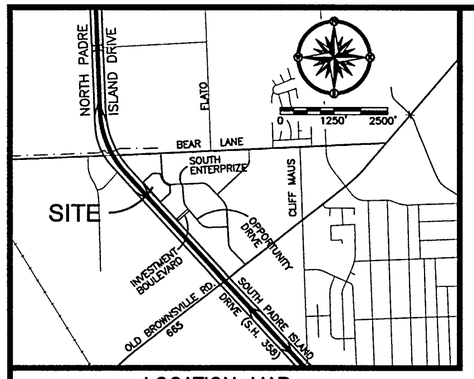
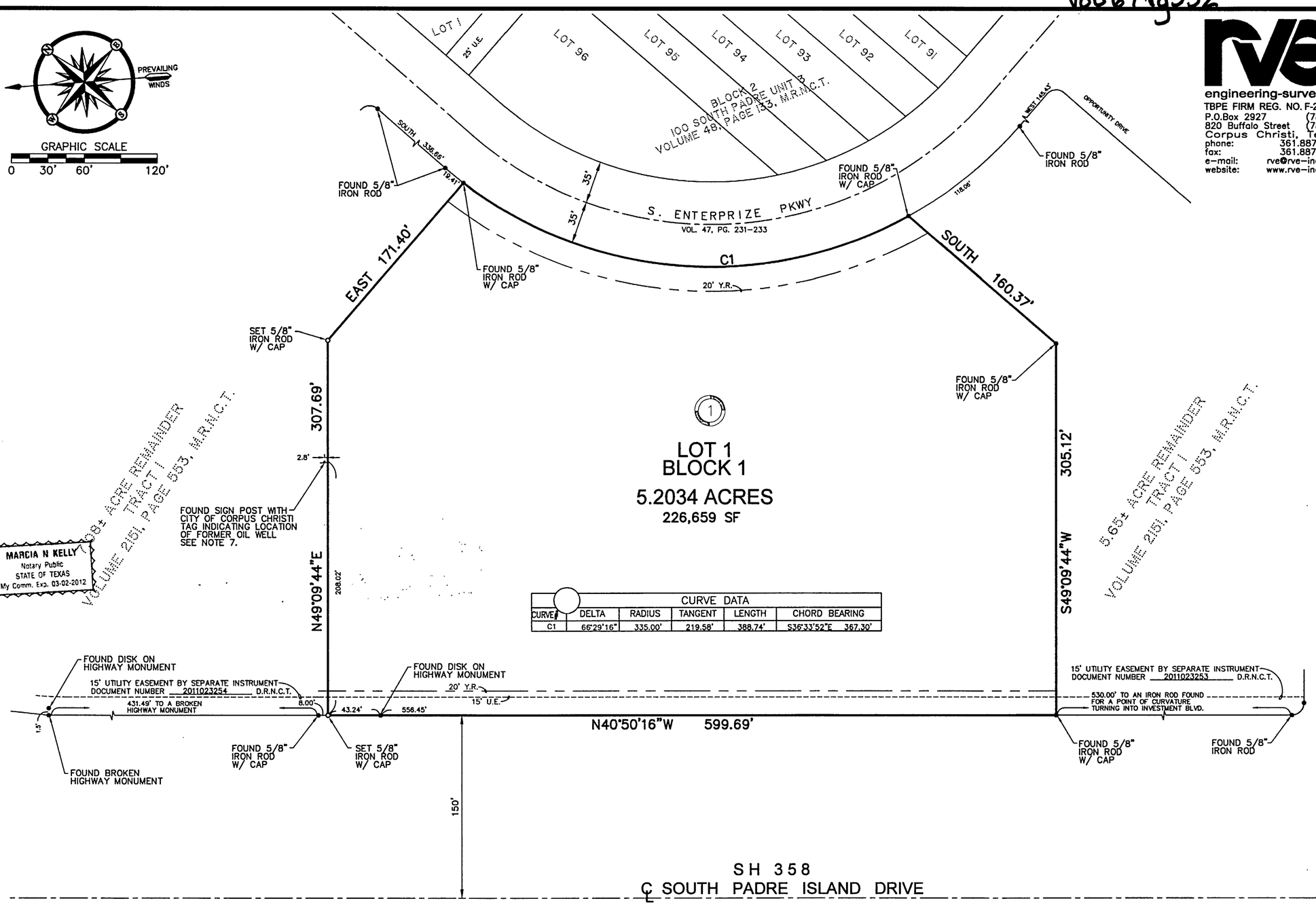
Vol67 Pg532



LOCATION MAP



CURVE DATA					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING
C1	66°29'16"	335.00'	219.58'	388.74'	S36°33'52"E 367.30'

rve engineering-surveying
TBPE FIRM REG. NO. F-2037
P.O.Box 2927 (78403)
820 Buffalo Street (78401)
Corpus Christi, Texas
phone: 361.887.8851
fax: 361.887.8855
e-mail: rve@rve-inc.com
website: www.rve-inc.com

STATE OF TEXAS
COUNTY OF NUECES

We, Devary Durrill Foundation, do hereby certify that we are the owner of the property referred to as Lot 1, Block 1, 100 South Padre, that all easements and right-of-ways as shown are dedicated to the public for the installation, operation, and maintenance of public streets and utilities, and we adopt this plat for the purposes of description and dedication this 14th day of July, 2011.

