

# Plat of Walking Oaks Subdivision

19.991 acres of land out of Lot 14, Section 38, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Pages 41-43, Map Records of Nueces County, Texas.

State of Texas  
County of Nueces

I, Juan J. Salazar, a 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 consistent with sound professional practice.

This the 10<sup>th</sup> day of April, 2003  
Juan J. Salazar  
Juan J. Salazar, R.L.S.  
Texas License No. 4909



State of Texas  
County of Nueces

This final plat of the herein described property was approved by the Department of Engineering Services of the City of Corpus Christi, Texas.

This the 24<sup>th</sup> day of MARCH, 2004  
Angel R. Escobar, PE  
Angel R. Escobar, P.E.  
Director of Engineering Services

State of Texas  
County of Nueces

This final plat of the herein described property was approved on behalf of the City of Corpus Christi, Texas by the Planning Commission.

This the 20<sup>th</sup> day of November, 2002  
Michael N. Gunning      David Berlanga Sr.  
Michael N. Gunning      David Berlanga, Sr., Chairman  
Secretary

State of Texas  
County of Nueces

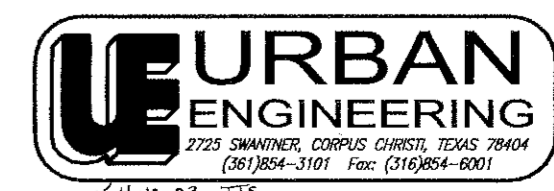
I, Ernest Briones, Clerk of the County Court in and for said County, do hereby certify that the foregoing instrument dated the 23 day of January, 2004, with its certificate of authentication was filed for record in my office the 24 day of March, 2004, at 4:16 o'clock P.M., and duly recorded the 24 day of March, 2004, at 4:16 o'clock P.M., in said County in Volume 63, Page 91, Map Records.

Witness my hand and seal of the County Court, in and for said County, at office in Corpus Christi, Texas, this day and year last written.

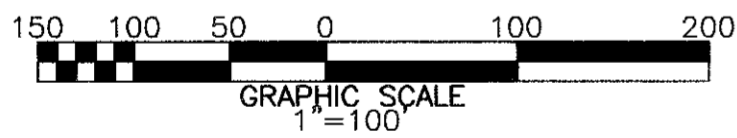
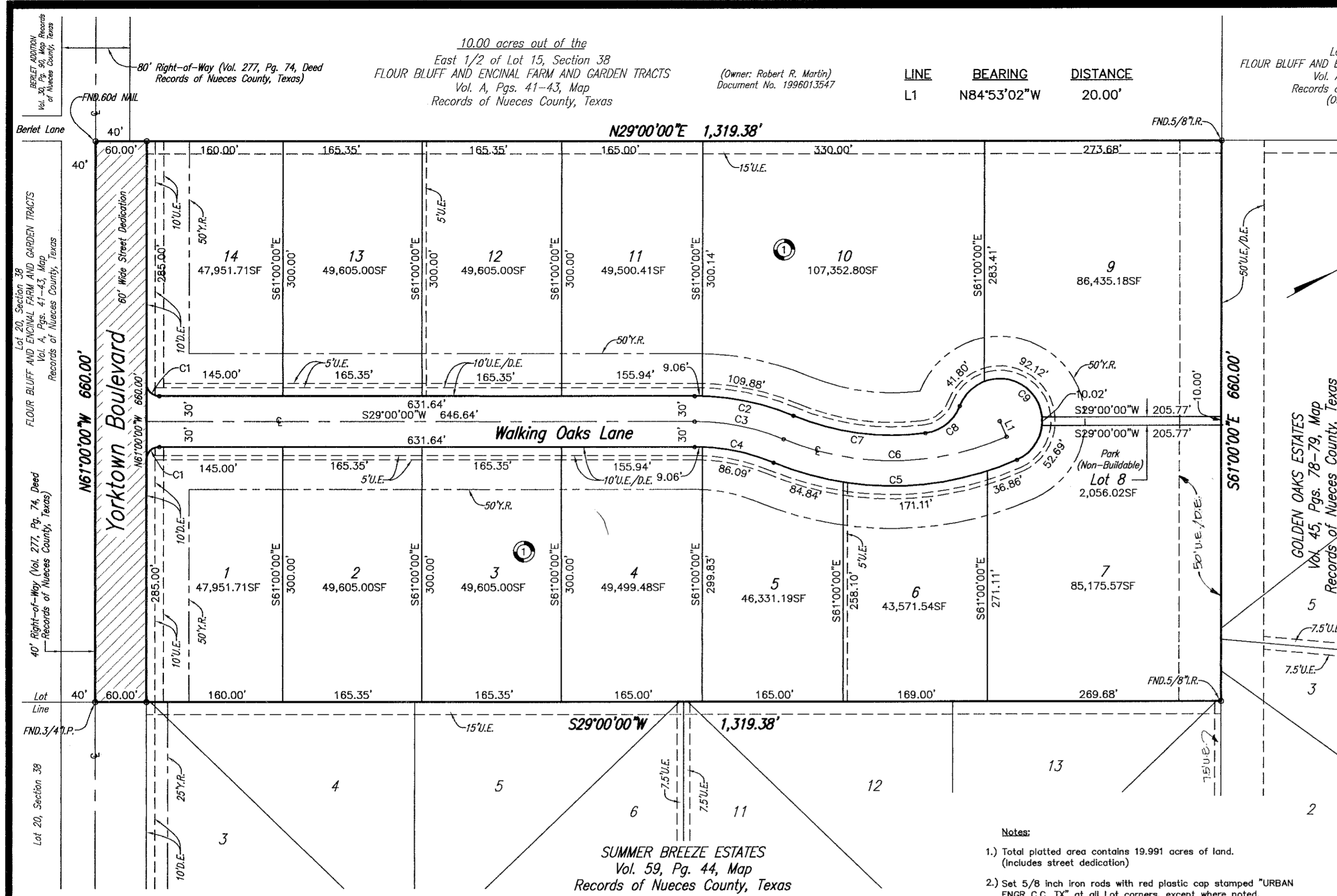
No. 2004014121  
Filed for Record  
at 4:16 o'clock P.M.  
March 24, 2004  
Ernest Briones, County Clerk  
Nueces County, Texas  
By Juanita Ramirez  
Deputy  
Juanita Ramirez

