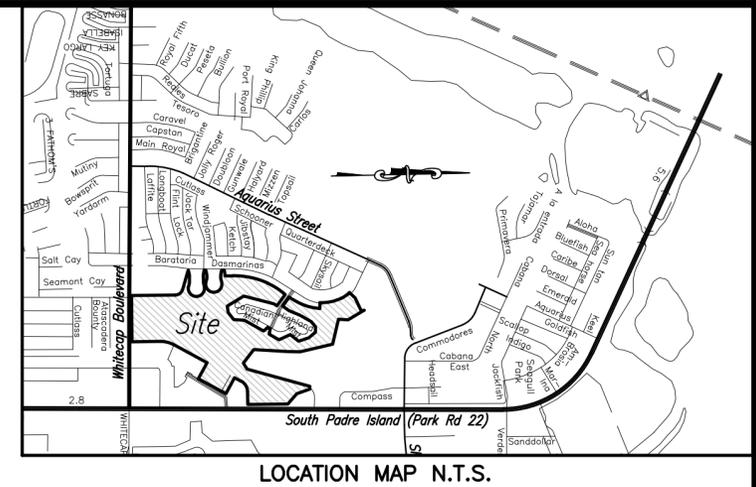
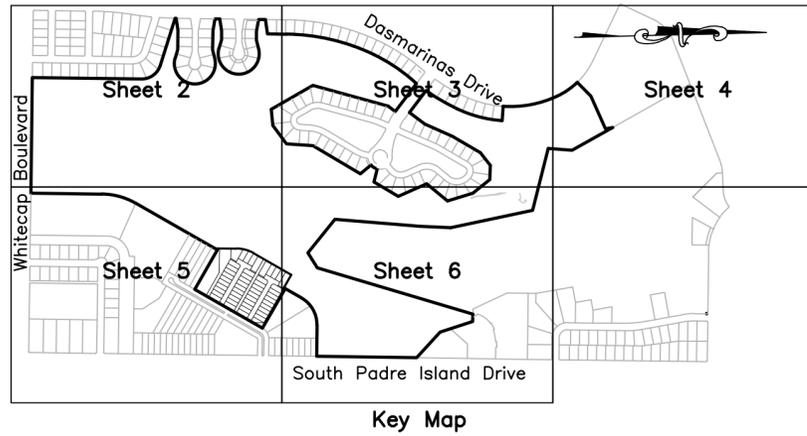


Notes:

- 1.) Total platted area contains 129.25 acres of land. (Includes street dedication)
- 2.) Set 5/8 inch iron rods with red plastic cap stamped "URBAN ENGR C.C. TX" at all lot corners, except where noted.
- 3.) 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.
- 4.) Bearings based on GPS, NAD83, State Plane Coordinates, Texas South Zone 4205.
- 5.) By graphic plotting only, this property is in Zones "A13 (EI 9)" and "A13 (EI 10)" of the Flood Insurance Rate Map, Community Panel Number 485464 0405 D, City of Corpus Christi, Texas, which bears an effective date of July 18, 1985 and Flood Insurance Rate Map, Community Panel Number 485494 0705D, which bears an effective date May 4, 1992 and it is located in a Special Flood Hazard Area.
- 6.) Driveway access onto Dasmariñas Drive is prohibited.
- 7.) Lots 9A, 15A, 35A and 41A, Block 1 are 8' wide pedestrian access easements.
- 8.) Lots 1A, 25 and 51, Block 1 are common area to be retained and maintained by the homeowner's association.
- 9.) The yard requirement, as depicted, is a requirement of the Unified Development Code and is subject to change as the zoning may change.



LOCATION MAP N.T.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_____

Renee T. Couture, P.E.
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_____

Barney Williams, P.E.
Secretary

Philip J. Ramirez, A.I.A., LEED AP, Chairman

State of Texas
County of Nueces

I, Diana T. Barrera, 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

Diana T. Barrera, County Clerk
Nueces County, Texas

at _____ O'clock ____M.
_____, 20_____

By: _____
Deputy

State of Texas
County of Nueces

I, Keith W. Wooley, 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_____

Keith W. Wooley, R.P.L.S.
Texas License No. 5463

Plat of
SBC Resort Phase 1
Unit 1

being a re-plat of Lots 11 through 23, Block 46, Padre Island – Corpus Christi, Island Fairway Estates, a map of which is recorded in Volume 42, Pages 153 through 154, Map Records of Nueces County, Texas and Lot 27D, Padre Island – Corpus Christi, Island Fairway Estates, a map of which is recorded in Volume 67, Page 779–785, Map Records of Nueces County, Texas.

