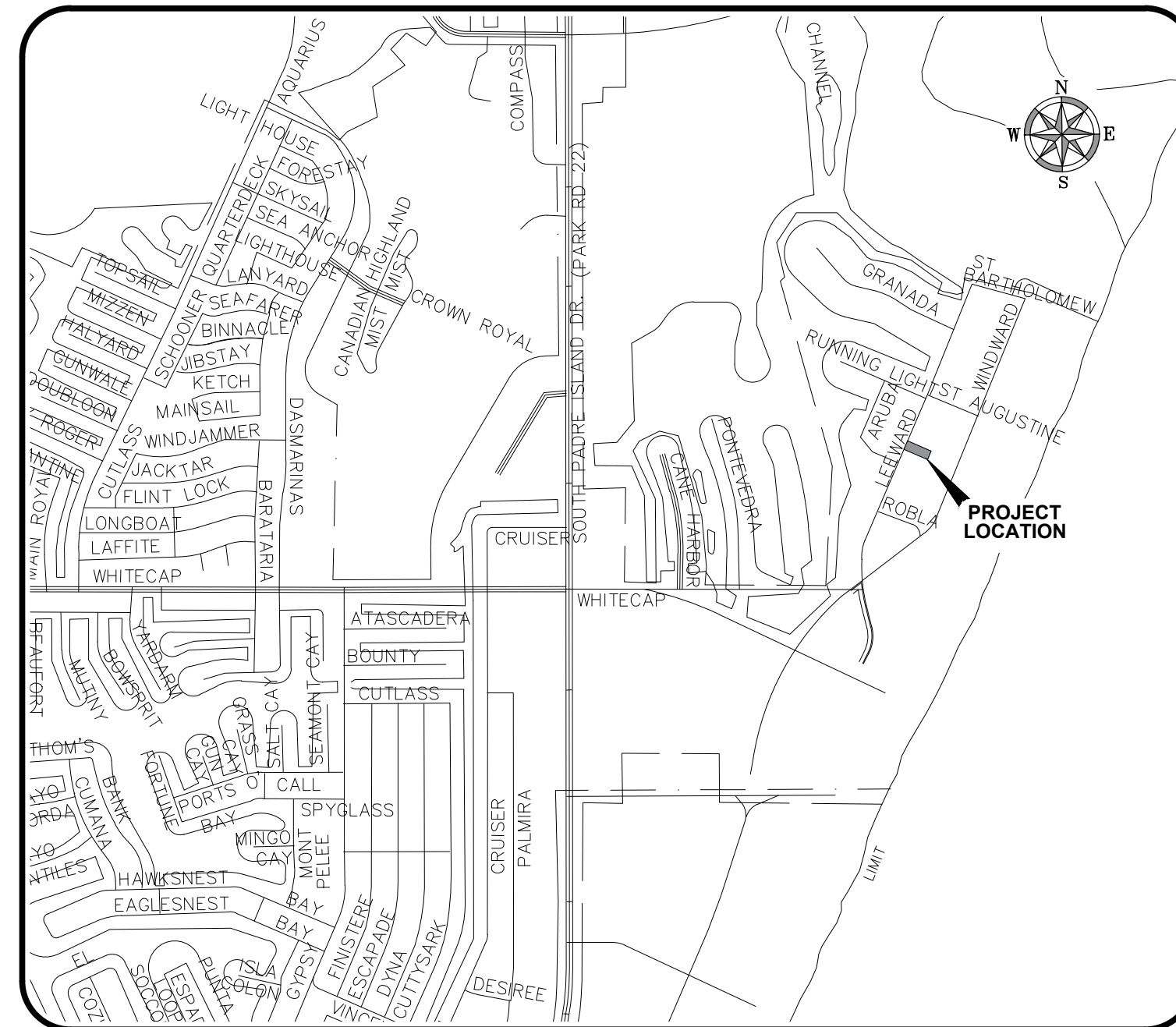


PLAT OF PADRE ESCAPE P.U.D.

BEING A REPLAT OF LOT 19, BLOCK 46, PADRE ISLAND-CORPUS CHRISTI, SECTION B, A MAP OF WHICH IS
RECORDED IN VOLUME 34, PAGES 15-16, MAP OF RECORDS OF NUECES COUNTY, TEXAS.



