

Notes:

- 1.) Total platted area contains 22.868 acres of land.
- 2.) Set 5/8 inch iron rods with red plastic cap stamped "URBAN ENGR C.C. TX" at all Lot corners, except where noted.
- 3.) The receiving water for storm water runoff is the Oso Bay Basin. The TCEQ has classified the aquatic life use for the Oso Bay as "exceptional" and "oyster waters" and also categorized the receiving water as "contact recreation" use.
- 4.) Bearings are based on the northwest boundary of Flour Bluff Drive, as monumented on the and shown as South 28°33'11" West.
- 5.) By graphic plotting only, this property is in Zone "C" on Flood Insurance Rate Map, Community Panel No. 485494 0520 D, City of Corpus Christi, Texas, which bears an effective date of June 4, 1987 and is not in a Special Flood Hazard Area.
- 6.) No driveway access to be permitted along Division Road or Purdue Road.
- 7.) Half Street Construction deferred for Purdue Road. Cash on deposit per City of Corpus Christi Platting Ordinance (Section IV.A.12.c).
- 8.) Lot 1, Blocks 9, 10 and 11 are non-buildable lots. These lots are for landscaping purposes and will be maintained by the Homeowner's Association.

State of Texas  
County of Nueces

C.C. ANCHOR PLUMBING, INC., hereby certifies that it is the owner Lot 1, 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 12<sup>th</sup> day of October, 20 05

By: C.C. ANCHOR PLUMBING, INC.

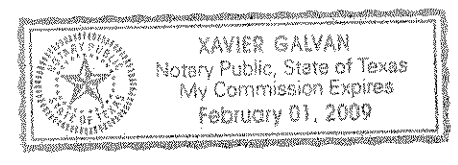
By: [Signature]  
GLENN M. DANIELS, President

State of Texas  
County of Nueces

This instrument was acknowledged before me by GLENN M. DANIELS, as President of C.C. ANCHOR PLUMBING, INC., on behalf of said corporation.

This the 12<sup>th</sup> day of October, 20 05

[Signature]  
Notary Public in and for the State of Texas



State of Texas  
County of Nueces

SHORELINE OAKS, INC., hereby certifies that it is the owner of the lands embraced within the boundaries of the foregoing plat, save and except Lot 1, Block 1; 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 12<sup>th</sup> day of October, 20 05

By: SHORELINE OAKS, INC.

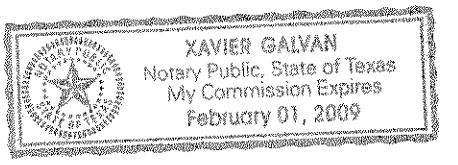
By: [Signature]  
RICHARD VOSS, President

State of Texas  
County of Nueces

This instrument was acknowledged before me by RICHARD VOSS, as President of SHORELINE OAKS, INC., on behalf of said corporation.

This the 12<sup>th</sup> day of October, 20 05

[Signature]  
Notary Public in and for the State of Texas



State of Texas  
County of Nueces

TEXAS STATE BANK, hereby certifies that it holds a lien on the property owned by SHORELINE OAKS, INC., as shown on the foregoing map and it approves of the subdivision and dedication for the purposes and considerations therein expressed.

This the 12<sup>th</sup> day of October, 20 05

BY: TEXAS STATE BANK

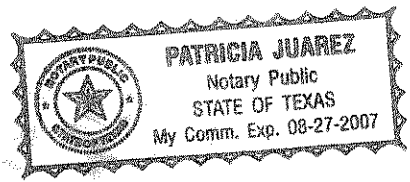
By: [Signature]  
FRANK HASTINGS, Vice President

State of Texas  
County of Nueces

This instrument was acknowledged before me by FRANK HASTINGS, as Vice President of TEXAS STATE BANK.

This the 12<sup>th</sup> day of October, 20 05

[Signature]  
Notary Public in and for the State of Texas



Plat of  
**Shoreline Oaks Subdivision Unit 1**

22.868 acres of land out of the Green Tree Recreational Vehicle Park Unit 1, a map of which is recorded in Volume 40, Page 160, Map Records of Nueces County, Texas; and Lot 7, Section 40, 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 17<sup>th</sup> day of October, 20 05

[Signature]  
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 was approved by the Department of Engineering Services of the City of Corpus Christi, Texas.