State of Texas
County of Comal

Bryan R. Gulley, hereby certifies that he has an undivided interest in the lands embraced within the boundaries of the foregoing plat foregoing plat; that he 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: _____
Bryan R. Gulley

State of Texas
County of Comal

This instrument was acknowledged before me by Bryan R. Gulley.

This the _____ day of _____, 20_____

Notary Public in and for the State of Texas

State of Texas
County of Comal

Upper Padre Partners, LP., hereby certifies that it has an undivided interest in 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: Upper Padre GP, Inc., its general partner

By: _____
Gary Henry, President

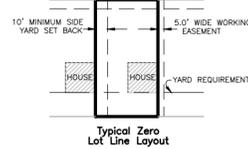
State of Texas
County of Comal

This instrument was acknowledged before me by Gary Henry, as President of Upper Padre GP, Inc., general partner of Upper Padre Partners, LP.

This the _____ day of _____, 20_____

Notary Public in and for the State of Texas

- Fd. 5/8" I.R. with red plastic cap stamped "Urban Engr C.C. Tx" (unless otherwise noted)
- o Set 5/8" I.R. with red plastic cap stamped "Urban Engr C.C. Tx"



DATE: February 28, 2014
SCALE: 1"=100'
JOB NO.: 38808.IW.01
SHEET: 1 of 7
DRAWN BY: XG

Whitecap Boulevard (100' Wide)

Dasmarinas Drive (60' Wide)

Calypso Drive

Steed Drive

Tre'sor Drive

Cat Boat Court

Rudder Court

25'x12' C.P.&L. Easement
(Clerk's File No. 949172, Vol. 1499, Pg. 710, D.R.N.C.T.)

20' Wide Utility Easement
(Clerk's File No. 961881, Vol. 1513, Pg. 56, D.R.N.C.T.)

5.0' Wide C.P.&L. Easement
(Clerk's File No. 985307, Vol. 1539, Pg. 94, D.R.N.C.T.)

10' Wide Drainage Easement
(Clerk's File No. 907510, Vol. 1352, Pg. 224, D.R.N.C.T.)

Zone "A13 (EL -10)"

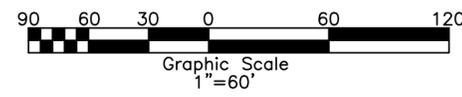
Lot 28
122.01 Acres
5,314,581sf

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SBC Resort Phase 1
Unit 1

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Match Line Sheet 2 of 7
Match Line Sheet 5 of 7



