

Notes:

1. Total platted area contains 25.24 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 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 10 and 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 2*

25.24 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 25.24 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

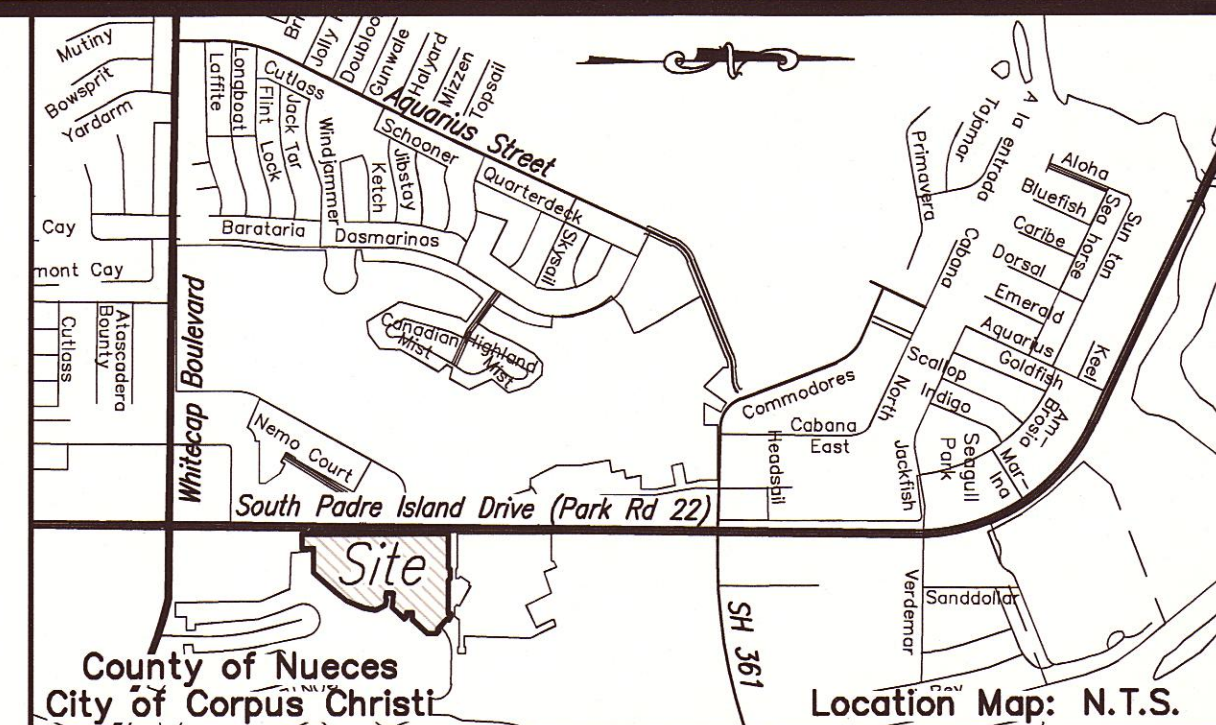
By: \_\_\_\_\_  
James B. Cox, Executive Vice-President, Chief Credit Officer

