

Notes:

1. Total platted area contains 60.90 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 (EI 9)", "A13 (EI 10)" and "A13 (EI 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. Preliminary Flood Insurance Rate Map indicates the property being located in BFE 11. The City of Corpus Christi has recently adopted the preliminary flood insurance rate maps for development purposes. The City has indicated that the more stringent of the effective and preliminary maps shall apply until such time the preliminary maps are formally adopted by FEMA.
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. Contours shown hereon are referenced to the North American Vertical Datum of 1988 (NAVD88), Geoid 12A.
8. 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 3*

60.90 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 60.90 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

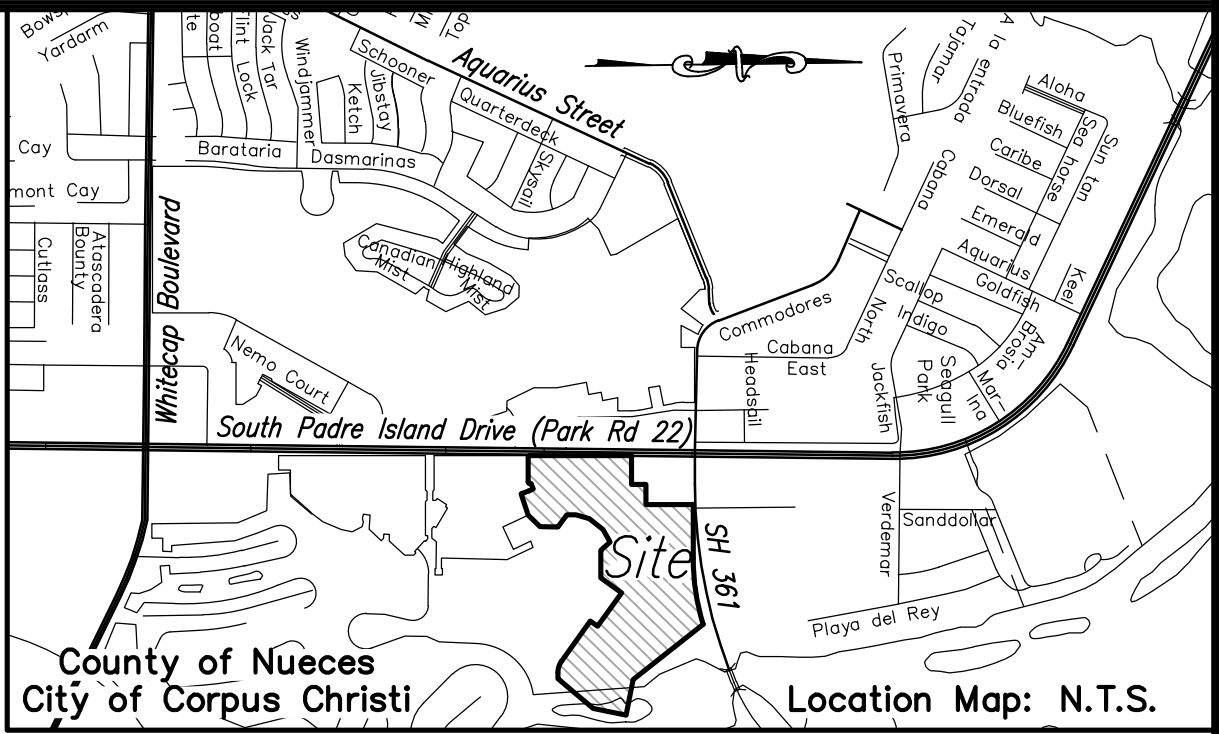
By: \_\_\_\_\_  
James B. Cox, Executive Vice–President, Chief Credit Officer

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

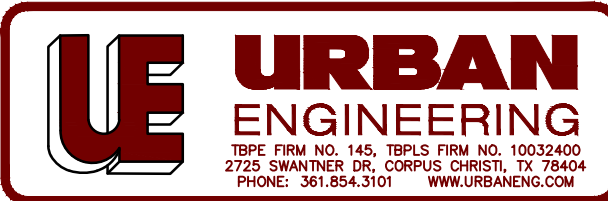
State of Texas  
County of Nueces

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\_\_\_\_\_.