Devary Durrill Foundation
William R. Durrill

STATE OF TEXAS
COUNTY OF NUECES

Before me, the undersigned authority, on this day personally appeared William R. Durrill, proven to me to be the person whose signature he made on the foregoing instrument of writing, and he acknowledged to me that he executed the same for the purposes and considerations therein expressed. Given under my hand and seal of office, this 14th day of July, 2011.

Marcia N. Kelly
Notary Public

MARCIA N KELLY
Notary Public
STATE OF TEXAS
My Comm. Exp. 03-02-2012

STATE OF TEXAS
COUNTY OF NUECES

This plat approved by the Planning Commission of the City of Corpus Christi, Texas, this 16th day of February, 2011.

Rudy Garza, Chairman

Miguel S. Saldaña, A.I.C.P., Secretary
0211017-NP015 (11-21000009)

STATE OF TEXAS
COUNTY OF NUECES

This plat approved by the Department of Development Services, City of Corpus Christi, Texas, this 15th day of July, 2011.

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

STATE OF TEXAS
COUNTY OF NUECES

I, EMMA CRUZ Clerk of the County Court in and for Nueces County, Texas, hereby certify that the foregoing map of Lot 1, Block 1, 100 South Padre, dated the 14th day of July, 2011, with its certificate of authentication was filed for record in my office this 15th day of July, 2011 at 2:08 o'clock p m. and duly recorded in Volume 67, Page(s) 532, Map Records of Nueces County, Texas. Witness my hand and seal of said court at office in Corpus Christi, Texas, this the 15th day of July, 2011.

Document No. 201102496 5

Diana J. Barrera
Diana Barrera,
Nueces County Clerk

STATE OF TEXAS
COUNTY OF NUECES

I, Dale A. Wunderlich, a Registered Professional Land Surveyor, have prepared the foregoing map from 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.

STATE OF TEXAS
DALE A. WUNDERLICH
6181
REGISTERED PROFESSIONAL LAND SURVEYOR

7-14-2011
Dale A. Wunderlich, R.P.L.S. #6181

LEGEND

————	BOUNDARY
— · — · —	CENTERLINE OF ROAD
————	ADJACENT LOT LINE
— — — —	YARD REQUIREMENT
- - - - -	EASEMENT
•	MONUMENT FOUND
○	MONUMENT SET

NOTES:

1. THE ENTIRE PROPERTY IS LOCATED WITHIN FEMA ZONE 'C'. THE FLOOD BOUNDARY AS SHOWN ON THIS PLAT WAS INTERPOLATED FROM THE FEDERAL EMERGENCY MANAGEMENT MAP COMMUNITY-PANEL NUMBER 485464 0165 C CITY OF CORPUS CHRISTI, DATED JULY 18, 1985, AND IS SUBJECT TO CHANGE.
2. 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 WATERS" AND CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
3. EASEMENTS SHOWN ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION AND USE OF PUBLIC UTILITIES.
4. Y.R. DENOTES YARD REQUIREMENT. THE YARD REQUIREMENT, AS DEPICTED ON THE PLAT, IS A REQUIREMENT OF THE ZONING ORDINANCE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
5. THE BASIS OF BEARINGS IS ESTABLISHED FROM THE NORTHWEST RIGHT-OF-WAY OF INVESTMENT BOULEVARD, FOUND IN VOLUME 47, PAGE 231-233, MAP RECORDS OF NUECES COUNTY, TEXAS.
6. ACCESS ALONG SH 358 FRONTAGE ROAD IS REGULATED BY TxDOT TRAFFIC ACCESS MANAGEMENT PLAN REGULATIONS.
7. THE WELL WAS PLUGGED AND ABANDONED IN ACCORDANCE WITH ORDINANCE NO. 8879 AS SHOWN IN PLUGGING CERTIFICATE #313, WELL NAMED COX, E.S. UNIT #1, SIGNED BY THE CITY PETROLEUM SUPERINTENDENT AND DATED 1-8-1976.

PLAT OF
LOT 1
BLOCK 1
100 SOUTH PADRE

BEING A 5.2034 ACRE TRACT BEING OUT OF A 17.631 ACRE TRACT NAMED TRACT 1, ONE HUNDRED SOUTH PADRE, RECORDED IN VOLUME 2151, PAGE 553, DEED RECORDS OF NUECES COUNTY, TEXAS, BEING A PORTION OF LOT 3, SECTION 5, RANGE VIII, GUGENHEIM AND COHN'S FARM LOTS, AS RECORDED IN VOLUME A, PAGE 53, MAP RECORDS OF NUECES COUNTY, TEXAS.

Vol67 Pg532

RVE NAME: R:\CLIENTS\DEVARY DURRILL FOUNDATION - 372\10001-1 CC VA Center\100 Shelly Pointe Plat\CAD\Plat\1 VA Center - Plat 7-2011.dwg DW DATE: 14 JUL 2011 TIME: 16:19