

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 Lots 1S and 1T, 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: _____
Daniel T. Reiner

and By: Oakmont Corporation, a California corporation, Managing Partner

By: _____
Peter Carlton, President

State of Washington
County of Pend Oreille

This instrument was acknowledged before me by Daniel T. Reiner

This the _____ day of _____, 20_____.

Notary Public in and for the State of Washington

State of Texas
County of Nueces

This instrument was acknowledged before me by Peter Carlton, as President of Oakmont Corporation, a California corporation, Managing Partner of Gulfshores Joint Venture, a Texas partnership, on behalf of said entity, in said capacity.

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 Attorney-in-fact for the owners of a 0.255 Acre Tract, out of Lot 1BR, as shown on the foregoing plat and described in a Special Warranty Deed, recorded in Document No. 2018018322, Official Public Records of Nueces County, Texas; 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, Attorney-in-Fact

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 (Attorney-in-Fact), on behalf of said entity, in said capacity.

This the _____ day of _____, 20_____.

Notary Public in and for the State of Texas

Notes:

1. Total platted area contains 7.203 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. This property is proposed to lie within Zones Zones "AE (EL 9)", "AE (EL 10)", "X", "VE (EL 14)" and "VE (EL 15)" of the Flood Insurance Rate Map (FIRM), Community Panel Number 48355C0755G, Nueces County, Texas. The Proposed FIRM Panel 48355C0755G is based on the North American Vertical Datum of 1988 (NAVD88). The Proposed Flood Map referenced hereon is considered to be Preliminary per the Federal Emergency Management Agency (FEMA), in addition, was passed, approved and is being enforced by the City of Corpus Christi on September 18, 2018, Ordinance No. 031541.
7. The yard requirement, as depicted is a requirement of the Unified Development Code and is subject to change as the zoning may change.
8. If any lot is developed with residential uses, compliance with the Public Open Space regulations will be required during the building permit phase.
9. Lot 1BR contains condominiums with a common area that will be for the use and benefit of the condominiums on Lot 1BR 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 1BR through 1R and will be maintained by the Association.
10. Access across all lot line shall not be obstructed.
11. All driveways shall conform to access management standards outlined in Article 7 of the UDC.
12. If any lot is developed with residential uses, compliance with the open space regulation will
13. be required during the building permit phase.

***Plat of
Lake Padre South
Block 3, Lots 1BR, 1S and 1T***

being a re-plat of Lots 1A and 1B, Block 3, Lake Padre South, a map of which is recorded in Volume 68, Pages 813–814, Map Records of Nueces County, Texas.

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego

On _____ 2020 before me, _____
(insert name and title of the officer)

personally appeared Peter Carlton, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary Public

State of Texas
County of Nueces

The Pathway to the Sea Community Improvement Association, Inc., a Texas Non-profit corporation, hereby certifies that it is the owner of the lands embraced within the boundaries of Lot 1BR, as shown on the foregoing plat, save and except a 0.255 Acre Tract, described in a Special Warranty Deed, recorded in Document No. 2018018322, Official Public Records of Nueces County, Texas; 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_____.

