

LOCATION MAP N.T.S.

Lot 6, Section 52  
Flour Bluff and Encinal Farm and Garden Tracts  
Vol. A, Pgs. 41-43, Map  
Records of Nueces County, Texas  
(Owner: Audubon Outdoor Club of C.C.)

State of Texas  
County of Nueces

I, Juan J. Salazar, 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 hereon and to complete such operations with due and reasonable diligence consistent with sound professional practice.

This the 27<sup>th</sup> day of March, 2006  
Juan J. Salazar  
Juan J. Salazar, R.P.L.S.  
Texas License No. 4909



State of Texas  
County of Nueces

This final plat of the herein described property was approved by the Department of Engineering Services of the City of Corpus Christi, Texas.

This the 13<sup>th</sup> day of April, 2006  
Angel R. Escobar  
Angel R. Escobar, P.E./R.P.L.S.  
Director of Engineering Services

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 5<sup>th</sup> day of OCTOBER, 2005  
Michael N. Gunning Bryan Stone  
Michael N. Gunning, A.I.C.P. Secretary  
1005151-P67 R. Bryan Stone, Chairman

State of Texas  
County of Nueces

I, Diana T. Barrera, Clerk of the County Court in and for said County, do hereby certify that the foregoing instrument dated the 17 day of April, 2006, with its certificate of authentication was filed for record in my office the 17 day of April, 2006. At 10:24 O'clock A.M., and duly recorded the 17 day of April, 2006, at 74 O'clock M., in said County in Volume 65, Page 74, 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. 2006019072  
Filed for Record  
at 10:24 O'clock A.M.  
April 17, 2006

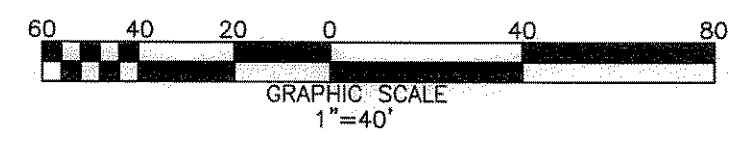
Diana T. Barrera  
Diana T. Barrera, County Clerk  
Nueces County, Texas  
By: Supriya Reddy  
Deputy

Diana T. Barrera  
Clerk County Court  
Nueces County, Texas

By: Supriya Reddy  
Deputy

**URBAN ENGINEERING**  
DATE: Sept. 2, 2005  
SCALE: 1"=40'  
JOB NO.: 40184.00.00  
SHEET: 1 of 1  
DRAWN BY: XG

CURVE	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH
C1	01°22'36"	5759.65'	69.19'	138.38'
C2	01°09'49"	5744.65'	58.34'	116.67'
C3	82°31'59"	15.00'	13.16'	21.61'
C4	01°25'21"	5644.65'	70.08'	140.15'



**Plat of  
Pompano Place**

2.057 acres of land out of Lots 7 and 8, Section 52, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Pages 41-43, Map Records of Nueces County, Texas.

Notes:

- 1.) Total platted area contains 2.057 acres of land. (Includes Street Dedication)
- 2.) Set 5/8 inch iron rods with red plastic cap stamped "URBAN ENGR C.C. TX" at all lot corners, except where noted.
- 3.) The receiving waters for storm water from this property is the Laguna Madre. The TCEQ has classified the aquatic life use for the Laguna Madre as "exceptional" and "oyster waters". TCEQ also categorized the Laguna Madre as "contact recreation" use.
- 4.) Bearings are based on the recorded plat of Laguna Shores, a map of which is recorded in Volume 8, Page 32, Map Records of Nueces County, Texas.
- 5.) By graphic plotting only, this property is in Zones "B" and "A18 (EI 10)" on Flood Insurance Rate Map, Community Panel No. 485464 0356 C, City of Corpus Christi, Texas, which bears an effective date of July 18, 1985 and it is located in a Special Flood Hazard Area.

State of Texas  
County of Nueces  
E. Boyd Smith, Inc., 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 23<sup>rd</sup> day of March, 2006  
By: E. Boyd Smith, Inc.  
E. Boyd Smith, President

State of Texas  
County of Nueces  
This instrument was acknowledged before me by E. Boyd Smith, as President of E. Boyd Smith, Inc., on behalf of said Corporation.

This the 23<sup>rd</sup> day of March, 2006  
Xavier Galvan  
Notary Public in and for the State of Texas

