

# PLAT OF THE BOARDWALK

BEING A REPLAT OF LOT 16A, BLOCK 61, STATE LAND SURVEY OF MUSTANG ISLAND, A MAP OF WHICH IS RECORDED IN VOLUME 53, PAGE 24, MAP RECORDS OF NUECES COUNTY, TEXAS.

- NOTES:
- 1.) TOTAL PLATTED AREA CONTAINS 22.40 ACRES OF LAND.
  - 2.) THE BUILDING LINE AS DEPICTED, IS A REQUIREMENT OF THE ZONING ORDINANCE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
  - 3.) SET 5/8 INCH IRON RODS AT ALL LOT CORNERS, EXCEPT WHERE NOTED.
  - 4.) BEARINGS BASED ON RECORDED PLAT OF LOT 16A, BLOCK 61, STATE LAND ON MUSTANG ISLAND, A MAP OF WHICH IS RECORDED IN VOLUME 53, PAGE 24, MAP RECORDS OF NUECES COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF NUECES

PORT ARANSAS LAND AND CATTLE, HEREBY CERTIFIES THAT IT IS THE OWNER OF BLOCK 1, 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 \_\_\_\_\_, 19\_\_\_\_

PORT ARANSAS LAND AND CATTLE

ANNIE MOORE, MANAGER

STATE OF TEXAS  
COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY ANNIE MOORE, AS MANAGER OF PORT ARANSAS LAND CATTLE.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF NUECES

McOSKER FAMILY TRUST, HEREBY CERTIFIES THAT IT IS THE OWNER OF BLOCK 2, 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 \_\_\_\_\_, 19\_\_\_\_

McOSKER FAMILY TRUST

FLOYD McOSKER, TRUSTEE

STATE OF TEXAS  
COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY FLOYD McOSKER, AS TRUSTEE OF McOSKER FAMILY TRUST, ON BEHALF OF SAID TRUSTEE.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF NUECES

ISLAND DUNES PROPERTY OWNERS ASSOCIATION, HEREBY CERTIFY THAT IT IS THE OWNER OF BLOCK 4, 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 \_\_\_\_\_, 19\_\_\_\_

ISLAND DUNES PROPERTY OWNERS ASSOCIATIONS

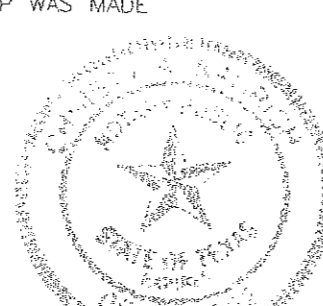
RICHARD G. FENNEMA, PRESIDENT

STATE OF TEXAS  
COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY RICHARD G. FENNEMA, AS PRESIDENT OF ISLAND DUNES PROPERTY OWNERS ASSOCIATIONS.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



STATE OF TEXAS  
COUNTY OF NUECES

WE, PHILLIP W. VOLTZ, JR., BILL MEZZETTI, JOHN A. BERCHELMANN, AND JUNE COSELLI WALSH, HEREBY CERTIFY THAT WE ARE THE OWNERS OF BLOCK 3 AND BLOCK 5, 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.

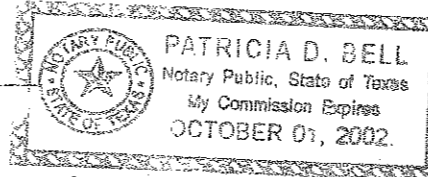
THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_\_\_

