

STATE OF TEXAS §
COUNTY OF NUECES §

I, WADE BERRY, PRESIDENT OF WADE IN THE WATER POOL SERVICES, LLC, HEREBY CERTIFY THAT WADE IN THE WATER POOL SERVICES, LLC, IS THE OWNER OF THE PROPERTY SHOWN HEREON, I HAVE HAD SAID PROPERTY SURVEYED AS SHOWN FOR THE PURPOSES OF DESCRIPTION AND DEDICATION. ALL UTILITY EASEMENTS AND RIGHTS-OF-WAY ARE DEDICATED TO THE PUBLIC FOR THE OPERATION & MAINTENANCE OF PUBLIC STREETS AND UTILITIES.
THIS THE DAY _____ OF _____, 2022.

WADE BERRY
PRESIDENT, MANAGER

STATE OF TEXAS §
COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY
WADE BERRY, PRESIDENT

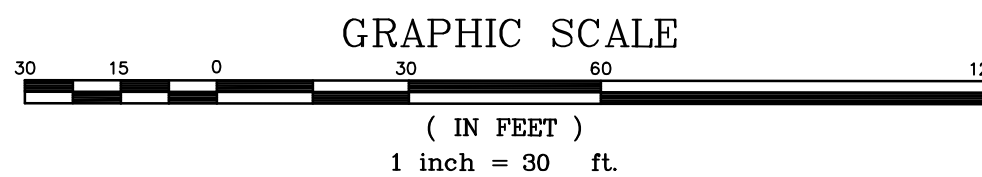
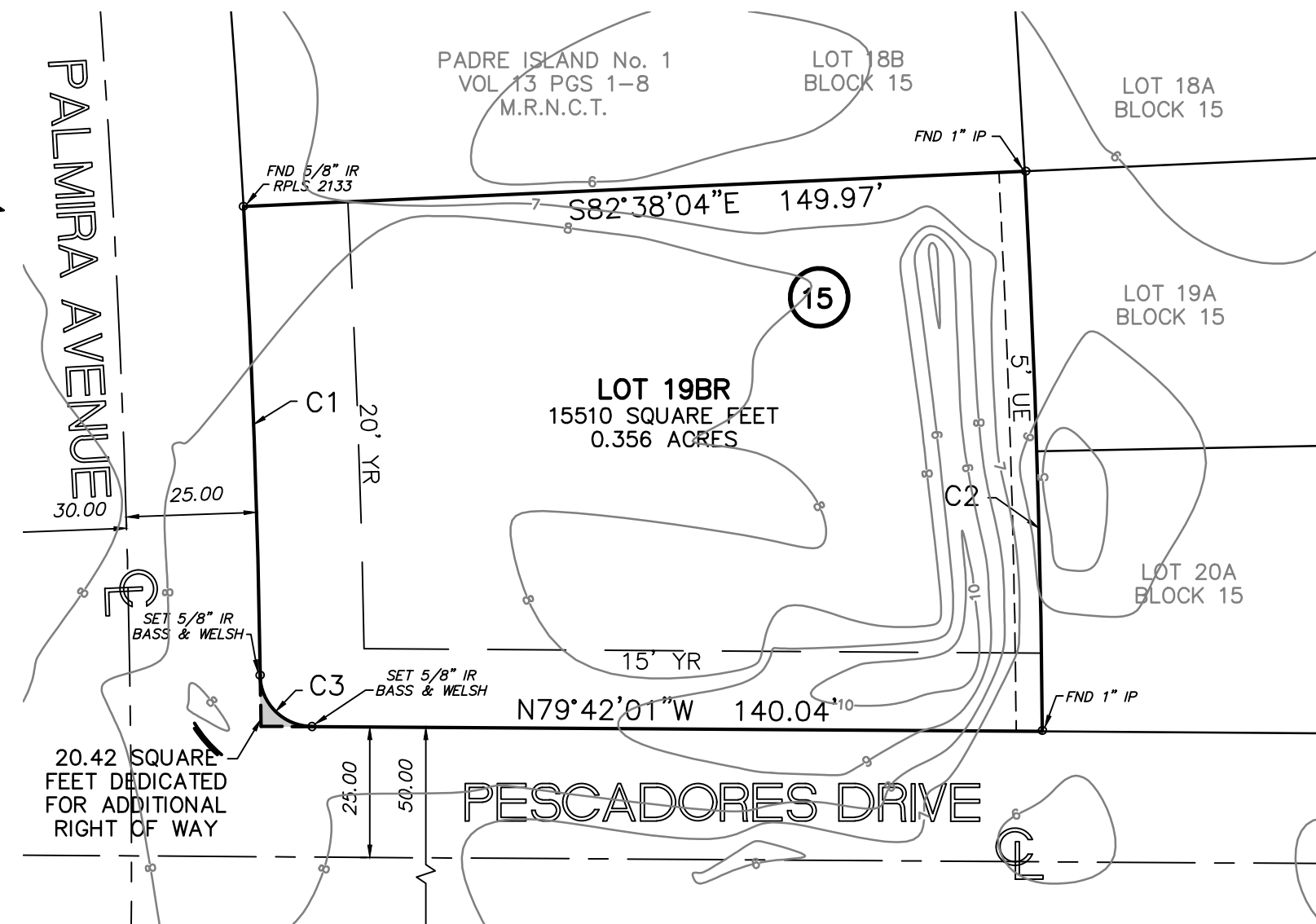
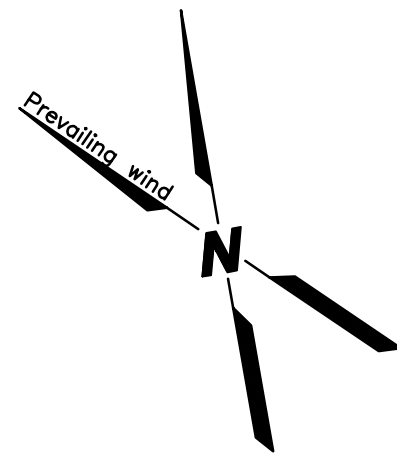
THIS THE _____ DAY OF _____, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

