

# PLAT OF THE ESPLANADE UNIT I

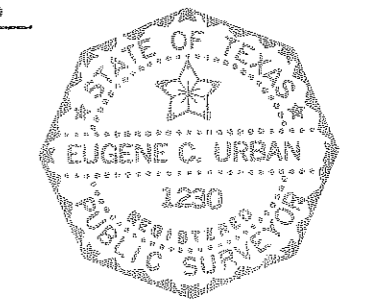
BEING A REPLAT OF THE ESPLANADE A MAP OF WHICH IS RECORDED IN VOLUME 50 PGS. 159-160, MAP RECORDS OF NUECES COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF NUECES

I, **EUGENE C. URBAN**, REGISTERED PUBLIC SURVEYOR FOR URBAN ENGINEERING, HEREBY CERTIFY THAT THE FOREGOING MAP WAS PREPARED FROM SURVEYS MADE ON THE GROUND UNDER MY DIRECTION AND IS TRUE AND CORRECT; THAT I HAVE BEEN ENGAGED UNDER CONTRACT TO SET ALL LOT AND BLOCK CORNERS AS SHOWN HEREON AND TO COMPLETE SUCH OPERATIONS WITHOUT DELAY.

THIS THE 2 DAY OF OCT, 1985

*Eugene C. Urban*  
**EUGENE C. URBAN, R.P.S.**  
TEXAS LICENSE NO. 1230



STATE OF TEXAS  
COUNTY NUECES

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY **GERALD SMITH**, CITY ENGINEER OF THE CITY OF CORPUS CHRISTI, TEXAS.

THIS THE 19 DAY OF NOV., 1985

*Gerald Smith*  
**GERALD SMITH, CITY ENGINEER**

STATE OF TEXAS  
COUNTY OF NUECES

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF CORPUS CHRISTI, TEXAS; PROVIDED, HOWEVER, THIS APPROVAL SHALL BE INVALID AND NULL UNLESS THIS PLAT BE FILED WITH THE COUNTY CLERK WITHIN SIX (6) MONTHS HEREAFTER.

THIS THE 6th DAY OF November, 1985

*Larry H. Wenger, Javier N. Chapa*  
**LARRY H. WENGER, SECRETARY** **JAVIER N. CHAPA, CHAIRMAN**

85-108

STATE OF TEXAS  
COUNTY OF NUECES

I, **MARION UEHLINGER**, CLERK OF THE COUNTY COURT IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE 18th DAY OF November, 1985, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE 20th DAY OF November, 1985 AT 3:14 O'CLOCK P.M., AND DULY RECORDED THE 20th DAY OF November, 1985, AT 11:30 O'CLOCK A.M., IN SAID COUNTY IN VOLUME 51, PAGE 183-184 MAP RECORDS.

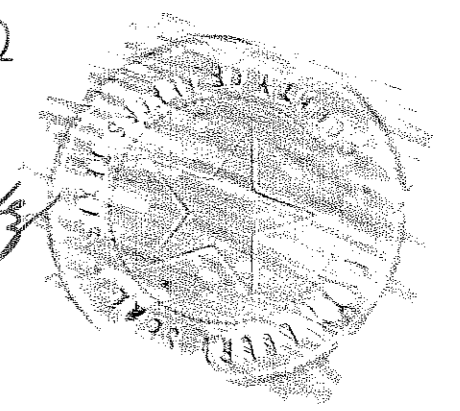
WITNESS MY HAND AND SEAL OF THE COUNTY COURT, IN AND FOR SAID COUNTY, AT OFFICE IN CORPUS CHRISTI, TEXAS, THE DAY AND YEAR LAST WRITTEN.

