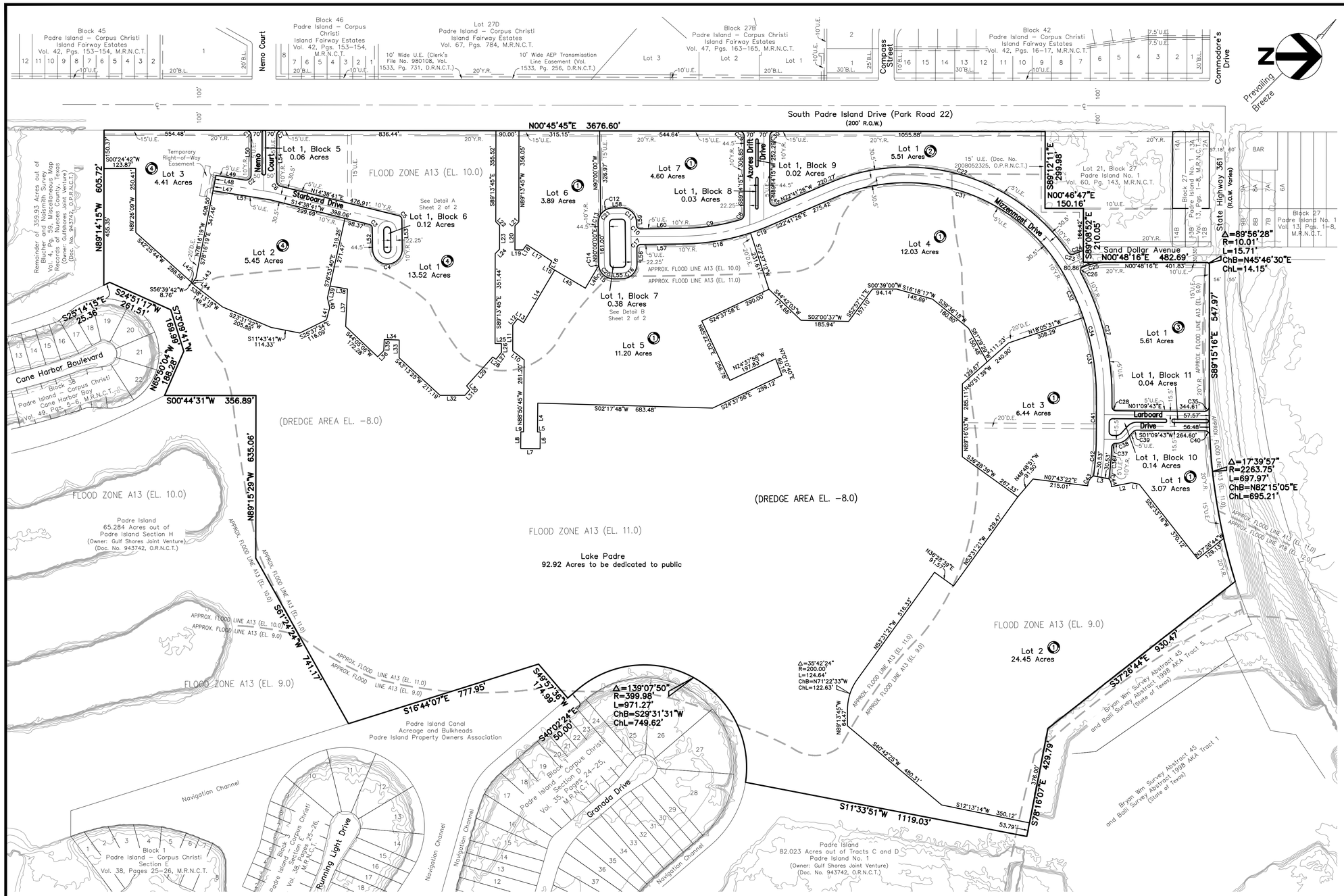

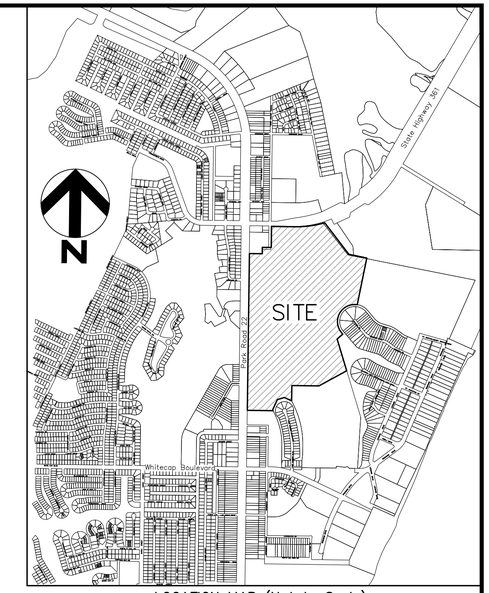

LOCATION MAP (Not to Scale)