C1	C2	C3
Δ=02°13'39"	Δ=02°29'52"	Δ=88°42'15"
R=2314.93'	R=2464.93'	R=10.00'
T=45.01'	T=53.73'	T=9.78'
L=90.00'	L=107.45'	L=15.48'
CB=S07°53'24"W	CB=N08°08'35"E	CB=N35°20'54"W
CH=90.00'	CH=107.44'	CH=13.98'

PLAT OF PADRE ISLAND NUMBER 1 BLOCK 15, LOT 19BR

BEING A REPLAT OF LOTS 19B & 20B, BLOCK 15,
PADRE ISLAND NUMBER 1
AS RECORDED IN VOLUME 13 PAGE 1-8
MAP RECORDS NUECES COUNTY, TEXAS



STATE OF TEXAS §
COUNTY OF NUECES §

THE FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE
DEPARTMENT OF DEVELOPMENT SERVICES OF THE CITY OF CORPUS CHRISTI, TEXAS

BRETT FLINT, P.E.
DEVELOPMENT SERVICES ENGINEER

DATE

STATE OF TEXAS §
COUNTY OF NUECES §

THE FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED ON BEHALF OF
THE CITY OF CORPUS CHRISTI, TEXAS BY THE PLANNING COMMISSION.

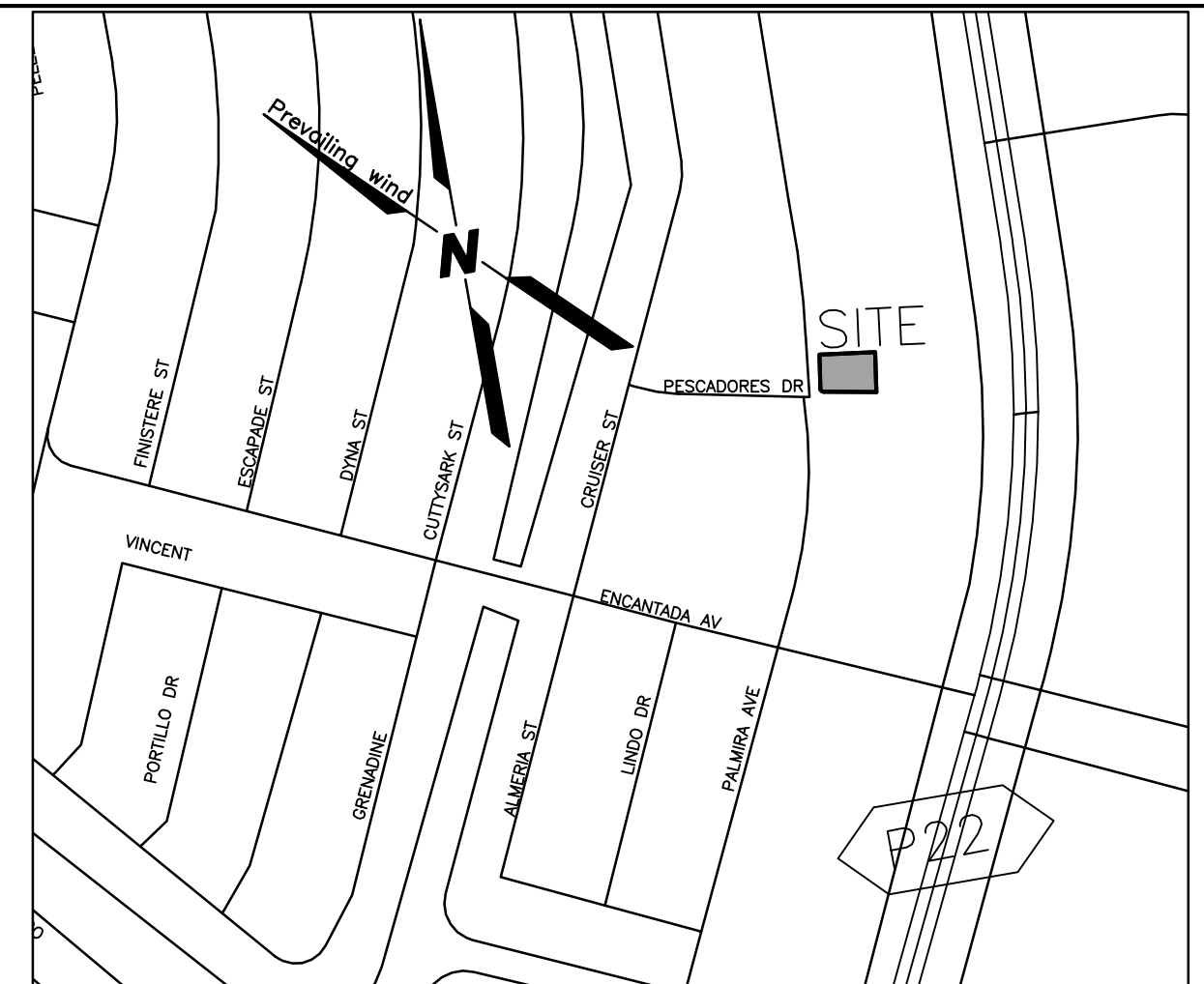
THIS THE _____ DAY OF _____, 2022.