NO. 464261 *Marion Uehlinger*  
FILED FOR RECORD **MARION UEHLINGER, COUNTY CLERK**  
NUECES COUNTY, TEXAS

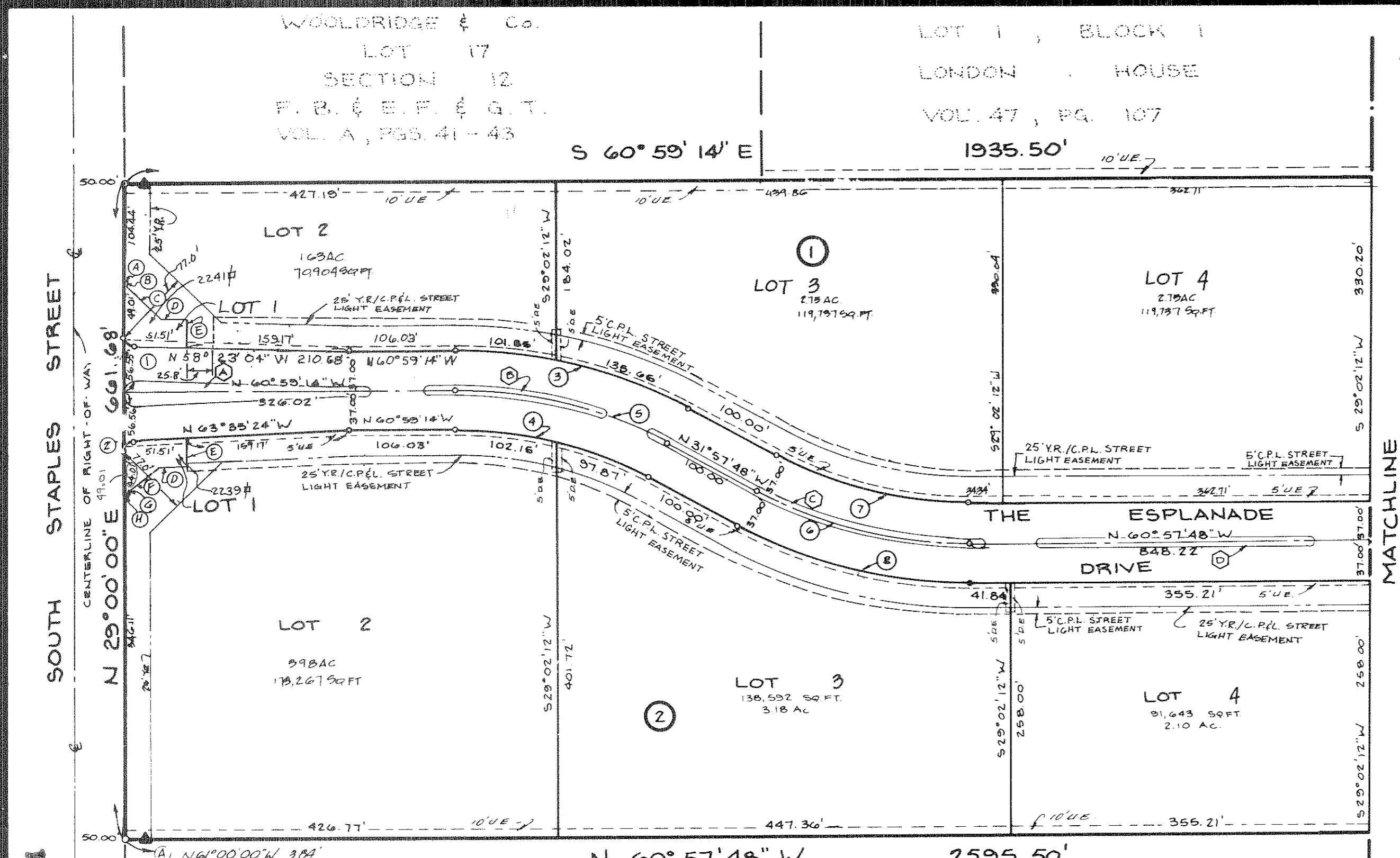
AT 3:14 O'CLOCK P.M.  
Nov. 20, 1985 BY *Yolanda Hernandez*  
**YOLANDA HERNANDEZ, DEPUTY**

**MARION UEHLINGER**  
CLERK COUNTY COURT  
NUECES COUNTY, TEXAS

BY *Yolanda Hernandez*  
**YOLANDA HERNANDEZ, DEPUTY**



JOB No. 20477.14  
SCALE: 1"=100'  
DATE: 10-2-85  
SHEET: 1 OF 2



FILE 29 W/ 151

(A) N 6°00'00"W 384'  
(B) N 29°00'00"E 260'  
(C) N 15°59'10"W 41.60'  
(D) N 60°59'14"W 2776'  
(E) N 29°00'46"E 2933'  
(F) S 74°00'50"W 42.00'  
(G) N 29°00'00"E 232'  
(H) S 66°00'00"E 353'

SECTION 12  
FLOUR BLUFF & ENCINAL FARM & GARDEN TRACTS  
VOL. A, PGS. 41-43

NOTE: LOT 1, BLOCK 1 AND LOT 1, BLOCK 2, ARE FOR ENTRANCE STRUCTURE AND SIGNAGE ONLY.