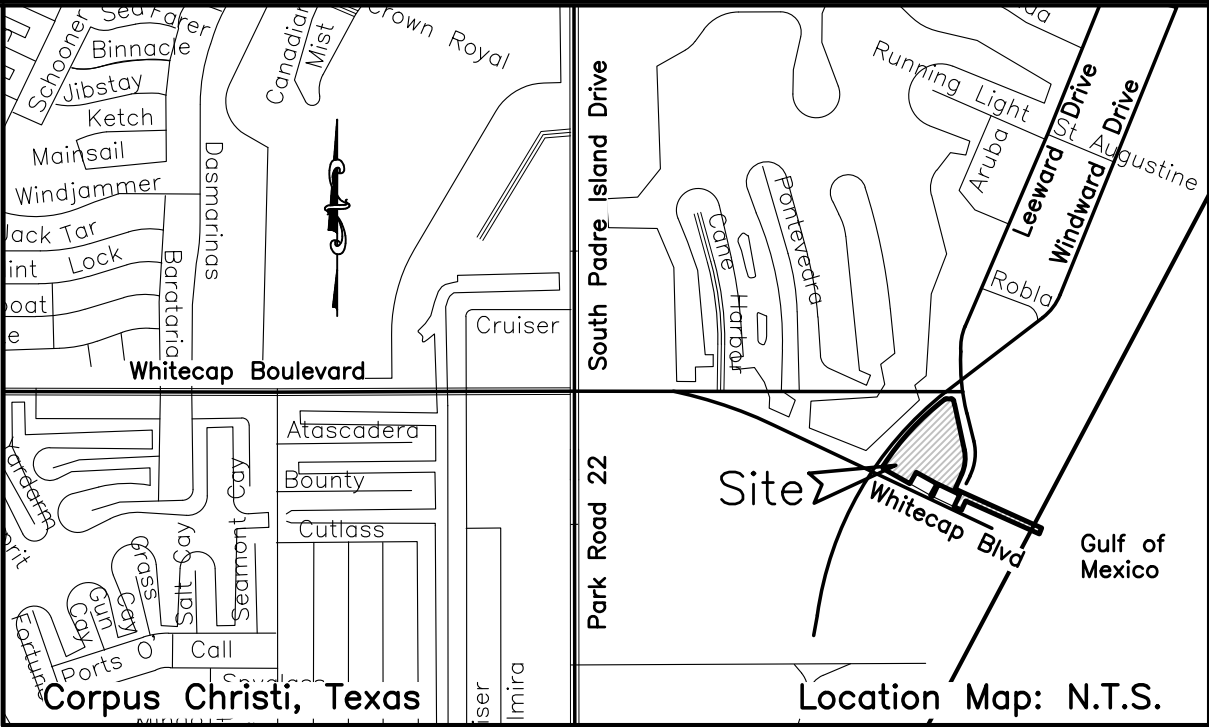
By: _____
Steve Cade, President

State of Texas
County of Nueces

This instrument was acknowledged before me by Steve Cade, as President of The Pathway to the Sea Community Improvement Association, Inc., a Texas Non-profit corporation, on behalf of said entity, in said capacity.

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_____.

Jalal Saleh, 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_____.

