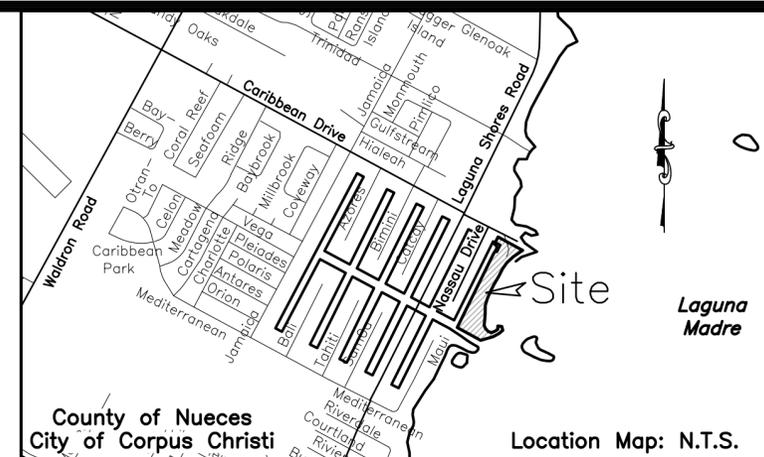


**Notes:**

- 1.) Total platted area contains 7.00 Acres of Land.
- 2.) 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.
- 3.) 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.
- 4.) By graphic plotting only, this property is in Zone "V22(EL12)" on Flood Insurance Rate Map, Community Panel No. 485464 0318 C, City of Corpus Christi, Texas, which bears an effective date of July 18, 1985 and is not in a Special Flood Hazard Area.
- 5.) The yard requirement, as depicted is a requirement of the Unified Development Code and is subject to change as the zoning may change.
- 6.) Contours shown hereon are referenced to the North American Vertical Datum of 1988 (NAVD88), Geoid 12A.



State of Texas  
County of Nueces

B.L. Marina Properties, L.P., a Texas limited partnership, hereby certifies that it is the owner of the lands embraced within the boundaries of the foregoing plat; that it has had said lands surveyed and subdivided as shown; that streets shown are dedicated to the public use forever; that easements as shown are dedicated to the public use for the installation, operation and use of public utilities; and that this map was made for the purpose of description and dedication.

This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

By: B.L. Marina Properties, L.P., a Texas limited partnership

By: BL Real Estate Management, LLC, its General Partner

By: \_\_\_\_\_  
Kris Hawkins, Manager

By: Hawkins Family Partners, LP, a Texas limited partnership, its Limited Partner

By: \_\_\_\_\_  
D. Kris Hawkins, General Partner

State of Texas  
County of Nueces

This instrument was acknowledged before me by Kris Hawkins, as Manager of BL Real Estate Management, LLC, General Partner of B.L. Marina Properties, L.P., a Texas limited partnership, on behalf of said entity in said capacity.

This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Notary Public in and for the State of Texas

State of Texas  
County of Nueces

This instrument was acknowledged before me by D. Kris Hawkins, as General Partner of Hawkins Family Partners, LP, a Texas limited partnership, Limited Partner of B.L. Marina Properties, L.P., a Texas limited partnership, on behalf of said entity in said capacity.

This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Notary Public in and for the State of Texas

*Plat of  
Caribbean Village  
Block 1, Lot 1*

7.00 Acres, being all of Lot 23, Block 1A, Tropic Isles – Section 2, a map of which is recorded in Volume 20, Page 69, Map Records of Nueces County, Texas and out of Lots 22 and 23, Section 53, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Pages 41–43, Map Records of Nueces County, Texas; said 7.00 Acres being a portion of Tracts II and III, described in Special Warranty Deed with Vendor's Lien from Beverly Held to B L Marina Properties, L.P., recorded in Document No. 2004058721, Official Public Records of Nueces County, Texas.

State of Texas  
County of Nueces

The Coastal Land Boundary shown on this plat was determined by me using Mean High Water (MHW) determined at elevation of 0.91' NAVD'88 based on tidal information from the Packery Channel Tide gauge and is true and correct to the best of my knowledge.

This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

George Rubalcaba, R.P.L.S., L.S.L.S.