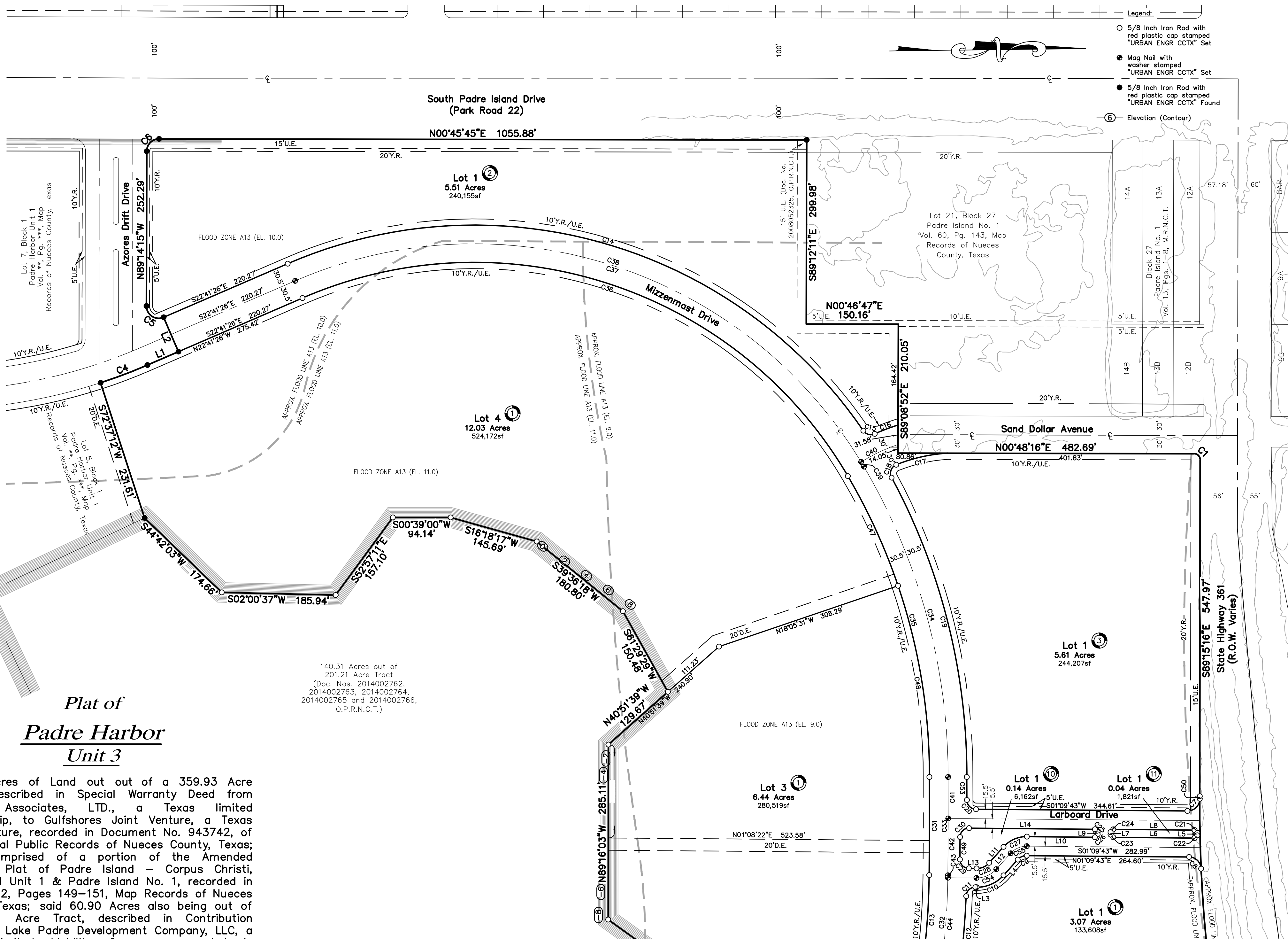
**Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.**

\_\_\_\_\_  
James D. Carr, R.P.L.S.  
Texas License No. 6458



Submitted: 10/31/18  
SCALE: 1"=100'  
JOB NO.: 39577.B8.05  
SHEET: 1 of 3  
DRAWN BY: XG

