

CURVE TABLE

CURVE	RADIUS	LENGTH	Δ DELTA	CHORD BEARING	LENGTH
C51	324.00'	42.79'	07° 34' 01" LT	N 87° 26' 22" E	42.76'

NORTH



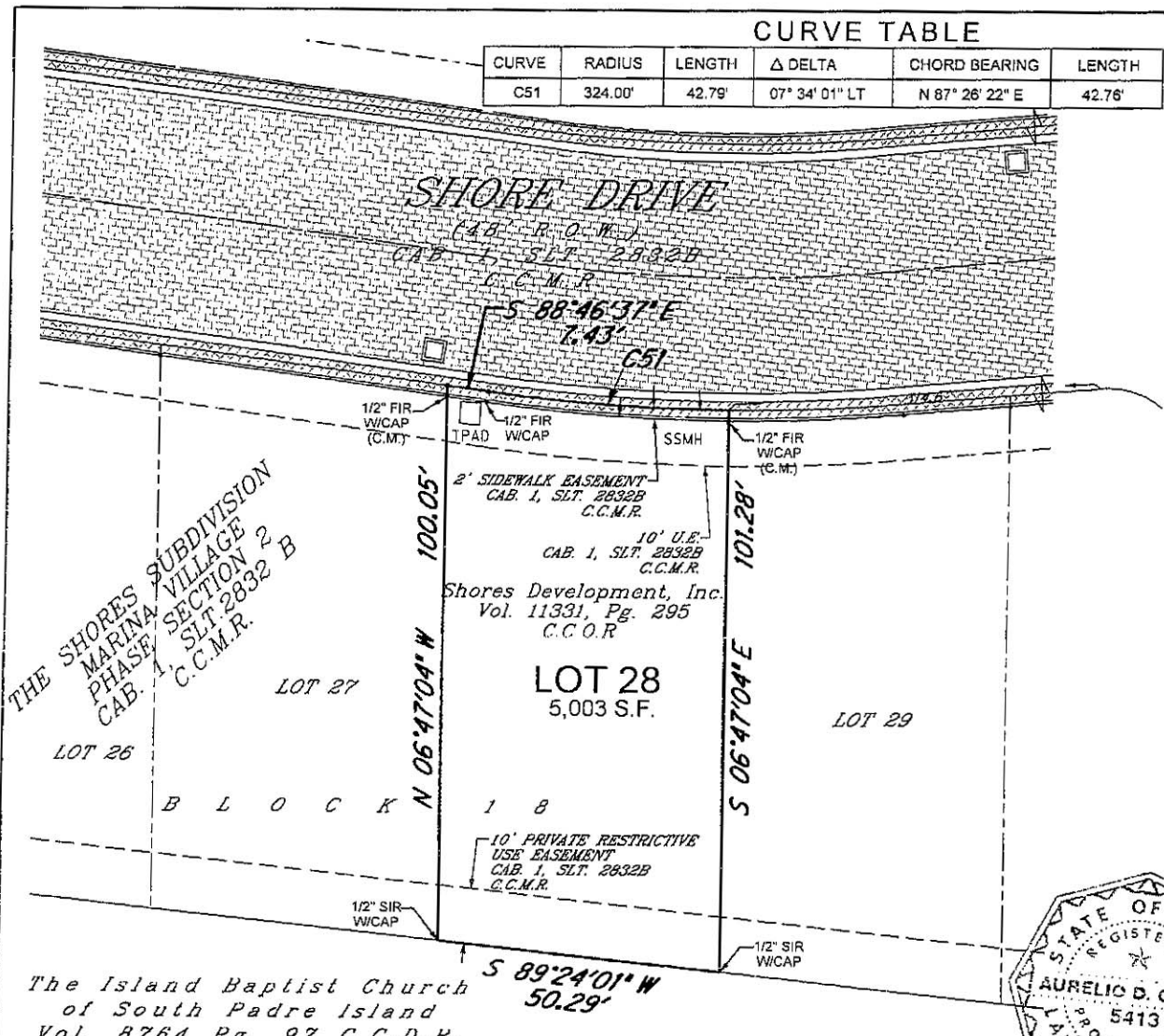
SCALE: 1" = 30'
0 15 30
SCALE IN FEET

LEGEND:

- C.C.M.R. CAMERON COUNTY MAP RECORDS
- C.C.O.R. CAMERON COUNTY OFFICIAL RECORDS
- 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."
- TPAD TRANSFORMER PAD
- SSMH SANITARY SEWER MANHOLE
- CM CONTROL MONUMENT
- CAB. CABINET
- SLT. SLOT

LEGAL DESCRIPTION:

Being all of Lot 28, Block 18 of THE SHORES SUBDIVISION MARINA VILLAGE PHASE SECTION 2 as recorded by Map in Cab. 1, Sl. 2832B, C.C.M.R.



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

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



BOUNDARY SURVEY
OF
LOT 28, BLOCK 18
OUT OF
THE SHORES SUBDIVISION
MARINA VILLAGE PHASE
SECTION 2
CAB.1, SLT. 2832B

SOUTH PADRE ISLAND,
CAMERON COUNTY, TEXAS

Halff Associates
ENGINEERS ARCHITECTS SCIENTISTS PLANNERS SURVEYORS
5000 WEST MILITARY HWY. STE.700 • McALLEN, TX. 78503 • (956)664 0288

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.

- 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. 2832B, 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.
 - THE FRONT LOT CORNERS ALONG SHORE DRIVE, WEST OF MARINA DRIVE, ARE REFERENCED WITH A 1/2" IRON ROD OR "CROWS FOOT" AT THE INTERSECTION OF THE 2' SIDEWALK EASEMENT AND THE LOT LINE

THE SHORES SUBDIVISION
MARINA VILLAGE
PHASE SECTION 2
CAB. 1, SLT. 2832B
C.C.M.R.

The Island Baptist Church
of South Padre Island
Vol. 8764 Pg. 97 C.C.D.R.