Al Raymond, III, AIA, CBO
Secretary

Carl Crull, 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

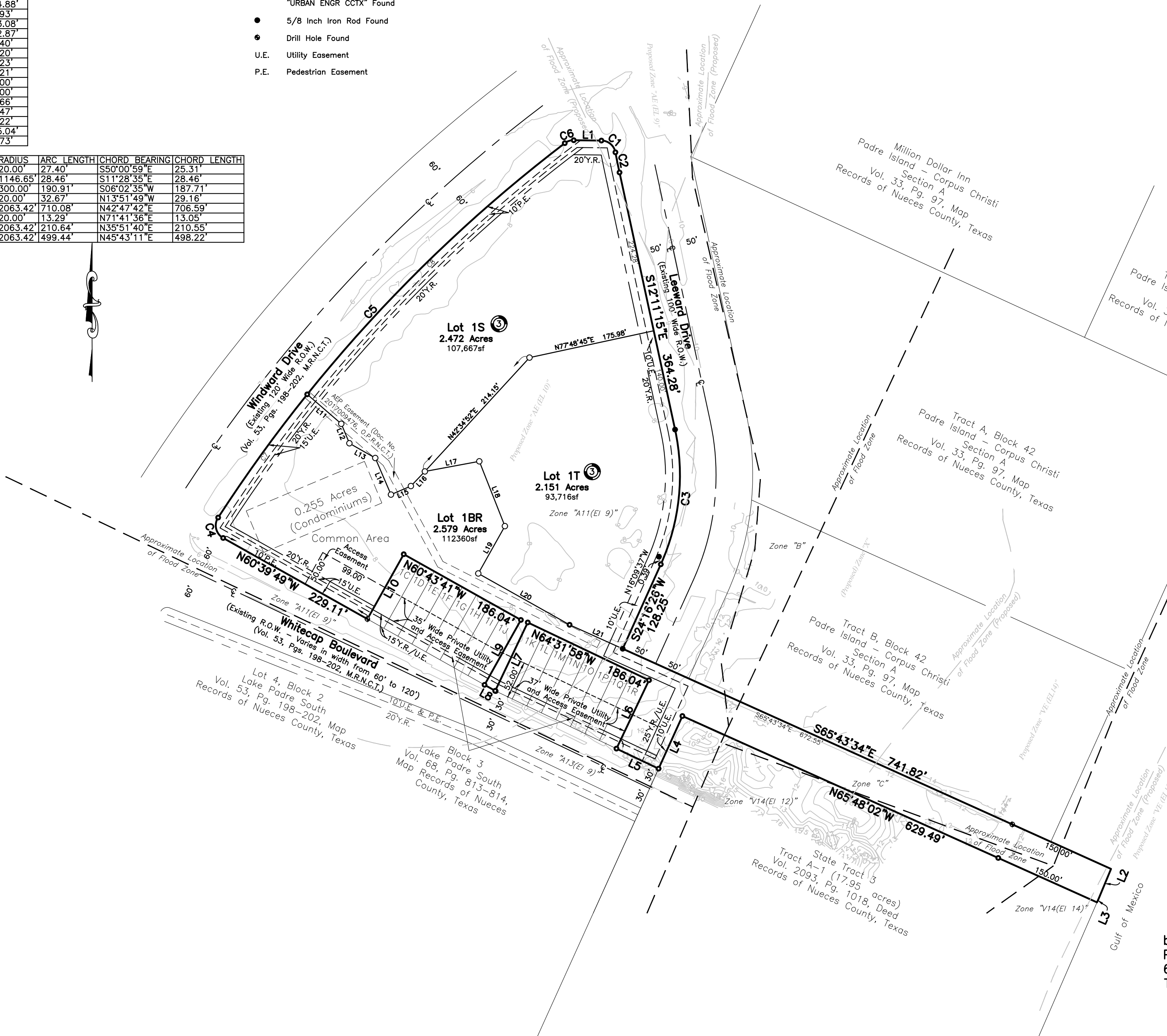


Rev: 3/11/20
Submitted: 1/29/20
SCALE: 1"=100'
JOB NO.: 42818.B8.02
SHEET: 1 of 2
DRAWN BY: XG

LINE	BEARING	DISTANCE
L1	S89°16'02"E	38.38'
L2	S22°37'48"W	44.00'
L3	S23°29'23"W	6.19'
L4	S24°20'58"W	80.00'
L5	N64°32'18"W	64.63'
L6	N25°28'02"E	104.91'
L7	S25°28'02"W	104.88'
L8	N60°39'49"W	16.93'
L9	N29°16'19"E	103.08'
L10	S29°16'19"W	102.87'
L11	S49°09'19"E	62.40'
L12	S22°32'01"E	29.20'
L13	S60°22'06"E	41.23'
L14	S23°16'46"E	55.21'
L15	N66°43'14"E	30.00'
L16	N43°40'17"E	28.00'
L17	N79°29'15"E	76.66'
L18	S21°33'20"E	96.47'
L19	S29°20'11"W	75.22'
L20	S60°39'20"E	145.04'
L21	S65°43'34"E	80.73'

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	78°30'07"	20.00'	27.40'	S50°00'59"E	25.31'
C2	1°25'20"	1146.65'	28.46'	S11°28'35"E	28.46'
C3	36°27'41"	300.00'	190.91'	S06°02'35"W	187.71'
C4	93°36'01"	20.00'	32.67'	N13°51'49"W	29.16'
C5	19°43'02"	2063.42'	710.08'	N42°47'42"E	706.59'
C6	38°04'45"	20.00'	13.29'	N71°41'36"E	13.05'
C7	5°50'56"	2063.42'	210.64'	N35°51'40"E	210.55'
C8	13°52'05"	2063.42'	499.44'	N45°43'11"E	498.22'

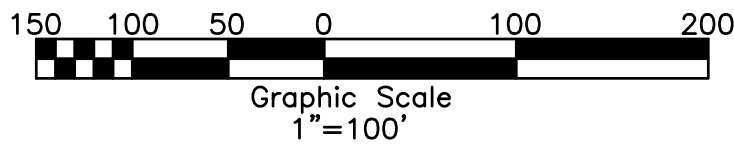
- Legend:
- 5/8 Inch Iron Rod with plastic cap stamped "URBAN ENGR CCTX" Set
 - 5/8 Inch Iron Rod with plastic cap stamped "URBAN ENGR CCTX" Found
 - 5/8 Inch Iron Rod Found
 - Drill Hole Found
 - U.E. Utility Easement
 - P.E. Pedestrian Easement



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 1BR, 1S and 1T

being a re-plat of Lots 1A and 1B, Block 3, Lake Padre South, a map of which is recorded in Volume 68, Pages 813-814, Map Records of Nueces County, Texas.



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