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

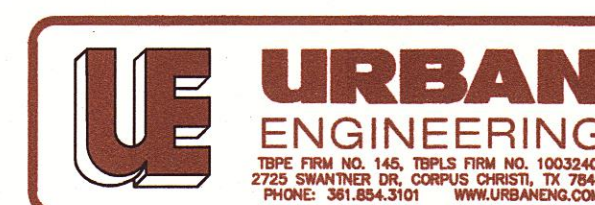
State of Texas  
County of Nueces

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.**

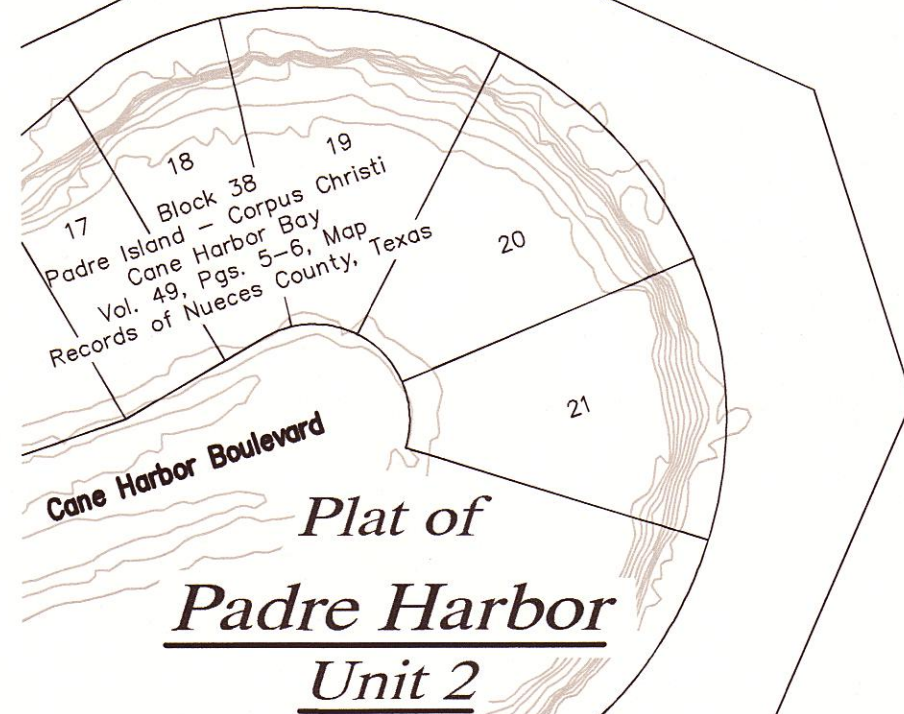
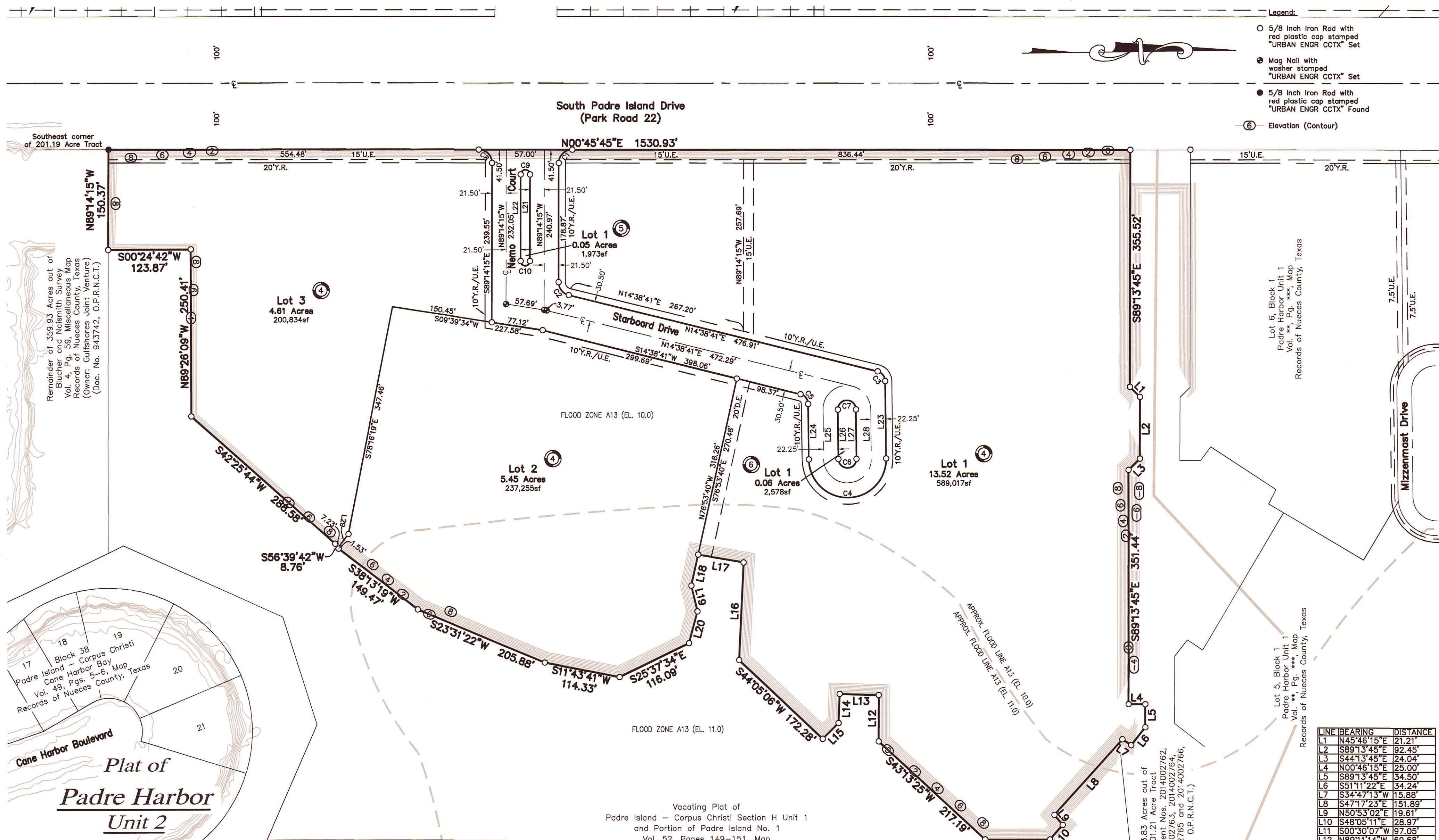
James D. Carr, R.P.L.S.  
Texas License No. 6458



