

State of Texas  
County of Nueces

Packery Commercial Development, LP, a Limited Partnership, hereby certifies that it is the owner of the lands embraced within the boundaries of 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 \_\_\_\_\_, 20\_\_\_\_\_.

By: Packery Commercial Development, LP

By: \_\_\_\_\_  
Bruce Ripper, General Partner

State of Texas  
County of Nueces

This instrument was acknowledged before me by Bruce Ripper, a General Partner of Packery Commercial Development, LP., a Limited Partnership, on behalf of said partnership.

This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Notary Public in and for the State of Texas

State of Texas  
County of Nueces

Golden Pointe, LLC, a Texas Limited Liability Company, hereby certifies that it is the owner of the lands embraced within the boundaries of 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 \_\_\_\_\_, 20\_\_\_\_\_.

By: Golden Pointe, LLC, a Texas Limited Liability Company

By: \_\_\_\_\_  
John Golden, Managing Member

State of Texas  
County of Nueces

This instrument was acknowledged before me by John Golden, as Managing Member of Golden Pointe, LLC, a Texas Limited Liability Company.

This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Notary Public in and for the State of Texas

State of Texas  
County of Nueces

Value Bank of Texas, hereby certifies that it holds a lien on the property owned by Golden Pointe, LLC, a Texas Limited Liability Company, as shown on the foregoing map and it approves of the subdivision and dedication for the purposes and considerations therein expressed.

This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

By: Value Bank of Texas

By: \_\_\_\_\_  
Tiffany Hull, Vice-President

State of Texas  
County of Nueces

This instrument was acknowledged before me by Tiffany Hull, as Vice-President of Value Bank of Texas, on behalf of said bank.

This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
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 Packery Commercial Development, LP, a Limited Partnership, as shown on the foregoing map and it approves of the subdivision and dedication for the purposes and considerations therein expressed.

This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

By: Texas State Bank

By: \_\_\_\_\_  
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, on behalf of said bank.

This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Notary Public in and for the State of Texas

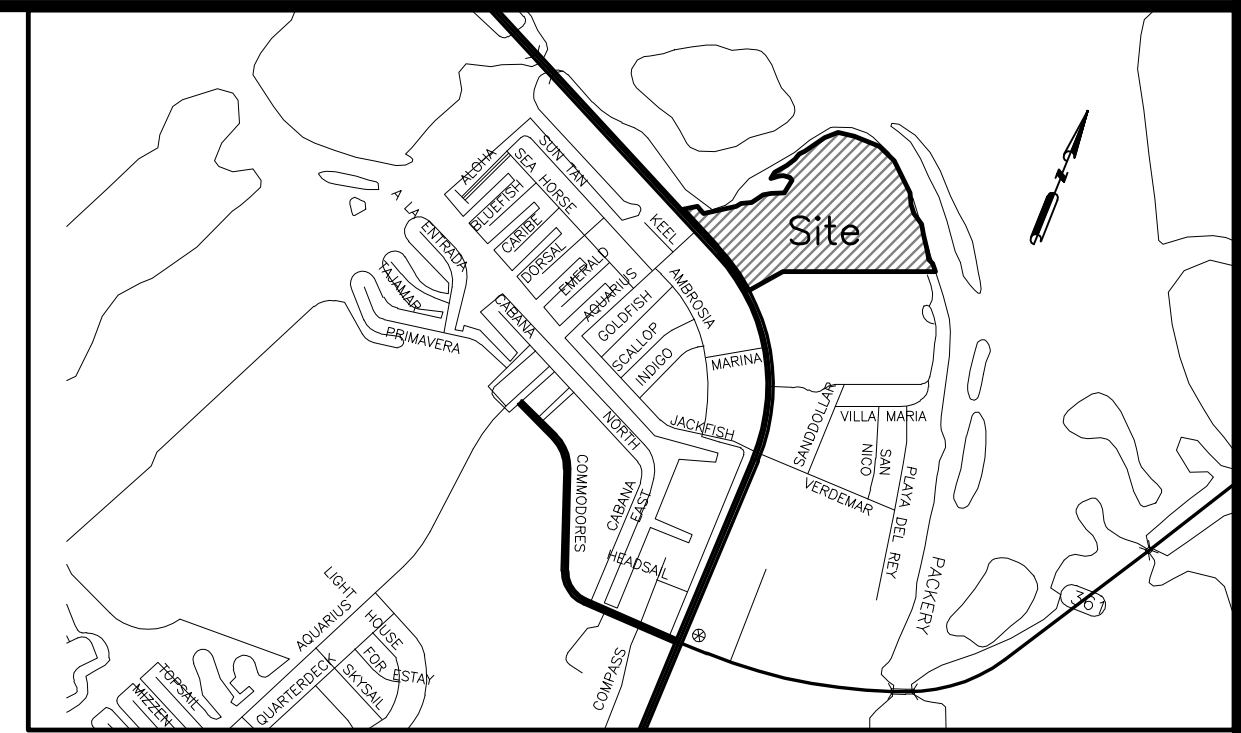
Notes:

