



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.



CURVE	RADIUS	DELTA	TANGENT	LENGTH	CURVE	RADIUS	DELTA	TANGENT	LENGTH	BEARING	DISTANCE
C1	10.00'	90°00'00"	10.00'	15.71'	C18	100.00'	40°00'50"	36.44'	69.90'	S26°33'09"E	11.01'
C2	34.50'	45°14'23"	14.35'	27.24'	C19	125.00'	35°45'59"	40.33'	18.03'	S41°37'49"W	10.00'
C3	50.00'	27°02'46"	21.88'	37.87'	C20	150.00'	46°10'51"	63.95'	126.90'	N08°24'46"W	25.00'
C4	10.00'	94°04'49"	10.41'	15.71'	C21	85.00'	90°00'00"	85.00'	133.52'	S81°35'10"W	43.99'
C5	47.20'	47°20'00"	47.20'	67.26'	C22	90.00'	90°00'00"	90.00'	133.52'	S81°35'10"W	43.99'
C6	300.00'	3°16'50"	83.99'	13.78'	C23	110.00'	13°36'41"	13.16'	28.20'	S08°22'07"E	50.31'
C7	325.00'	3°16'50"	90.99'	17.43'	C24	10.00'	67°52'46"	6.73'	11.89'	S°51'34"E	13.93'
C8	950.00'	3°16'50"	265.96'	58.65'	C25	100.00'	40°03'15"	36.45'	69.91'	S7°41'15"W	25.00'
C9	925.00'	3°16'50"	258.96'	55.00'	C26	75.00'	40°03'15"	27.34'	52.43'	S31°08'10"W	25.00'
C10	900.00'	3°10'02"	249.68'	49.48'	C27	50.00'	249°54'10"	50.00'	214.59'		
C11	110.00'	42°21'04"	42.61'	51.31'	C28	34.50'	65°54'10"	22.36'	39.68'		
C12	10.00'	6°10'41"	7.84'	11.30'	C29	1050.00'	17°42'03"	163.50'	324.38'		
C13	175.00'	33°49'37"	53.21'	103.32'	C30	140.00'	23°39'54"	57.58'	575.84'		
C14	50.00'	18°31'27"	8.75'	10.77'	C31	140.00'	69°18'08"	96.76'	169.34'		
C15	10.00'	89°12'57"	11.75'	17.32'	C32	140.00'	13°51'14"	24.22'	322.20'		
C16	50.00'	25°41'34"	11.75'	22.48'	C33	800.00'	19°32'25"	137.76'	272.83'		
C17	75.00'	40°02'50"	27.33'	52.42'	C34	140.00'	13°05'02"	229.84'	286.09'		

PLAT OF BEACHWALK UNIT 2 N.U.D.

BEING A REPLAT OF LOTS 4 AND 5, MUSTANG ISLAND SECTION 3, A SUBDIVISION OF THE CITY OF PORT ARANSAS, NUECES COUNTY, TEXAS, A MAP OF WHICH IS RECORDED IN VOLUME 39, PGS. 78-79, MAP RECORDS OF NUECES COUNTY, TEXAS.

- NOTES:
- TOTAL PLATTED AREA CONTAINS 31.737 ACRES OF LAND.
 - 5' SIDE YARD REQUIRED UNLESS OTHERWISE SHOWN ON PLAT.
 - BEARINGS BASED ON RECORDED PLAT OF MUSTANG ISLAND SECTION 3, A MAP OF WHICH IS RECORDED IN VOLUME 39, PAGES 78-79, MAP RECORDS OF NUECES COUNTY, TEXAS.
 - 5/8" IRON RODS SET AT ALL CORNERS EXCEPT AS SHOWN.
 - STANLEY A. STARRETT, JR., IN RECORDING THIS PLAT OF BEACHWALK SUBDIVISION UNIT 2, HAS DEDICATED ALL LAND, SAVE AND EXCEPT LOTS 1 THRU 74, AND LOT 76 AS COMMON AREA TO THE BEACHWALK HOME OWNERS ASSOCIATION.
 - THE COMBINED R.O.W. OF THE PRIVATE STREETS SHALL BE DESIGNATED LOT 80 CONTAINING 187,023 SQ.FT.

STATE OF TEXAS
 COUNTY OF NUECES
 I, 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 AND DESCRIPTION AND DEDICATION.

THIS THE 2nd DAY OF JUNE, 1998

Stanley A. Starrett, Jr.
 STANLEY A. STARRETT, JR.

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: Nathan Winters - PRESIDENT

STATE OF TEXAS
 COUNTY OF NUECES
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY STANLEY A. STARRETT, JR.

THIS THE 2nd DAY OF JUNE, 1998

Melissa Kay Davis
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
 COUNTY OF NUECES
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY NATHAN WINTERS, PRESIDENT OF SAN BENITO BANK AND TRUST CO. ON BEHALF OF SAID CORPORATION.

THIS THE 2nd DAY OF JUNE, 1998

Melissa Kay Davis
 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 25th DAY OF AUGUST, 1997

Dan Lee 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 1st DAY OF JUNE, 1998

JR Thompson P.E.
 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 PLANNING AND ZONING COMMISSION OF THE CITY OF PORT ARANSAS, TEXAS.

THIS THE ___ DAY OF ___, 19__

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

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 CLERK 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. ST. ARTICLE 57A.

THIS THE 25th DAY OF AUGUST, 1997

Mayor
 CITY OF PORT ARANSAS, TEXAS

STATE OF TEXAS
 COUNTY OF NUECES

I, ERNEST BRIONES, CLERK OF THE COUNTY COURT AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE 25th DAY OF AUGUST, 1997 WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THIS 30th DAY OF JUNE, 1998 AT 3:16 O'CLOCK P.M. IN SAID COUNTY IN VOLUME 39, PAGE 11 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. 1998023828
 FILED FOR RECORD
 AT 3:16 O'CLOCK P.M. JUNE 30 1998

Ernest Briones
 ERNEST BRIONES, COUNTY CLERK
 NUECES COUNTY, TEXAS

Sandra S. Mendoza
 DEPUTY
 ERNEST BRIONES
 CLERK COUNTY COURT
 NUECES COUNTY, TEXAS