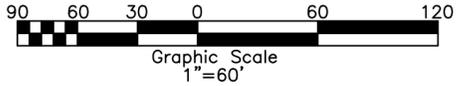
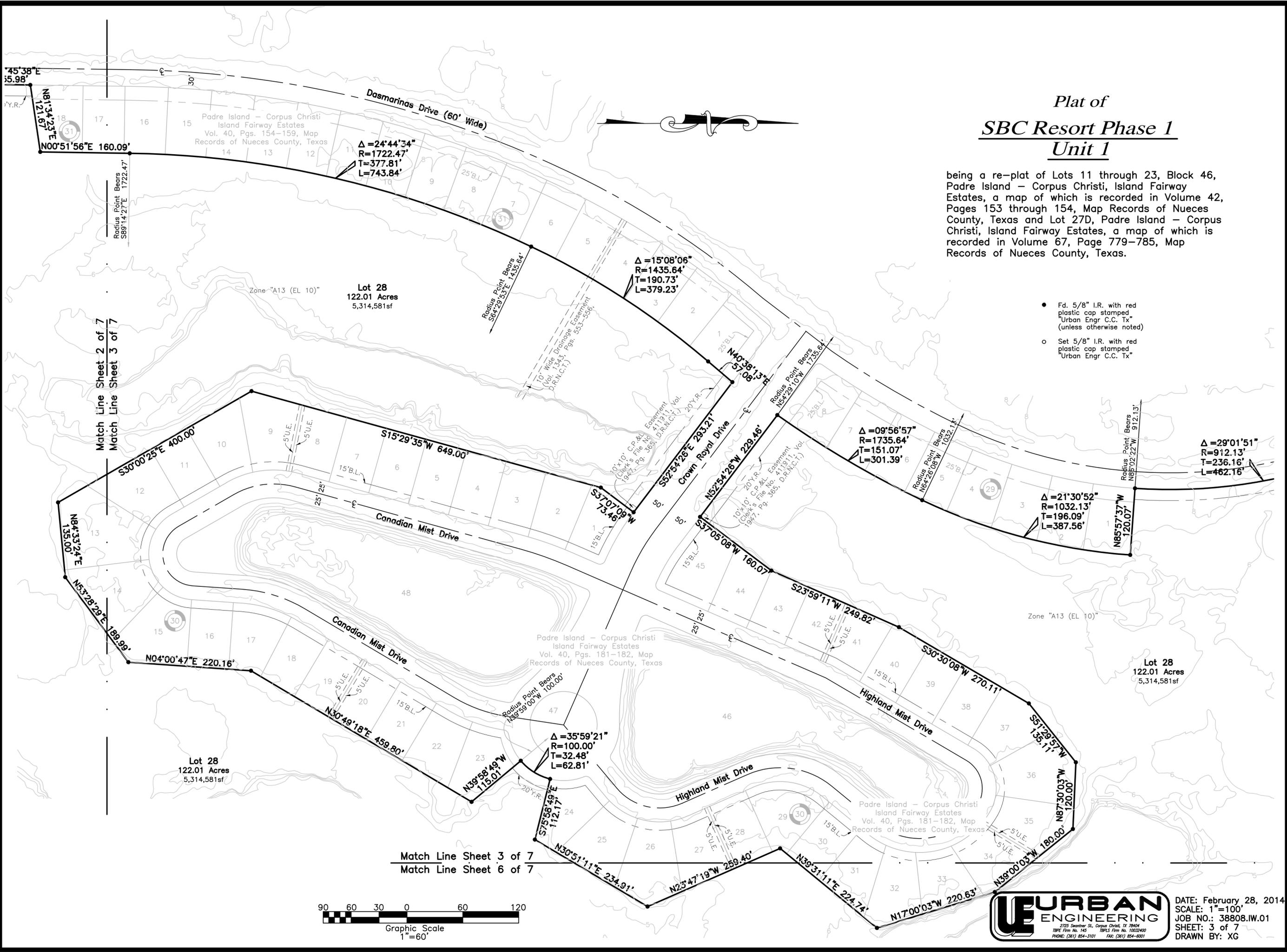
DATE: February 28, 2014
SCALE: 1"=100'
JOB NO.: 38808.IW.01
SHEET: 2 of 7
DRAWN BY: XG

