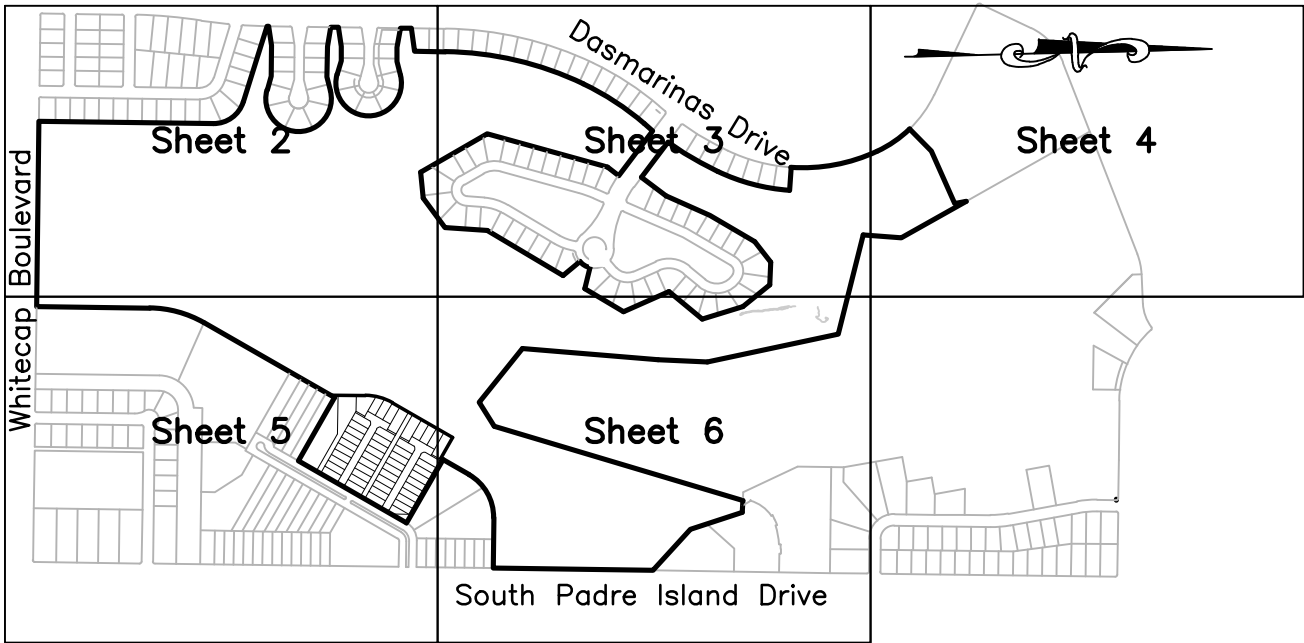
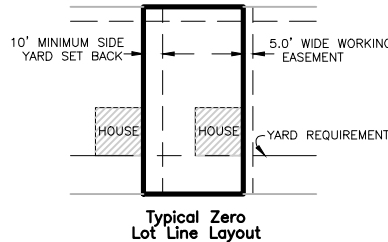


Notes:

- 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 and 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.

- 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"



Key Map

*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

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

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\_\_\_\_\_.