- 1.) Total platted area contains 54.974 acres of land. (Includes Street Dedication)
- 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 waters for storm water runoff is the Laguna Madre Basin. The TCEQ has classified the aquatic life use for Laguna Madre as "exceptional" and "oyster waters" and TCEQ also categorized the Laguna Madre as "contact recreation" use.
- 4.) Bearings based on NAD 1983, Texas South Zone.
- 5.) By graphic plotting only, this property is in Zone "A18 (El 10)" on Flood Insurance Rate Map, Community Panel No. 485464 0338 D, City of Corpus Christi, Texas, which bears an effective date of September 17, 1992 and it is in a Special Flood Hazard Area.
- 6.) Shoreline established at current M.H.H.W. Elevation of 2.90 Feet from Blucher Institute Packery Channel, Laguna Madre, Texas Tide Gauge, Station No. 877-5792.
- 7.) Wetland delineations performed by Lina Kahn and Paul Lazarine on August 8 through August 15, 2005 and November 26, 2003.
- 8.) The City of Corpus Christi is not responsible for drainage within Packery Pointe Subdivision. The property owners will be responsible for any maintenance, storm water discharge into the receiving waters, and will be responsible to ensure any discharges comply with applicable TCEQ regulations.
- 9.) The conveyance to any grantee of any lot within Packery Pointe Subdivision shall include membership in the owners association, which association shall hold title to all common areas in the subdivision. The owners association will be responsible for maintenance of private streets.
- 10.) The City of Corpus Christi has no responsibility for repair and maintenance of utility lines inside Packery Pointe Subdivision, unless such utilities are in a public utility easement, street, alley, or the designated common areas.
- 11.) All streets and alleys shall be City and Franchised Utility Easements for maintenance purposes. Packery Pointe Subdivision owners association reserve the right to install such items as fences, walls, security systems, sprinklers system, and any other improvement as long as it does not unreasonably interfere with normal city utility and drainage maintenance work. The City will maintain only the utilities and not the streets.
- 12.) The owners of common properties within this plat agree to release, indemnify, defend, and hold harmless any governmental entity for damages to private streets occasioned by the reasonable use of government service vehicles; and/or damages to other persons' properties and/or vehicles claimed as a result in street design or construction.

**Plat of**

***Packery Pointe Subdivision***

being a replat of the remaining portion of Blocks 1 and 2, Padre Island - Corpus Christi Section 18, a map of which is recorded in Volume 38, Pages 69-70, Map Records of Nueces County, Texas.



LOCATION MAP N.T.S.

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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
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 Development Services of the City of Corpus Christi, Texas.

This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Juan Perales, Jr., P.E.  
Development Services Engineer

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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Faryce Goode-Macon  
Secretary

\_\_\_\_\_  
R. Bryan Stone, Chairman

State of Texas  
County of Nueces

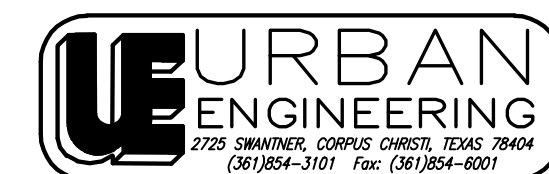
I, Diana T. Barrera, Clerk of the County Court in and for said County, do hereby certify that the foregoing instrument dated the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, with its certificate of authentication was filed for record in my office the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_. At \_\_\_\_\_ O'clock \_\_\_\_M., and duly recorded the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, at \_\_\_\_\_ O'clock \_\_\_\_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.

