39"E	0.06
C30	22.28	28.00	45.58	S43° 44' 54"E	21.69
C31	22.28	28.00	45.58	N89° 19' 59"W	21.69
C32	5.22	28.00	10.67	S61° 12' 16"E	5.21
C33	17.16	28.00	35.11	S38° 18' 55"E	16.89
C34	28.71	28.00	58.74	N8° 36' 32"E	27.47
C35	7.76	28.00	15.88	N45° 55' 15"E	7.74
C36	31.42	20.00	90.00	S21° 32' 26"E	28.28

ARUBA PUD GENERAL NOTES

1. TOTAL PLATTED AREA CONTAINS 3.65 ACRES OF LAND INCLUDING PRIVATE STREET.
2. ALL BEARINGS ARE GRID BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM FOR THE LAMBERT SOUTH ZONE (NAD 1983). ELEVATIONS ARE BASED ON NGVD29.
3. A 5/8" DIAMETER BY 18" LONG IRON ROD WITH RED PLASTIC CAP STAMPED "NAISMITH ENG. C.C., TX." WILL BE SET AT ALL PLAT CORNERS, BLOCK CORNERS, LOT CORNERS, POINTS OF CURVATURE, AND POINTS OF TANGENCY, UNLESS OTHERWISE NOTED.
4. THIS SURVEYOR CANNOT CERTIFY AS TO UN-RECORDED EASEMENTS AND/OR RIGHT-OF-WAY THAT MAY IMPACT THE SUBJECT PROPERTY AND ARE NOT VISIBLE AND APPARENT. CAUTION MUST BE TAKEN WITH PIPELINE MARKERS INDICATING BURIED LINES NOT ON RECORD.
5. THE YARD REQUIREMENTS ARE AS DEPICTED AND BASED ON THE PUD.
6. NEW CONSTRUCTION IN A SPECIAL FLOOD HAZARD AREA, AS DEFINED BY FEMA, MUST HAVE A MINIMUM FIRST FLOOR ELEVATION FOR HABITABLE LIVING SPACE AT OR ABOVE THE BASE FLOOD ELEVATION (BFE) PER THE CURRENT APPLICABLE FLOOD INSURANCE RATE MAP (FIRM), OR 18 INCHES ABOVE THE LOWEST ADJACENT TOP OF CURB (OR CROWN OF ROAD IF UNCURBED), WHICHEVER IS HIGHER.
7. RECEIVING WATERS:

THE RECEIVING WATER 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". THE TCEQ HAS ALSO CATEGORIZED THE LAGUNA MADRE RECEIVING WATER AS "CONTACT RECREATION" USE.
9. FEMA INFORMATION:

PLOTTING THE PROPERTY BY SCALE ON EFFECTIVE FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NO. 485464 0405D, MAP REVISED SEPTEMBER 17, 1992, INDICATES THE PROPERTY IS LOCATED IN FLOOD ZONE A11 (WITH ELEVATION OF 9'), AND ON COMMUNITY-PANEL NO. 485494 0705D, MAP REVISED MAY 4, 1992, INDICATES THE PROPERTY IS LOCATED IN FLOOD ZONE A13 (WITH ELEVATION OF 9'), DEFINED AS AREAS OF 100-YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS DETERMINED.
10. IMPROVEMENTS

10.1. LOTS:

10.1.1.A. SINGLE-FAMILY - 52 (LOTS 1-52, BLOCK 1)

10.1.1.B. COMMON AREA - 3 (LOTS 53-55, BLOCK 1; 41,434 SF)

10.1.1.B.A. BLOCK 1, LOT 54 - PRIVATE STREET SHALL BE USED AS ACCESS AND UTILITY EASEMENT AND MAINTAINED BY HOME OWNERS ASSOCIATION.

10.1.1.C. COMMERCIAL - 1 (LOT 1, BLOCK 2; NOT OWNED BY HOME OWNERS ASSOCIATION)
11. ALL ROADS, SANITARY SEWER LINES, AND COMMON AREAS WITHIN PRIVATE EASEMENTS WILL BE PRIVATE AND ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. THE CITY HAS NO OBLIGATION OR INTENTION TO EVER ACCEPT SUCH STREETS AS PUBLIC RIGHT-OF-WAY.
12. THE HOME OWNERS ASSOCIATION AGREES TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGE TO:

A. PRIVATE STREETS REASONABLY USED BY GOVERNMENT VEHICLES

B. INJURES OR DAMAGES TO OTHER PERSONS, PROPERTIES OR VEHICLES CLAIMED AS A RESULT OF STREET DESIGN OR CONSTRUCTION
13. THE HOME OWNER'S ASSOCIATION NAME IS:
14. THE HOA RESTRICTIONS AND REGULATIONS DOCUMENT NUMBER IS .
15. REPLACEMENT COSTS OF THE PRIVATE SIDEWALK AND OTHER AMENITIES WITHIN A PUBLIC UTILITY EASEMENT SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION.
16. THE ARUBA PUD ORDINANCE NUMBER IS XXXX-XX.
17. VEHICULAR ACCESS SHALL BE PROHIBITED ONTO LOTS 18-25 AND 55, BLOCK 1 FROM LEEWARD DR. AND LOTS 25-36, BLOCK 1 FROM ARUBA DR.



PLAT OF
ARUBA P.U.D.
CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS



Hanson Professional Services Inc.
4501 Goliath Rd.
Corpus Christi, Texas 78411
TBE F-417 / TBLPS F-1003900 / TBAE F-BR 2458

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DATE:	16E0337	DRAWING NAME:	PLAY
SURVEY DATE:		09/20/17	