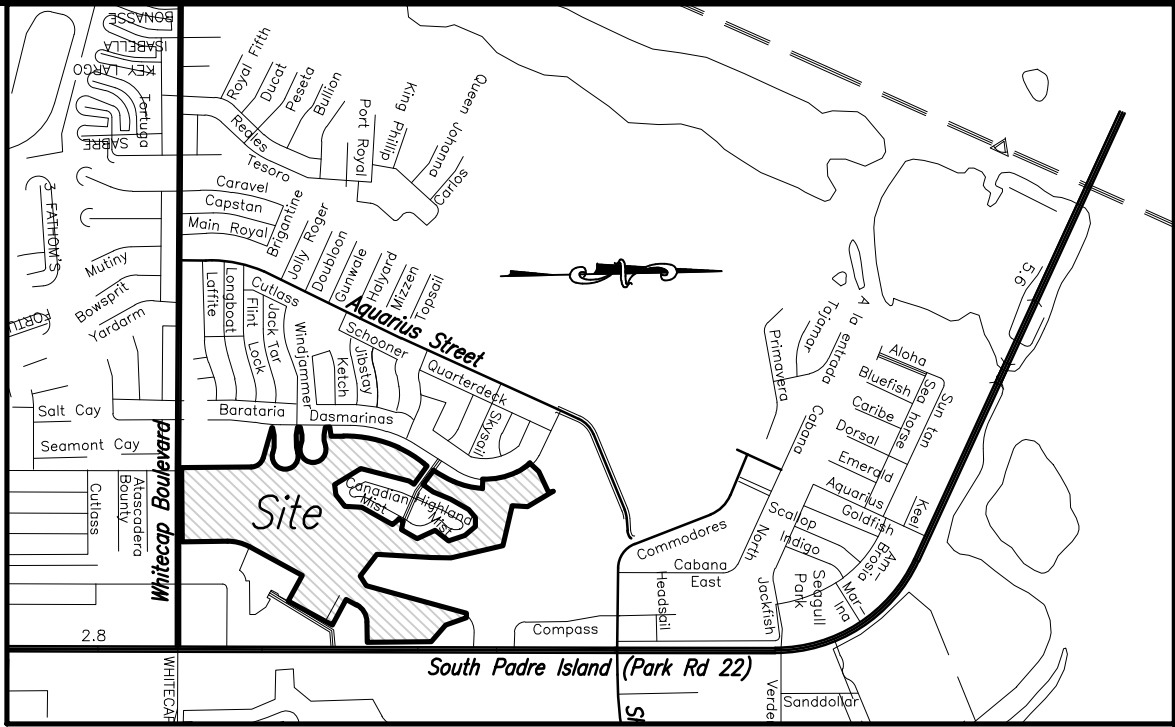
By: \_\_\_\_\_  
Bryan R. Gulley

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



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\_\_\_\_\_

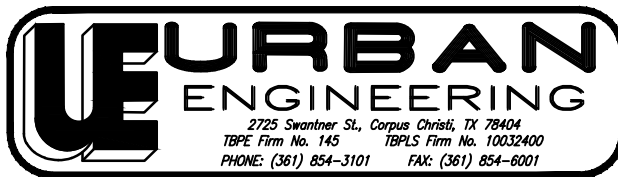
By: \_\_\_\_\_  
Deputy

State of Texas  
County of Nueces

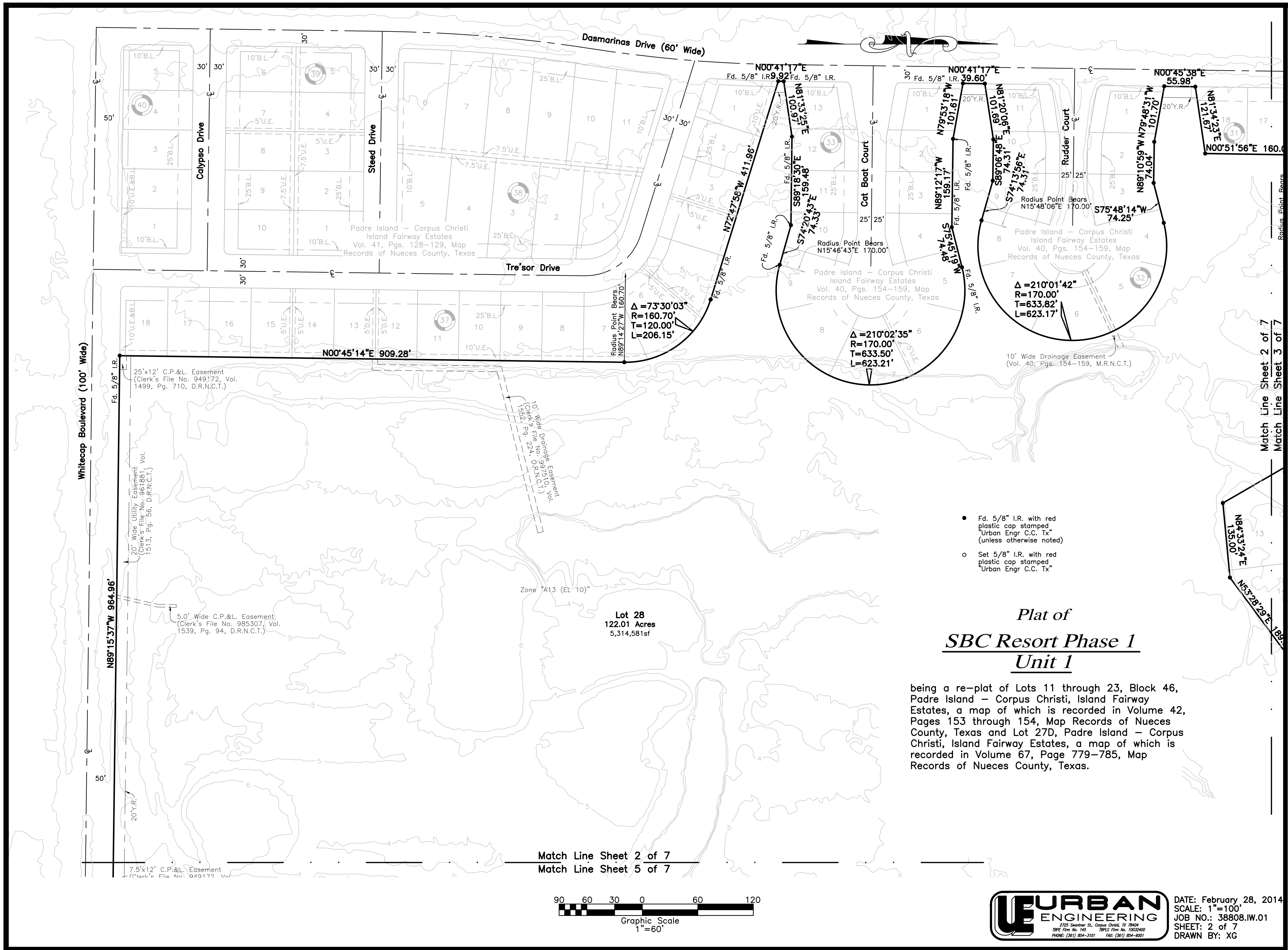
I, Keith W. Wooley, a Registered Professional Land Surveyor for Urban Engineering, have prepared the foregoing map from a survey made on the ground under my direction and is true and correct to the best of my knowledge, information and belief; I have been engaged under contract to set all Lot and Block 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