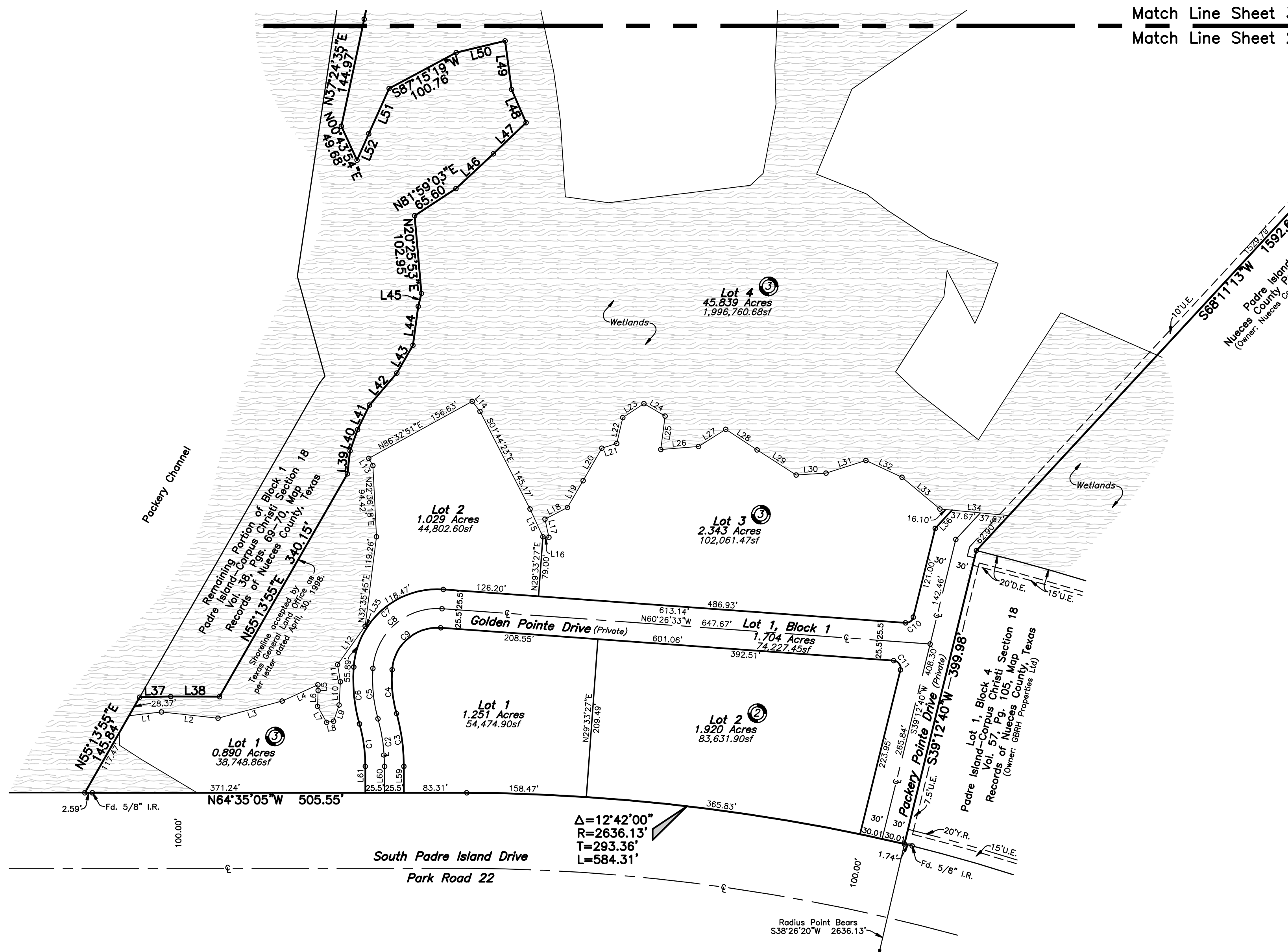
No. \_\_\_\_\_  
Filed for Record  
at \_\_\_\_\_ O'clock \_\_\_\_M.  
\_\_\_\_\_, 20\_\_\_\_\_

