

PLAT OF  
SMUGGLER'S COVE, P.U.D.

BEING A REPLAT OF LOT 1, 2, 3 & 4, BLOCK 52, PADRE ISLAND-CORPUS CHRISTI, SECTION A, A MAP OF WHICH  
IS RECORDED IN VOLUME 33, PAGES 97 THRU 99, M.R.N.C., TEXAS AND CONTAINING 2.13 ACRES OF LAND

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

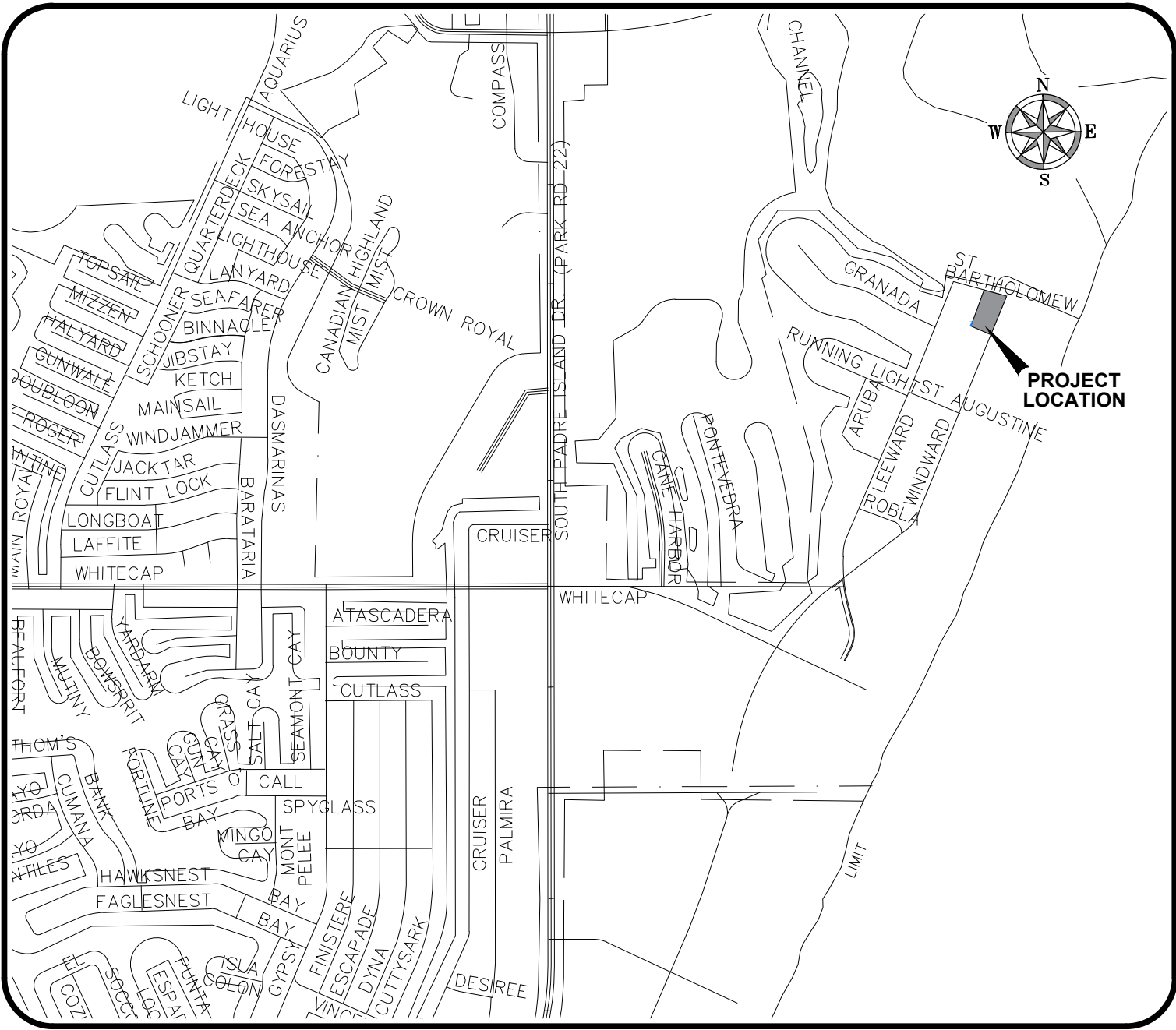
I, Willard H. Hammonds II, President for Ocean Harbor II, LLC, do hereby certify  
that I am the owner of the lands embraced within the boundaries of the foregoing  
map; easements and streets shown hereon are hereby dedicated to the public  
for the installation, operation and maintenance of public utilities.  
This the \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_.

By: \_\_\_\_\_  
Willard H. Hammonds II, President

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me by Willard H. Hammonds II,  
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  
\_\_\_\_\_, 202\_\_.