State of Texas  
County of Nueces

This final plat of the herein described property was approved by the Department of Development Services of the City of Corpus Christi, Texas.

This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Ratna Pottumuthu, P.E., LEED AP  
Development Services Engineer

State of Texas  
County of Nueces

This 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 \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
William J. Green, P.E.  
Interim Secretary

\_\_\_\_\_  
Eric Villarreal, PE, Chairman

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 \_\_\_\_\_, 20\_\_\_\_, with its certificate of authentication was filed for record in my office the \_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. At \_\_\_ O'clock \_\_\_M., and duly recorded the \_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_ O'clock \_\_\_M., in said County in Volume \_\_\_\_\_, Page \_\_\_\_\_, Map Records.

Witness my hand and seal of the County Court, in and for said County, at office in Corpus Christi, Texas, the day and year last written.

No. \_\_\_\_\_  
Filed for Record

\_\_\_\_\_  
Kara Sands, County Clerk  
Nueces County, Texas

at \_\_\_\_\_ O'clock \_\_\_M.  
\_\_\_\_\_, 20\_\_\_\_

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

State of Texas  
County of Nueces

I, James D. Carr, a Registered Professional Land Surveyor for Urban Engineering, have prepared the foregoing map from a survey made on the ground under my direction and is true and correct to the best of my knowledge, information and belief; I have been engaged under contract to set all Lot and Block corners as shown herein and to complete such operations with due and reasonable diligence consistent with sound professional practice.

This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

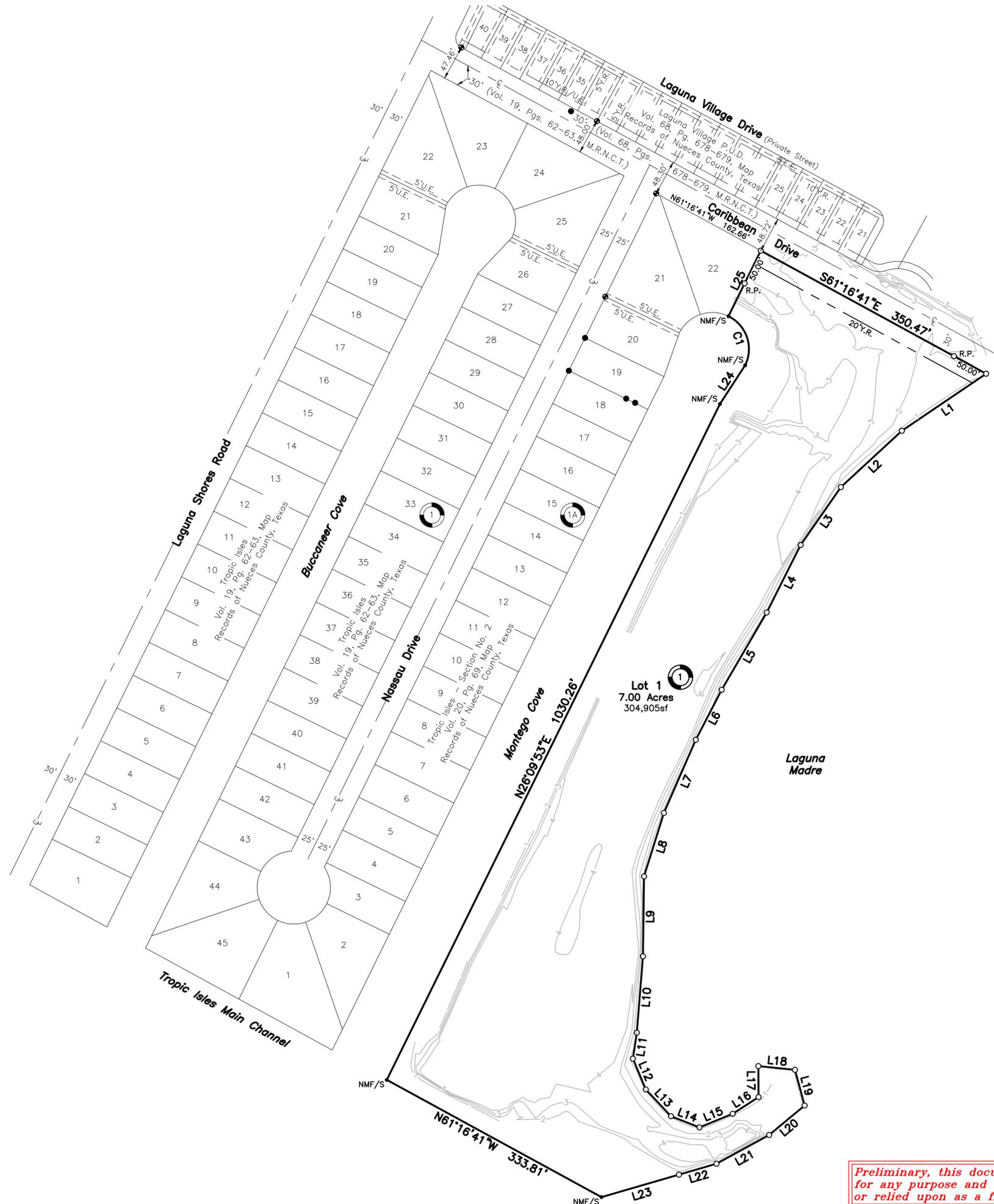
*Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.*