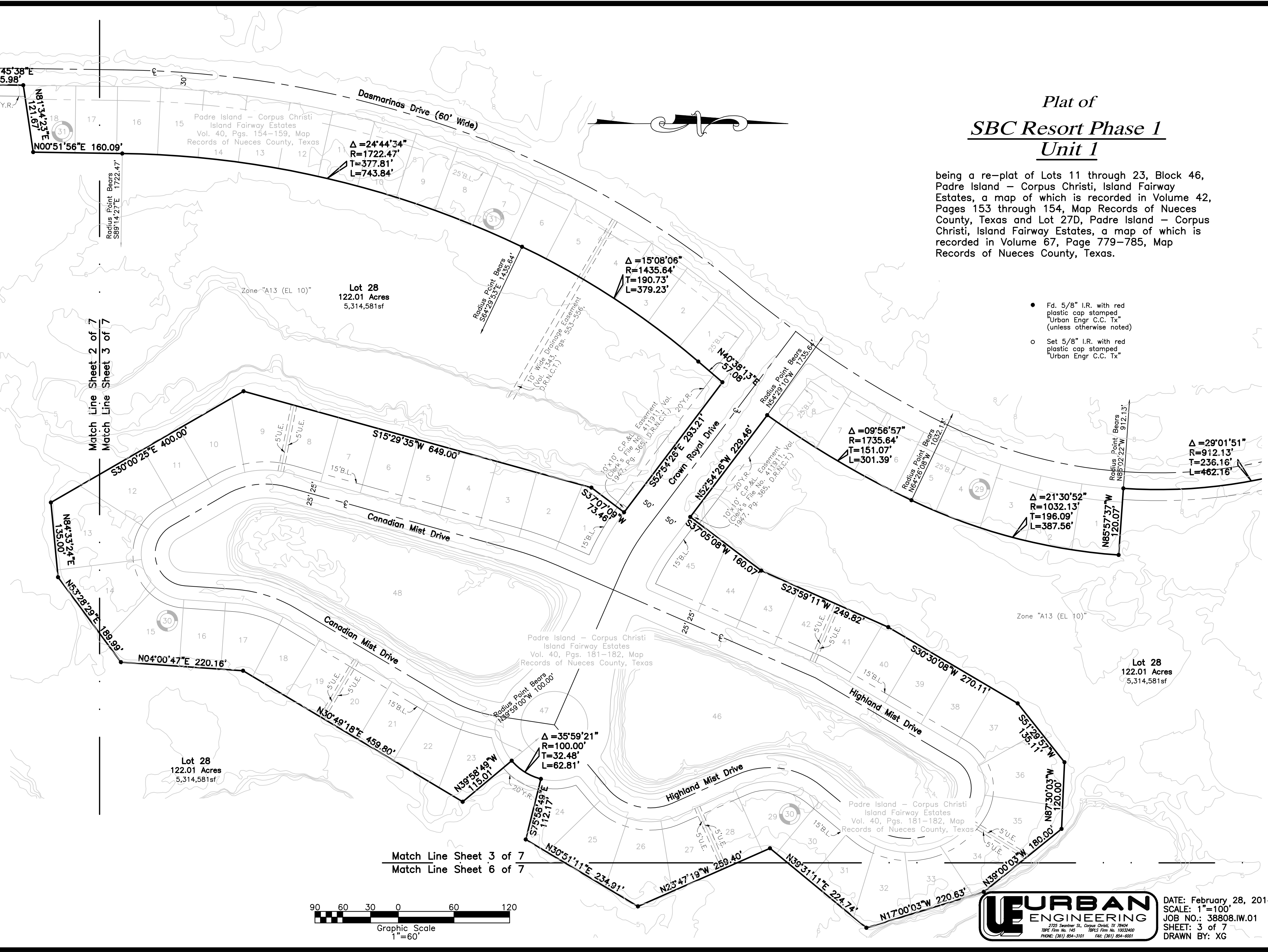


DATE: February 28, 2014  
SCALE: 1"=100'  
JOB NO.: 38808.IW.01  
SHEET: 1 of 7  
DRAWN BY: XG



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.