PHILLIP W. VOLTZ, JR., PARTNER

BILL MEZZETTI, PARTNER

JOHN A. BERCHELMANN, PARTNER

JUNE COSELLI, PARTNER

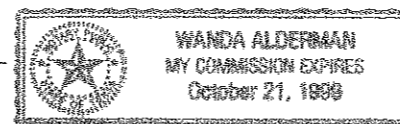


STATE OF TEXAS  
COUNTY OF NUECES

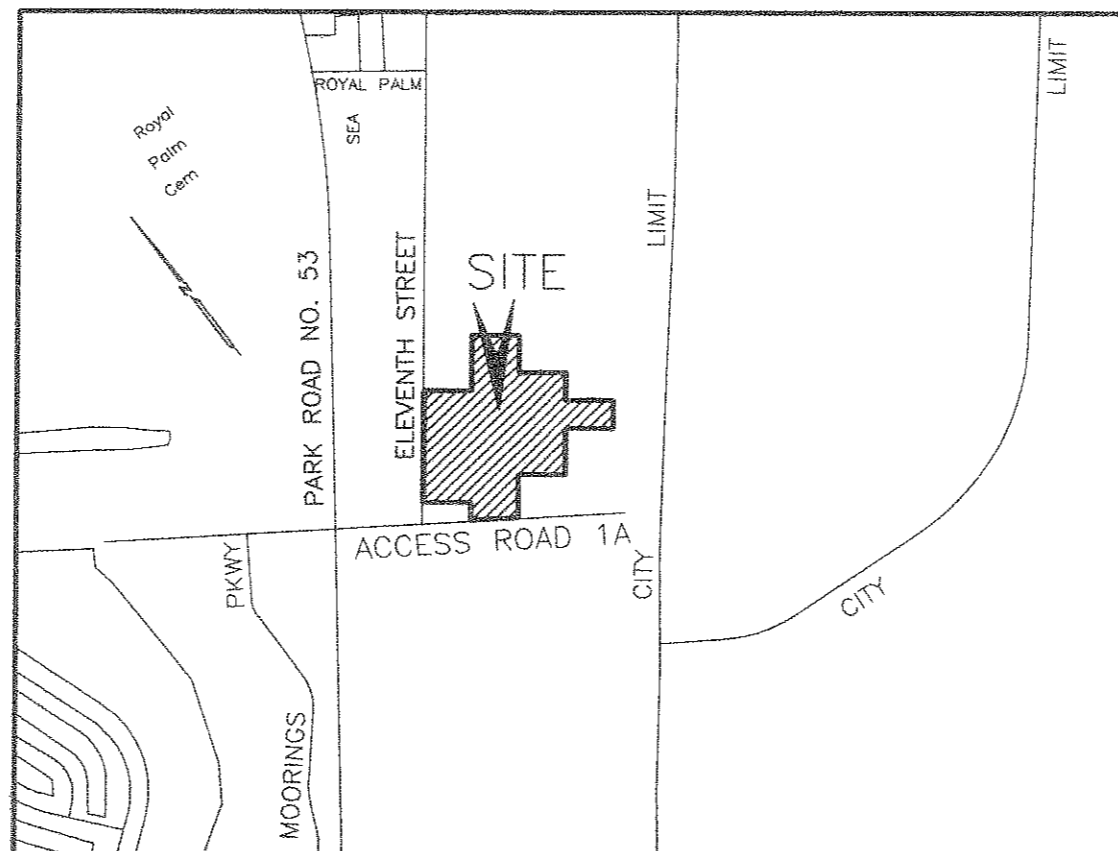
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY PHILLIP W. VOLTZ, JR., BILL MEZZETTI, JOHN A. BERCHELMANN, AND JUNE COSELLI.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



### LOCATION MAP N.T.S.



STATE OF TEXAS  
COUNTY OF NUECES

I, JUAN J. SALAZAR, 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 IN ACCORDANCE WITH SOUND PROFESSIONAL PRACTICE.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_\_\_

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 APPROVED BY THE CITY ENGINEER FOR THE CITY OF PORT ARANSAS, TEXAS.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_\_\_

CITY ENGINEER

STATE OF TEXAS  
COUNTY OF NUECES

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED ON BEHALF OF THE CITY OF PORT ARANSAS, TEXAS BY THE PLANNING AND ZONING COMMISSION.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_\_\_

CHAIRMAN OF PLANNING AND ZONING COMMISSION

CITY SECRETARY

STATE OF TEXAS  
COUNTY OF NUECES

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED ON BEHALF OF THE CITY OF PORT ARANSAS, TEXAS BY THE CITY COUNCIL.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_\_\_

MAYOR

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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_\_\_, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_\_\_, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ P.M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_\_\_, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ P.M., IN SAID COUNTY IN VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_, MAP RECORDS.