Match Line Sheet 2 of 7
Match Line Sheet 3 of 7

Plat of
SBC Resort Phase 1
Unit 1

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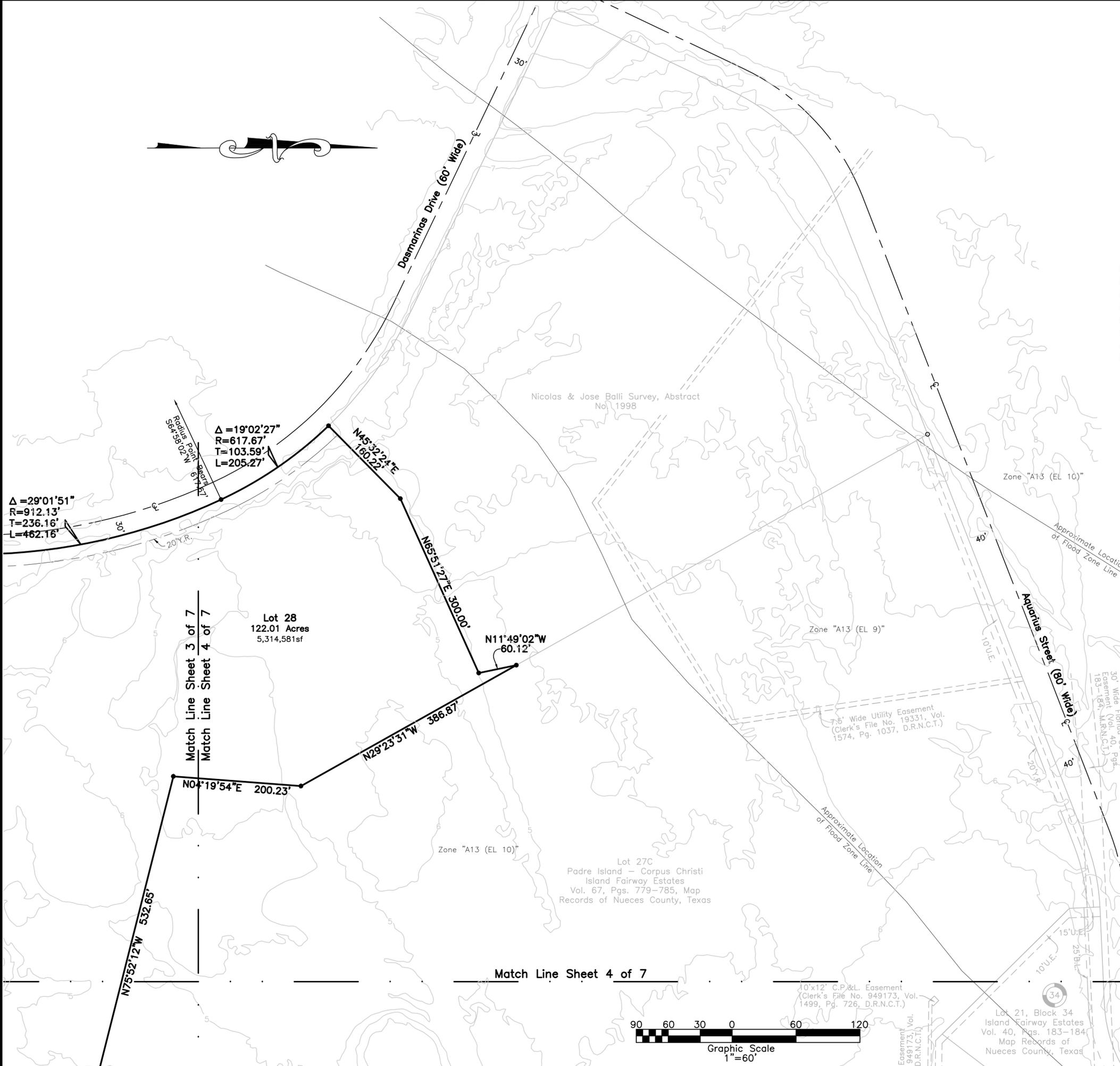
DATE: February 28, 2014
SCALE: 1"=100'
JOB NO.: 38808.IW.01
SHEET: 3 of 7
DRAWN BY: XG



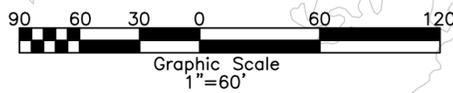
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Match Line Sheet 4 of 7



URBAN ENGINEERING
 2725 Swanton St., Corpus Christi, TX 78404
 TBE Firm No. 145 TBE Firm No. 10032400
 PHONE: (361) 854-3101 FAX: (361) 854-8001

DATE: February 28, 2014
 SCALE: 1"=100'
 JOB NO.: 38808.IW.01
 SHEET: 4 of 7
 DRAWN BY: XG

**Plat of
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Unit 1**

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Match Line Sheet 2 of 7
Match Line Sheet 5 of 7

$\Delta = 29^{\circ}04'14''$
 $R = 580.00'$
 $T = 150.38'$
 $L = 294.28'$

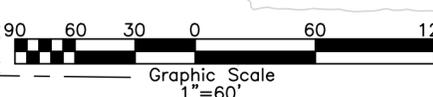
$\Delta = 28^{\circ}59'29''$
 $R = 290.00'$
 $T = 74.98'$
 $L = 146.74'$

Lot 28
122.01 Acres
5,314,581sf

SEE SHEET 7 OF 7 FOR DETAIL

Match Line Sheet 5 of 7
Match Line Sheet 6 of 7

South Padre Island Drive (Park Road 22) (200' Wide)