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

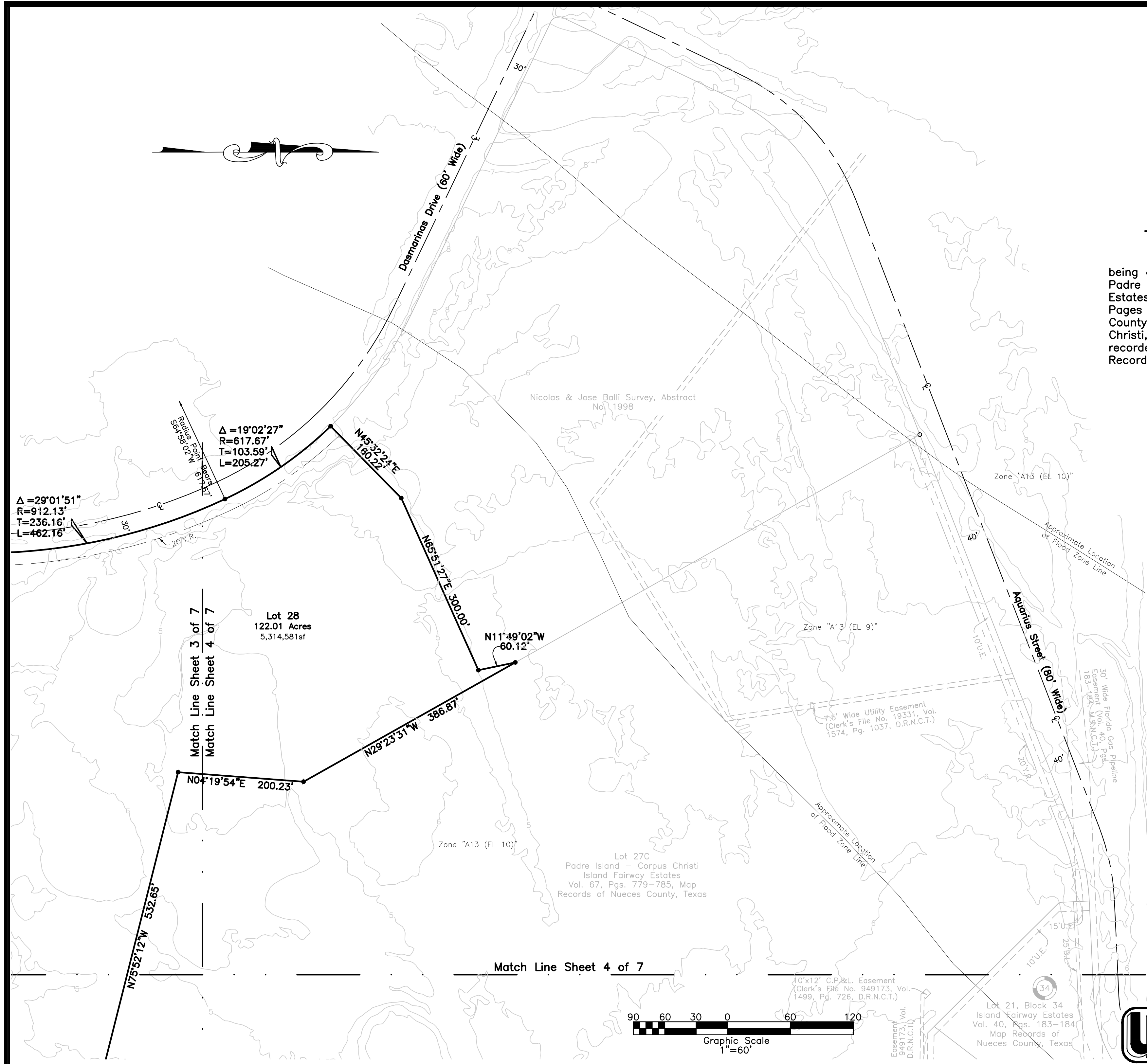




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**SBC Resort Phase 1**  
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DATE: February 28, 2014  
SCALE: 1"=100'  
JOB NO.: 38808.IW.01  
SHEET: 4 of 7  
DRAWN BY: XG

# Plat of ***SBC Resort Phase 1*** ***Unit 1***

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- Set 5/8" I.R. with red plastic cap stamped, "Urban Engr C.C. Tx"

Δ = 28°59'29"  
R = 290.00'  
T = 74.98'  
L = 146.74'

SEE SHEET 7 OF 7 FOR DETAIL

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

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

Δ = 29°04'14"  
R = 580.00'  
T = 150.38'  
L = 294.28'

Radius Point Bears  
S60°19'06"E  
580.00'

Zone "A13 (EL 10)"

Lot 28  
122.01 Acres  
5,314,581sf

Padre Island – Corpus Christi  
Island Fairway Estates  
Vol. 40, Pgs. 145–146, Map  
Records of Nueces County, Texas

Approximate Location  
of Flood Zone Line

Zone "A13 (EL 9)"

Padre Island – Corpus Christi  
Island Fairway Estates  
Vol. 42, Pgs. 153–154, Map  
Records of Nueces County, Texas

Padre Island – Corpus Christi  
Section No. 4  
Vol. 33, Pgs. 44–47, Map  
Records of Nueces County, Texas

Padre Island – Corpus Christi  
Section No. 4  
Vol. 67, Pgs. 98–99, Map  
Records of Nueces County, Texas

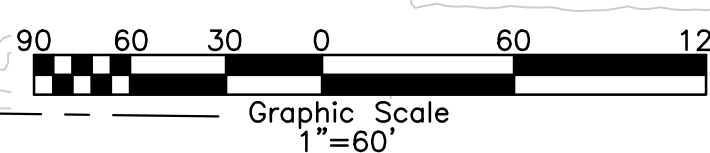
Cruiser Street

Navigation Channel

Padre Island – Corpus Christi  
Island Fairway Estates  
Vol. 42, Pgs. 153–154, Map  
Records of Nueces County, Texas

Padre Island – Corpus Christi  
Island Fairway Estates  
Vol. 42, Pgs. 153–154, Map  
Records of Nueces County, Texas

