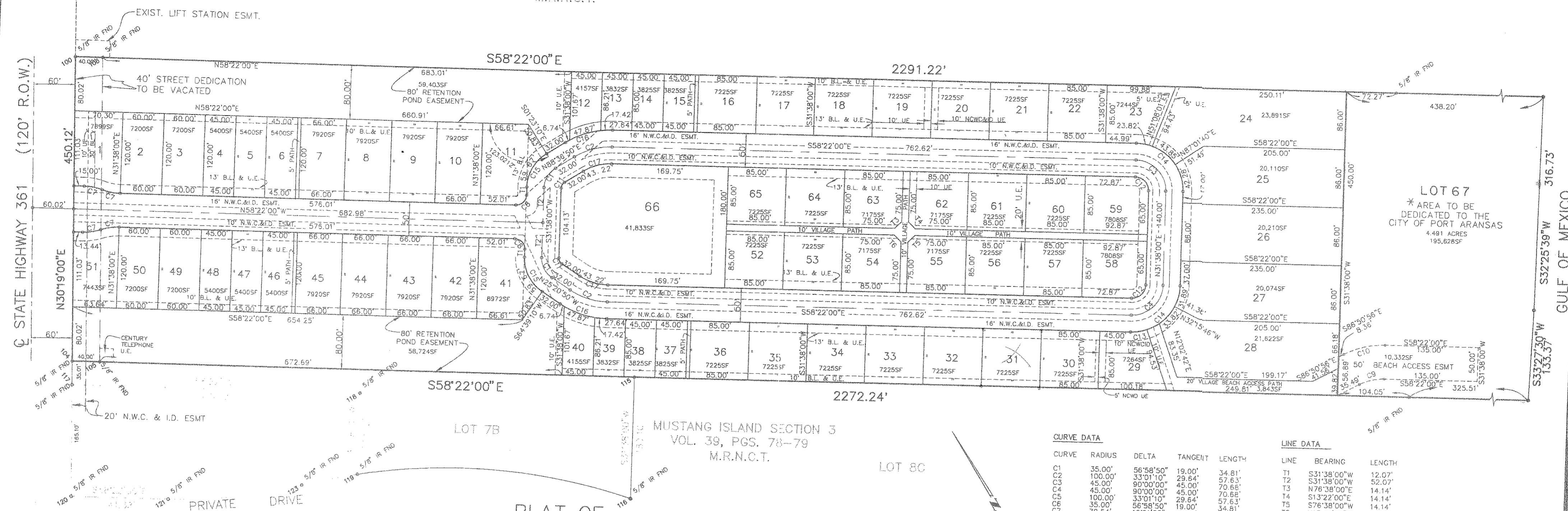


LOT 5, BLOCK 1
MUSTANG ISLAND SECTION 3
VOL. 39, PGS. 78-79
M.R.N.C.T.



PLAT OF BEACHWALK N.U.D.

BEING A REPLAT OF LOTS 13, 14, AND 15, BLOCK ONE, MUSTANG ISLAND SECTION 3, A SUBDIVISION OF THE CITY OF PORT ARANSAS, NUECES COUNTY, TEXAS, A MAP OF WHICH IS RECORDED IN VOLUME 53, PAGE 100, MAP RECORDS OF NUECES COUNTY, TEXAS.

- NOTES:
- 1.) TOTAL PLATTED AREA CONTAINS 23.581 ACRES OF LAND.
 - 2.) 5' SIDE YARD REQUIRED UNLESS OTHERWISE SHOWN ON PLAT.
 - 3.) BEARING'S BASED ON RECORDED PLAT OF MUSTANG ISLAND SECTION 3, BLOCK 1, LOTS 14, 15 & 16, A MAP OF WHICH IS RECORDED IN VOLUME 53, PAGE 100, MAP RECORDS OF NUECES COUNTY, TEXAS.
 - 4.) 5/8" IR SET AT ALL LOT CORNERS EXCEPT AS SHOWN.
 - 5.) STANLEY A. STARRETT, JR., IN RECORDING THIS PLAT OF BEACHWALK SUBDIVISION, HAS DESIGNATED ALL LAND, SAVE AND EXCEPT LOTS 1 THRU 65, AS COMMON AREA TO THE BEACHWALK HOME OWNERS ASSOCIATION.

NOTES:
ALL HOMES SHALL BE CONSTRUCTED AND CERTIFIED UNDER THE C.P.L. GOOD CENTS PROGRAM; IT SHALL BE THE BUILDER'S PREROGATIVE TO MEET THE CURRENT GUIDELINES OR THOSE GUIDELINES WHICH MAY BE IN EFFECT AT THE TIME OF CONSTRUCTION.

STATE OF TEXAS
COUNTY OF NUECES

STANLEY A. STARRETT, JR., HEREBY CERTIFIES THAT HE IS THE OWNER OF THE LANDS EMBRACED WITHIN THE LANDS OF THE FOREGOING PLAT, THAT HE HAS HAD SAID LANDS SURVEYED AND SUBDIVIDED AS SHOWN; THAT EASEMENTS AS SHOWN ARE DEDICATED FOR THE INSTALLATION, OPERATION AND USE OF UTILITIES; AND THAT THIS MAP WAS MADE FOR THE PURPOSE OF DESCRIPTION AND DEDICATION FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

THIS THE _____ DAY OF _____, 19____

STANLEY A. STARRETT, JR.

STATE OF TEXAS
COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY STANLEY A. STARRETT, JR.

