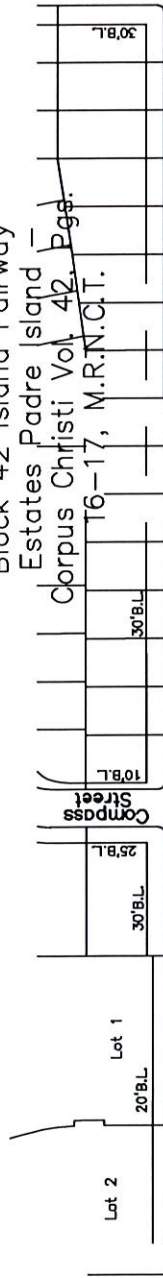
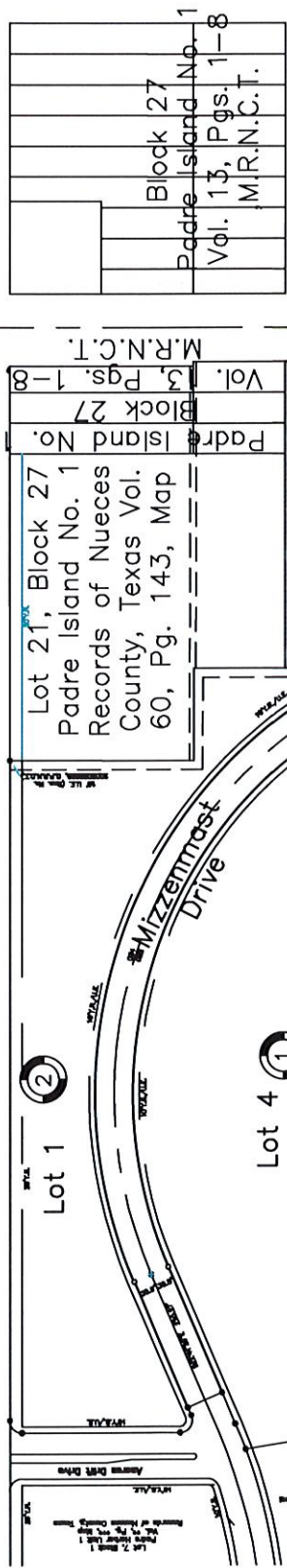




Block 42 Island Fairway  
 Estates Padre Island  
 Corpus Christi Vol. 42, Pgs.  
 16-17, M.R.N.C.T.



South Padre Island Drive  
 (Park Road 22)



# PADRE HARBOR

LAKE PADRE DEVELOPMENT  
 COMPANY LLC  
 140.31 Acres out of  
 201.21 Acre Tract  
 (Doc. Nos. 2014002762,  
 2014002763, 2014002764,  
 2014002765 and 2014002766,  
 O.P.R.N.C.T.)

Job No: 18004  
 Scale: 1"=300'  
 Date: 8/16/22  
 Drawing No: CLOSURE  
 Plotscale: 1:1  
 Sheet 1 of 1

# LOCATION MAP

Prepared by:  
**Bass & Welsh Engineering**  
 3054 So. Alameda St.  
 Corpus Christi, Tx. 78404  
 (361) 882-5521 (phone)  
 (361) 882-1265 (fax)  
 FIRM REGISTRATION NO. F-52

**BASS & WELSH ENGINEERING**  
**TX Registration No. F-52**  
**Survey Registration No. 100027-00**  
P.O. Box 6397  
Corpus Christi, TX 78466-6397

July 20, 2021

**Field Note Description**  
**Street Closure**

Being a tract situated in Corpus Christi, Nueces County, Texas, over and across a portion of Block 27, Padre Island No. 1, as shown on the map thereof recorded in Volume 13 at Page 2 of the Map Records of Nueces County, Texas, said street formerly designated "Tortugas Avenue" now called "Sand Dollar Avenue", and being more particularly described by metes and bounds as follows:

**BEGINNING** at a point in the south right-of-way line of State Highway 361, the northeast corner of Lot 12B, Block 27, Padre Island No. 1 as shown on the heretofore referenced map of Padre Island;

THENCE S 89°35'20" E along the south right-of-way line of State Highway 361, a distance of 50.00 feet to a 5/8 inch iron rod set for the northeast corner of this tract, said point being in the south boundary of a 201.21 acre tract out of Tract C and D, Padre Island No. 1, as described in the document recorded under Clerk's File No. 2014002762, Official Public Records of Nueces County, Texas;

THENCE S 00°28'12" W along the west boundary of said 201.21 acre tract a distance of 500.11 feet to a 5/8 inch iron rod set for the southeast corner of this tract, said point being an interior corner of the 201.21 acre tract;

THENCE N 89°30'32" W along the boundary of the 201.21 acre tract a distance of 50.00 feet to a 5/8 inch iron rod set for the southwest corner of this tract, said point being the most easterly southeast corner of Lot 21, Block 27, Padre Island No. 1, as shown on the map thereof recorded in Volume 60 at Page 143 of the Map Records of Nueces county Texas;

THENCE N 00°28'12" E along the east line of said Lot 21 at 350.04 feet pass the northeast corner of Lot 21 and the southeast corner of Lot 14B, Block 27, Padre Island No. 1 as shown on the map thereof recorded in Volume 13 at Page 2 of the Map Records of Nueces County, Texas, and in all a distance of 500.04 feet to the **POINT OF BEGINNING** forming a tract embracing 25,004 square feet (0.57 acres).



*Murray Bass, Jr.*  
Murray Bass, Jr., R.P.L.S.

Note: Basis of Bearing is State of Texas Lambert Grid, South Zone, NAD 1983

MBJ:sab

18004-Field Note Desc.doc



# STATE HIGHWAY 361

## GRAPHIC SCALE



( IN FEET )

1 inch = 60 ft.

LOT 21 BLOCK 27  
PADRE ISLAND #1  
VOL. 60, PG. 143, M.R.N.C.T.

20' Y.R.

350.04'

N0°28'12"E 500.04'

**SAND DOLLAR AVENUE (UNIMPROVED)**

[FORMERLY TORTUGAS AVENUE]

S0°28'12"W 500.11'

N89°30'32"W

Set 5/8" I.R.

Set 5/8" I.R.

**Point of Beginning**

150.00'

Set 5/8" I.R.

50.00'

50' ROW

Set 5/8" I.R.

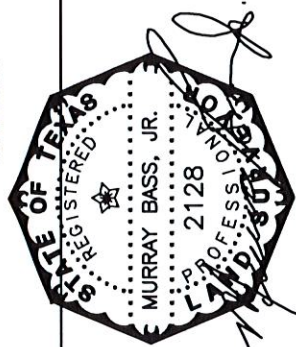
S89°35'20"E

LOT 148  
PADRE ISLAND #1, VOL. 13, PG. 1-8(2), M.R.N.C.T.

LOT 13B

LOT 12B

PADRE ISLAND 201.21 ACS OUT OF TRACTS C & D & PADRE ISLAND NO 1  
DOC# 2014002762  
D.R.N.C.T.



Prepared by:  
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3054 So. Alameda St.  
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(361) 882-1265 (fax)  
FIRM REGISTRATION NO. F-52

## AREA

25,004 SQ. FT.  
0.57 ACRES

# STREET CLOSURE SAND DOLLAR AVENUE BLOCK 27, PADRE ISLAND No. 1 EXHIBIT "B"

Job No: 18004  
Scale: 1"=60'  
Date: 8/16/22  
Drawing No: STREET\_CLOSURE  
Plotscale: 1:1  
Sheet 1 of 1