NOTES:

1. The property is currently undeveloped and zoned CR2.
2. A Pollution Prevention Plan will be submitted with any plans of development for this property.
3. The receiving body for all storm runoff for this property is Lake Padre. Lake Padre empties in to the Packery Channel and then into the Gulf of Mexico. The TCEQ has classified the aquatic life use for the Gulf of Mexico as "exceptional" and " oyster waters". The TCEQ also categorized the Gulf of Mexico as "contact recreation" use.
4. There are no jurisdictional wetlands. This area has been dredged and filled in accordance with the approved USACE permit: SWG-2000-02743.
5. By graphic plotting only, this property is in Zones "A13 (El 9)", "A13 (El 10)" and "A13 (El 11)", of the Flood Insurance Rate Map, Community Panel Number 485494 0705 D, City of Corpus Christi, Texas, which bears an effective date of May 4, 1992 and it is located in a Special Flood Hazard Area.
6. The temporary right-of-way easement in Lot 3, Block 4 will cease once the lot is developed and circulation is provided with its development.
7. This project is not within an AICUZ Boundary or Noise Contour.
8. Proposed drive access to Park Road 22 and State Highway 361 shall conform to TxDOT access management standards.
9. A permit is required by TxDOT for access onto Park Road 22 and State Highway 361.
10. Future street access points to Park Road 22 will require TxDOT approval.

*See Sheet 2 of 2 for Line Table, Curve Table and Street Sections.

Preliminary Plat of

Padre Harbor

Corpus Christi, Texas

LEGAL DESCRIPTION:

A 201.19 Acre Tract, out of a 359.93 Acre Tract described in a Special Warranty Deed from FW/RD Associates, LTD., a Texas limited partnership, to Gulfshores Joint Venture, a Texas joint venture, recorded in Document Number 943742, of the Official Public Records of Nueces County, Texas; being comprised of a portion of the Amended Vacating Plat of Padre Island – Corpus Christi Section H Unit 1 & Padre Island No. 1, recorded in Volume 52, Pages 149–150, Map Records of Nueces County, Texas; being the same Lands described as a 201.21 Acre Tract in a Contribution Deed from Cameron Cay Investments, LLC to Lake Padre Development Company, LLC, recorded in Document Number 2014002766, of the said Official Public Records.

LEGEND:

	Existing Contour
	Flood Zone Line
U.E.	Utility Easement
Y.R.	Yard Requirement
M.R.N.C.T.	Map Records of Nueces County, Texas
D.R.N.C.T.	Deed Records of Nueces County, Texas

OWNER/DEVELOPER:
Lake Padre Development Company, LLC
14650 Compass Street, Suite 1
Corpus Christi, Texas 78418

ENGINEER:
Urban Engineering TBPE Firm #145
2725 Swantner Drive
Corpus Christi, Texas 78404

URBAN ENGINEERING
TBPE FIRM NO. 145, TBPLS FIRM NO. 10032400
2725 SWANTNER DR, CORPUS CHRISTI, TX 78404
PHONE: 361.854.3101 WWW.URBANENG.COM

JOB NO. 39577.B7.04
March 15, 2018 RCU/xg

300 200 100 0 200 400
GRAPHIC SCALE
1"=200'