DANIEL M. DIBBLE
CHAIRMAN

AL RAYMOND, III, AIA,
SECRETARY

PREPARED BY
BASS & WELSH ENGINEERING
CONSULTING ENGINEERS AND SURVEYORS
3054 SOUTH ALAMEDA STREET 78404
P.O. BOX 6397 78466-6397
TELEPHONE: (361) 882-5521
FACSIMILE: (361) 882-1265
FIRM REGISTRATION NO. F-52 (ENGINEERING)
FIRM REGISTRATION NO. 100027-00 (SURVEYING)
CORPUS CHRISTI, TEXAS

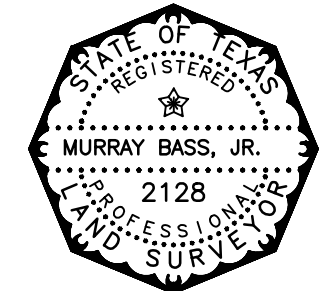
Approved by the Planning
Commission on May 18, 2022



LOCATION MAP
SCALE: 1"=500'

STATE OF TEXAS §
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I, MURRAY BASS, JR., REGISTERED PROFESSIONAL LAND SURVEYOR,
HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM A
SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IS TRUE AND
CORRECT, TO THE BEST OF MY KNOWLEDGE & BELIEF,
THIS THE 11th DAY OF JANUARY, 2022.



Murray Bass, Jr.
MURRAY BASS, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR

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 _____, 2022 WITH ITS CERTIFICATE OF
AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY
OF _____, 2022 AT _____ O'CLOCK _____ M. AND DULY RECORDED
THE _____ DAY OF _____, 2022 AT _____ O'CLOCK _____ M. IN THE
MAP RECORDS OF SAID COUNTY IN VOLUME _____, PAGE _____,
INSTRUMENT NUMBER _____.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT IN AND FOR SAID
COUNTY AT OFFICE IN CORPUS CHRISTI, NUECES COUNTY, TEXAS, THE
DAY AND YEAR LAST WRITTEN.

BY: _____
DEPUTY

KARA SANDS
COUNTY CLERK
NUECES COUNTY, TEXAS

NOTES

- THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE ORDINANCE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- BASIS OF BEARING IS STATE OF TEXAS, LAMBERT GRID, SOUTH ZONE, NAD 1983. ESTABLISHED BY STATIC OBSERVATION AND OPUS SOLUTION BY NGS. ELEVATIONS REFER TO NAVD 1988.
- THIS PROPERTY LIES WITHIN FLOOD ZONE A-13 (ELEV 10) & AE (ELEV AS SHOWN ON FEMA PANEL 485464 0405 D & 48355 0755 G AND IS WITHIN THE 100 YEAR FLOOD PLAIN DATED 9/17/1992 & 10/23/2015
- 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.
- TOTAL PLATED AREA IS 0.356 ACRES

DRAWING NO: 21064-PLAT
PLOTS SCALE: 1:1
XREF: BASE
PLOT DATE: 03-30-22 11:45 AM