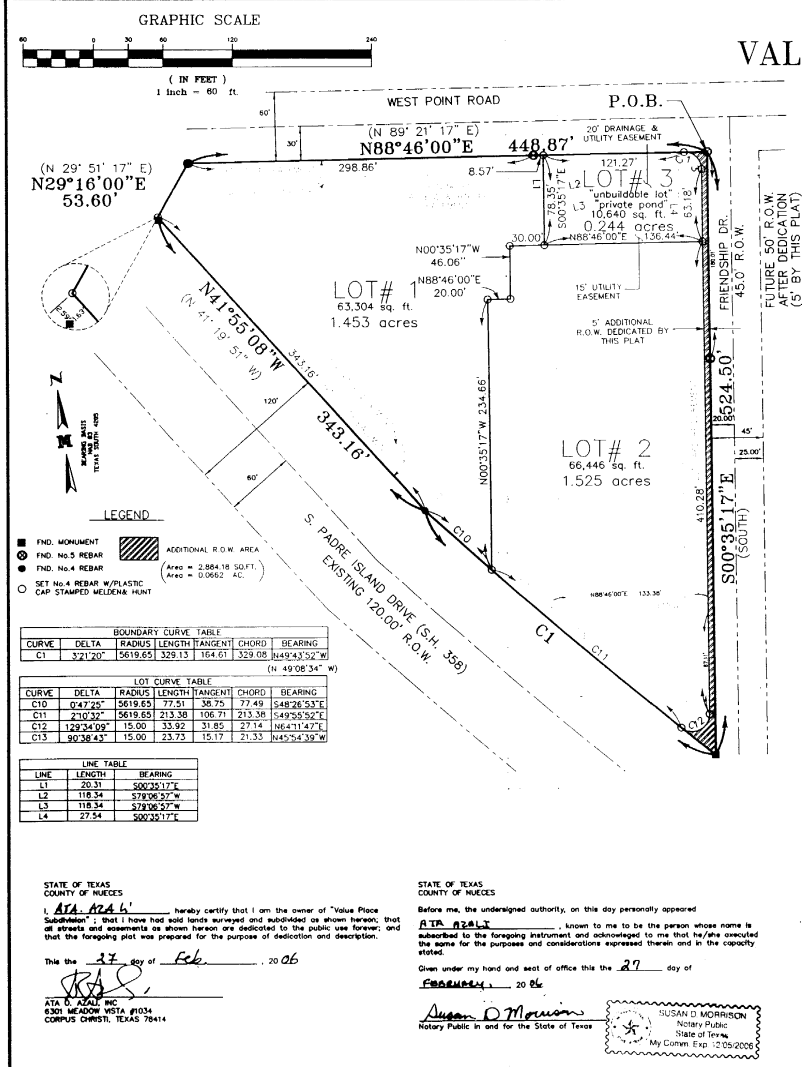
Vol: 65 Pg:43

PLAT OF
VALUE PLACE SUBDIVISION

3.289 ACRES OUT OF LOT TWO (2)
THE BALDWIN–MOORE FARM LOTS
VOLUME "A" PAGE 50 N.C.M.R.
CORPUS CHRISTI
NUECES COUNTY, TEXAS



BOUNDARY CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C1	3°21'20"	5619.65	329.13	164.61	329.08	N49°43'52"W (N 49°08'34" W)

LOT CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C10	0°47'25"	5619.65	77.51	38.75	77.49	S48°26'53"E
C11	2°10'32"	5619.65	213.38	106.71	213.38	S49°35'52"E
C12	129°34'09"	15.00	33.92	31.85	27.14	N64°11'47"E
C13	90°38'43"	15.00	23.73	15.17	21.33	N45°54'39"W

LINE TABLE		
LINE	LENGTH	BEARING
L1	20.31	S00°35'17"E
L2	118.34	S79°06'57"W
L3	118.34	S79°06'57"W
L4	27.54	S00°35'17"E

BEARING BASIS AS PER:
HORIZONTAL: NAD 83, TEXAS SOUTH – 4205, U.S. SURVEY FEET
VERTICAL: NAVD 88, U.S. SURVEY FEET

A TRACT OF LAND CONTAINING 3.289 ACRES SITUATED IN THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, BEING PART OF PORTION OUT OF LOT 2, THE BALDWIN–MOORE FARM LOTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME "A", PAGE 50, NUECES COUNTY MAP RECORDS, SAID 3.289 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NO. 5 REBAR FOUND AT THE INTERSECTION OF THE EXISTING WEST RIGHT–OF–WAY LINE OF FRIENDSHIP DRIVE AND THE SOUTH RIGHT–OF–WAY LINE OF WEST POINT ROAD FOR THE NORTHEAST CORNER OF THIS TRACT;