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



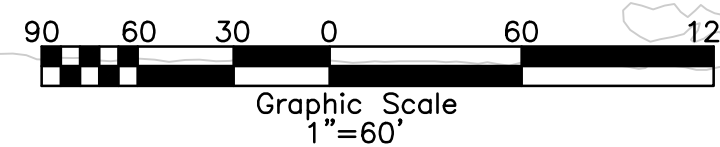
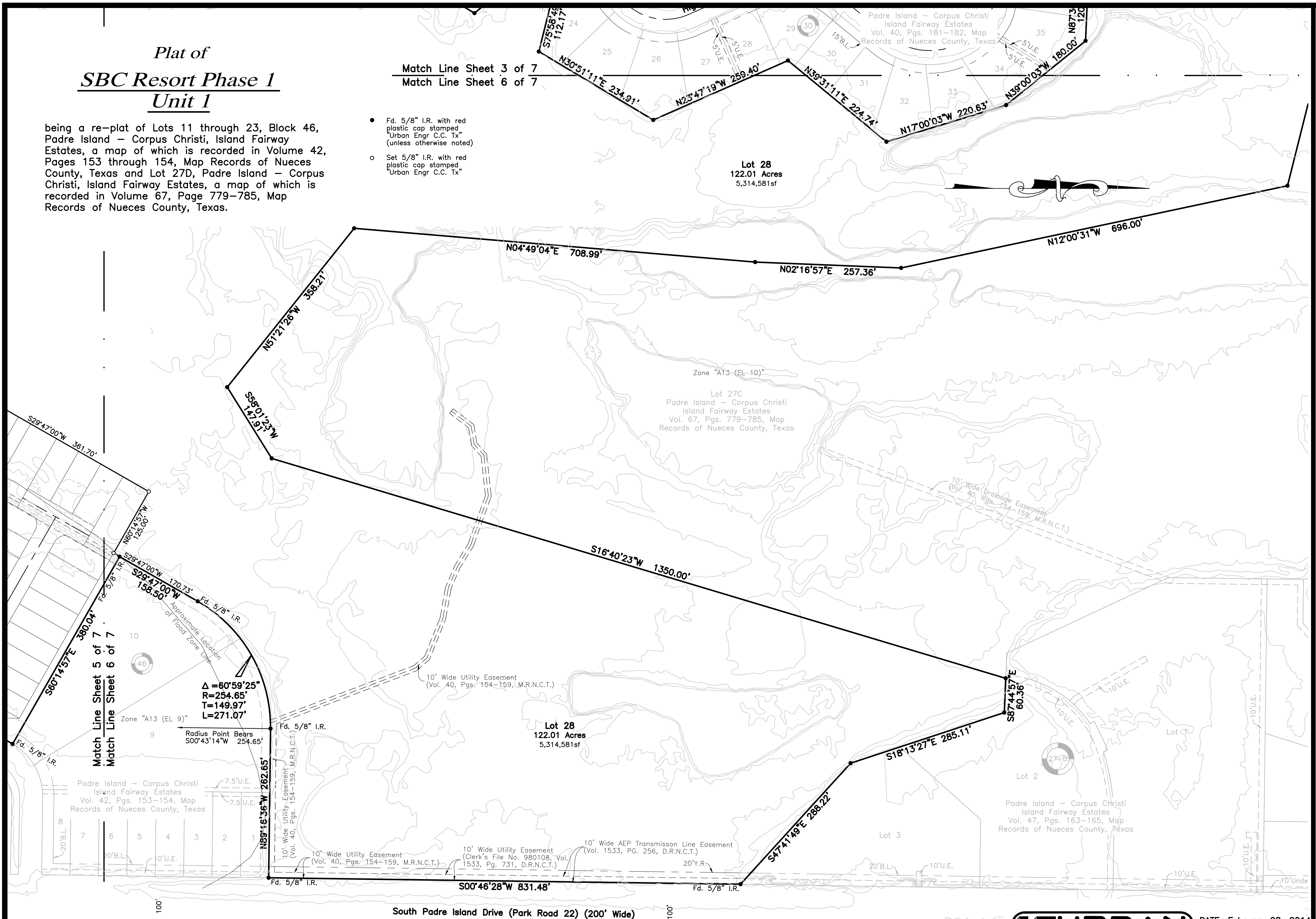
DATE: February 28, 2014  
SCALE: 1"=100'  
JOB NO.: 38808.IW.01  
SHEET: 5 of 7  
DRAWN BY: XG

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

- Fd. 5/8" I.R. with red plastic cap stamped "Urban Engr C.C. Tx" (unless otherwise noted)
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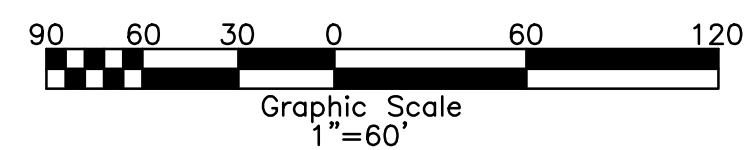
DATE: February 28, 2014  
SCALE: 1"=100'  
JOB NO.: 38808.IW.01  
SHEET: 6 of 7  
DRAWN BY: XG





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