\_\_\_\_\_  
Diana T. Barrera, County Clerk  
Nueces County, Texas

By: \_\_\_\_\_  
Deputy



DATE: May 23, 2008  
SCALE: 1"=100'  
JOB NO.: 10118.A8.00  
SHEET: 1 of 3  
DRAWN BY: XG

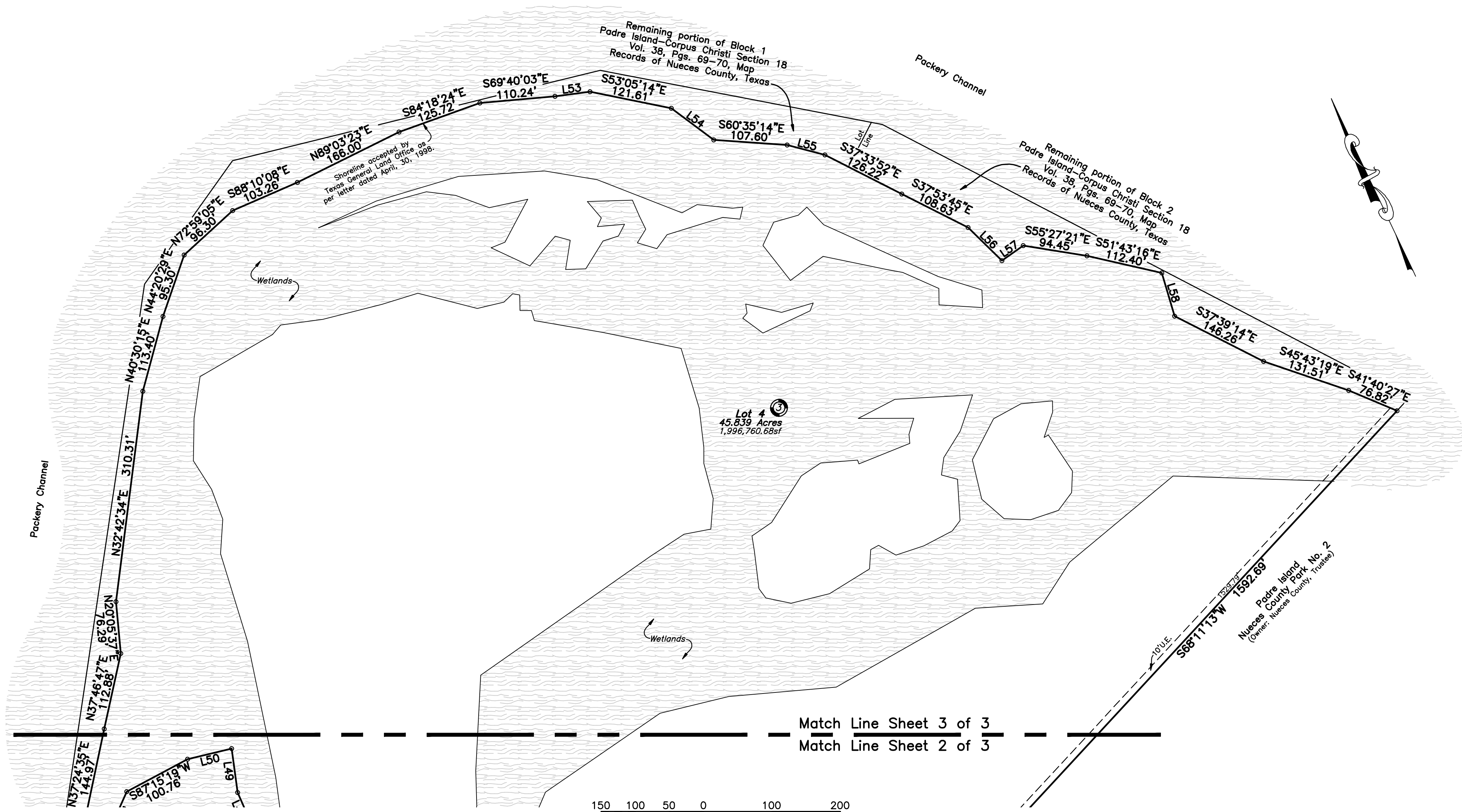


LINE	BEARING	DISTANCE
L1	S71°16'35"E	43.42'
L2	S58°19'46"E	75.33'
L3	S79°32'56"E	88.00'
L4	S88°59'13"E	51.70'
L5	S22°53'30"W	7.43'
L6	S27°14'31"W	21.05'
L7	S04°10'31"E	24.32'
L8	S73°02'08"E	9.22'
L9	N44°06'14"E	22.87'
L10	N28°34'51"E	30.73'
L11	N16°12'44"E	22.95'
L12	N61°02'05"E	62.66'
L13	N05°46'00"W	11.04'
L14	S12°01'38"E	16.71'
L15	S00°41'45"W	40.61'
L16	S59°56'59"E	8.13'
L17	N13°11'52"E	24.55'
L18	N87°48'14"E	33.48'
L19	N55°38'59"E	41.01'
L20	N55°24'20"E	49.71'
L21	S81°42'50"E	20.77'
L22	N38°22'00"E	35.14'
L23	N81°37'02"E	33.57'
L24	S34°17'14"E	32.65'
L25	S32°59'21"W	44.81'
L26	S69°08'53"E	50.34'
L27	N83°02'11"E	42.36'
L28	S31°32'11"E	49.66'
L29	S31°55'25"E	61.56'
L30	S67°56'24"E	39.39'
L31	S82°20'42"E	55.35'
L32	S39°28'15"E	52.76'
L33	S24°49'46"E	65.47'
L34	S59°01'18"E	91.44'
L35	S31°35'30"E	2.90'
L36	S68°11'13"W	32.85'
L37	S65°51'29"E	41.25'
L38	S64°19'51"E	64.68'
L39	N31°53'53"E	30.54'
L40	N44°56'59"E	29.80'
L41	N51°27'13"E	36.11'
L42	N65°50'19"E	55.92'
L43	N55°35'00"E	42.50'
L44	N33°10'39"E	51.92'
L45	N38°31'45"E	17.85'
L46	N72°34'53"E	67.69'