STATE OF TEXAS  
COUNTY OF NUECES

HIPP/HOLLAND STAPLES INVESTMENTS, A TEXAS JOINT VENTURE, 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 ALL STREETS AS 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 18 DAY OF Nov, 1985

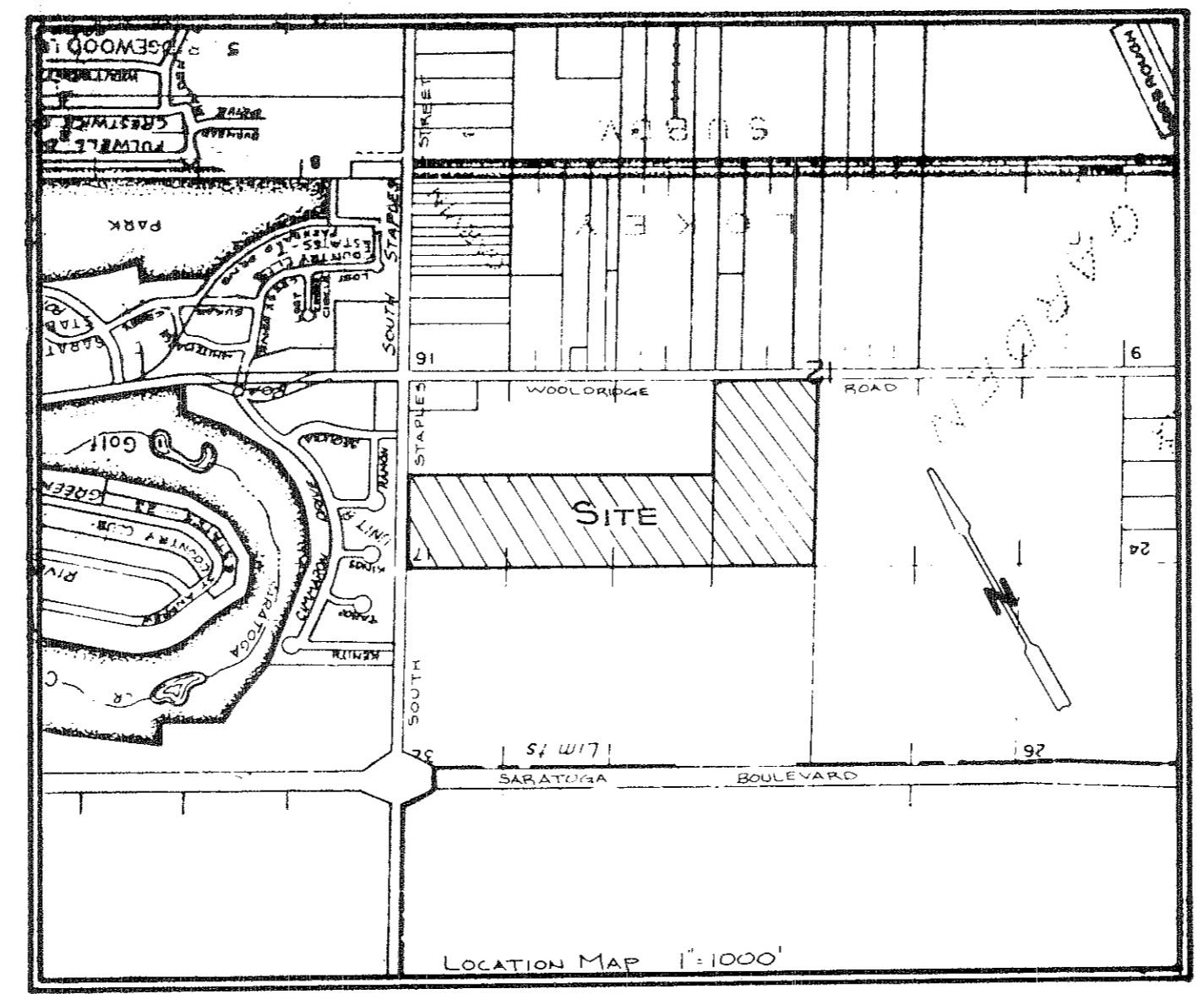
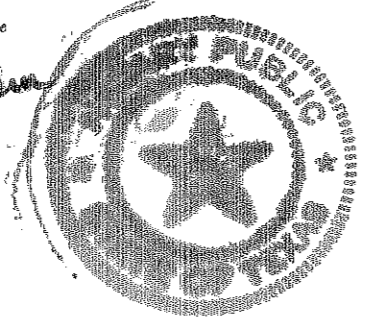
HIPP/HOLLAND STAPLES INVESTMENTS  
*Lon Hipp*  
**LOAN HIPPI, JOINT VENTURER**

STATE OF TEXAS  
COUNTY OF NUECES

ACKNOWLEDGED BEFORE ME, BY LOAN HIPPI, JOINT VENTURER OF HIPP/HOLLAND STAPLES INVESTMENTS, ON BEHALF OF SAID JOINT VENTURE.