This the 2<sup>nd</sup> day of Nov, 20 05

[Signature], PE  
Angel R. Escobar, P.E./R.P.L.S.  
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 June, 20 04

[Signature]  
Michael N. Gunning, Secretary  
050474-P44

[Signature]  
R. Bryan Stone, Chairman

State of Texas  
County of Nueces

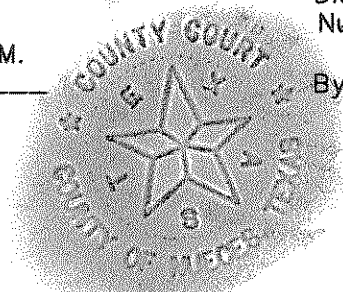
I, Diana T. Barrera, Clerk of the County Court in and for said County, do hereby certify that the foregoing instrument dated the 3<sup>rd</sup> day of November, 20 05, with its certificate of authentication was filed for record in my office the 3<sup>rd</sup> day of November, 20 05, at 3:19 O'clock P.M., and duly recorded the 3<sup>rd</sup> day of November, 20 05, at 3:19 O'clock P.M., in said County in Volume 64, Pages 255-256, 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. 2005057818  
Filed for Record  
at 3:19 O'clock P.M.  
November 3, 20 05

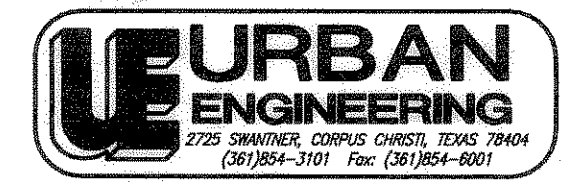
[Signature]  
Diana T. Barrera, County Clerk  
Nueces County, Texas

By: [Signature]  
Deputy



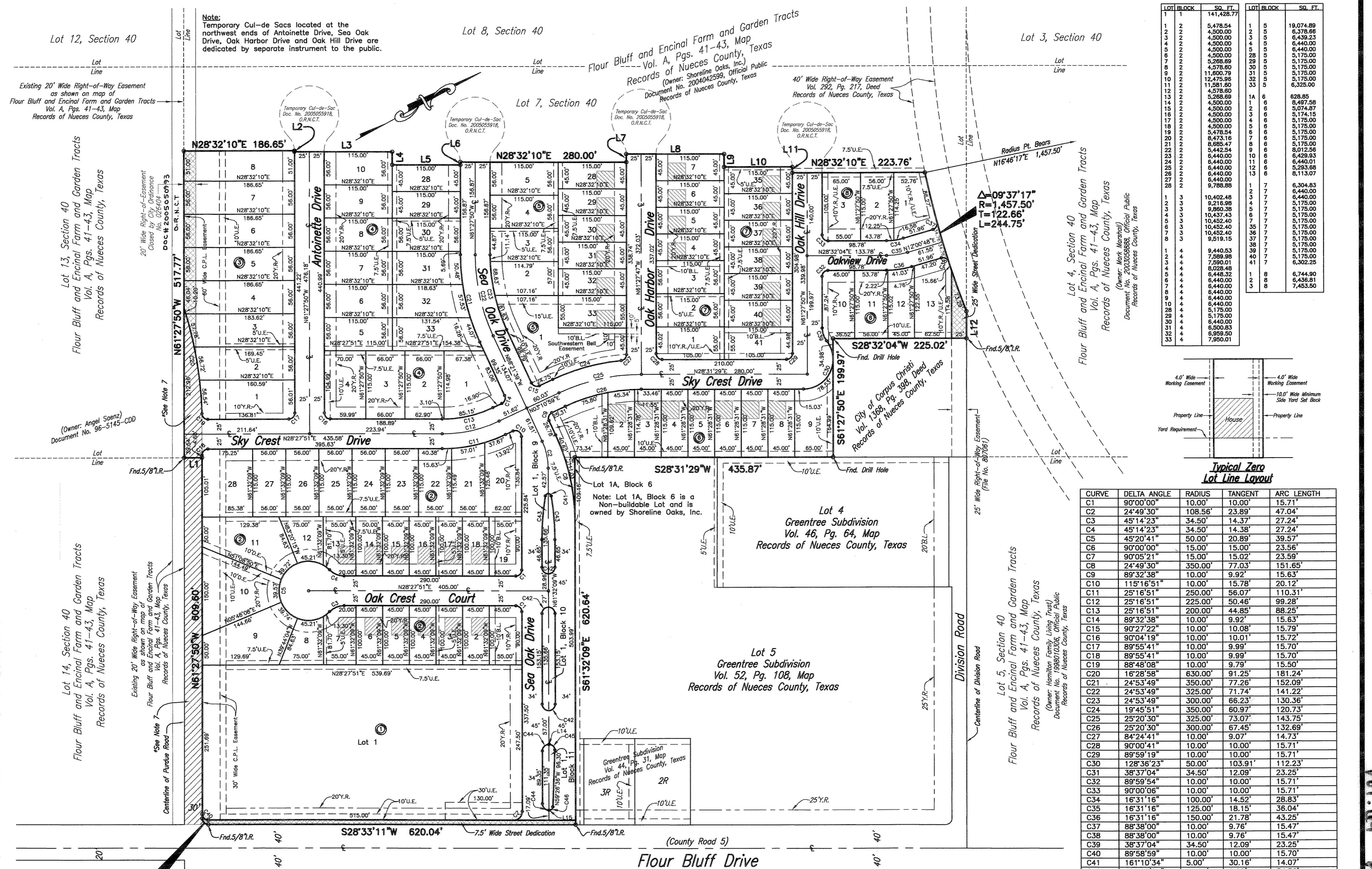
Diana T. Barrera  
Clerk County Court  
Nueces County, Texas