L47	N71°49'28"E	59.59'
L48	N01°51'03"E	48.09'
L49	N17°45'00"E	64.91'
L50	N78°04'21"W	66.41'
L51	S49°35'03"W	65.86'
L52	S49°10'34"W	38.31'
L53	S71°56'18"E	51.70'
L54	S27°54'36"E	77.28'
L55	S49°53'53"E	57.14'
L56	S20°07'15"E	69.56'
L57	N80°07'23"E	38.18'
L58	S09°00'57"W	65.74'
L59	N25°24'55"E	34.92'
L60	N25°24'55"E	34.92'
L61	S25°24'55"W	34.92'

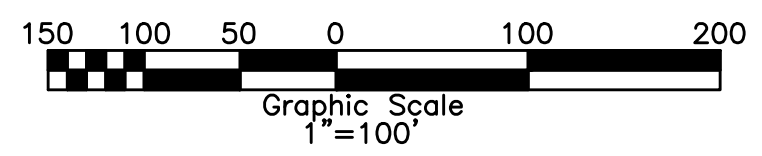
CURVE	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH
C1	15°36'03"	209.00'	28.63'	56.91'
C2	15°36'03"	234.50'	32.12'	63.85'
C3	15°36'03"	260.00'	35.62'	70.79'
C4	19°44'34"	170.00'	29.58'	58.58'
C5	19°44'34"	195.50'	34.02'	67.36'
C6	19°44'34"	221.00'	38.46'	76.15'
C7	90°00'00"	111.00'	111.00'	174.36'
C8	90°00'00"	85.50'	85.50'	134.30'
C9	90°00'00"	60.00'	60.00'	94.25'
C10	80°20'47"	10.00'	8.44'	14.02'
C11	99°39'13"	10.00'	11.84'	17.39'

**Plat of**  
**Packery Pointe Subdivision**

being a replat of the remaining portion of Blocks 1 and 2, Padre Island - Corpus Christi Section 18, a map of which is recorded in Volume 38, Pages 69-70, Map Records of Nueces County, Texas.



Match Line Sheet 3 of 3  
Match Line Sheet 2 of 3



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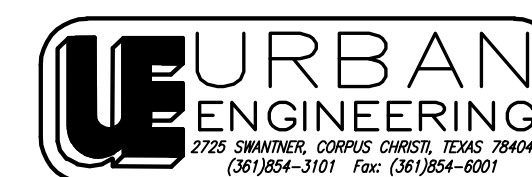
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SHEET: 3 of 3  
DRAWN BY: XG