FINAL PLAT OF: PADRE ISLAND-CORPUS CHRISTI SECTION E STATE OF TEXAS COUNTY OF NUECES BLOCK 2 - LOT 19R WE, MARIO A. MARTINEZ HOLDINGS, LLC., HEREBY CERTIFIES THAT WE HAD SAID LAND SURVEYED AND SUBDIVIDED AS SHOWN; THAT ALL EASEMENTS ARE DEDICATED TO THE BEING A RE-PLAT OF LOTS 19, 20 AND 21 - BLOCK 2 RECORDED IN VOLUME 38, PAGES 25-26 MAP RECORDS OF NUECES COUNTY, TEXAS. PUBLIC FOR THE INSTALLATION, OPERATION, AND USE OF PUBLIC UTILITIES; THAT THIS MAP WAS MADE FOR THE PURPOSE OF DESCRIPTION AND DEDICATION. LOT 20 - BLOCK 2 LEEWARD BAY P.U.B. VOLUME 68, PAGES 99-100M.R.N.C.T. LOT 7 - BLOCK THIS THE_____ DAY OF _____ 2020. LEEWARD BAY P.U.B. VOLUME 68, PAGES / 99-100M.R.N.C.T. FOUND 5/8" I.R LEEWARD BAY P.U.B. LOT 3 - BLOCK 2 PADRE ISLAND-CORPUS CHRISTI SECTION E VOLUME 38, PAGES 25-26 M.R.N.C.T. LOT 21 - BLOCK 2 LEEWARD BAY P.U.B. VOLUME 68, PAGES 99-100M.R.N.C.T. MARIO A. MARTINEZ, OWNER VOLUME 68, PAGES 99-100M.R.N.C.T. /LOT 9 - BLOCK 2 LEEWARD BAY P.U.B. LOCATION MAP VOLUME 68. PAGES / LOT 22 - BLOCK 2 LEEWARD BAY P.U.B. NOT TO SCALE __99-100M.R.N.C.T. FOUND 5/8 VOLUME 68, PAGES 99-100M.R.N.C.T. \$66.29'49"E LOT 30 — BLCOK 2 COMMON AREA LEEWARD BAY P.U.B. VOLUME 68, PAGES LOT 2 - BLOCK 2 PADRE ISLAND-CORPUS CHRISTI SECTION E VOLUME 38, PAGES 25-26 M.R.N.C.T. **GENERAL NOTES:** 1) THE TOTAL PLATTED AREA CONTAINS 0.79 ACRES OF LAND. 2) A 5/8" DIAMETER STEEL REBAR WAS SET AT EVERY CORNER, EXCEPT OTHERWISE SPECIFIED. 3) PER FLOOD INSURANCE RATE MAP, MAP INDEX, STATE OF TEXAS COMMUNITY-PANEL NUMBER 485494-0705D, MAP COUNTY OF NUECES REVISED MAY 4, 1992, THE SUBJECT PROPERTY IS LOCATED IN ZONE AE (9'), BASE FLOOD THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME MARIO ELEVATION DETERMINE. A. MARTINEZ F9UND 5/8" 4) ALL BEARINGS AND DISTANCES REFER TO THE 45.00° TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE. THIS THE_____ DAY OF _____ 2020. PADRE ISLAND-CORPUS CHRISTI SECTION E VOLUME 38, PAGES 25-26 5) 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" TCEQ ALSO CATEGORIZED THE LAGUNA MADRE AS "CONTACT RECREATION" USE. NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS LOT 19R - BLOCK 2 0.79 Acres. 6) THE YARD REQUIREMENT, AS DEPICTED, IS A 34233.49 Sq.ft. REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE. 7) PROPOSED DRIVEWAY ACCESS TO A PUBLIC CITY STREET SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS OUTLINED IN ARTICLE 7 OF THE 8) IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE STATE OF TEXAS REGULATION WILL BE REQUIRED DURING THE COUNTY OF NUECES BUILDING PERMIT PHASE. THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED ON BEHALF SET 5/8" OF THE CITY OF CORPUS CHRISTI, TEXAS BY THE DEPARTMENT OF DEVELOPMENT r=185.00' a=24.47' OUND 5/8" I.R. THIS THE_____ DAY OF _____ 2020. cd=24.45' cb=N64°01'10"W d= 7°34'40" JALAL SALEH P.E. DEVELOPMENT SERVICES ENGINEER EARUBA DRIVE OUND 5/8" I.R. GRAPHIC SCALE FOUND 5/8" r=10.00' a=15.35' 30' cb=S66°18'26"W d= 87°56'50" Scale: 1" = 30' feet STATE OF TEXAS STATE OF TEXAS STATE OF TEXAS COUNTY OF NUECES COUNTY OF NUECES COUNTY OF NUECES I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED ON BEHALF I, JARREL L. MOORE, A REGISTERED PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY THAT THE TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE _____ DAY OF ______, 2020, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF ______, 2020, AT _____ O'CLOCK ____M. AND DULY RECORDED THE _____ DAY OF ______, PAGE _____, MAP RECORDS NUECES COUNTY, TEXAS. APPROVED ON BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS PLANNING FOREGOING PLAT WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IS TRUE AND CORRECT; THAT I HAVE BEEN ENGAGED UNDER CONTRACT TO SET ALL LOT AND BLOCK CORNERS AND COMPLETE SUCH OPERATIONS WITHOUT DELAY. THIS THE_____ DAY OF _____ 2020. THIS THE XXXXXXXX 2020. JEREMY BAUGH KARA SANDS, COUNTY CLERK NUECES COUNTY, TEXAS CHAIRMAN JARREL L. MOORE AT _____ O'CLOCK ____M. REGISTERED PROFESSIONAL LAND SURVEYOR LICENSE NO. 4854 _____, 2020 BY:______DEPUTY AL RAYMOND III. AIA SECRETARY

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TEXAS GEO TECH LAND SURVEYING, INC 5525 S. STAPLES ST. SUITE B2 Corpus Christi, TX 78411 (361) 993-0808 Fax (361) 993-2955 JOB # 201027 SEPTEMBER 23, 2020