LOCATION MAP
NOT TO SCALE

STATE OF TEXAS
COUNTY OF NUECES

I, Stacey King Mora, A 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 final plat of Padre Escape P.U.D. was approved by the Development Services Engineer 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 final plat of Padre Escape P.U.D. was approved by the Planning Commission on 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 Padre Escape 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. _____

Filed for record
At _____ o'clock __.M.
_____, 202__.

Kara Sands
County Clerk
Nueces County, Texas

By: _____
Deputy

STATE OF TEXAS
COUNTY OF _____

I, Terry J. Cox, do hereby certify that I am the owner of the land embraced within the boundaries of the foregoing plat; that it has had said land surveyed and subdivided as shown; that public easements and streets shown hereon are hereby dedicated to the public for the installation, operation and maintenance of public utilities; and that this map was made for the purpose of description and dedication.
This the _____ day of _____, 202__.

By: _____
Terry J. Cox

STATE OF TEXAS
COUNTY OF _____

This instrument was acknowledged before me by Terry J. Cox, 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__.

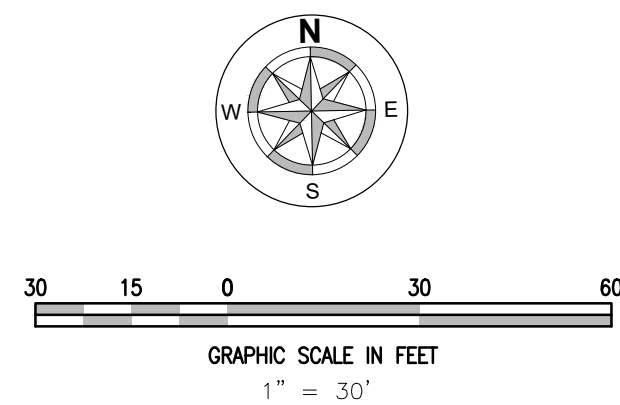
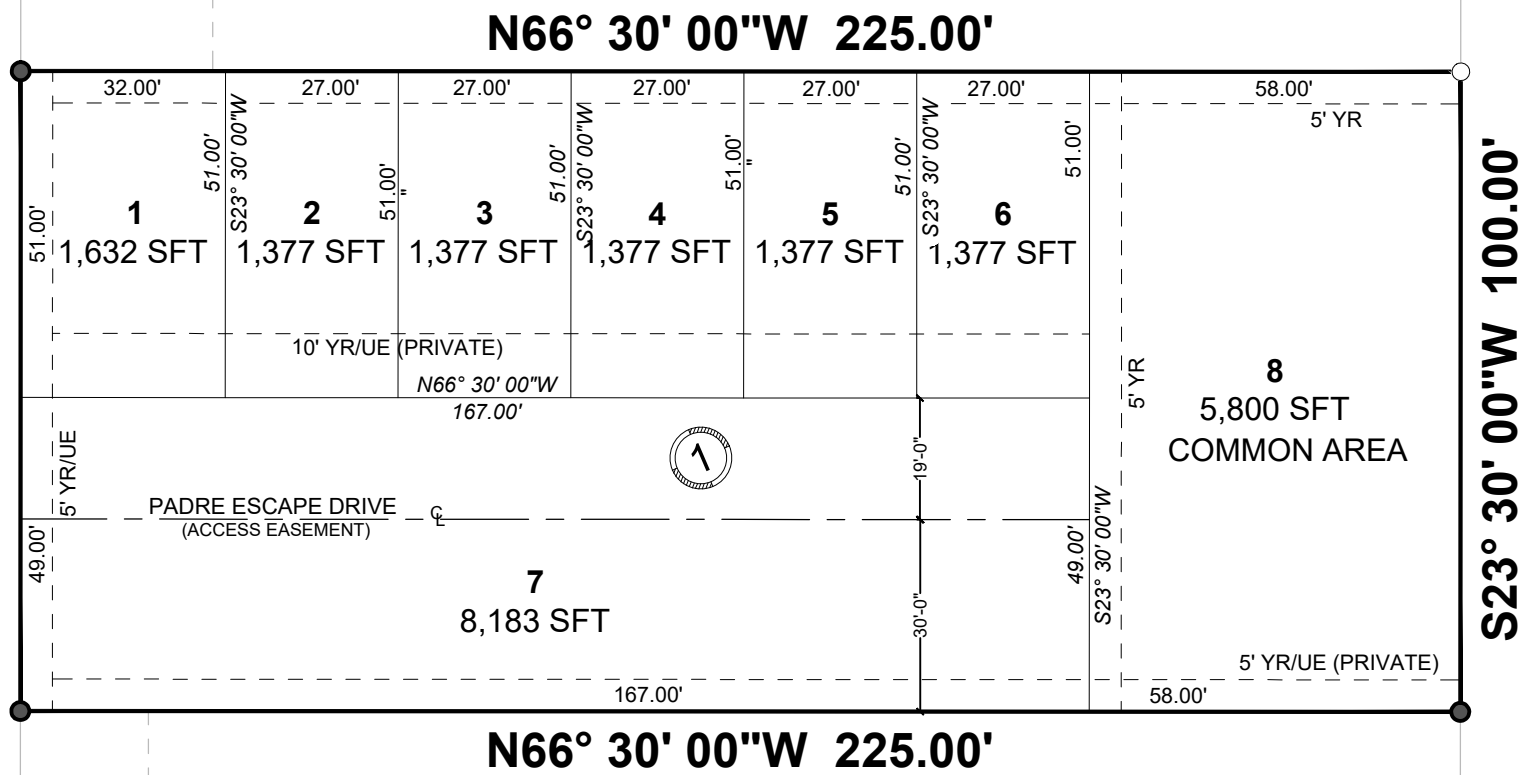
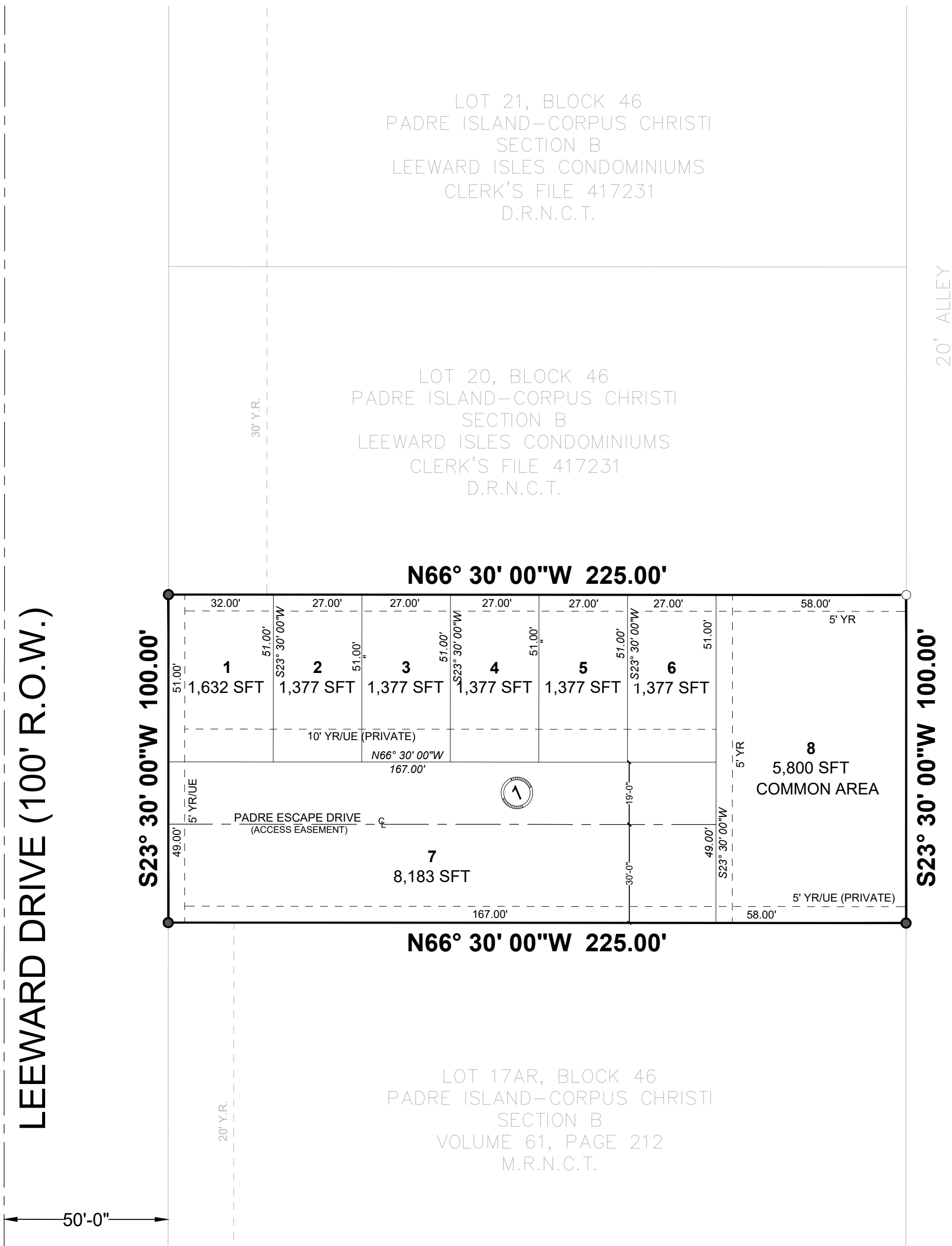
Notary Public
My commission expires: _____