THIS THE 19 DAY OF November, 1985

*Judy Haynes Franklin*  
**JUDY HAYNES FRANKLIN**  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



LOCATION MAP 1"=1000'

No. 464261  
 FILED FOR RECORD  
 AT 3:14 O'CLOCK P.M.  
 NOV. 20, 1985  
 MARION UEHLINGER  
 CLERK, COUNTY COURT,  
 NUECES COUNTY, TEXAS

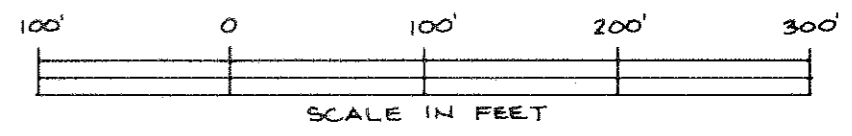
BY *Volanda Hernandez*  
 DEPUTY  
 VOLANDA HERNANDEZ

**CURVE DATA**

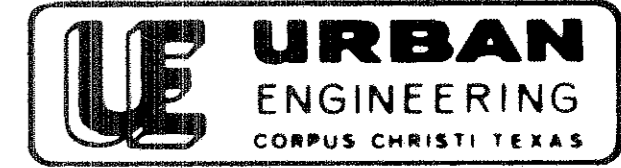
1) Δ: 87°28'04" R: 1000' T: 999' L: 1928'	2) Δ: 87°24'55" R: 10.00' T: 9.56' L: 15.26'
3) Δ: 29°01'26" R: 448.85' T: 121.34' L: 237.50'	4) Δ: 29°01'26" R: 354.85' T: 102.20' L: 200.02'
5) Δ: 29°01'26" R: 431.85' T: 111.78' L: 218.76'	6) Δ: 29°00'00" R: 432.22' T: 111.78' L: 218.77'
7) Δ: 29°00'00" R: 355.22' T: 102.21' L: 200.04'	8) Δ: 29°00'00" R: 469.22' T: 121.35' L: 237.45'
9) Δ: 90°00'00" R: 258.00' T: 258.00' L: 405.27'	10) Δ: 46°25'25" R: 300.00' T: 128.65' L: 243.07'
11) Δ: 31°30'22" R: 267.00' T: 90.65' L: 174.78'	12) Δ: 31°46'02" R: 267.00' T: 75.93' L: 147.96'

