



**MARINA DRIVE**  
 (46' R.O.W.)  
 CAB. 1, SLT. 2832B  
 C.C.M.R.



SCALE: 1" = 30'  
 0 15 30  
 SCALE IN FEET

- LEGEND:**
- C.C.M.R. CAMERON COUNTY MAP RECORDS
  - C.C.O.R. CAMERON COUNTY OFFICIAL RECORDS
  - C.C.D.R. CAMERON COUNTY DEED RECORDS
  - U.E. UTILITY EASEMENT
  - R.O.W. RIGHT-OF-WAY
  - FND. FOUND
  - 1/2" SIR 1/2-INCH SET IRON ROD
  - 1/2" FIR 1/2-INCH FOUND IRON ROD
  - W/CAP WITH CAP STAMPED "HALFF ASSOC."
  - CM CONTROL MONUMENT
  - CAB. CABINET
  - SLT. SLOT

**LEGAL DESCRIPTION:**  
 Being all of Lot 21, Block 18 of  
 THE SHORES SUBDIVISION MARINA  
 VILLAGE PHASE SECTION 2 as recorded  
 by Map in Cab. 1, Sl. 2833A, C.C.M.R.



9/21/07

*Aurelio D. Cortes*  
 AURELIO D. CORTES  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 STATE OF TEXAS No. 5413

**BOUNDARY SURVEY**  
 OF  
 LOT 21, BLOCK 18  
 OUT OF  
 THE SHORES SUBDIVISION  
 MARINA VILLAGE PHASE  
 SECTION 2  
 CAB.1, SLT. 2833A  
 C.C.M.R.

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 SOUTH PADRE ISLAND,  
 CAMERON COUNTY, TEXAS

**Halff Associates**  
 ENGINEERS · ARCHITECTS · SCIENTISTS · PLANNERS · SURVEYORS  
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**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	Δ DELTA	CHORD BEARING	CHORD LENGTH
C49	1,200.00'	51.05'	02° 26' 14"	S 85° 11' 19" E	51.04'

- NOTES:**
- BY PLAT, ALL BUILDING SETBACK LINES ARE ESTABLISHED BY THE PLANNED DEVELOPMENT DISTRICT (PDD) STANDARDS, SPECIFICATIONS, AND ZONING FOR THE SHORES SUBDIVISION OF SOUTH PADRE ISLAND.
  - THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE SOUTH R.O.W. LINE OF SHORE DRIVE AS RECORDED IN CAB. 1, SLT. 2833A, C.C.M.R.
  - THE SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT FROM RIO GRANDE VALLEY ABSTRACT CO., INC. No. T-2881. THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY, NOR MADE ANY INDEPENDENT INVESTIGATION OR SEARCH FOR EASEMENTS OF RECORD, RESTRICTIVE COVENANTS OR ANY OTHER ENCUMBRANCES.
  - BY PLAT, THE FRONT LOT CORNERS ALONG SHORE DRIVE, WEST OF MARINA DRIVE, ARE REFERENCED WITH A 1/2" IRON ROD OR "CROW'S FOOT" AT THE INTERSECTION OF THE 2' SIDEWALK EASEMENT AND THE LOT LINE.

*The Island Baptist Church  
 of South Padre Island  
 Vol. 8764 Pg. 47 C.C.D.R.*

**SURVEYOR:**

I hereby certify that this survey was made on the ground and completed on July 2, 2007, and that this survey substantially conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B, Condition II Survey.