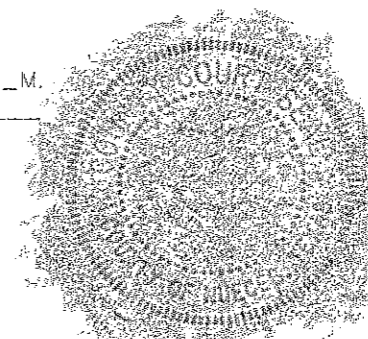
WITNESS MY HAND AND SEAL OF THE COUNTY COURT, IN AND FOR SAID COUNTY, AT OFFICE IN CORPUS CHRISTI, TEXAS, THE DAY AND YEAR LAST WRITTEN.

NO. 1999024895  
FILED FOR RECORD

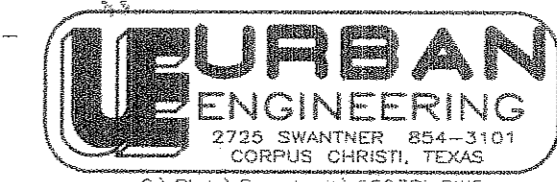
AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ P.M.  
JUNE 4, 19\_\_\_\_

ERNEST BRIONES  
CLERK COUNTY COURT  
NUECES COUNTY, TEXAS

ERNEST BRIONES, COUNTY CLERK  
NUECES COUNTY, TEXAS  
BY: LINDA M. RAMIREZ  
DEPUTY

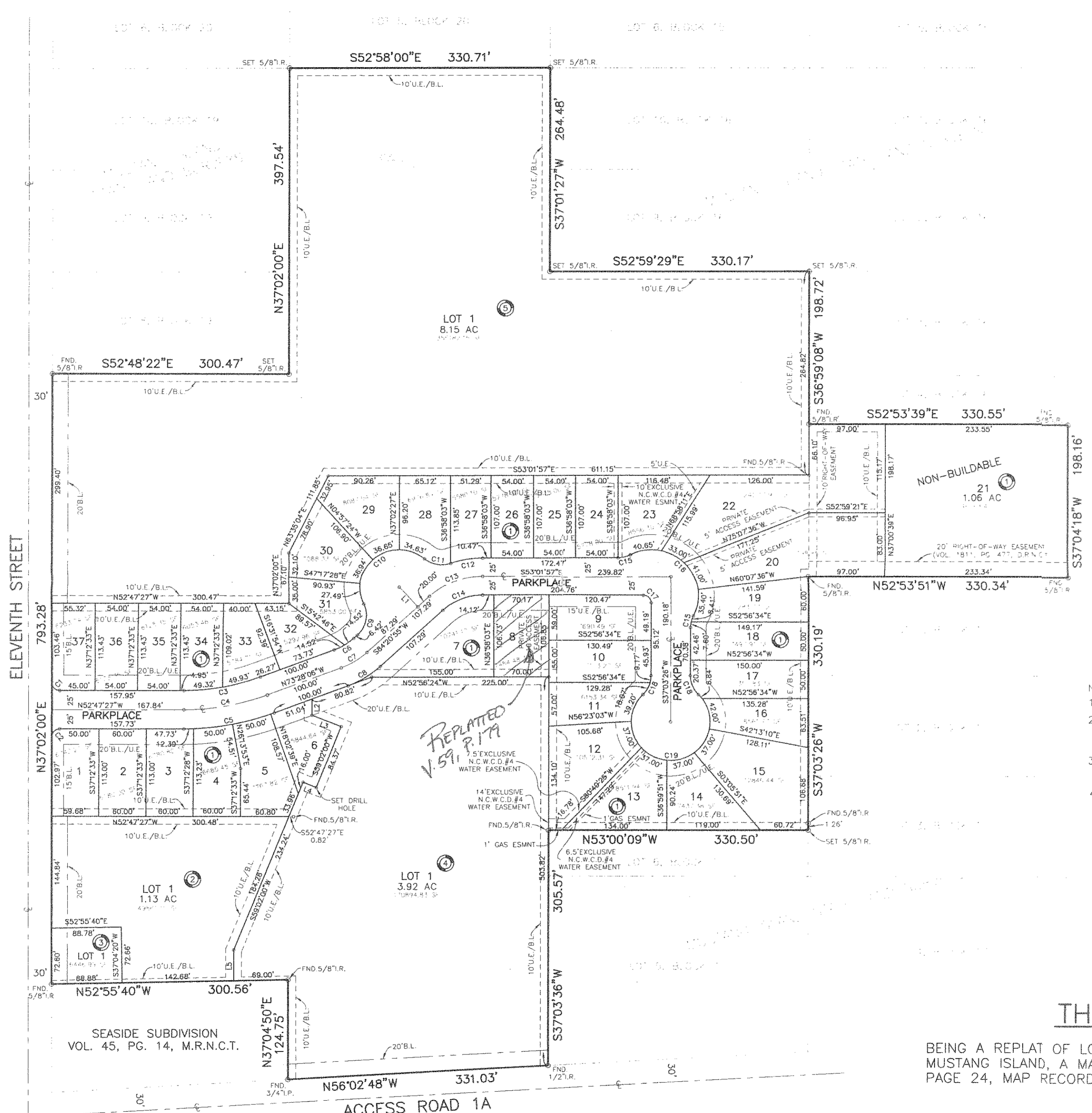


LINDA M. RAMIREZ  
DEPUTY

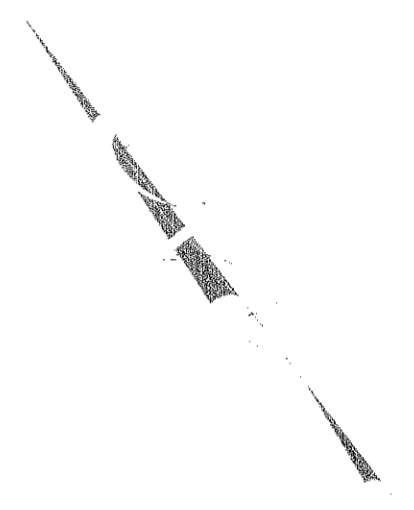


DATE: Oct. 2, 1998  
SCALE: 1" = 100'  
JOB NO. 33581.00.03  
SHEET 1 OF 2

C:\Plats\Boardwalk\0003PL.dwg Tue Oct 06 10:46:16 1998 Rene Rodriguez  
HP DesignJet 650C Hewlett-Packard HP-GL/2 devices, ADI 4.3 - for Autodesk by HP



MUSTANG ISLAND BEACH



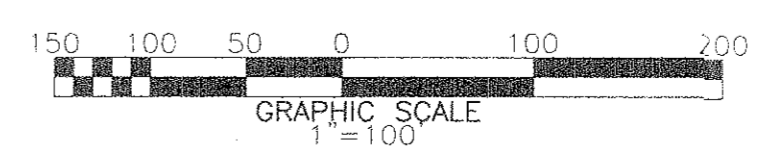
LINE	BEARING	DISTANCE
L1	S05°39'05"E	35.00'
L2	S37°00'39"W	20.96'
L3	S30°58'00"E	40.00'
L4	N30°58'00"W	18.00'