**NOTES**

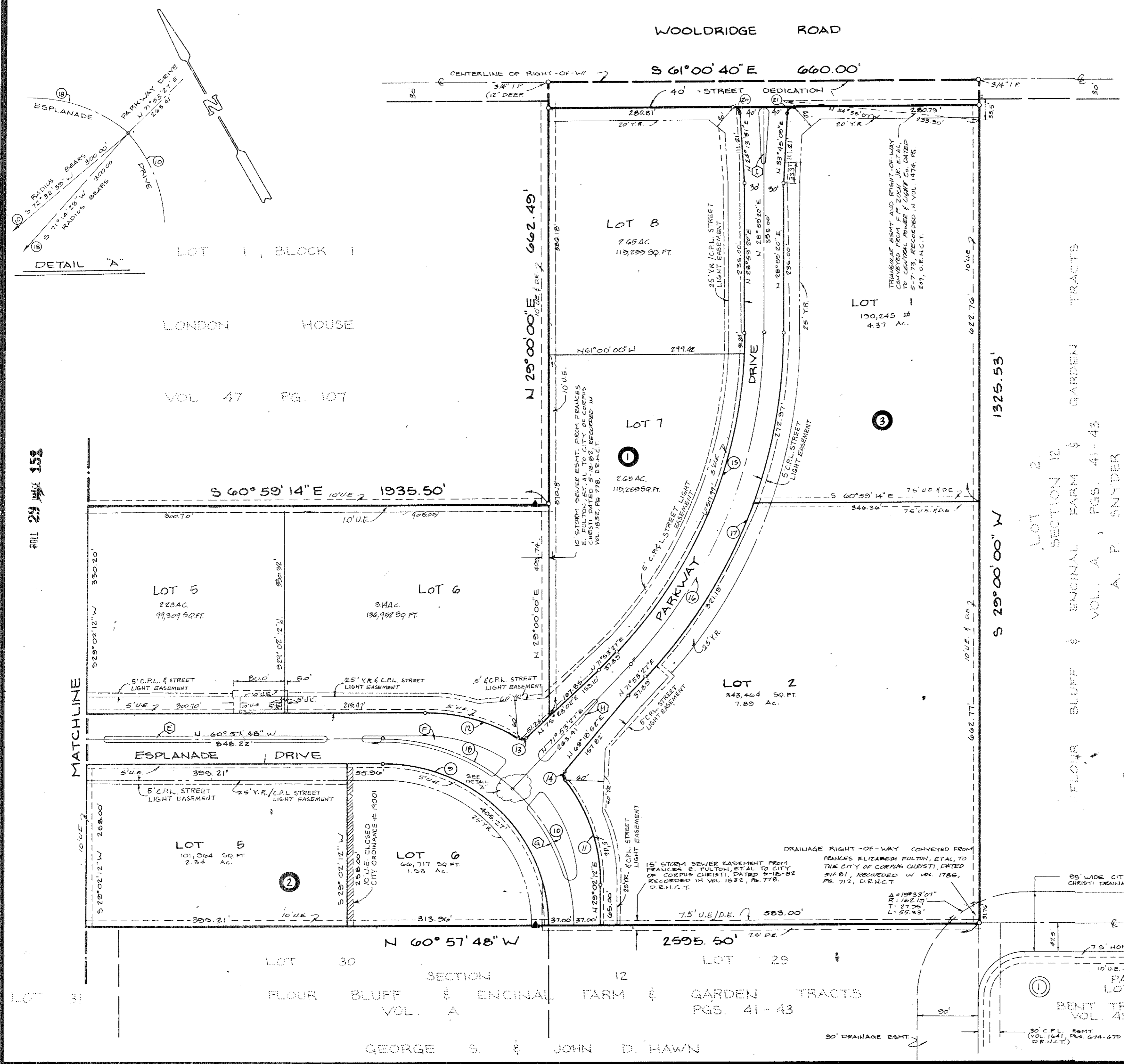
- 5/8" IRON RODS AT ALL LOT CORNERS.
  - TOTAL PLATTED AREA EQUALS 99.50 ACRES OF LAND (INCLUDES STREET DEDICATION AT WOOLDRIDGE ROAD)
  - Δ - INDICATES REFERENCE POINTS WHICH ARE 5/8" IRON RODS, 24" LONG, BURIED 1.0' FOOT BELOW NATURAL GROUND SURFACE AND SET 200 FEET FROM NEAREST LOT CORNER OR POINT OF TANGENCY.
  - LOTS A-I ARE MEDIANS WHICH ARE NON-BUILDABLE LOTS.
  - LOT 1, BLOCK 1, AND LOT 1, BLOCK 2, ARE FOR ENTRANCE STRUCTURE AND SIGNAGE ONLY.
  - LOTS A-I & LOT 1, BLOCK 1, LOT 2, BLOCK 2, TO BE MAINTAINED BY THE LOT OWNER ASSOCIATION
- |  |  |  |
|--|--|--|
| 3) Δ: 75°19'12"<br>R: 10.00'<br>T: 7.72'<br>L: 13.15'      | 14) Δ: 76°47'02"<br>R: 10.00'<br>T: 7.32'<br>L: 13.40'     | A=85°14'11"<br>R=10.00'<br>T=9.20'<br>L=14.88' |
| 15) Δ: 42°54'07"<br>R: 733.51'<br>T: 288.21'<br>L: 549.24' | 16) Δ: 42°54'07"<br>R: 765.51'<br>T: 300.00'<br>L: 571.70' |  |
| 17) Δ: 42°54'07"<br>R: 793.51'<br>T: 311.79'<br>L: 594.16' | 18) Δ: 42°12'17"<br>R: 200.00'<br>T: 115.77'<br>L: 270.98' |  |
| 19) Δ: 85°36'05"<br>R: 10.00'<br>T: 9.20'<br>L: 14.88'     | 20) Δ: 85°14'11"<br>R: 10.00'<br>T: 9.20'<br>L: 14.88'     |  |



**PLAT OF THE ESPLANADE UNIT I**



JOB No. 20477.14  
 SCALE: 1"=100'  
 DATE: 10-2-85  
 SHEET 2 of 2



ROLL 29 PAGE 158

ROLL 29 PAGE 151

LOT 1, BLOCK 1  
 LONDON HOUSE  
 VOL. 47 PG. 107

MATCHLINE

LOT 31

LOT 2  
 SECTION 12  
 FLOUR BLUFF & ENCINAL FARM & GARDEN TRACTS  
 VOL. A, PGS. 41-43  
 A. P. SNYDER

LOT 29

PARK LOT 32

BENT TREE SUBDIVISION  
 VOL. 49, PGS. 142-143