

Notes:

1. Total platted area contains 22.14 Acres of Land. (Includes Street Dedication)
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. By graphic plotting only, this property is in Zones "A13 (El 10)" and "A13 (El 11)" on Flood Insurance Rate Map, Community Panel No. 485494 0705 D, Nueces County, Texas, which bears an effective date of May 4, 1992 and it is located in a Special Flood Hazard Area.
5. The yard requirement, as depicted is a requirement of the Unified Development Code and is subject to change as the zoning may change.
6. Contours shown hereon are referenced to the North American Vertical Datum of 1988 (NAVD88), Geoid 12A.
7. If any lot is developed with residential uses, compliance with the open space regulation will be required during the building permit phase.

State of Texas
County of Nueces

Lake Padre Development Company, LLC, a Texas Limited Liability Company, hereby certifies that it is the owner of 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: Lake Padre Development Company, LLC, a Texas Limited Liability Company

By: _____
E. Paul Schexnailder, Manager

By: _____
Dan Reiner, Manager

By: _____
Tim Lange, Manager

State of Texas
County of Nueces

This instrument was acknowledged before me by E. Paul Schexnailder, as Manager of Lake Padre Development Company, LLC, a Texas Limited Liability Company, on behalf of said limited liability company.

This the _____ day of _____, 20_____.

Notary Public in and for the State of Texas

State of Texas
County of Nueces

This instrument was acknowledged before me by Dan Reiner, as Manager of Lake Padre Development Company, LLC, a Texas Limited Liability Company, on behalf of said limited liability company.

This the _____ day of _____, 20_____.

Notary Public in and for the State of Texas

State of Texas
County of Nueces

This instrument was acknowledged before me by Tim Lange, as Manager of Lake Padre Development Company, LLC, a Texas Limited Liability Company, on behalf of said limited liability company.

This the _____ day of _____, 20_____.

Notary Public in and for the State of Texas

Plat of
Padre Harbor
Unit 1

22.14 Acres of Land out out of a 359.93 Acre Tract, described in Special Warranty Deed from FW/RD Associates, LTD., a Texas limited partnership, to Gulfshores Joint Venture, a Texas joint venture, recorded in Document No. 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 149–151, Map Records of Nueces County, Texas; said 22.14 Acres also being out of a 201.21 Acre Tract, described in Contribution Deeds to Lake Padre Development Company, LLC, a Texas Limited Liability Company, recorded in Document Nos. 2014002762, 2014002763, 2014002764, 2014002765 and 2014002766, all out of the Official Public 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 Lake Padre Development Company, LLC, a Texas Limited Liability Company, 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

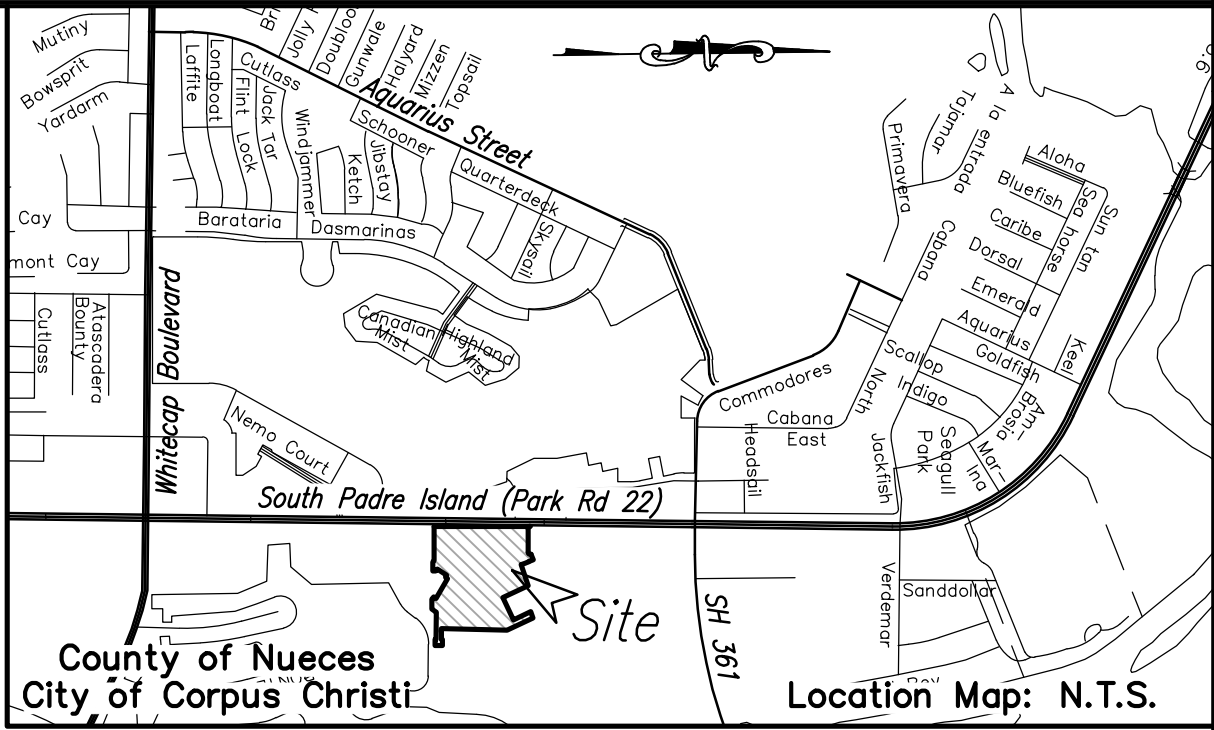
By: _____
James B. Cox, Executive Vice–President, Chief Credit Officer

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

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_____.