\_\_\_\_\_  
James D. Carr, R.P.L.S.  
Texas License No. 6458



Submitted: 12/22/17  
SCALE: 1"=100'  
JOB NO.: 43142.B7.01  
SHEET: 1 of 2  
DRAWN BY: XG

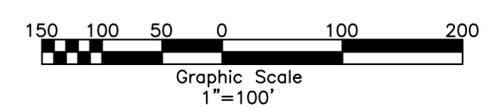
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urbansurvey1@urbaneng.com



CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	90°12'29"	50.00'	78.72'	N18°44'33"W	70.84'

LINE	BEARING	DISTANCE	VARAS
L1	S55°48'16"W	138.95'	50.022
L2	S47°11'14"W	113.33'	40.798
L3	S34°44'48"W	96.34'	34.682
L4	S26°36'14"W	103.32'	37.195
L5	S30°08'46"W	122.33'	44.039
L6	S27°19'25"W	76.89'	27.680
L7	S23°29'06"W	109.18'	39.305
L8	S17°17'39"W	90.99'	32.756
L9	S00°45'48"W	109.36'	39.370
L10	S04°37'01"W	104.77'	37.717
L11	S08°31'46"W	35.98'	12.953
L12	S22°42'16"E	45.65'	16.434
L13	S43°06'44"E	50.21'	18.080
L14	S68°34'14"E	41.78'	15.041
L15	N67°41'18"E	48.91'	17.608
L16	N57°01'26"E	42.09'	15.152
L17	N00°24'53"W	42.40'	15.264
L18	S84°07'30"E	50.28'	18.101
L19	S15°02'44"E	50.50'	17.180
L20	S50°12'55"W	63.03'	22.691
L21	S61°16'43"W	81.90'	29.484
L22	S73°46'09"W	53.30'	19.188
L23	S73°46'09"W	110.01'	39.604
L24	N32°58'29"E	63.15'	
L25	N26°09'17"E	100.00'	

- Legend:**
- 5/8 Inch Iron Rod Found
  - 5/8 Inch Iron Rod with yellow plastic cap stamped "BRISTER SURVEYING" Found
  - 5/8 Inch Iron Rod with cap stamped "URBAN ENGR CCTX" Set
  - R.P. ○ Reference Point
  - NMF/S ○ No monumentation found or set



*Plat of*  
***Caribbean Village***  
*Block 1, Lot 1*

7.00 Acres, being all of Lot 23, Block 1A, Tropic Isles - Section 2, a map of which is recorded in Volume 20, Page 69, Map Records of Nueces County, Texas and out of Lots 22 and 23, Section 53, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Pages 41-43, Map Records of Nueces County, Texas; said 7.00 Acres being a portion of Tracts II and III, described in Special Warranty Deed with Vendor's Lien from Beverly Held to B L Marina Properties, L.P., recorded in Document No. 2004058721, Official Public Records of Nueces County, Texas.

*Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.*



Submitted: 12/27/17  
SCALE: 1"=100'  
JOB NO.: 43142.B7.01  
SHEET: 2 of 2  
DRAWN BY: XG  
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