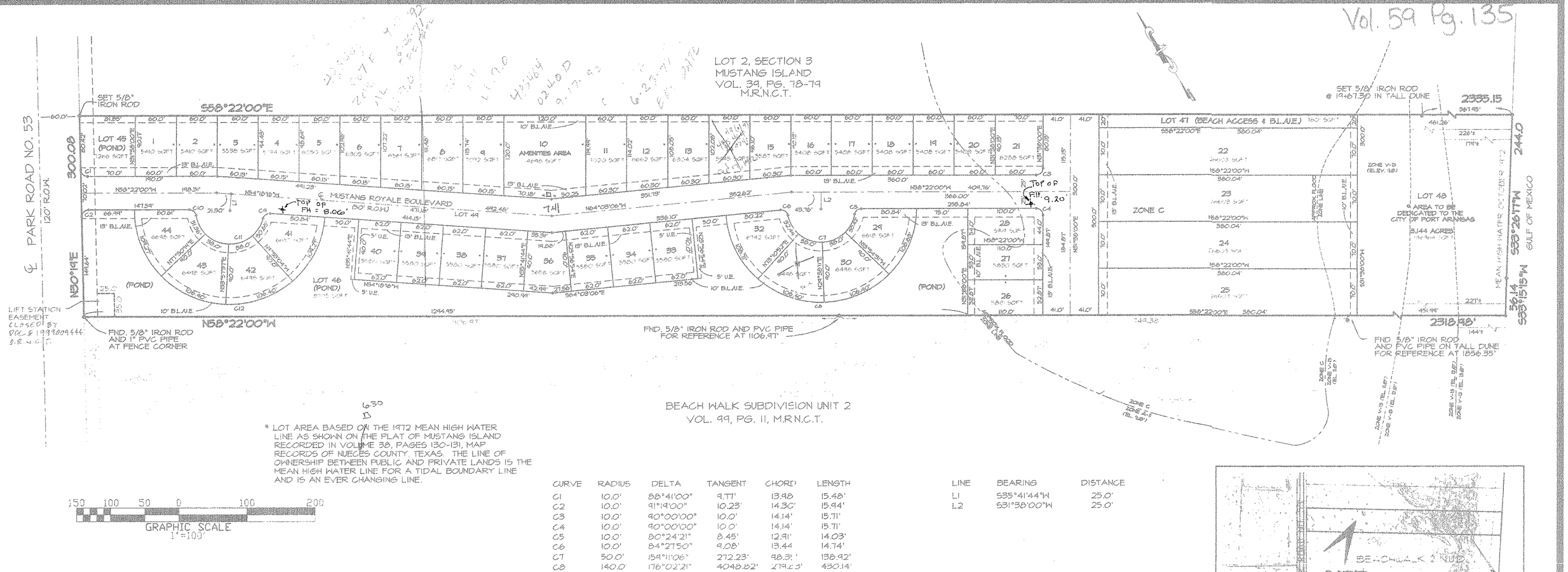
Vol. 59 Pg. 135

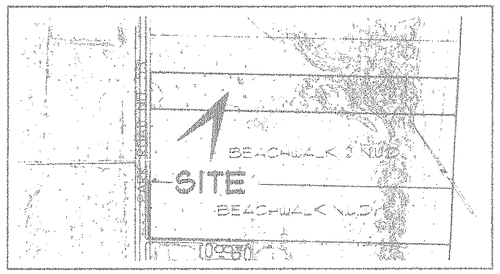


* LOT AREA BASED ON THE 1972 MEAN HIGH WATER LINE AS SHOWN ON THE PLAT OF MUSTANG ISLAND RECORDED IN VOLUME 38, PAGES 130-131, MAP RECORDS OF NUECES COUNTY, TEXAS. THE LINE OF OWNERSHIP BETWEEN PUBLIC AND PRIVATE LANDS IS THE MEAN HIGH WATER LINE FOR A TIDAL BOUNDARY LINE AND IS AN EVER CHANGING LINE.