William J. Green, 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_____.

Nina Nixon–Mendez, FAICP
Secretary

Eric Villarreal, P.E.
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

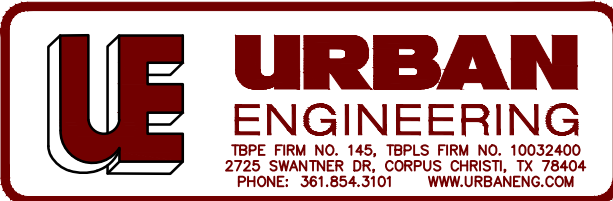
State of Texas
County of Nueces

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: 8/2/18
SCALE: 1"=100'
JOB NO.: 39577.B8.03
SHEET: 1 of 2
DRAWN BY: XG
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urbansurvey1@urbaneng.com

*Plat of
Padre Harbor
Unit 1*

22.14 Acres of Land out of a 359.93 Acre Tract, described in Special Warranty Deed from FW/RD Associates, LTD., a Texas limited partnership, to Gulfshores Joint Venture, a Texas joint venture, recorded in Document No. 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 149-151, Map Records of Nueces County, Texas; said 22.14 Acres also being out of a 201.21 Acre Tract, described in Contribution Deeds to Lake Padre Development Company, LLC, a Texas Limited Liability Company, recorded in Document Nos. 2014002762, 2014002763, 2014002764, 2014002765 and 2014002766, all out of the Official Public Records of Nueces County, Texas.

Vacating Plat of
Padre Island - Corpus Christi Section H Unit 1
and Portion of Padre Island No. 1
Vol. 52, Pages 149-151, Map
Records of Nueces County, Texas
(Owner: Padre Harbor Development Company, LLC)
(Document Nos. 2014002762, 2014002763, 2014002764,
2014002765 and 2014002766, O.P.R.N.C.T.)

100'

100'

South Padre Island Drive
(Park Road 22)

N00°45'45"E 999.79'

N00°45'45"E 1055.88'

Southeast corner
of 201.19 Acre Tract

S00°45'45"W 1620.93'

N89°13'45"W 356.05'

Lot 6
3.89 Acres
169,465sf

Lot 7
4.60 Acres
200,546sf

Lot 1, Block 8
0.03 Acres
1,099sf

Lot 1, Block 9
0.02 Acres
964sf

Vacating Plat of
Padre Island - Corpus Christi Section H Unit 1
and Portion of Padre Island No. 1
Vol. 52, Pages 149-151, Map
Records of Nueces County, Texas
(Owner: Padre Harbor Development Company, LLC)
(Document Nos. 2014002762, 2014002763, 2014002764,
2014002765 and 2014002766, O.P.R.N.C.T.)

15' U.E. (Doc. No.
2008052325, O.P.R.N.C.T.)
Lot 21, Block 27
Padre Island No. 1
Vol. 60, Pg. 143, Map
Records of Nueces
County, Texas

N89°13'45"W 94.46'

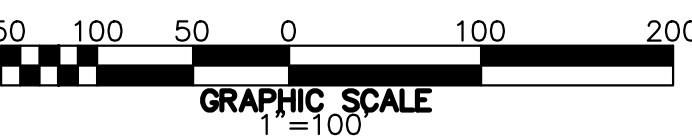
S33°51'41"W 117.14'

N58°38'50"W 238.87'

L12
L11
L10
L9
L8
L7
L6
L5
L4

N88°50'45"W 281.20'

L8
L7
L6
L5
L4



Lot 5
11.20 Acres
487,728sf

FLOOD ZONE A13 (EL. 11.0)

APPROX. FLOOD LINE A13 (EL. 10.0)
APPROX. FLOOD LINE A13 (EL. 11.0)

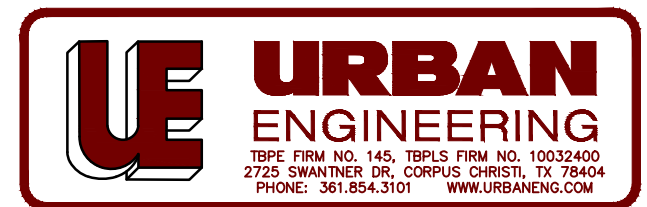
Mizzenmast Drive

179.07 Acres out of
201.21 Acre Tract
(Document Nos. 2014002762,
2014002763, 2014002764,
2014002765 and 2014002766,
O.P.R.N.C.T.)

