

Notes:

- 1.) Total platted area contains 24.61 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 from this property is the Corpus Christi Bay. The TCEQ has classified the aquatic life use for the Corpus Christi Bay as "exceptional" and "oyster waters". TCEQ also categorized the Corpus Christi Bay as "contact recreation" use.
- 4.) Bearings based on the recorded plat of Mustang Island Section 2, a map of which is recorded in Volume 38, Pages 183-185, Map Records of Nueces County, Texas.
- 5.) No private driveway access to be permitted to State Highway 361.
- 6.) Lot 9, Block 3 and Lot 1, Block 5 are unbuildable lots. Lot 8, Block 2, Lot 9, Block 3, and Lot 1, Block 5 are to be maintained by the property owners.
- 7.) By graphic plotting only, this property is in Zones "A13 (E1 9) and V13 (E1 12)" of the Flood Insurance Rate Map, Community Panel Number 485464 0 335 D, Nueces County, Texas, which bears an effective date of September 17, 1992 and it is located in a Special Flood Hazard Area.
- 8.) Contours shown are based on the NAVD 88 datum.
- 9.) Lot 8, Block 2 shall be non-buildable with the exception to provisions specified in the approved dune permit and beach front construction certificate for this development.

State of Texas
County of Nueces

FROST NATIONAL BANK, hereby certifies that it holds a lien on the property owned by PORTO VILLAGEO, LLC, as shown on the foregoing map and it approves of the subdivision and dedication for the purposes and considerations therein expressed.

This the 15th day of April, 2006

By: FROST NATIONAL BANK

[Signature]
CHUCK MILLER, Senior Vice-President

State of Texas
County of Nueces

This instrument was acknowledged before me by Chuck Miller, as Senior Vice-President of FROST NATIONAL BANK, on behalf of said Bank.

This the 12th day of April, 2006

[Signature]
Notary Public in and for the State of Texas

State of Texas
County of Nueces

PORTO VILLAGEO, LLC, 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 12th day of April, 2006

