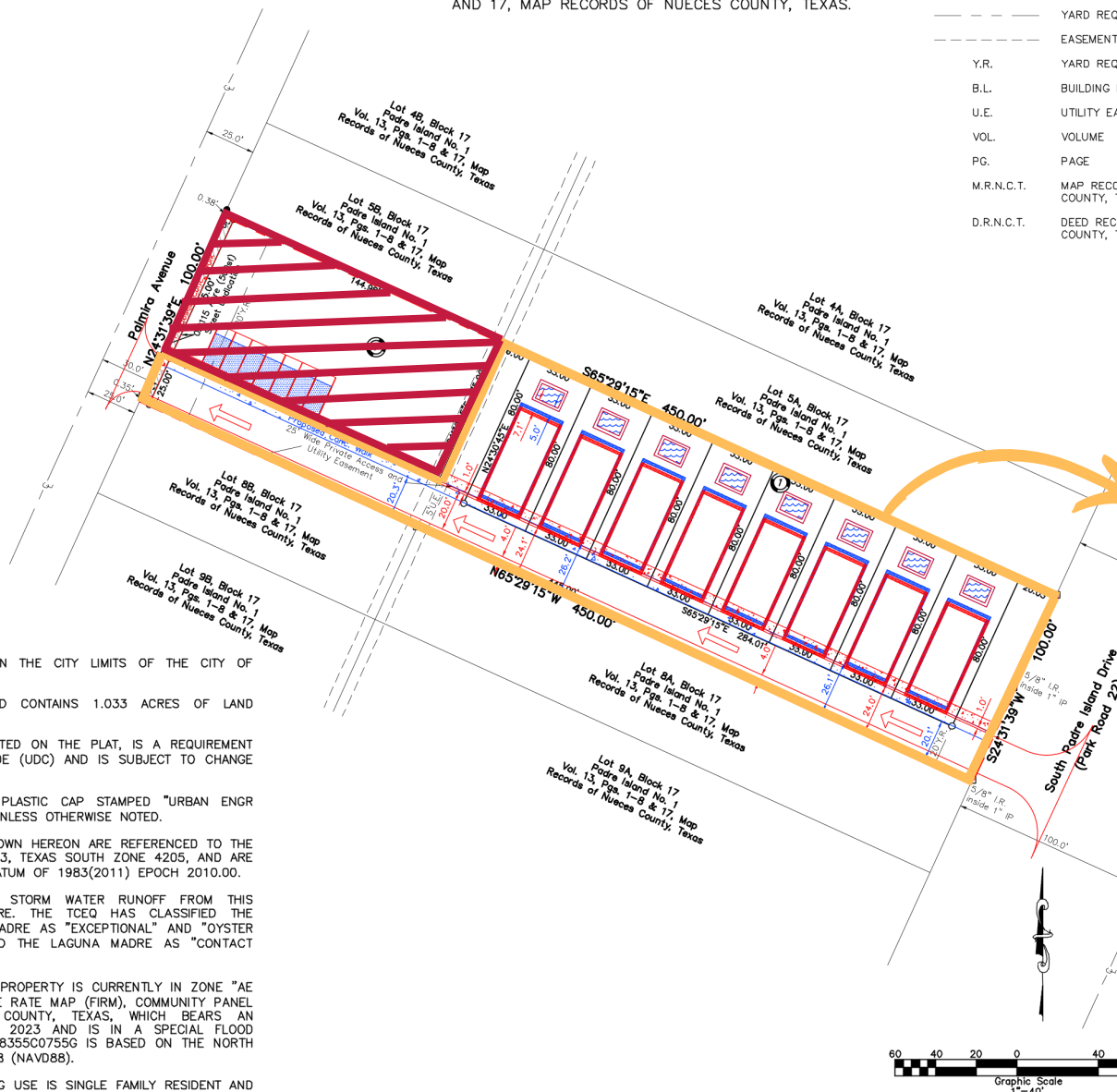


# Master Site Plan for Flamingo Resort Bungalows, P.U.D.

BEING A RE-PLAT OF LOTS 6A, 6B, 7A AND 7B,  
BLOCK 17, PADRE ISLAND NO. 1, A MAP OF WHICH  
IS RECORDED IN VOLUME 13, PAGES 1 THROUGH 8  
AND 17, MAP RECORDS OF NUECES COUNTY, TEXAS.

### LEGEND:

	PLAT BOUNDARY		5/8 INCH IRON ROD WITH RED PLASTIC CAP STAMPED "URBAN ENGR CCTX" SET
	ROAD CENTERLINE		5/8 INCH IRON ROD WITH RED PLASTIC CAP STAMPED "URBAN ENGR CCTX" FOUND
	ADJACENT LOT LINE		5/8 INCH IRON ROD
	YARD REQUIREMENT		1 INCH IRON PIPE FOUND
	EASEMENT		PLANNED UNIT DEVELOPMENT BOUNDARY
Y.R.	YARD REQUIREMENT		PROPOSED SIDEWALK
B.L.	BUILDING LINE		PROPOSED PARKING
U.E.	UTILITY EASEMENT		PROPOSED BUILDING FOOTPRINT
VOL.	VOLUME		POOL
PG.	PAGE		PROPOSED TRAFFIC FLOW
M.R.N.C.T.	MAP RECORDS OF NUECES COUNTY, TEXAS		
D.R.N.C.T.	DEED RECORDS OF NUECES COUNTY, TEXAS		



**FOR SALE**  
Block 17, Lot 6A, 7A &  
a portion of 7B  
outlined in yellow.

### NOTES:

1. THE ENTIRE PROPERTY LIES WITHIN THE CITY LIMITS OF THE CITY OF CORPUS CHRISTI.
2. THE TOTAL AREA TO BE PLATTED CONTAINS 1.033 ACRES OF LAND INCLUDING ANY DEDICATION.
3. THE YARD REQUIREMENT, AS DEPICTED ON THE PLAT, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE (UDC) AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
4. 5/8 INCH IRON ROD WITH RED PLASTIC CAP STAMPED "URBAN ENGR CCTX" SET AT ALL LOT CORNERS, UNLESS OTHERWISE NOTED.
5. GRID BEARINGS AND DISTANCES SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE 4205, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983(2011) EPOCH 2010.00.
6. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE LAGUNA MADRE. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR LAGUNA MADRE AS "EXCEPTIONAL" AND "OYSTER WATERS". TCEQ ALSO CATEGORIZED THE LAGUNA MADRE AS "CONTACT RECREATION" USE.
7. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS CURRENTLY IN ZONE "AE (EL 10)" OF THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NUMBER 48355C0755G, NUECES COUNTY, TEXAS, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 13, 2023 AND IS IN A SPECIAL FLOOD HAZARD AREA. THE FIRM PANEL 48355C0755G IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
8. CURRENT ZONING IS CR-2. EXISTING USE IS SINGLE FAMILY RESIDENT AND VACANT LAND.
9. LOTS 3 THROUGH 10, BLOCK 1 WILL EACH HAVE AT LEAST 3 PARKING SPACES AT GROUND LEVEL BELOW THE BUILDINGS.
10. A MINIMUM 20-FOOT STREET SECTION FOR TENANT AND EMERGENCY VEHICLE ACCESS SHALL BE MAINTAINED.