By: [Signature]  
Deputy



DATE: JUNE 1, 2004  
SCALE: 1" = 100'  
JOB NO.: 23808.A3.00  
SHEET: 1 OF 2  
DRAWN BY: RR

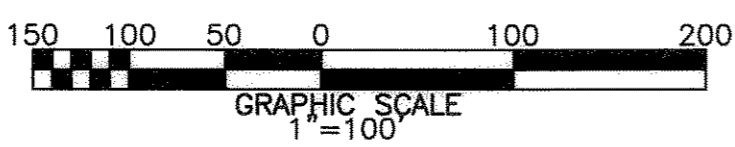
Vol: 64 Pg: 255



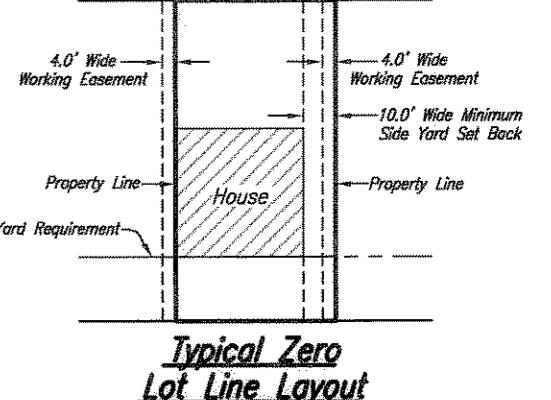
$\Delta=89^{\circ}58'59''$   
 $R=10.00'$   
 $T=10.00'$   
 $L=15.70'$

LINE	BEARING	DISTANCE
L1	S28°33'08"W	30.00'
L2	S61°27'50"E	1.78'
L3	N28°32'10"E	165.00'
L4	S61°27'50"E	22.00'
L5	N28°32'10"E	115.00'
L6	N61°27'50"W	5.17'

LINE	BEARING	DISTANCE
L7	N61°27'50"W	13.74'
L8	N28°32'10"E	165.00'
L9	S61°27'50"E	27.00'
L10	N28°32'10"E	115.00'
L11	S61°27'50"E	10.00'
L12	S61°27'50"E	45.69'
L13	N12°00'48"E	61.55'
L14	N28°27'51"E	1.09'
L15	S28°27'51"W	0.58'
L16	N28°31'29"W	17.46'



LOT	BLOCK	SQ. FT.	LOT	BLOCK	SQ. FT.
1	1	141,428.77	1	5	19,074.89
2	2	5,478.54	2	5	6,378.66
3	2	4,500.00	3	5	6,439.23
4	2	4,500.00	4	5	6,440.00
5	2	4,500.00	5	5	6,440.00
6	2	4,500.00	6	5	5,175.00
7	2	5,268.69	7	5	5,175.00
8	2	5,268.69	8	5	5,175.00
9	2	11,800.79	9	5	5,175.00
10	2	12,475.98	10	5	5,175.00
11	2	11,581.80	11	5	6,325.00
12	2	4,578.60	12	5	
13	2	5,268.69	13	5	
14	2	4,500.00	14	6	6,288.85
15	2	4,500.00	15	6	8,497.58
16	2	4,500.00	16	6	5,074.87
17	2	4,500.00	17	6	5,174.15
18	2	4,500.00	18	6	5,175.00
19	2	5,478.54	19	6	5,175.00
20	2	5,478.54	20	6	5,175.00
21	2	8,473.16	21	6	5,175.00
22	2	6,885.47	22	6	5,175.00
23	2	5,442.54	23	6	8,012.56
24	2	5,440.00	24	6	6,428.93
25	2	5,440.00	25	6	5,175.00
26	2	6,440.00	26	6	6,440.00
27	2	6,440.00	27	6	6,440.00
28	2	6,440.00	28	6	5,175.00
29	2	6,440.00	29	6	5,175.00
30	2	6,440.00	30	6	5,175.00
31	2	6,440.00	31	6	5,175.00
32	2	6,440.00	32	6	5,175.00
33	2	6,440.00	33	6	5,175.00
34	2	6,440.00	34	6	5,175.00
35	2	6,440.00	35	6	5,175.00
36	2	6,440.00	36	6	5,175.00
37	2	6,440.00	37	6	5,175.00
38	2	6,440.00	38	6	5,175.00
39	2	6,440.00	39	6	5,175.00
40	2	6,440.00	40	6	5,175.00
41	2	6,440.00	41	6	6,302.25
1	7	6,304.83	1	7	6,304.83
2	7	6,440.00	2	7	6,440.00
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10	7	6,440.00	10	7	6,440.00
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29	7	6,440.00	29	7	6,440.00
30	7	6,440.00	30	7	6,440.00
31	7	6,440.00	31	7	6,440.00
32	7	6,440.00	32	7	6,440.00
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35	7	6,440.00	35	7	6,440.00
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37	7	6,440.00	37	7	6,440.00
38	7	6,440.00	38	7	6,440.00
39	7	6,440.00	39	7	6,440.00
40	7	6,440.00	40	7	6,440.00
41	7	6,440.00	41	7	6,440.00