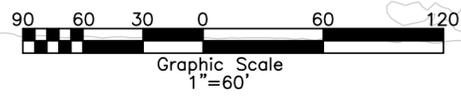
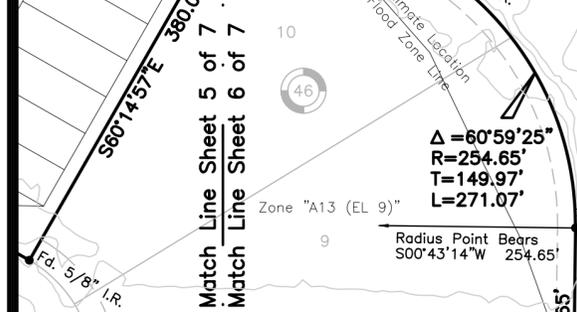
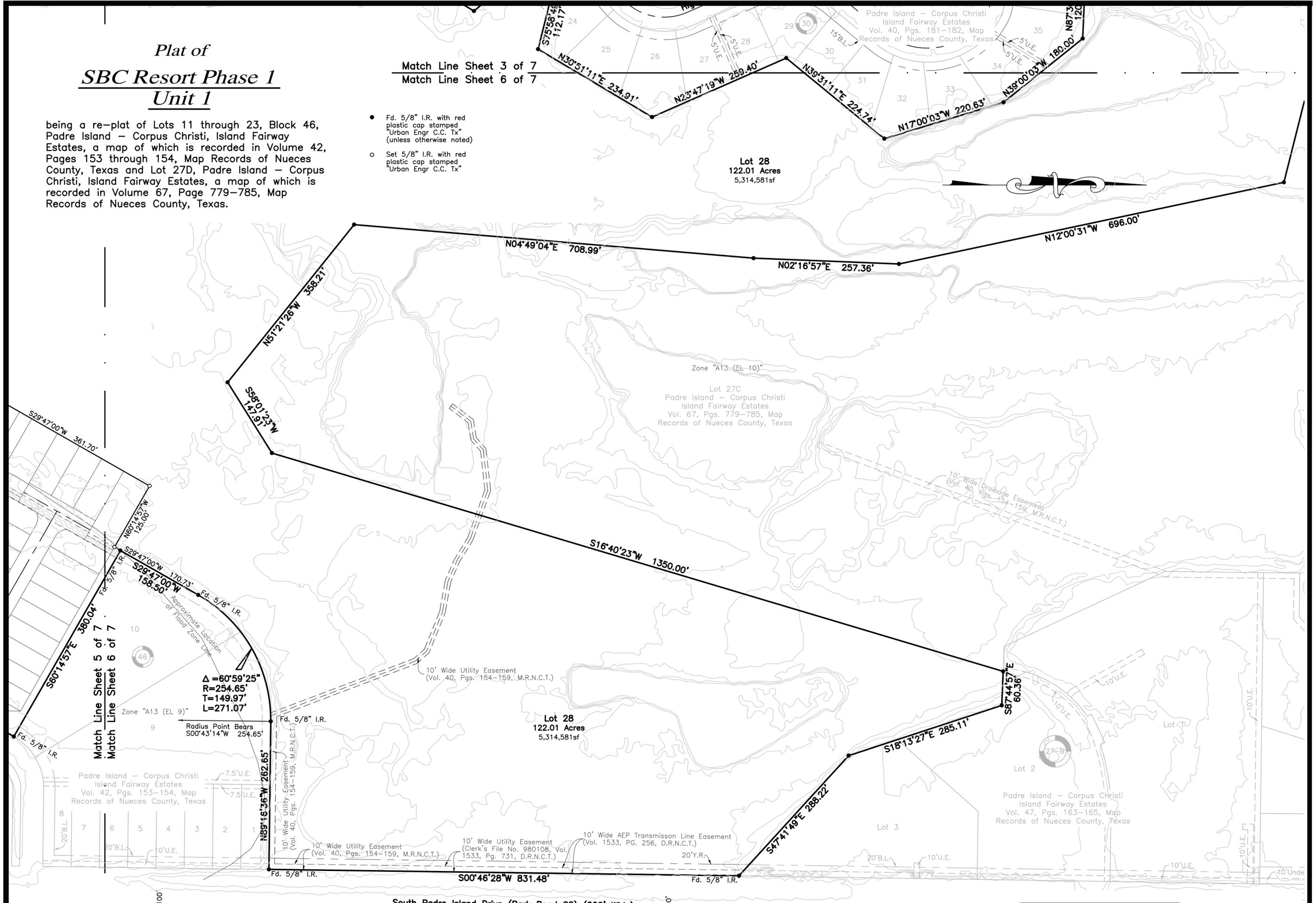
DATE: February 28, 2014
SCALE: 1"=100'
JOB NO.: 38808.IW.01
SHEET: 5 of 7
DRAWN BY: XG