- Legend:
- 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set
 - Mag Nail with washer stamped "URBAN ENGR CCTX" Set
 - 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Found

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | N67°18'34"E | 61.00' |
| L2 | S22°41'26"E | 55.15' |
| L3 | N70°10'40"E | 69.16' |
| L4 | S88°50'45"E | 112.58' |
| L5 | N01°09'15"E | 10.62' |
| L6 | S88°50'45"E | 65.32' |
| L7 | S01°09'15"W | 75.84' |
| L8 | N88°50'45"W | 65.32' |
| L9 | N01°09'15"E | 10.62' |
| L10 | S38°40'45"W | 56.66' |
| L11 | N89°13'45"W | 101.32' |
| L12 | N51°24'28"W | 31.08' |
| L13 | N34°45'47"E | 27.64' |
| L14 | S31°13'37"W | 26.04' |
| L15 | N62°21'58"W | 24.41' |
| L16 | S53°44'57"E | 25.15' |
| L17 | S00°46'15"W | 31.35' |
| L18 | N44°13'45"W | 21.21' |
| L19 | N00°00'00"W | 34.00' |
| L20 | S00°00'00"E | 34.00' |
| L21 | N89°14'15"W | 100.00' |
| L22 | S89°14'15"E | 100.00' |
| L23 | S89°14'15"E | 115.00' |
| L24 | N89°14'15"W | 115.00' |
| L25 | N90°00'00"W | 60.00' |
| L26 | N00°00'00"W | 34.00' |
| L27 | S00°00'00"E | 34.00' |
| L28 | S90°00'00"W | 10.00' |
| L29 | S00°00'00"E | 34.00' |
| L30 | N00°00'00"W | 34.00' |

| CURVE | DELTA ANGLE | RADIUS | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
|-------|-------------|---------|------------|---------------|--------------|
| C1 | 90°00'09" | 20.00' | 31.42' | S44°14'10"E | 28.28' |
| C2 | 113°27'11" | 20.00' | 39.60' | N34°02'10"E | 33.44' |
| C3 | 5°18'38" | 880.50' | 81.61' | S20°02'07"E | 81.58' |
| C4 | 90°00'11" | 20.00' | 31.42' | N45°45'40"E | 28.29' |
| C5 | 73°22'16" | 20.00' | 25.61' | S52°33'07"E | 23.90' |
| C6 | 15°51'59" | 819.50' | 226.94' | S07°55'59"E | 226.21' |
| C7 | 90°00'00" | 15.00' | 23.56' | S45°00'00"W | 21.21' |
| C8 | 90°00'00" | 58.00' | 91.11' | S45°00'00"W | 82.02' |
| C9 | 90°00'00" | 58.00' | 91.11' | S45°00'00"E | 82.02' |
| C10 | 90°00'00" | 58.00' | 91.11' | N45°00'00"E | 82.02' |
| C11 | 90°00'00" | 58.00' | 91.11' | N45°00'00"W | 82.02' |
| C12 | 90°00'00" | 15.00' | 23.56' | N45°00'00"W | 21.21' |
| C13 | 17°22'48" | 880.50' | 267.09' | N08°41'24"W | 266.07' |
| C14 | 22°41'26" | 880.50' | 346.70' | N11°20'43"W | 346.43' |
| C15 | 55°51'06" | 58.00' | 56.54' | S27°55'33"E | 54.33' |
| C16 | 34°08'54" | 58.00' | 34.57' | S72°55'33"E | 34.06' |
| C17 | 5°25'01" | 58.00' | 5.48' | N87°17'29"E | 5.48' |
| C18 | 84°34'59" | 58.00' | 85.62' | N42°17'29"E | 78.06' |
| C19 | 90°00'00" | 13.50' | 21.21' | N45°00'00"W | 19.09' |
| C20 | 90°00'00" | 13.50' | 21.21' | N45°00'00"E | 19.09' |
| C21 | 90°00'00" | 13.50' | 21.21' | S45°00'00"E | 19.09' |
| C22 | 90°00'00" | 13.50' | 21.21' | S45°00'00"W | 19.09' |
| C23 | 90°00'00" | 35.75' | 56.16' | S45°00'00"W | 50.56' |
| C24 | 90°00'00" | 35.75' | 56.16' | N45°00'00"W | 50.56' |
| C25 | 90°00'00" | 35.75' | 56.16' | S45°00'00"W | 50.56' |
| C26 | 90°00'00" | 35.75' | 56.16' | S45°00'00"E | 50.56' |
| C27 | 180°00'00" | 4.50' | 14.14' | N00°45'45"E | 9.00' |
| C28 | 180°00'00" | 4.50' | 14.14' | S00°45'45"W | 9.00' |
| C29 | 180°00'00" | 4.50' | 14.14' | N00°45'45"E | 9.00' |
| C30 | 180°00'00" | 4.50' | 14.14' | S00°45'45"W | 9.00' |



Submitted: 8/2/18
SCALE: 1"=100'
JOB NO.: 39577.B8.03
SHEET: 2 of 2
DRAWN BY: XG

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