1. THENCE, S 00° 35' 17" E (S00°00'00"W DEED CALL) ALONG THE EXISTING WEST RIGHT–OF–WAY LINE OF FRIENDSHIP DRIVE, AT A DISTANCE OF 180.01 FEET PASS A NO.5 REBAR FOUND IN LINE, CONTINUING A TOTAL DISTANCE OF 524.50 FEET TO A CONCRETE MONUMENT FOUND AT THE INTERSECTION OF THE EXISTING WEST RIGHT–OF–WAY LINE OF FRIENDSHIP DRIVE AND THE EXISTING NORTHEAST RIGHT–OF–WAY LINE OF SOUTH PADRE ISLAND DRIVE FOR THE SOUTHEAST CORNER OF THIS TRACT;
2. THENCE, IN A NORTHWESTERLY DIRECTION ALONG THE EXISTING NORTHEAST RIGHT–OF–WAY LINE OF SOUTH PADRE ISLAND DRIVE AND ALONG A CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 03° 21' 20", A RADIUS OF 5,619.65 FEET, AN ARC LENGTH OF 328.13 FEET, A TANGENT OF 164.61 FEET, AND A CHORD THAT BEARS N 49° 43' 52" W (N 49° 08' 34" W DEED CALL) A DISTANCE OF 329.08 FEET TO A NO. 4 REBAR FOUND FOR AN ANGLE POINT OF THIS TRACT;
3. THENCE, N 41° 55' 08" W (N 41° 19' 51" W DEED CALL) ALONG THE EXISTING NORTHEAST RIGHT–OF–WAY LINE OF SOUTH PADRE ISLAND DRIVE, A DISTANCE OF 343.16 FEET TO A NO. 4 REBAR SET FOR WESTERNMOST NORTHWEST CORNER OF THIS TRACT;
4. THENCE, N 29° 16' 00" E (N 29° 51' 17" E DEED CALL) ALONG A RIGHT–OF–WAY CUT LINE, A DISTANCE OF 53.60 FEET TO A NO. 4 REBAR FOUND ON THE EXISTING SOUTH RIGHT–OF–WAY LINE OF WEST POINT ROAD FOR THE EASTERNMOST NORTHWEST CORNER OF THIS TRACT;
5. THENCE, N 88° 46' 00" E (N 89° 21' 17" E DEED CALL) ALONG THE EXISTING SOUTH RIGHT–OF–WAY LINE OF WEST POINT ROAD, AT A DISTANCE OF 298.86 FEET PASS A NO.5 REBAR FOUND IN LINE, CONTINUING A TOTAL DISTANCE OF 448.87 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.289 ACRES OF LAND, MORE OR LESS.

STATE OF TEXAS
COUNTY OF HIDALGO

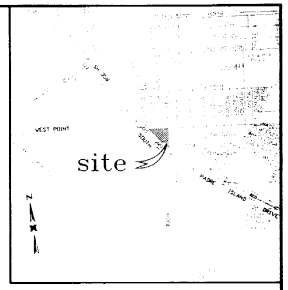
I, Fred L. Kurth, a Registered Professional Land Surveyor, hereby certify that the foregoing plat was prepared from a survey, made on the ground, under my supervision, that this plat is true and correct and that all corners and reference points have been set as shown hereon.