Notary Public  
My commission expires: \_\_\_\_\_



LOCATION MAP  
NOT TO SCALE

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: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF NUECES

This plat of Smuggler's Cove, P.U.D., approved by the Department of  
Development Services of the City of Corpus Christi, Texas, this the \_\_\_\_\_ day  
of \_\_\_\_\_, 202\_\_.

Brett Flint, P.E.  
Development Services Engineer

STATE OF TEXAS  
COUNTY OF NUECES

This plat of Smuggler's Cove, P.U.D., approved by the Planning Commission on  
the behalf of the City of Corpus Christi, Texas, this the \_\_\_\_\_ day of  
\_\_\_\_\_, 202\_\_.

Jeremy Baugh  
Chairman

Al Raymond III, A.I.A.  
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 Smuggler's Cove, P.U.D.,  
dated the \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_, with its certificate of  
authentication was filed for record in my office this the \_\_\_\_\_ day of  
\_\_\_\_\_, 202\_\_, 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 \_\_\_\_\_, 202\_\_.

No. \_\_\_\_\_  
Kara Sands  
County Clerk  
Nueces County, Texas

Filed for record  
At \_\_\_\_\_ o'clock \_\_.M.  
\_\_\_\_\_, 202\_\_.

By: \_\_\_\_\_  
Deputy

|                   |              |                  |                         |
|-------------------|--------------|------------------|-------------------------|
| ENGINEER/SURVEYOR | STACEY MORA  | FAX              | 361-814-9900            |
| PHONE             | 361-814-4401 | PRINTER/SURVEYOR | SMUGGLER'S COVE, P.U.D. |
| PROJECT           | MTG          | CITY             | CBT                     |
| DRAWING NAME      | PLAT         | DRAWING DATE     | 200114                  |
| SURVEY DATE       | 2015         | DATE             | 06/01/2021              |

Hanson Professional Services Inc.  
4501 Gollhar Rd.  
Corpus Christi, Texas 78411  
TBPPE F-417 / TBPPLS F-10039500 / TBAE F-BR 2458



FINAL PLAT  
SMUGGLER'S COVE, P.U.D.  
CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS



PLAT OF  
SMUGGLER'S COVE P.U.D.

BEING A REPLAT OF LOT 1, 2, 3 & 4, BLOCK 52, PADRE ISLAND-CORPUS CHRISTI, SECTION A, A MAP OF WHICH IS RECORDED IN VOLUME 33, PAGES 97 THRU 99, M.R.N.C., TEXAS AND CONTAINING 2.13 ACRES OF LAND

NOTES:

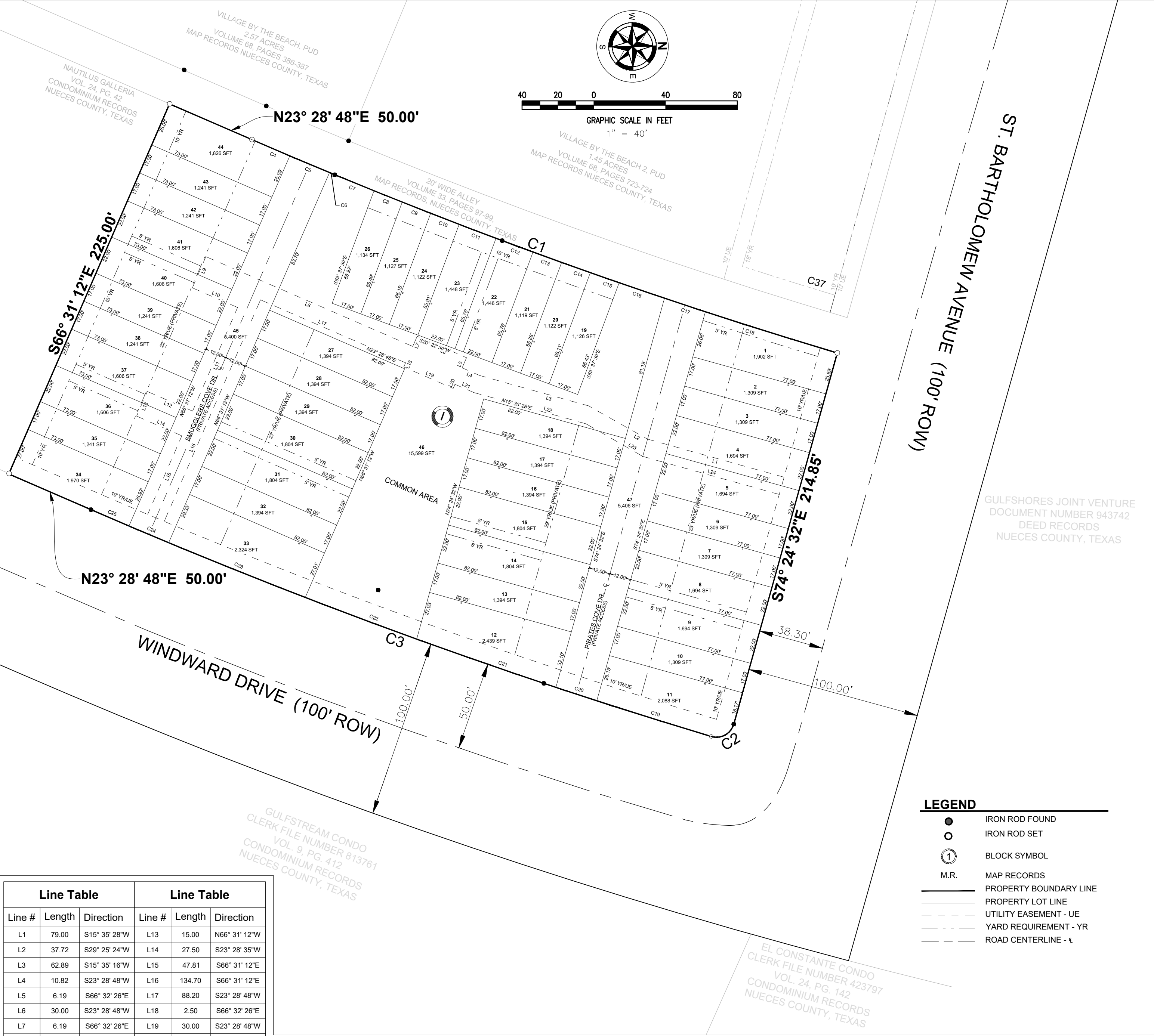
- TOTAL PLATTED AREA CONTAINS 2.13 ACRES OF LAND, INCLUDING PRIVATE STREETS.
- COMMON AREA = 28,376 SF
- PER FLOOD INSURANCE RATE MAP, MAP INDEX COMMUNITY-PANEL NUMBER 4854640405D, MAP REVISED SEPTEMBER 17, 1992, THE SUBJECT PROPERTY IS LOCATED IN ZONE B, DEFINED AS AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.
- THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE ENGINEER OR SURVEYOR.
- ALL BEARINGS ARE GRID BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM FOR THE LAMBERT SOUTH ZONE (NAD83). ELEVATIONS ARE BASED ON NGVD29, GEOID09.
- 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.
- BLOCK 1, LOTS #45, #46 & #47 - COMMON AREA WILL BE MAINTAINED BY HOME OWNERS ASSOCIATION.
- BLOCK 1, LOTS #45 & #47 - NON BUILDABLE LOT: PRIVATE STREET SHALL BE USED AS ACCESS AND UTILITY EASEMENT AND MAINTAINED BY HOME OWNERS ASSOCIATION. THE CITY HAS NO OBLIGATION OR INTENTION TO EVER ACCEPT SUCH STREETS AS PUBLIC RIGHT-OF-WAY. THE RESTRICTIVE COVENANTS SHALL BE RECORDED PRIOR TO ISSUANCE OF THE FIRST BUILDING PERMIT FOR THE SUBDIVISION. DOCUMENT NUMBER
- ALL ROADS AND SANITARY SEWER LINES WILL BE PRIVATE AND ARE TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION. THE HOME OWNERS ASSOCIATION AGREES TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGE TO:
  - PRIVATE STREETS REASONABLY USED BY GOVERNMENT VEHICLES.
  - INJURIES OR DAMAGES TO OTHER PERSONS, PROPERTIES OR VEHICLES CLAIMED AS A RESULT OF STREET DESIGN OR CONSTRUCTION.
- REPLACEMENT COSTS OF THE PRIVATE SIDEWALK AND OTHER AMENITIES WITHIN A PUBLIC UTILITY EASEMENT SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION.
- THE YARD REQUIREMENTS, AS DEPICTED, ARE DEVIATIONS OF THE UNIFIED DEVELOPMENT CODE AS PER APPROVED PUD AND ORDINANCE #032384.
- RECEIVING WATERS: THE RECEIVING WATERS FOR THE STORMWATER RUNOFF FOR THIS PROJECT IS THE GULF OF MEXICO. THE T.C.E.Q. HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE GULF OF MEXICO AS "EXCEPTIONAL" AND "OYSTER WATERS". THE T.C.E.Q. ALSO CATEGORIZED THE GULF OF MEXICO AS "CONTACT RECREATION".