CURVE	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH
C1	90°00'00"	10.00'	10.00'	15.71'
C2	24°49'30"	108.56'	23.89'	47.04'
C3	45°14'23"	34.50'	14.37'	27.24'
C4	45°14'23"	34.50'	14.38'	27.24'
C5	45°20'41"	50.00'	20.89'	39.57'
C6	90°00'00"	15.00'	15.00'	23.56'
C7	90°05'21"	15.00'	15.02'	23.59'
C8	24°49'30"	350.00'	77.03'	151.65'
C9	89°32'38"	10.00'	9.92'	15.63'
C10	115°16'51"	10.00'	15.78'	20.12'
C11	25°16'51"	250.00'	56.07'	110.31'
C12	25°16'51"	225.00'	50.46'	99.28'
C13	25°16'51"	200.00'	44.85'	88.25'
C14	89°32'38"	10.00'	9.92'	15.63'
C15	90°27'22"	10.00'	10.08'	15.79'
C16	90°04'19"	10.00'	10.01'	15.72'
C17	89°55'41"	10.00'	9.99'	15.70'
C18	89°55'41"	10.00'	9.99'	15.70'
C19	88°48'08"	10.00'	9.79'	15.50'
C20	16°28'58"	630.00'	91.25'	181.24'
C21	24°53'49"	350.00'	77.26'	152.09'
C22	24°53'49"	325.00'	71.74'	141.22'
C23	24°53'49"	300.00'	66.23'	130.36'
C24	19°45'51"	350.00'	60.97'	120.73'
C25	25°20'30"	325.00'	73.07'	143.75'
C26	25°20'30"	300.00'	67.45'	132.69'
C27	84°24'41"	10.00'	9.07'	14.73'
C28	90°00'41"	10.00'	10.00'	15.71'
C29	89°59'19"	10.00'	10.00'	15.71'
C30	128°36'23"	50.00'	103.91'	112.23'
C31	38°37'04"	34.50'	12.09'	23.25'
C32	89°59'54"	10.00'	10.00'	15.71'
C33	90°00'06"	10.00'	10.00'	15.71'
C34	16°31'16"	100.00'	14.52'	28.83'
C35	16°31'16"	125.00'	18.15'	36.04'
C36	16°31'16"	150.00'	21.78'	43.25'
C37	88°38'00"	10.00'	9.76'	15.47'
C38	88°38'00"	10.00'	9.76'	15.47'
C39	38°37'04"	34.50'	12.09'	23.25'
C40	89°58'59"	10.00'	10.00'	15.70'
C41	16°10'34"	5.00'	30.16'	14.07'
C42	180°00'00"	11.00'	0.00'	34.56'
C43	09°25'18"	45.00'	37.16'	74.16'
C44	90°00'00"	11.00'	11.00'	17.28'
C45	92°05'34"	9.00'	9.33'	14.47'
C46	87°54'26"	6.00'	5.78'	9.21'

**Plat of Shoreline Oaks Subdivision Unit 1**

22.868 acres of land out of the Green Tree Recreational Vehicle Park Unit 1, a map of which is recorded in Volume 40, Page 160, Map Records of Nueces County, Texas; and Lot 7, Section 40, 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.

**URBAN ENGINEERING**  
2725 SHAWNEER, CORPUS CHRISTI, TEXAS 78404  
(361)854-3101 Fax: (361)854-6001

DATE: JUNE 1, 2004  
SCALE: 1"= 100'  
JOB NO.: 23808.A3.00  
SHEET: 2 OF 2  
DRAWN BY: RR

Vol: 164 Pg: 256