©2018 by Urban Engineering  
urbansurvey1@urbaneng.com

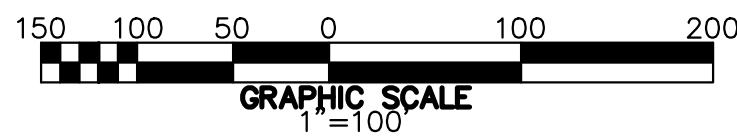


- Legend:
- 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set
  - Mag Nail with washer stamped "URBAN ENGR CCTX" Set
  - 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Found
  - ⑥ Elevation (Contour)

*Plat of*  
***Padre Harbor***  
*Unit 3*

60.90 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 60.90 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.

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



**URBAN ENGINEERING**  
TBP# FIRM NO. 145, TBP#S FIRM NO. 10032400  
2225 SWANTNER DR. CORPUS CHRISTI, TX 78404  
PHONE: 361.854.3101 WWW.URBANENG.COM

Submitted: 10/31/18  
SCALE: 1"=100'  
JOB NO.: 39577.B8.05  
SHEET: 2 of 3  
DRAWN BY: XG  
©2018 by Urban Engineering  
urbansurvey1@urbaneng.com

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	89°56'28"	10.01'	15.71'	N45°46'50"E	14.15'
C2	17°39'57"	2263.75'	697.97'	N82°16'05"E	695.21'
C3	35°42'24"	200.00'	124.64'	N71°22'33"W	122.63'
C4	51°8'38"	880.50'	81.61'	N20°02'07"W	81.58'
C5	113°27'11"	20.00'	39.60'	S34°02'10"W	33.44'
C6	90°00'09"	20.00'	31.42'	N44°14'10"W	28.28'
C7	90°11'04"	20.00'	31.48'	S43°55'49"E	28.33'
C8	86°55'44"	20.00'	30.34'	S44°37'35"W	27.52'
C9	48°32'40"	19.50'	16.52'	N23°06'37"W	16.03'
C10	48°30'50"	58.50'	49.53'	N23°07'32"W	48.07'
C11	88°21'39"	15.00'	23.13'	N43°02'57"W	20.91'
C12	5°56'22"	1202.50'	124.66'	N84°15'35"W	124.60'
C13	7°24'37"	1141.49'	147.63'	S85°07'59"E	147.53'
C14	79°04'38"	767.50'	1059.27'	S16°50'53"W	977.18'
C15	79°57'34"	15.00'	20.93'	S16°24'25"W	19.28'
C16	7°04'45"	330.00'	40.77'	S20°02'00"E	40.75'
C17	18°15'47"	270.00'	86.06'	N12°00'02"W	85.70'
C18	96°31'35"	15.00'	25.27'	N69°23'43"W	22.39'
C19	28°26'49"	1023.50'	508.16'	S76°33'54"W	502.96'
C20	89°26'11"	15.00'	23.41'	S45°52'49"W	21.11'
C21	90°00'00"	4.50'	7.07'	S46°09'43"W	6.36'
C22	90°00'00"	4.50'	7.07'	S43°50'17"E	6.36'
C23	88°50'17"	4.50'	6.98'	N45°34'51"E	6.30'
C24	91°09'43"	4.50'	7.16'	N44°25'09"W	6.43'
C25	88°50'17"	4.50'	6.98'	S45°34'51"W	6.30'
C26	91°09'43"	4.50'	7.16'	S44°25'09"E	6.43'
C27	48°32'40"	50.50'	42.79'	N23°06'37"W	41.52'
C28	48°32'40"	27.50'	23.30'	S23°06'37"E	22.61'
C29	89°52'51"	14.50'	22.75'	N46°06'08"E	20.48'
C30	90°17'12"	14.50'	22.85'	N43°58'53"W	20.56'
C31	0°44'11"	12433.94'	159.78'	S89°12'22"E	159.78'
C32	7°28'51"	1172.00'	153.02'	S85°05'51"E	152.92'
C33	0°44'09"	12464.48'	160.07'	S89°12'22"E	160.07'
C34	30°36'02"	993.00'	530.34'	N75°29'37"E	524.06'
C35	30°36'23"	962.50'	514.15'	S75°29'48"W	508.06'
C36	82°53'02"	706.50'	1022.02'	N18°45'05"E	935.21'
C37	82°53'02"	737.00'	1066.14'	N18°45'05"E	975.58'
C38	82°11'25"	737.00'	1057.22'	N18°24'16"E	968.88'
C39	0°41'38"	737.00'	8.92'	N59°50'47"E	8.92'
C40	12°43'49"	300.00'	66.66'	N24°39'26"W	66.52'
C41	0°18'38"	12464.48'	67.53'	N89°25'07"W	67.53'
C42	0°25'31"	12464.48'	92.54'	S89°03'03"E	92.54'
C43	0°11'44"	1172.00'	4.00'	S88°44'25"E	4.00'
C44	7°17'07"	1172.00'	149.02'	N84°59'59"W	148.92'
C45	40°13'26"	46.50'	32.64'	S72°26'38"W	31.98'
C46	57°41'30"	46.50'	46.82'	N58°35'54"W	44.87'
C47	11°42'52"	962.50'	196.79'	N66°03'02"E	196.45'
C48	18°53'31"	962.50'	317.36'	N81°21'14"E	315.92'
C49	0°10'03"	12483.98'	36.50'	S89°02'28"E	36.50'
C50	0°06'25"	2263.75'	4.22'	S88°58'09"E	4.22'
C51	10°16'11"	2263.75'	405.75'	S82°57'21"W	405.21'
C52	4°24'09"	2263.75'	173.94'	N75°37'11"E	173.90'
C53	0°10'19"	12494.98'	37.47'	N89°29'15"W	37.47'
C54	48°32'40"	43.00'	36.43'	N23°06'37"W	35.35'
C55	48°32'40"	35.00'	29.65'	S23°06'37"E	28.78'