Curve Table

| Curve # | Length | Radius  | Chord Direction | Chord Length |
|---------|--------|---------|-----------------|--------------|
| C1      | 347.58 | 2890.00 | N20° 02' 04"E   | 347.37       |
| C2      | 15.90  | 10.00   | S28° 51' 10"E   | 14.28        |
| C3      | 368.36 | 3115.00 | S20° 05' 32"W   | 368.15       |
| C4      | 23.00  | 2817.64 | N23° 15' 08"E   | 23.00        |
| C5      | 24.00  | 9339.88 | N22° 47' 09"E   | 24.00        |
| C6      | 3.18   | 2890.00 | N22° 30' 59"E   | 3.18         |
| C7      | 23.61  | 2890.00 | N22° 15' 04"E   | 23.61        |
| C8      | 17.00  | 2890.00 | N21° 50' 54"E   | 17.00        |
| C9      | 17.00  | 2890.00 | N21° 30' 41"E   | 17.00        |
| C10     | 17.00  | 2890.00 | N21° 10' 27"E   | 17.00        |
| C11     | 22.00  | 2890.00 | N20° 47' 15"E   | 22.00        |
| C12     | 22.00  | 2890.00 | N20° 21' 05"E   | 22.00        |
| C13     | 17.00  | 2890.00 | N19° 57' 53"E   | 17.00        |
| C14     | 17.00  | 2890.00 | N19° 37' 40"E   | 17.00        |
| C15     | 17.00  | 2890.00 | N19° 17' 26"E   | 17.00        |
| C16     | 26.70  | 2890.00 | N18° 51' 27"E   | 26.70        |
| C17     | 24.04  | 2890.00 | N18° 21' 16"E   | 24.04        |
| C18     | 77.03  | 2890.00 | N17° 21' 09"E   | 77.03        |
| C19     | 66.83  | 3115.00 | N17° 19' 09"E   | 66.83        |
| C20     | 24.02  | 3115.00 | N18° 09' 17"E   | 24.02        |
| C21     | 82.16  | 3115.00 | N19° 07' 52"E   | 82.16        |
| C22     | 66.30  | 3115.00 | N20° 29' 47"E   | 66.30        |
| C23     | 82.04  | 3115.00 | N21° 51' 39"E   | 82.03        |
| C24     | 24.00  | 3115.00 | N22° 50' 09"E   | 24.00        |
| C25     | 23.01  | 3115.00 | N23° 16' 06"E   | 23.01        |

LEGEND

- IRON ROD FOUND
- IRON ROD SET
- BLOCK SYMBOL
- M.R. MAP RECORDS
- PROPERTY BOUNDARY LINE
- PROPERTY LOT LINE
- UTILITY EASEMENT - UE
- YARD REQUIREMENT - YR
- ROAD CENTERLINE - c



| Line Table |        |               | Line Table |        |               |
|------------|--------|---------------|------------|--------|---------------|
| Line #     | Length | Direction     | Line #     | Length | Direction     |
| L1         | 79.00  | S15° 35' 28"W | L13        | 15.00  | N66° 31' 12"W |
| L2         | 37.72  | S29° 25' 24"W | L14        | 27.50  | S23° 28' 35"W |
| L3         | 62.89  | S15° 35' 16"W | L15        | 47.81  | S66° 31' 12"E |
| L4         | 10.82  | S23° 28' 48"W | L16        | 134.70 | S66° 31' 12"E |
| L5         | 6.19   | S66° 32' 26"E | L17        | 88.20  | S23° 28' 48"W |
| L6         | 30.00  | S23° 28' 48"W | L18        | 2.50   | S66° 32' 26"E |
| L7         | 6.19   | S66° 32' 26"E | L19        | 30.00  | S23° 28' 48"W |
| L8         | 125.70 | S23° 28' 48"W | L20        | 2.50   | S66° 32' 26"E |
| L9         | 19.00  | N66° 31' 12"W | L21        | 11.50  | S23° 28' 48"W |
| L10        | 27.50  | S23° 28' 35"W | L22        | 64.82  | S15° 35' 16"W |
| L11        | 63.00  | S66° 31' 12"E | L23        | 36.52  | S29° 53' 26"W |
| L12        | 27.50  | S23° 28' 35"W | L24        | 79.00  | S15° 35' 28"W |

FINAL PLAT

SMUGGLER'S COVE P.U.D.  
CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS

Hanson Professional Services Inc.  
4501 Gollinar Rd.  
Corpus Christi, Texas 78411  
TBP# F-417 / TBP# F-10039500 / TBAE F-BR 2458



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|---|--------------|--------------|--|--------------|
| ENGINEER / SURVEYOR:<br><b>STACEY MORA</b>                |              | PLAT         |  | 200114       |
| PHONE:  | 361-814-9900 | DRAWING NAME |  | DRAWING DATE |
| FAX:  | 361-814-4401 | CBT          |  | 06/01/2021   |
| ENGINEER / SURVEYOR EMAIL:<br><b>SMORA@HANSON-INC.COM</b> |              | CBT          |  |              |
| DRAWN BY  | CHECKED BY   | APPROVED BY  |  |              |
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