

- Notes:
- 1.) Total platted area contains 8.09 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.) Contours shown hereon are referenced to the North American Vertical Datum of 1988 (NAVD88), Geoid 12A.
 - 5.) By graphic plotting only, this property is in Zones "B", "C", "A11 (EI 9)", "A14 (EI 12)", "V14 (EI 12)" and "V14 (EI 14)" on Flood Insurance Rate Map, Community Panel No. 485464 0405 D, City of Corpus Christi, Texas, which bears an effective date of September 17, 1992 and is partially located in a Special Flood Hazard Area.
 - 6.) The yard requirement, as depicted is a requirement of the Unified Development Code and is subject to change as the zoning may change.
 - 7.) If any lot is developed with residential uses, compliance with the Public Open Space regulations will be required during the building permit phase.
 - 8.) Lot 1B will contain condominiums with a common area that will be for the use and benefit of the condominiums on Lot 1B and Town Homes located on Lots 1C through 1R. The common area will be maintained by the Pathway at Barefoot Dunes Community Improvement Association Inc. (Association). Private water, storm water and wastewater utilities will be for the benefit of Lots 1B through 1R and will be maintained by the Association.
 - 9.) Lot sizes for Lots 1C through 1R conform and meet the Townhome Development Standards as set forth in the City of Corpus Christi Unified Development Code.
 - 10.) Lots 1B through 1R will have shared access and parking.

State of Texas
County of Nueces

Gulfshores Joint Venture, a Texas partnership, hereby certifies that it is the owner of the lands embraced within the boundaries of Lot 1A, as shown on 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: Gulfshores Joint Venture, a Texas partnership

By: Padre Island Development Company, LP, a Texas limited partnership, Partner

By: _____
Paul Schexnailder, President

State of Texas
County of Nueces

This instrument was acknowledged before me by Paul Schexnailder, as President of Padre Island Development Company, LP, a Texas limited partnership, Partner of Gulfshores Joint Venture, a Texas partnership, on behalf of said partnership.

This the _____ day of _____, 20____.

Notary Public in and for the State of Texas

State of Texas
County of Nueces

2015 Beachwalk Place, Ltd., a Texas limited partnership, hereby certifies that it is the owner of the lands embraced within the boundaries of Lots 1B through 1R, as shown on 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: 2015 Beachwalk Place, Ltd., a Texas limited partnership

By: 2015 Beachwalk Place GP LLC, a Texas limited liability company, General Partner

By: _____
Alton Scavo, Managing Member

State of Texas
County of Nueces

This instrument was acknowledged before me by Alton Scavo, as Managing Member of 2015 Beachwalk Place GP LLC, a Texas limited liability company, General Partner of 2015 Beachwalk Place, Ltd., a Texas limited partnership, on behalf of said partnership.

This the _____ day of _____, 20____.

Notary Public in and for the State of Texas

Plat of
Lake Padre South
Block 3, Lots 1A through 1R

being a re-plat of Lot 1, Block 3, Lake Padre South, a map of which is recorded in Volume 53, Pages 198-202, Map Records of Nueces County, Texas.

State of Texas
County of Nueces

Texas Champion Bank, hereby certifies that it holds a lien on the property owned by 2015 Beachwalk Place, Ltd., a Texas limited partnership, as shown on the foregoing map and it approves of the subdivision and dedication for the purposes and considerations therein expressed.

This the _____ day of _____, 20____.

By: Texas Champion Bank

By: _____
James B. Cox, Executive Vice-President, Chief Credit Officer

State of Texas
County of Nueces

This instrument was acknowledged before me by James B. Cox, as Executive Vice-President, Chief Credit Officer, of Texas Champion Bank, on behalf of said bank.

This the _____ day of _____, 20____.

Notary Public in and for the State of Texas

State of Texas
County of Nueces

Gulfshores Joint Venture, a Texas partnership, hereby certifies that it holds a lien on the property owned by 2015 Beachwalk Place, Ltd., a Texas limited partnership, as shown on the foregoing map and it approves of the subdivision and dedication for the purposes and considerations therein expressed.

This the _____ day of _____, 20____.