By: PORTO VILLAGEO, LLC

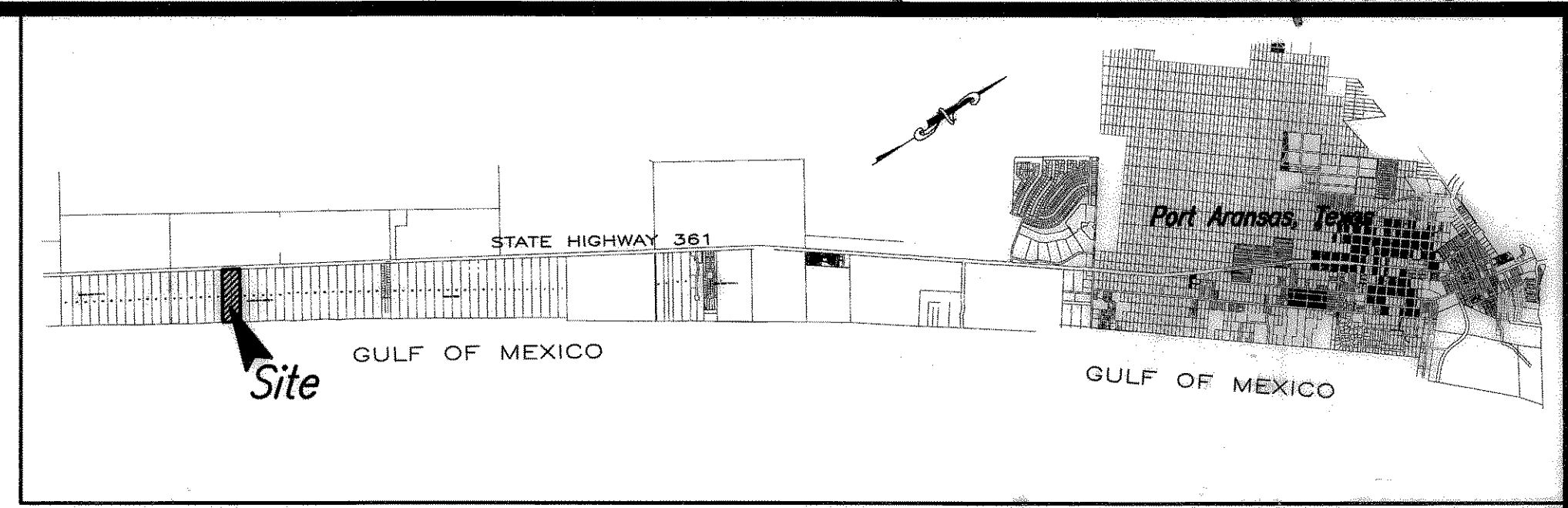
[Signature]
D McCall, President

State of Texas
County of Nueces

This instrument was acknowledged before me by D McCall, as President of PORTO VILLAGEO, LLC, on behalf of said corporation.

This the 12th day of April, 2006

[Signature]
Notary Public in and for the State of Texas



LOCATION MAP N.T.S.

State of Texas
County of Nueces

I, Dan L. Urban, 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 19th day of April, 2006
[Signature]
Dan L. Urban, R.P.L.S.
Texas License No. 4710



State of Texas
County of Nueces

This final plat of the herein described property was approved by the Department of Engineering Services of the City of Corpus Christi, Texas.

This the 19th day of May, 2006
[Signature], PE
Angel R. Escobar, P.E./R.P.L.S.
Director of Engineering Services

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 14th day of December, 2005
[Signature]
Michael N. Gunning A.I.C.P.
Secretary
1205 200-NP120

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 22 day of May, 2006, with its certificate of authentication was filed for record in my office the 22 day of May, 2006. At 3:55 O'clock P.M., and duly recorded the 22 day of May, 2006, at 3:55 O'clock P.M., in said County in Volume 65, Page 108 + 109, Map Records.

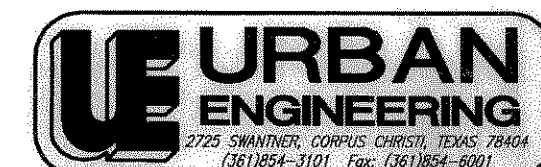
Witness my hand and seal of the County Court, in and for said County, at office in Corpus Christi, Texas, the day and year last written.

No. 2006026102
Filed for Record
at 3:55 O'clock P.M.
May 22, 2006

[Signature]
Diana T. Barrera, County Clerk
Nueces County, Texas

Diana T. Barrera
Clerk County Court
Nueces County, Texas

By: [Signature]
Deputy



DATE: Dec. 13, 2005
SCALE: 1"=100'
JOB NO.: 40002.00.03
SHEET: 1 of 2
DRAWN BY: XG

Plat of
Porto Villageo

Being 24.61 acres of land out of all of Lots Thirty-eight (38) and Thirty-nine (39), Block 1, Mustang Island Section 2, a map of which is recorded in Volume 38, Pages 183-185, Map Records of Nueces County, Texas.

LINE	BEARING	DISTANCE
L1	N58°22'00"W	15.35'
L2	N58°22'00"W	10.08'
L3	N59°41'39"W	18.27'
L4	S58°22'00"E	58.02'
L5	S76°47'36"E	44.29'
L6	S58°22'00"E	34.63'
L7	S76°29'19"E	37.98'
L8	N31°39'58"W	7.02'
L9	S31°39'58"W	7.02'
L10	N00°05'27"W	25.00'
L11	N54°16'14"W	20.00'
L12	S44°10'49"W	11.61'
L13	S73°42'41"W	25.00'
L14	N31°38'00"E	6.70'
L15	S31°38'00"W	6.70'