| | | | | | |
|-------------------|----------------------|--------------|--------------|--------------|--------------|
| ENGINEER/SURVEYOR | STACEY MORA | PHONE | 361-814-9900 | FAX | 361-814-4401 |
| PRINTER/SURVEYOR | SMONAGHANSON-INC.COM | DATE | 09/07/2021 | BY | CBT |
| CITY | CBT | DATE | 09/07/2021 | BY | CBT |
| PROJECT ID | 200214 | DRAWING NAME | PLAT | DRAWING DATE | 09/07/2021 |

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



FINAL PLAT
PADRE ESCAPE P.U.D.
CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS








PLAT OF PADRE ESCAPE P.U.D.

BEING A REPLAT OF LOT 19, BLOCK 46, PADRE
ISLAND-CORPUS CHRISTI, SECTION B, A MAP OF WHICH IS
RECORDED IN VOLUME 34, PAGES 15 - 16, M.R.N.C.T.

NOTES:

1. TOTAL PLATTED AREA CONTAINS 0.52 ACRE OF LAND, INCLUDING PRIVATE STREET.
2. ALL BEARINGS ARE GRID BEARINGS MEASURED WITH TEXAS VRS NETWORK AND ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983.
3. COMMON AREA = 5,800 SF
4. PER FLOOD INSURANCE RATE MAP, MAP INDEX COMMUNITY-PANEL NUMBER 4854640405D, REVISED SEPTEMBER 17, 1992, THE SUBJECT PROPERTY IS LOCATED IN ZONE B. ZONE B WHICH IS 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.
5. THIS SURVEYOR DOES NOT 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.
6. BLOCK 1, LOT #8 - COMMON AREA WILL BE MAINTAINED BY HOME OWNERS ASSOCIATION.
7. BLOCK 1, LOT #7 - 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 _____
8. 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:
 - 8.a. PRIVATE STREETS REASONABLY USED BY GOVERNMENT VEHICLES.
 - 8.b. INJURIES OR DAMAGES TO OTHER PERSONS, PROPERTIES OR VEHICLES CLAIMED AS A RESULT OF STREET DESIGN OR CONSTRUCTION.
9. REPLACEMENT COSTS OF THE PRIVATE SIDEWALK AND OTHER AMENITIES WITHIN A PUBLIC UTILITY EASEMENT SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION.
10. THE YARD REQUIREMENTS, AS DEPICTED, ARE DEVIATIONS OF THE UNIFIED DEVELOPMENT CODE AS PER APPROVED PUD AND ORDINANCE #032492.
11. RECEIVING WATER: 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".

LEGEND

- | | |
|---|--------------------------------------|
|  | IRON ROD FOUND |
|  | IRON ROD SET |
|  | BLOCK SYMBOL |
| D.R.N.C.T. | DEED RECORDS OF NUECES COUNTY, TEXAS |
| M.R.N.C.T. | MAP RECORDS OF NUECES COUNTY, TEXAS |
| | PROPERTY BOUNDARY LINE |
|  | PROPERTY LOT LINE |
|  | ROAD CENTERLINE - 5' |