150 100 50 0 100 200
GRAPHIC SCALE
1"=100'

CURVE	RADIUS	DELTA	TANGENT	CHORD	LENGTH
C1	10.0'	88°41'00"	9.77'	13.98	15.48'
C2	10.0'	91°19'00"	10.23'	14.30'	15.94'
C3	10.0'	90°00'00"	10.0'	14.14'	15.71'
C4	10.0'	90°00'00"	10.0'	14.14'	15.71'
C5	10.0'	80°24'21"	8.45'	12.91'	14.03'
C6	10.0'	84°27'50"	9.08'	13.44	14.74'
C7	50.0'	159°11'06"	272.23'	98.31'	138.92'
C8	140.0'	176°02'21"	4048.82'	279.63'	430.14'
C9	10.0'	80°24'21"	8.45'	12.91'	14.03'
C10	10.0'	81°48'13"	8.66'	13.10'	14.28'
C11	50.0'	158°08'50"	259.01'	98.19	138.01'
C12	140.0'	176°31'46"	4621.24'	279.27'	431.34'

LINE	BEARING	DISTANCE
L1	S35°41'44"W	25.0'
L2	S31°38'00"W	25.0'



LOCATION MAP
N.T.S.

PLAT OF
MUSTANG ROYALE N.U.D.

BEING A REPLAT OF LOT 3, MUSTANG ISLAND SECTION-3, A SUBDIVISION OF THE CITY OF PORT ARANSAS ON MUSTANG ISLAND, AS SHOWN BY PLAT RECORDED IN VOLUME 39, PAGES 78-79, MAP RECORDS OF NUECES COUNTY, TEXAS.

NOTES:
1.) TOTAL PLATTED AREA CONTAINS 16.026 ACRES OF LAND.
2.) 5' SIDE YARD REQUIRED UNLESS OTHERWISE SHOWN ON PLAT.
3.) 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.
4.) 5/8" IRON RODS SET AT ALL CORNERS EXCEPT AS SHOWN.
5.) MUSTANG ROYALE LLP, IN RECORDING THIS PLAT OF MUSTANG ROYALE N.U.D., HAS DEDICATED ALL LAND, SAVE AND EXCEPT LOTS 1 THRU 9, 11 THRU 44, AND LOT 48 AS COMMON AREA TO THE MUSTANG ROYALE HOMEOWNERS ASSOCIATION.
6.) THE COMBINED R.O.W. OF THE PRIVATE STREET SHALL BE DESIGNATED LOT 49 CONTAINING 103,184 SQ. FT.
7.) THE PROPERTY OWNERS OF MUSTANG ROYALE N.U.D. RESERVE A BLANKET EASEMENT ACROSS LOT 48 FOR FUTURE BEACH ACCESS.

STATE OF TEXAS
COUNTY OF NUECES

MUSTANG ROYALE L.L.P., HEREBY CERTIFIES THAT IT IS THE OWNER OF THE LANDS EMBRACED WITHIN THE LANDS OF THE FOREGOING PLAT, THAT IT 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.

THIS THE 3 DAY OF March, 19 99

BYRON PRATT / GENERAL PARTNER

STATE OF TEXAS
COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY BYRON PRATT

THIS THE 3rd DAY OF March, 19 99

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 BY J.L. BRUNDRETT, JR., R.P.L.S. NO. 2133, AND IS TRUE AND CORRECT; THAT I HAVE BEEN ENGAGED UNDER CONTRACT TO SET ALL LOT CORNERS AS SHOWN HEREON AND TO COMPLETE SUCH OPERATIONS WITHOUT DELAY.

THIS THE 2ND DAY OF March, 19 99

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

STATE OF TEXAS
REGISTERED
DAN LEE URBAN
4710
PROFESSIONAL
LAND SURVEYOR

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 3 DAY OF MARCH, 99

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

CITY SECRETARY

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. ST. ARTICLE 974A

THIS THE _____ DAY OF _____, 19____

MAYOR
CITY OF PORT ARANSAS, TEXAS

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 2 DAY OF March, 1999 WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE 9 DAY OF March, 1999 AT 11:52 O'CLOCK P M. AND DULY RECORDED THE 9 DAY OF March, 1999 AT 11:52 O'CLOCK P M., IN SAID COUNTY IN VOLUME 59, PAGE 135, 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. 1999009937
FILED FOR RECORD

ERNEST BRIONES, COUNTY CLERK
NUECES COUNTY, TEXAS

AT 11:52 O'CLOCK P M.
March 9, 1999

BY: Juanita Ramirez
DEPUTY

DEPUTY
ERNEST BRIONES
CLERK COUNTY COURT
NUECES COUNTY, TEXAS

BY: Juanita Ramirez
Juanita Ramirez

URBAN ENGINEERING
2725 SWANTNER 854-3101
CORPUS CHRISTI, TEXAS

DATE: 3/31/98
SCALE: 1"=100'
J.N. 33680.00.00

3000\SURVEY\33680N000FINAL_PLT.DWG (ACH)