This the 7th day of February 20 06

FRED L. KURTH, RPLS # 4750
DATE SURVEYED: MAY 5, 2005
DATE PREPARED: AUGUST 19, 2005
T– G.P.S.1 PG. 39
JOB No. 05098

GENERAL PLAT NOTES AND RESTRICTIONS

1. THE YARD REQUIREMENT IS A REQUIREMENT OF THE ZONING ORDINANCE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
2. FLOOD ZONE: ZONE "C"
AREAS OF MINIMAL FLOODING. (NO SHADING)
COMMUNITY PANEL NUMBER 485464 0277 C. MAP REVISED JULY 18, 1985
3. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO CREEK. THE TCEQ HAS NOT CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO CREEK, BUT IT IS RECOGNIZED AS AN ENVIRONMENTALLY SENSITIVE AREA. THE OSO CREEK FLOWS DIRECTLY INTO THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATER" AND CATEGORIZED THE RECEIVING WATERS AS "CONTACT RECREATION" USE.
4. ACCESS TO FRIENDSHIP DRIVE TO BE LOCATED NO FURTHER THAN 80 FEET FROM SOUTH PADRE ISLAND DRIVE, AS MEASURED FROM THE 15–FOOT RADIUS TANGENT, NORTH ALONG THE FRIENDSHIP DRIVE RIGHT–OF–WAY TO THE NORTH LINE OF THE DRIVEWAY.
5. IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, A PARK SETTLEMENT FEE WILL BE REQUIRED AT THE PERMITTING PHASE.
6. DETENTION POND IS TO BE MAINTAINED BY THE OWNERS OF LOT 2.



VICINITY MAP
NOT TO SCALE

STATE OF TEXAS
COUNTY OF NUECES

This final plat of the herein described property was approved by Angel R. Escobar, P.E., Director of Engineering Services of the City of Corpus Christi, Texas.

This the 2nd day of March 20 06

Angel R Escobar, PE
Angel R. Escobar, P.E., R.P.L.S.
Director of Engineering Services

STATE OF TEXAS
COUNTY OF NUECES

This plat is approved on behalf of the City of Corpus Christi, Texas by the Planning Commissions.

This the 2nd day of November 20 05

R. Bryan Starr, Chairman

Michael N. Gunning, Secretary
1005 168-PP2

STATE OF TEXAS
COUNTY OF NUECES

I, Diana Barrera, Clerk of the County Court in and for said County, do hereby certify that the foregoing instrument dated

the 3rd day of March 20 06 with it's certificate of authentication was filed for record in my office the ____ day of March 20 06 at 10:17 o'clock A M., in said county in Volume 65, Page 43 Map Records.

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

No. 2006036854
Filed for record
Diana Barrera, County Clerk
Nueces County, Texas

At 10:17 o'clock A M., 20 06

By: Diana Barrera Deputy

Diana Barrera
Clerk County Court
Nueces County, Texas

By: Deputy

STATE OF TEXAS
COUNTY OF NUECES

I, ATA AZAL, hereby certify that I am the owner of "Value Place Subdivision"; that I have had said lands surveyed and subdivided as shown hereon; that all streets and easements as shown hereon are dedicated to the public use forever; and that the foregoing plat was prepared for the purpose of dedication and description.

This the 27 day of Feb. 20 06

ATA D. AZAL INC
6301 MEADOW VISTA #1034
CORPUS CHRISTI, TEXAS 78414

STATE OF TEXAS
COUNTY OF NUECES

Before me, the undersigned authority, on this day personally appeared ATA AZAL, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations expressed therein and in the capacity stated.

Given under my hand and seat of office this the 27 day of February, 20 06

Susan D Morrison
Notary Public in and for the State of Texas

SUSAN D. MORRISON
Notary Public
State of Texas
My Comm. Exp. 12/05/2006

MELDEN & HUNT INC.
CONSULTANTS · ENGINEERS · SURVEYORS
115 W. McINTYRE, EDINBURG, TX. 78541 — OFF: (956) 381-0981 FAX: (956) 381-1839
515 E. 3rd St., RIO GRANDE CITY, TX. 78582 — OFF: (956) 487-8256 FAX: (956) 488-8091
E-MAIL: www.meldenandhunt.com — ESTABLISHED 1947

DRAWN BY : _____ DATE : _____
SURVEYED, CHECKED BY : _____ DATE : _____
FINAL CHECK BY : _____ DATE : _____

Vol: 65 Pg:43

\\n\SURV\CORPUS CHRISTI\VALUE PLACE SUBDIVISION\dwg\SUBDIVISION-rev.dwg, PLAT, 2/7/2006 1:35:42 PM, 1:60