LINE	BEARING	DISTANCE
L1	N22°41'26"W	55.15'
L2	S67°18'34"W	61.00'
L3	N01°07'53"E	1.89'
L4	N47°22'57"W	34.50'
L5	N88°50'17"W	4.00'
L6	S01°09'43"W	132.46'
L7	N90°00'00"W	4.00'
L8	S01°09'43"W	132.54'
L9	N90°00'00"E	4.00'
L10	N01°09'43"E	110.87'
L11	N47°22'57"W	34.93'
L12	S47°22'57"E	34.93'
L13	N01°09'43"E	12.61'
L14	S01°09'43"W	205.12'
L15	S12°09'03"W	30.86'
L16	S101°17'45"E	79.68'
L17	N11°17'23"E	61.07'
L18	S11°17'23"W	30.53'
L19	S11°17'23"W	30.53'

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

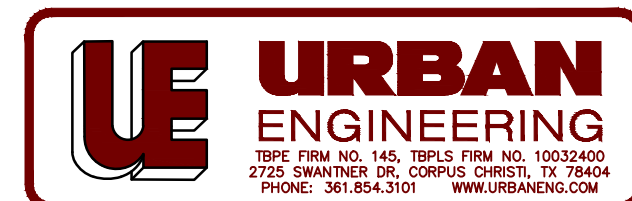
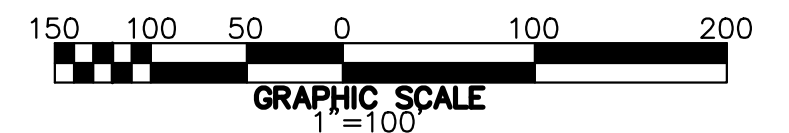
#### Legend:

- 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
- ⑥ Elevation (Contour)

## Plat of Padre Harbor Unit 3

60.90 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 60.90 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.

Padre Island  
82.023 Acres out of Tracts C and D  
Padre Island No. 1  
(Owner: Gulf Shores Joint Venture)  
(Doc. No. 943742, O.R.N.C.T.)



Submitted: 10/31/18  
SCALE: 1"=100'  
JOB NO.: 39577.B8.05  
SHEET: 3 of 3  
DRAWN BY: XG

©2018 by Urban Engineering  
urbansurvey1@urbaneng.com