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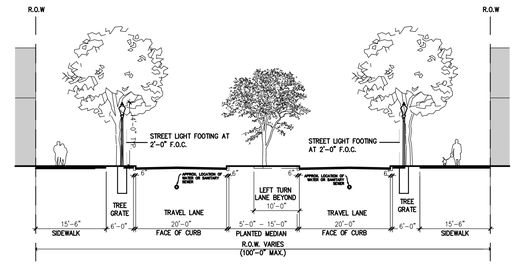
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	90°00'00"	20.00'	31.42'	N45°45'45"E	28.28'
C2	98°53'49"	20.00'	34.52'	S39°47'20"E	30.39'
C3	75°21'19"	15.00'	19.73'	N52°19'21"E	18.34'
C4	180°00'00"	58.00'	182.21'	S00°00'00"E	116.00'
C5	75°21'19"	15.00'	19.73'	N52°19'21"E	18.34'
C6	76°07'04"	20.00'	26.57'	N52°42'13"E	24.66'
C7	90°00'00"	20.00'	31.42'	S44°14'15"E	28.28'
C8	73°22'16"	20.00'	25.61'	S52°33'07"E	23.90'
C9	15°51'59"	819.50'	226.94'	N07°55'59"W	226.21'
C10	90°00'00"	15.00'	23.56'	N45°00'00"E	21.21'
C11	90°00'00"	58.00'	91.11'	S45°00'00"W	82.02'
C12	55°51'06"	58.00'	56.54'	N27°50'33"W	54.33'
C13	34°08'54"	58.00'	34.57'	N72°55'33"W	34.06'
C14	5°25'01"	58.00'	5.48'	N87°17'29"E	5.48'
C15	84°34'59"	58.00'	85.62'	S42°17'29"W	78.06'
C16	90°00'00"	58.00'	91.11'	N45°00'00"W	82.02'
C17	90°00'00"	15.00'	23.56'	N45°00'00"W	21.21'
C18	17°22'48"	880.50'	267.09'	S08°41'24"E	266.07'
C19	5°18'38"	880.50'	81.61'	S20°02'07"E	81.58'
C20	90°00'00"	58.00'	91.11'	S45°00'00"W	82.02'
C21	90°00'00"	58.00'	91.11'	N45°00'00"W	82.02'
C22	79°04'38"	767.50'	1059.27'	S16°50'53"W	977.18'
C23	79°57'34"	15.00'	20.93'	N16°24'25"E	19.28'
C24	7°04'45"	330.00'	40.77'	N20°02'00"W	40.75'
C25	18°15'47"	270.00'	86.06'	S12°00'02"E	85.70'
C26	96°31'35"	15.00'	25.27'	S69°23'43"E	22.39'
C27	28°28'49"	1023.50'	508.16'	S76°33'54"W	502.96'
C28	89°26'11"	15.00'	23.41'	S45°52'49"W	21.11'
C29	90°00'11"	20.00'	31.42'	S45°45'40"W	28.29'
C30	90°00'09"	20.00'	31.42'	N44°14'10"W	28.28'
C31	82°53'02"	706.50'	1022.02'	N18°45'05"E	935.21'
C32	11°42'52"	962.50'	196.79'	S66°03'02"W	196.45'
C33	18°53'31"	962.50'	317.36'	S81°21'14"W	315.92'
C34	30°36'23"	962.50'	514.15'	N75°29'48"E	508.06'
C35	90°11'04"	20.00'	31.48'	N43°55'49"W	28.33'
C36	5°56'22"	1202.50'	124.66'	S84°15'35"E	124.60'
C37	88°21'39"	15.00'	23.13'	S43°02'57"E	20.91'
C38	48°30'50"	58.50'	49.53'	N23°07'32"W	48.07'
C39	48°32'40"	19.50'	16.52'	S23°06'37"E	16.03'
C40	86°55'44"	20.00'	30.34'	S44°37'35"W	27.52'
C41	0°44'11"	12433.98'	159.78'	N89°12'22"W	159.78'
C42	7°24'37"	1141.50'	147.63'	N85°07'59"W	147.53'
C43	57°41'30"	46.50'	46.82'	N58°35'54"W	44.87'
C44	40°13'26"	46.50'	32.64'	N72°26'38"E	31.98'
C45	113°27'11"	20.00'	39.60'	N34°02'10"E	33.44'
C46	180°00'00"	13.50'	42.41'	N00°00'00"W	27.00'
C47	180°00'00"	13.50'	42.41'	N00°00'00"W	27.00'
C48	90°00'00"	13.50'	21.21'	N45°00'00"E	19.09'
C49	90°00'00"	13.50'	21.21'	S45°00'00"E	19.09'
C50	90°00'00"	13.50'	21.21'	S45°00'00"W	19.09'
C51	90°00'00"	13.50'	21.21'	N45°00'00"W	19.09'