Plat of
SBC Resort Phase 1
Unit 1

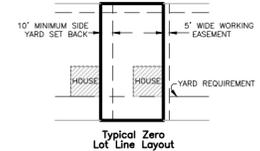
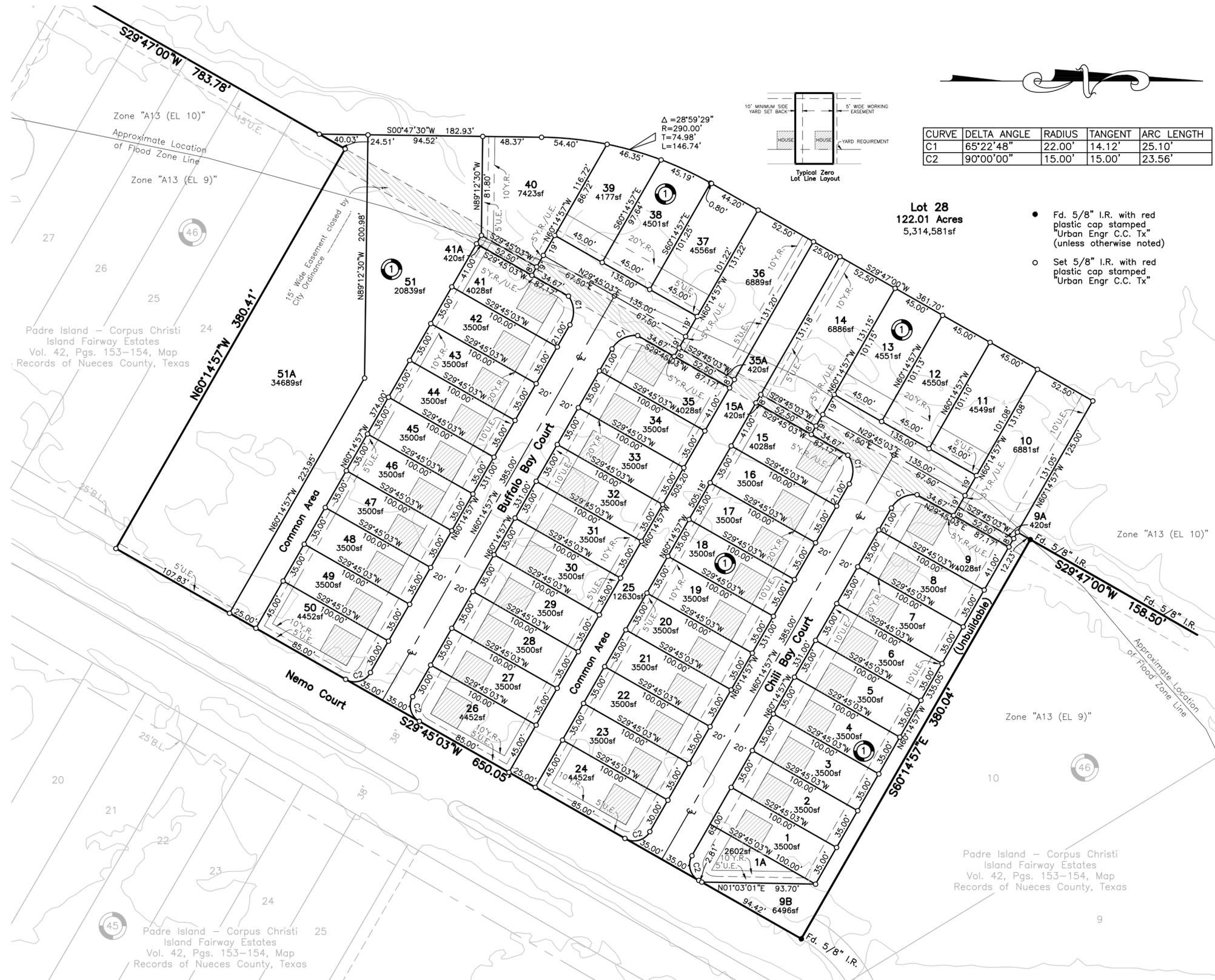
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Match Line Sheet 3 of 7
 Match Line Sheet 6 of 7

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DATE: February 28, 2014
 SCALE: 1"=100'
 JOB NO.: 38808.IW.01
 SHEET: 6 of 7
 DRAWN BY: XG



CURVE	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH
C1	65°22'48"	22.00'	14.12'	25.10'
C2	90°00'00"	15.00'	15.00'	23.56'

Lot 28
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5,314,581sf

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DATE: February 28, 2014
SCALE: 1"=60'
JOB NO.: 38808.IW.01
SHEET: 7 of 7
DRAWN BY: XG