By: Gulfshores Joint Venture, a Texas partnership

By: Padre Island Development Company, LP, a Texas limited partnership, Partner

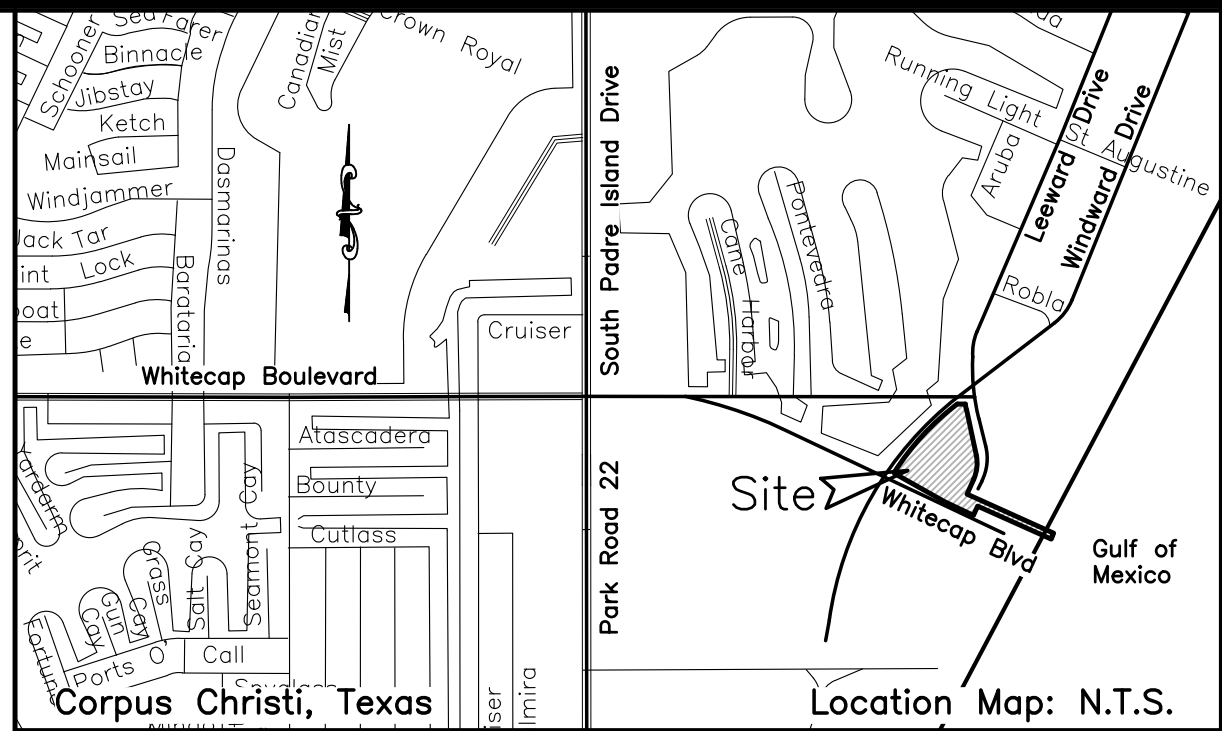
By: _____
Paul Schexnailder, President

State of Texas
County of Nueces

This instrument was acknowledged before me by Paul Schexnailder, as President of Padre Island Development Company, LP, a Texas limited partnership, Partner of Gulfshores Joint Venture, a Texas partnership, on behalf of said partnership.

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____.

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____.