L5	N37°04'50"E	44.00'

CURVE	RADIUS	DELTA	TANGENT	LENGTH
C1	10.00'	89°49'27"	9.97'	15.68'
C2	10.00'	90°10'33"	10.03'	15.74'
C3	275.00'	20°40'39"	50.17'	99.24'
C4	300.00'	20°40'39"	54.73'	108.27'
C5	325.00'	20°40'39"	59.29'	117.29'
C6	75.00'	22°10'59"	14.70'	29.04'
C7	100.00'	22°10'59"	19.60'	38.72'
C8	125.00'	22°10'59"	24.50'	48.40'
C9	34.50'	73°08'44"	25.60'	44.04'
C10	50.00'	155°31'34"	---	135.72'
C11	34.50'	58°49'13"	19.45'	35.42'
C12	125.00'	19°03'32"	20.98'	41.57'
C13	100.00'	42°37'08"	39.01'	74.38'
C14	75.00'	42°37'08"	29.26'	55.79'
C15	34.50'	26°35'48"	8.15'	16.01'
C16	60.00'	143°16'59"	180.80'	150.05'
C17	10.00'	90°05'23"	10.02'	15.72'
C18	34.50'	45°14'23"	14.38'	27.24'
C19	50.00'	262°38'42"	56.87'	229.20'

- NOTES:
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PLAT OF  
**THE BOARDWALK**

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**URBAN ENGINEERING**  
2725 SWANTNER 854-3101  
CORPUS CHRISTI, TEXAS

DATE: OCT. 2, 1998  
SCALE: 1"= 100'  
JOB NO. 33581.00.03  
SHEET 2 OF 2