LINE	BEARING	DISTANCE
L1	N12°09'03"E	30.86'
L2	N10°17'45"W	79.68'
L3	N11°17'23"E	61.07'
L4	S88°50'45"E	112.58'
L5	S01°09'15"W	10.62'
L6	N88°50'45"W	65.32'
L7	N01°09'15"E	75.84'
L8	N88°50'45"W	65.32'
L9	S01°09'15"W	10.62'
L10	N38°40'45"E	56.66'
L11	S89°13'45"E	101.32'
L12	S51°24'28"E	31.08'
L13	N34°45'47"E	27.64'
L14	N58°38'50"W	238.87'
L15	N31°13'37"E	26.04'
L16	N62°21'58"W	24.41'
L17	S33°51'41"W	117.14'
L18	S53°44'57"E	25.15'
L19	S00°46'15"W	51.35'
L20	N89°13'45"W	94.46'
L21	N44°13'45"W	21.21'
L22	N45°46'15"E	21.21'
L23	N89°13'45"W	92.45'
L24	S44°13'45"E	24.04'
L25	S00°46'15"W	25.00'
L26	N89°13'45"W	34.50'
L27	S51°11'12"W	34.24'
L28	N34°47'13"E	15.88'
L29	N47°17'23"W	151.89'
L30	N50°53'02"E	19.61'
L31	N48°05'11"W	28.97'
L32	N00°30'07"E	97.05'
L33	S89°11'14"E	69.58'
L34	N02°19'13"E	58.59'
L35	S87°08'58"E	43.73'
L36	S44°01'29"E	33.56'
L37	S86°32'16"E	146.45'
L38	N10°31'57"E	69.09'
L39	S76°53'40"E	47.78'
L40	N77°16'35"E	39.23'
L41	N74°09'14"W	49.09'
L42	S56°39'42"W	7.23'
L43	N52°16'28"W	25.59'
L44	N56°39'42"E	1.53'
L45	S31°13'37"W	139.17'
L46	S58°46'23"E	102.62'
L47	S78°16'19"E	30.52'
L48	N78°16'19"W	30.52'
L49	S09°39'34"W	115.33'
L50	N89°14'15"W	154.43'
L51	N09°39'34"E	227.58'
L52	N90°00'00"E	83.28'
L53	N90°00'00"E	116.02'
L54	S89°14'15"E	178.87'
L55	N00°00'00"W	34.00'
L56	N90°00'00"E	60.00'
L57	S00°00'00"E	166.66'
L58	S00°00'00"E	34.00'
L59	N90°00'00"E	10.00'
L60	N00°00'00"W	166.66'
L61	N90°00'00"W	74.07'
L62	N90°00'00"E	74.07'
L63	N00°00'00"W	34.00'
L64	S90°00'00"E	161.00'
L65	S00°00'00"E	34.00'
L66	S90°00'00"W	161.00'



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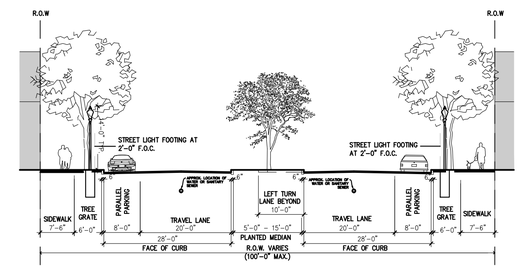
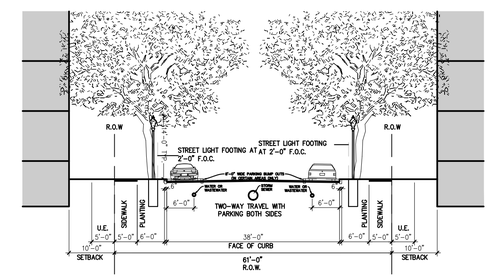
Azores Drift Drive



Larboard Drive



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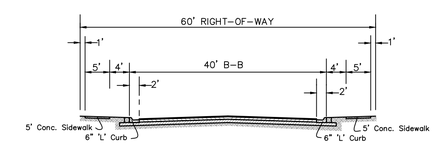
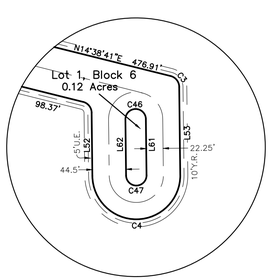
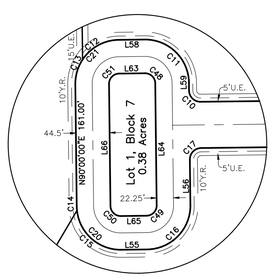
Starboard Drive



TYPICAL 60' RIGHT-OF-WAY STREET SECTION
Not-to-Scale
Sand Dollar Avenue



See Detail A



See Detail B

Preliminary Plat of

Padre Harbor

Corpus Christi, Texas

LEGAL DESCRIPTION:

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JOB NO. 39577.B7.04
March 15, 2018 RCU/xg

300 200 100 0 200 400
GRAPHIC SCALE
1"=200'

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