THIS THE _____ DAY OF _____, 19____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF NUECES

SAN BENITO BANK AND TRUST CO., A TEXAS BANKING CORPORATION, HEREBY CERTIFIES THAT IT HOLDS A LIEN ON THE PROPERTY OWNED BY STANLEY STARRETT, JR., AS SHOWN ON THE FOREGOING MAP AND IT APPROVES OF THE SUBDIVISION AND DEDICATION FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

SAN BENITO BANK AND TRUST CO.

BY: _____
TERRY GRAY SENIOR VICE PRESIDENT

STATE OF TEXAS
COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY TERRY GRAY, SENIOR VICE PRESIDENT OF SAN BENITO BANK AND TRUST CO. ON BEHALF OF SAID CORPORATION

THIS THE _____ DAY OF _____, 19____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF NUECES

I, DAN L. URBAN, REGISTERED PROFESSIONAL LAND 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 4th DAY OF MARCH, 1997

Dan Urban
DAN L. URBAN, R.P.L.S.
TEXAS LICENSE NO. 4710

STATE OF TEXAS
COUNTY OF NUECES

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY IS RECOMMENDED FOR APPROVAL BY THE UNDERSIGNED CITY ENGINEER.

THIS THE 4 DAY OF March, 1997

J. L. ...
CITY ENGINEER
CITY OF PORT ARANSAS, TEXAS

STATE OF TEXAS
COUNTY OF NUECES

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY IS RECOMMENDED TO THE CITY COUNCIL FOR FINAL APPROVAL BY THE ZONING AND PLANNING COMMISSION OF THE CITY OF PORT ARANSAS, TEXAS.

THIS THE _____ DAY OF _____, 19____

CHAIRMAN
CITY PLANNING AND ZONING COMMISSION
CITY OF PORT ARANSAS, TEXAS

CHAIRMAN



CURVE DATA				
CURVE	RADIUS	DELTA	TANGENT	LENGTH
C1	35.00'	56°58'50"	19.00'	34.81'
C2	100.00'	33°01'10"	29.64'	57.63'
C3	45.00'	90°00'00"	45.00'	70.66'
C4	45.00'	90°00'00"	45.00'	70.66'
C5	100.00'	33°01'10"	29.64'	57.63'
C6	35.00'	56°58'50"	19.00'	34.81'
C7	79.54'	19°21'55"	13.57'	23.56'
C8	15.00'	90°00'00"	15.00'	26.88'
C9	125.00'	28°28'56"	31.73'	62.14'
C10	74.71'	99°58'55"	19.23'	37.26'
C11	10.00'	56°58'50"	5.43'	9.95'
C12	20.00'	90°00'00"	20.00'	31.42'
C13	70.00'	19°36'49"	12.10'	23.96'
C14	70.00'	90°00'00"	70.00'	109.96'
C15	60.00'	56°58'50"	32.56'	59.67'
C16	125.00'	33°01'10"	37.05'	72.04'
C17	75.00'	33°01'10"	22.23'	43.22'

LINE DATA		
LINE	BEARING	LENGTH
T1	S31°38'00"W	12.07'
T2	S31°38'00"W	52.07'
T3	N76°38'00"E	14.14'
T4	S13°22'00"E	14.14'
T5	S76°38'00"W	14.14'
T6	N13°22'00"W	14.14'

* LOT AREA BASED ON THE 1972 MEAN HIGH WATER LINE AS SHOWN ON THE PLAT OF MUSTANG ISLAND RECORDED IN VOLUME 38, PAGES 130-131. MAP RECORDS OF NUECES COUNTY, TEXAS. THE LINE OF OWNERSHIP BETWEEN PUBLIC AND PRIVATE LANDS IS THE MEAN HIGH WATER LINE FOR A TIDAL BOUNDARY LINE AND IS AN EVER CHANGING LINE.

STATE OF TEXAS
COUNTY OF NUECES

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY IS APPROVED FOR FILING OF RECORD IN NUECES COUNTY, TEXAS BY THE CITY COUNCIL OF THE CITY OF PORT ARANSAS, TEXAS, IN ACCORDANCE WITH THE LAND SUBDIVISION ORDINANCE OF THE CITY OF PORT ARANSAS, TEXAS, AND VERNON'S ANN. CIV. ARTICLE 974I.

THIS THE 6 DAY OF March, 1997

[Signature]
MAYOR
CITY OF PORT ARANSAS, TEXAS

[Signature]
CITY SECRETARY

STATE OF TEXAS
COUNTY OF NUECES

I, ERNEST BRIONES, CLERK OF THE COUNTY COURT IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE 5 DAY OF March, 1997, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE 7 DAY OF March, 1997 AT 4:23 O'CLOCK P.M. AND DULY RECORDED THE 7 DAY OF March, 1997 AT 4:23 O'CLOCK P.M. IN SAID COUNTY IN VOLUME 58, PAGE 32, 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 ABOVE.

NO. 1997008510
FILED FOR RECORD

AT 4:23 O'CLOCK P.M. 1997

ERNEST BRIONES
DEPUTY CLERK COUNTY COURT
NUECES COUNTY, TEXAS

[Signature]
DEPUTY
Juanita Ramirez

BY *[Signature]*
Juanita Ramirez

URBAN ENGINEERING
2725 SWANTNER 854-3101
CORPUS CHRISTI, TEXAS

DATE: 2/28/97
SCALE: 1"=100'
J.N. 32701.97.01

30000UP\32701\0000\32701.PLT.DWG (A/C)