Submitted: 10/31/18  
SCALE: 1"=100'  
JOB NO.: 39577.B8.04  
SHEET: 1 of 2  
DRAWN BY: XG

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urbansurvey1@urbaneng.com





25.24 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 25.24 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.)



CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	90°00'00"	20.00'	31.42'	N44°14'15"W	28.28'
C2	76°07'04"	20.00'	26.57'	S52°42'13"W	24.66'
C3	75°21'19"	15.00'	19.73'	S52°19'21"W	18.34'
C4	180°00'00"	58.00'	182.21'	N00°00'00"W	116.00'
C5	75°21'19"	15.00'	19.73'	N52°19'21"E	18.34'
C6	180°00'00"	13.50'	42.41'	S00°00'00"E	27.00'
C7	180°00'00"	13.50'	42.41'	N00°00'00"W	27.00'
C8	90°00'00"	20.00'	31.42'	N45°45'45"E	28.28'
C9	180°00'00"	7.00'	21.99'	N00°45'45"E	14.00'
C10	180°00'00"	7.00'	21.99'	S00°45'45"W	14.00'

LINE	BEARING	DISTANCE
L1	N45°46'15"E	21.21'
L2	S89°13'45"E	92.45'
L3	S44°13'45"E	24.04'
L4	N00°46'15"E	25.00'
L5	S89°13'45"E	34.50'
L6	S51°11'22"E	34.24'
L7	S34°47'13"W	15.88'
L8	S47°17'23"E	151.89'
L9	N50°53'02"E	19.61'
L10	S48°05'11"E	28.97'
L11	S00°30'07"W	97.05'
L12	N89°11'14"W	69.58'
L13	S02°19'13"W	58.59'
L14	S87°08'58"E	43.73'
L15	S44°01'29"E	33.56'
L16	N86°32'16"W	146.45'
L17	S10°31'57"W	69.09'
L18	S76°53'40"E	47.78'
L19	N77°16'35"E	39.23'
L20	S74°09'14"E	49.09'
L21	S89°14'15"E	129.93'
L22	N89°14'15"W	129.93'
L23	S90°00'00"W	116.02'
L24	N90°00'00"W	83.28'
L25	N90°00'00"W	74.28'
L26	N90°00'00"W	74.28'
L27	S90°00'00"E	74.28'
L28	N90°00'00"W	74.28'
L29	N52°16'28"W	25.59'



Submitted: 10/31/18  
SCALE: 1"=100'  
JOB NO.: 39577.B8.04  
SHEET: 2 of 2  
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