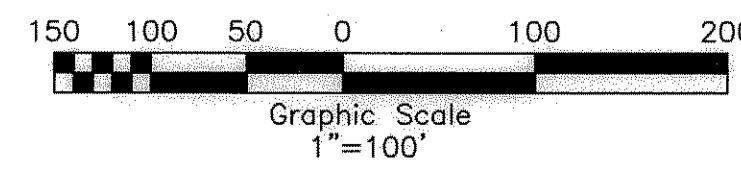
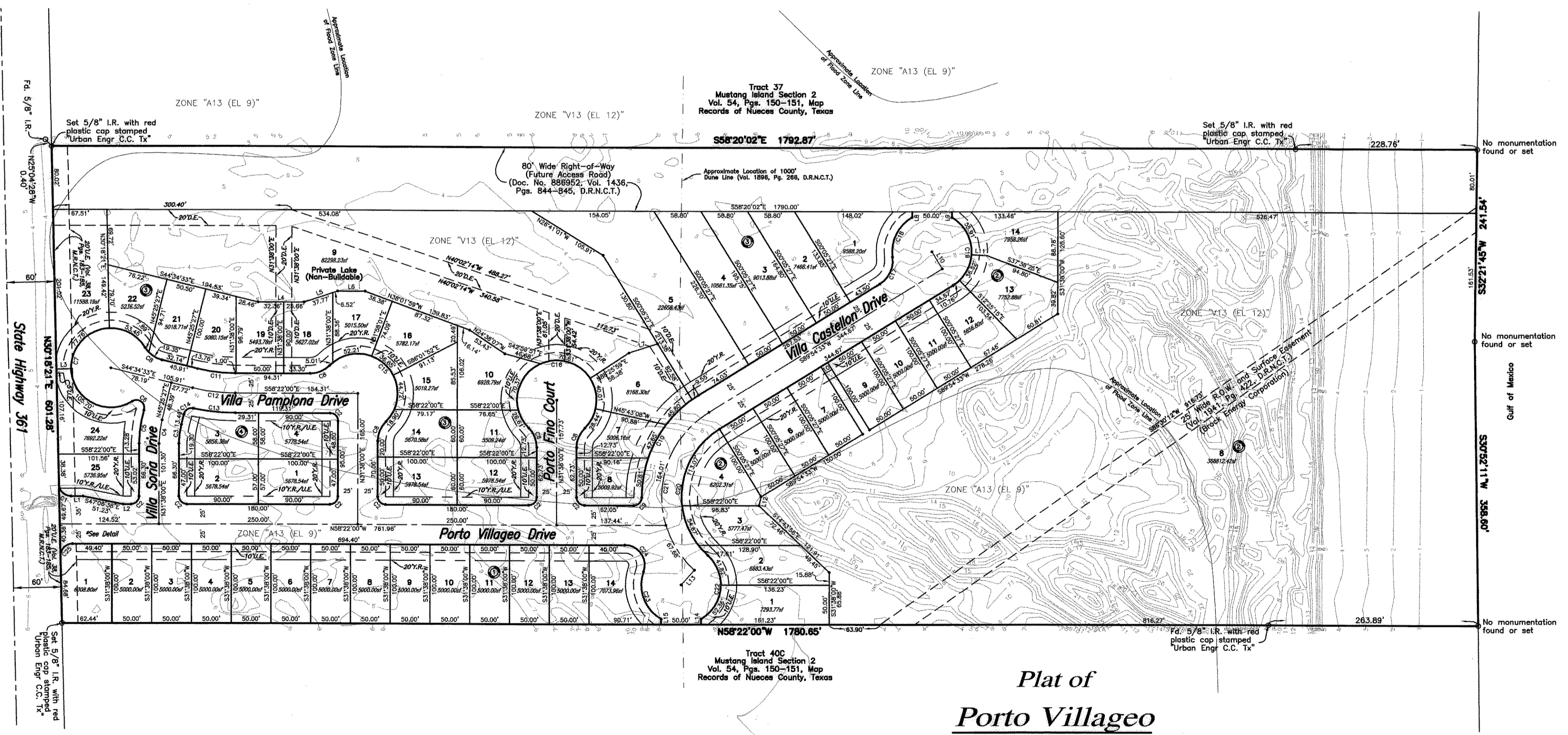
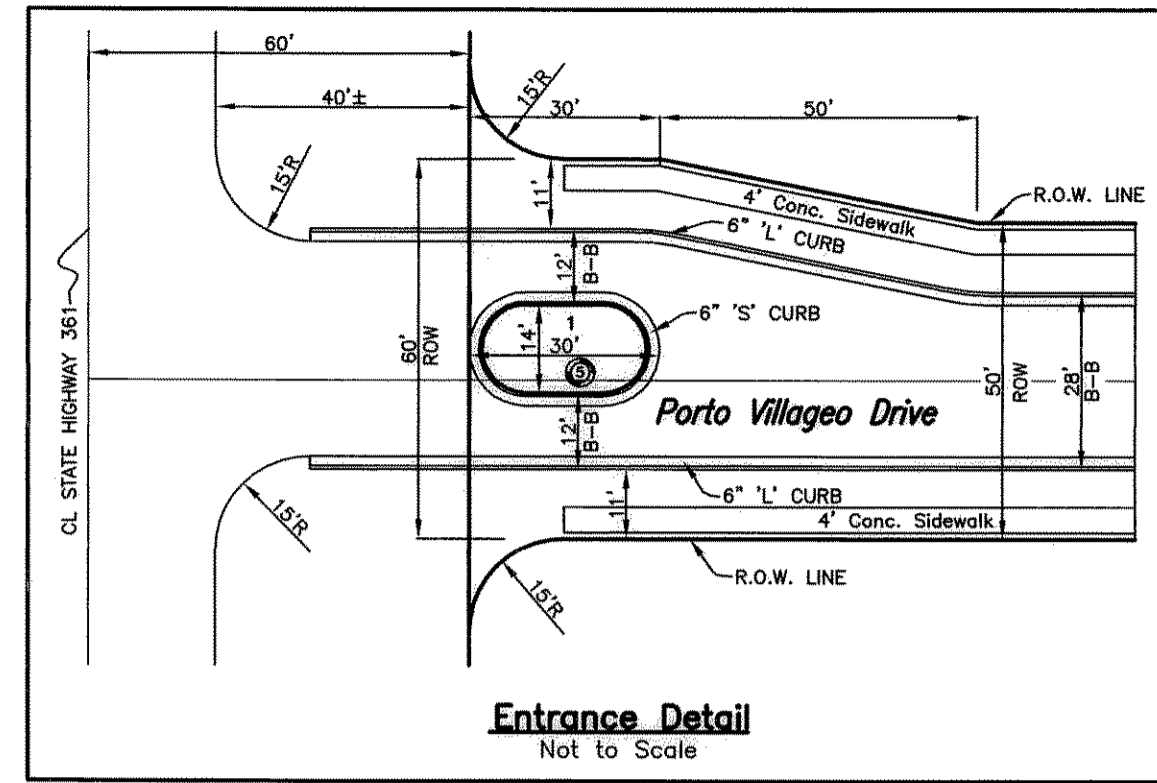
CURVE	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH
C1	88°40'21"	15.00'	14.66'	23.21'
C2	90°00'00"	10.00'	10.00'	15.71'
C3	13°47'27"	100.00'	12.09'	24.07'
C4	13°47'27"	125.00'	15.12'	30.09'
C5	16°15'35"	150.00'	21.43'	42.57'
C6	138°42'38"	10.00'	26.54'	24.21'
C7	271°28'53"	50.00'	48.72'	236.91'
C8	45°14'23"	34.50'	14.38'	27.24'
C9	90°28'41"	10.00'	10.08'	15.79'
C10	58°45'14"	150.00'	84.44'	153.82'
C11	13°47'27"	200.00'	24.19'	48.14'
C12	13°47'27"	225.00'	27.21'	54.16'
C13	12°11'11"	250.00'	26.69'	53.17'
C14	88°23'43"	10.00'	9.72'	15.43'
C15	180°28'46"	50.00'	11950.00'	157.50'
C16	270°28'46"	50.00'	49.58'	236.04'
C17	65°54'10"	34.50'	22.36'	39.68'
C18	67°39'36"	50.00'	33.51'	59.04'
C19	118°14'35"	50.00'	83.62'	103.19'
C20	106°11'52"	100.00'	133.18'	185.35'
C21	106°11'52"	125.00'	166.48'	231.69'
C22	107°55'19"	50.00'	68.72'	94.18'
C23	79°28'16"	50.00'	41.56'	69.35'
C24	109°28'16"	25.00'	35.36'	47.77'
C25	91°19'39"	15.00'	15.35'	23.91'

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Plat of
Porto Village

URBAN ENGINEERING
2725 SWANTNER, CORPUS CHRISTI, TEXAS 78404
(361)854-3101 Fax: (361)854-8001

DATE: Dec. 13, 2005
SCALE: 1"=100'
JOB NO.: 40002.00.03
SHEET: 2 of 2
DRAWN BY: XG