Ernest Briones  
Clerk County Court  
Nueces County, Texas

By Juanita Ramirez  
Deputy  
Juanita Ramirez



DATE: APR. 8, 2003  
SCALE: 1" = 100'  
JOB NO. 38608.00.00  
SHEET 1 OF 1



- (C1) Δ=90°00'00" R=15.00' T=15.00' L=23.56'
- (C2) Δ=22°43'01" R=300.00' T=60.26' L=118.95'
- (C3) Δ=22°43'01" R=270.00' T=54.24' L=107.05'
- (C4) Δ=22°43'01" R=240.00' T=48.21' L=95.15'
- (C5) Δ=46°36'03" R=360.00' T=155.04' L=292.81'
- (C6) Δ=46°36'03" R=330.00' T=142.12' L=268.40'
- (C7) Δ=30°04'43" R=300.00' T=80.61' L=157.49'
- (C8) Δ=61°50'09" R=50.00' T=29.95' L=53.96'
- (C9) Δ=225°18'49" R=50.00' T=119.78' L=196.63'

- Notes:
- Total platted area contains 19.991 acres of land. (Includes street dedication)
  - Set 5/8 inch iron rods with red plastic cap stamped "URBAN ENGR C.C. TX" at all Lot corners, except where noted.
  - The receiving waters for storm water from this property is the Oso Bay. The receiving waters are classified by the TCEQ as having "Exceptional" aquatic life.
  - Bearings are based on the recorded plat of Summer Breeze Estates, a map of which is recorded in Volume 59, Page 44, Map Records of Nueces County, Texas.
  - By graphic plotting only, this property is in Zone "C" on Flood Insurance Rate Map, Community Panel No. 485464 0315 D, City of Corpus Christi, Texas, which bears an effective date of August 3, 1989 and is not in a Special Flood Hazard Area.
  - No driveway access to be permitted onto Yorktown Boulevard from Lots 1 and 14; Block 1.
  - Lot 8, Block 1 shall not have any obstructions placed on it that would prevent pedestrian or equestrian access through it.

State of Texas  
County of Nueces  
This final plat approved by the Corpus Christi Nueces County Health Unit, any private water supply and/or sewage system shall be approved by the Corpus Christi-Nueces County Health Department prior to installation.  
This the 16 day of January, 2004  
Lawrence A. Jones  
Lawrence A. Jones, R.S. Manager  
Public Health Engineer  
Corpus Christi, Nueces County, Texas

State of Texas  
County of Nueces  
Isla Properties, Inc., hereby certifies that it is the owner of the lands embraced within the boundaries of the foregoing plat; that we have 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 23 day of JANUARY, 2004  
Isla Properties, Inc.  
By: Jim Maxiner, President

State of Texas  
County of Nueces  
This instrument was acknowledged before me by Jim Maxiner, as President of Isla Properties, Inc., on behalf of said Isla Properties  
This the 23 day of January, 2004  
Ernest Briones  
Notary Public in and for the State of Texas

State of Texas  
County of Nueces  
First Commerce Bank, a Texas Banking Corporation, hereby certifies that it holds a lien on the property owned by Isla Properties, Inc., as shown on the foregoing map and it approves of the subdivision and dedication for the purposes and considerations therein expressed.  
This the 23 day of January, 2004  
First Commerce Bank, a Texas Banking Corporation  
By: Miles Graham, Senior Vice-President/Branch Manager

State of Texas  
County of Nueces  
This instrument was acknowledged before me by Miles Graham, as Senior Vice-President/Branch Manager of First Commerce Bank, a Texas Banking Corporation, on behalf of said Corporation.  
This the 23 day of January, 2004  
Ernest Briones  
Notary Public in and for the State of Texas

