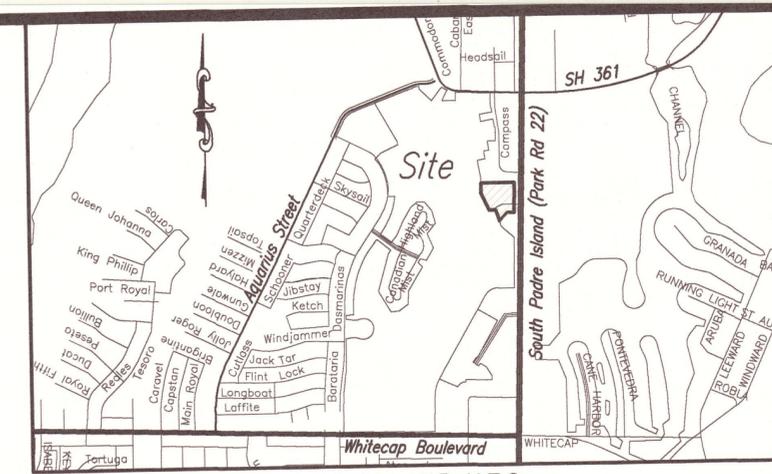


**Notes:**

- 1.) Total platted area contains 5.91 acres of land.
- 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 Zone "A13 (EL 10)" on Flood Insurance Rate Map, Community Panel No. 485464 0405 D, City of Corpus Christi, Texas, which bears an effective date of July 18, 1985 and is in a Special Flood Hazard Area.
- 6.) Contours shown hereon are NAVD 88 Vertical Datum, LIDAR data collected in 1995.
- 7.) Lots 2B, 2C, 2D and 2E are non buildable lots that will be maintained by the owner of these lots.
- 8.) 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.



**Plat of**  
***Padre Island - Corpus Christi***  
***Island Fairway Estates***  
**Block 27-B, Lots 2A, 2B, 2C, 2D, 2E and 2F**

*being a re-plat of a 3.86 acre tract out of Lot 1, Block 27-B, Padre Island - Corpus Christi, Island Fairway Estates, a map of which is recorded in Volume 47, Pages 163-164, Map Records of Nueces County, Texas, said 3.86 acre tract of land described in Correction Special Warranty Deed from Helsing, Inc. to Gabriele Stauder-Hilpold, Trustee, recorded in Document No. 2004001626, Official Public Records of Nueces County, Texas and all of Lot 2, Block 27-B, Padre Island - Corpus Christi, Island Fairway Estates, a map of which is recorded in Volume 47, Pages 163-164, Map Records of Nueces County, Texas.*

State of Texas  
 County of Nueces

Gabriele Stauder-Hilpold, Trustee, hereby certifies that she is the owner of the lands embraced within the boundaries of Lots 2A, 2B, 2C, 2D, and 2E as shown on the foregoing plat; that it has had said lands surveyed and subdivided as shown; 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: \_\_\_\_\_  
 Gabriele Stauder-Hilpold, Trustee

State of Texas  
 County of Nueces

This instrument was acknowledged before me by Gabriele Stauder-Hilpold, Trustee.

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

\_\_\_\_\_  
 Notary Public in and for the State of Texas

State of Texas  
 County of Nueces

Eagle Run Association, Inc., hereby certifies that it is the owner of the lands embraced within the boundaries of Lot 2F as shown on the foregoing plat; that it has had said lands surveyed and subdivided as shown; 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\_\_\_\_.

Eagle Run Association, Inc.

By: \_\_\_\_\_  
 Gabriele Stauder-Hilpold, President

State of Texas  
 County of Nueces

This instrument was acknowledged before me by Gabriele Stauder-Hilpold, as President of Eagle Run Association, Inc.

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

\_\_\_\_\_  
 Notary Public in and for the State of Texas

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\_\_\_\_.

\_\_\_\_\_  
 Mark E. Van Vleck, 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

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

\_\_\_\_\_  
 Diana T. Barrera, County Clerk  
 Nueces County, Texas

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



DATE: January 31, 2014  
 SCALE: 1"=50'  
 JOB NO.: 38808.IW.03  
 SHEET: 1 of 2  
 DRAWN BY: XG

Padre Island - Corpus Christi  
Island Fairway Estates  
Vol. 42, Pgs. 16-17, Map  
Records of Nueces County, Texas

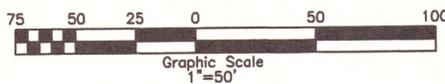
Lot 27C  
Padre Island - Corpus Christi  
Island Fairway Estates  
Vol. 67, Pgs. 779-785, Map  
Records of Nueces County, Texas

CURVE	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH
C1	89°56'18"	15.00'	14.98'	23.55'
C2	119°24'14"	10.00'	17.11'	20.84'
C3	179°59'54"	3.50'	234140.15'	11.00'
C4	25°45'26"	255.80'	58.49'	114.99'
C5	180°00'00"	3.50'	0.00'	11.00'
C6	25°46'20"	248.81'	56.92'	111.92'
C7	180°00'00"	3.50'	0.00'	11.00'
C8	19°32'02"	219.50'	37.78'	74.83'
C9	180°00'00"	5.50'	0.00'	17.28'
C10	19°32'02"	300.50'	51.73'	102.45'
C11	90°03'42"	15.00'	15.02'	23.58'
C12	180°00'00"	5.50'	0.00'	17.28'
C13	180°00'00"	5.50'	0.00'	17.28'

LINE	BEARING	DISTANCE
L1	N00°47'43"E	1.00'
L2	S88°43'30"E	7.79'
L3	S01°16'30"W	1.00'
L4	S88°43'30"E	7.78'
L5	S01°16'30"W	1.00'
L6	N20°45'06"W	0.25'
L7	S88°43'30"E	34.92'
L8	N88°43'30"W	27.76'
L9	N35°33'04"E	45.09'
L10	N35°33'04"E	45.16'
L11	S89°15'59"E	9.81'
L12	N89°15'59"W	9.81'

Lot 27D  
Padre Island - Corpus Christi  
Island Fairway Estates  
Vol. 67, Pgs. 779-785, Map  
Records of Nueces County, Texas

Lot 4  
Padre Island - Corpus Christi  
Island Fairway Estates  
Vol. 63, Pg. 155, Map  
Records of Nueces County, Texas



**Plat of  
Padre Island - Corpus Christi  
Island Fairway Estates  
Block 27-B, Lots 2A, 2B, 2C, 2D, 2E and 2F**

being a re-plat of a 3.86 acre tract out of Lot 1, Block 27-B, Padre Island - Corpus Christi, Island Fairway Estates, a map of which is recorded in Volume 47, Pages 163-164, Map Records of Nueces County, Texas, said 3.86 acre tract of land described in Correction Special Warranty Deed from Helsig, Inc. to Gabriele Stauder-Hilpold, Trustee, recorded in Document No. 2004001626, Official Public Records of Nueces County, Texas and all of Lot 2, Block 27-B, Padre Island - Corpus Christi, Island Fairway Estates, a map of which is recorded in Volume 47, Pages 163-164, Map Records of Nueces County, Texas.



DATE: January 31, 2014  
SCALE: 1"=50'  
JOB NO.: 38808.IW.03  
SHEET: 2 of 2  
DRAWN BY: XG