Julio Dimas, CFM
Interim Secretary

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

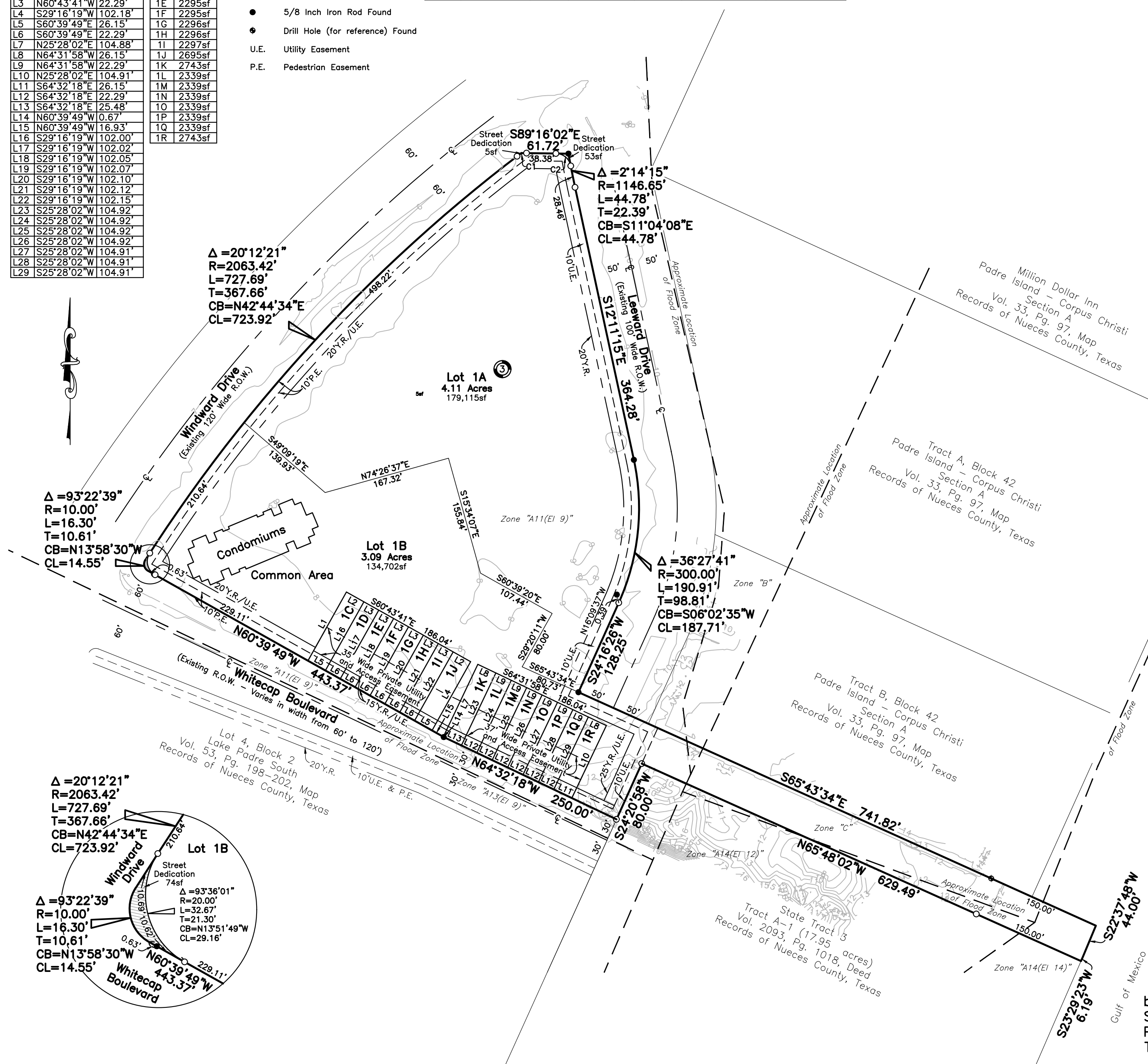


Submitted: 09/21/16
SCALE: 1"=100'
JOB NO.: 42818.B5.02
SHEET: 1 of 2
DRAWN BY: XG

LINE	BEARING	DISTANCE	Lot	Area
L1	S29°16'19"W	101.97'	1C	2690sf
L2	S60°43'41"E	26.15'	1D	2294sf
L3	N60°43'41"W	22.29'	1E	2295sf
L4	S29°16'19"W	102.18'	1F	2295sf
L5	S60°39'49"E	26.15'	1G	2296sf
L6	S60°39'49"E	22.29'	1H	2296sf
L7	N25°28'02"E	104.88'	1I	2297sf
L8	N64°31'58"W	26.15'	1J	2695sf
L9	N64°31'58"W	22.29'	1K	2743sf
L10	N25°28'02"E	104.91'	1L	2339sf
L11	S64°32'18"E	26.15'	1M	2339sf
L12	S64°32'18"E	22.29'	1N	2339sf
L13	S64°32'18"E	25.48'	1O	2339sf
L14	N60°39'49"W	0.67'	1P	2339sf
L15	N60°39'49"W	16.93'	1Q	2339sf
L16	S29°16'19"W	102.00'	1R	2743sf
L17	S29°16'19"W	102.02'		
L18	S29°16'19"W	102.05'		
L19	S29°16'19"W	102.07'		
L20	S29°16'19"W	102.10'		
L21	S29°16'19"W	102.12'		
L22	S29°16'19"W	102.15'		
L23	S25°28'02"W	104.92'		
L24	S25°28'02"W	104.92'		
L25	S25°28'02"W	104.92'		
L26	S25°28'02"W	104.92'		
L27	S25°28'02"W	104.91'		
L28	S25°28'02"W	104.91'		
L29	S25°28'02"W	104.91'		

- Legend:**
- 5/8 inch Iron Rod with plastic cap stamped "URBAN ENGR CCTY" Found
 - 5/8 inch Iron Rod Found
 - ⦿ Drill Hole (for reference) Found
 - U.E. Utility Easement
 - P.E. Pedestrian Easement

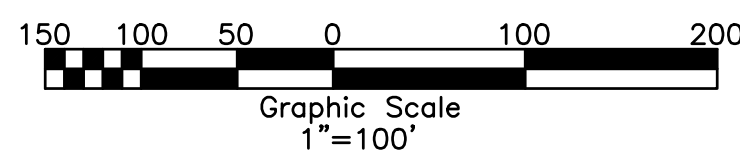
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	38°04'45"	20.00'	13.29'	6.90'	N71°41'36"E	13.05'
C2	78°30'07"	20.00'	27.40'	16.34'	S50°00'59"E	25.31'



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.

Plat of Lake Padre South Block 3, Lots 1A through 1R

being a re-plat of Lot 1, Block 3, Lake Padre South, a map of which is recorded in Volume 53, Pages 198-202, Map Records of Nueces County, Texas.



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