

Location Map

State of Texas  
County of Nueces

I, Juan J. Salazar, 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 24<sup>th</sup> day of March, 2010

Juan J. Salazar  
Juan J. Salazar, R.P.L.S.  
Texas License No. 4909

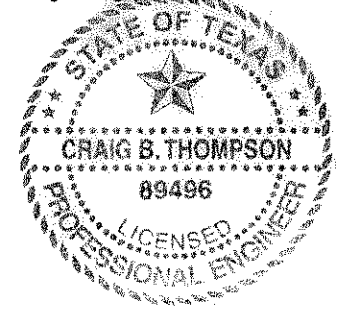


State of Texas  
County of Nueces

This final plat of the herein described property was approved by the City Engineer for the City of Port Aransas, Texas.

This the 23<sup>rd</sup> day of April, 2010

[Signature]  
City Engineer



State of Texas  
County of Nueces

This final plat of the herein described property was approved on behalf of the City of Port Aransas, Texas by the Planning and Zoning Commission.

This the 26<sup>th</sup> day of April, 2010

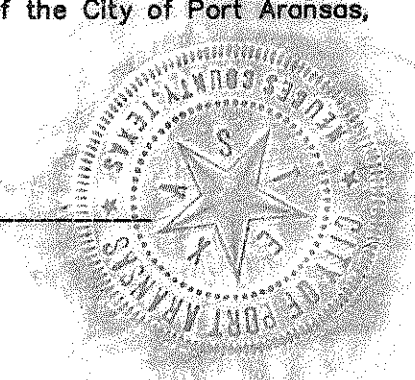
[Signature] Chairman of Planning and Zoning Commission  
[Signature] City Secretary

State of Texas  
County of Nueces

This final plat of the herein described property was approved on behalf of the City of Port Aransas, Texas by the City Council.

This the 26<sup>th</sup> day of April, 2010

[Signature] Mayor  
[Signature] City Secretary



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 21 day of March, 2010 with its certificate of authentication was filed for record in my office the 21 day of April, 2010 at 3:10 O'clock P.M., and duly recorded the 21 day of April, 2010 at 3:10 O'clock P.M., in said County in Volume 67, Page 376-377 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. 2010015162  
Filed for Record  
at 3:10 O'clock P.M.  
on April 21, 2010

[Signature]  
Diana T. Barrera, County Clerk  
Nueces County, Texas  
By: [Signature]  
Deputy **NORMA HANDY**



Notes:

- 1.) Total platted area contains 5.557 acres of land.
- 2.) Bearings are based on the north boundary of Lot 7, Block 58 and Lots 4 and 7, Block 86, State Land Surveys on Mustang Island, as monumented on the ground and shown as South 52°19'59" East, same being the north boundary of Lots 1, 2 and 3, Block 1, Coastal Cove, a map of which is recorded in Volume 67, Pages 137-138, Map Records of Nueces County, Texas.
- 3.) By graphic plotting only, this property is in Zones "AE(ELB)" and "X" of the Flood Insurance Rate Map, Community Panel Number 485498 0003 F, City of Port Aransas, Texas, which bears an effective date of September 30, 1992 and is in a Special Flood Hazard Area.
- 4.) Lot 3A, Block 1, will have access rights to and from State Highway 361, through Lot 2, Block 1, Coastal Cove, via a 50' wide access easement.

### Plat of Coastal Cove Lot 3A, Block 1

being a replat of Lot 3, Coastal Cove, a map of which is recorded in Volume 67, Pages 137 and 138, Map Records of Nueces County, Texas.

State of Texas  
County of Nueces

Pirates Bay, 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 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 31<sup>st</sup> day of MARCH, 2010

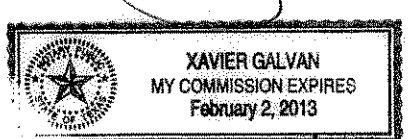
By: Pirates Bay, LLC  
[Signature]  
By: Alex H. Harris, Member

State of Texas  
County of Nueces

This instrument was acknowledged before me by Alex H. Harris, a member of Pirates Bay, LLC.

This the 31<sup>st</sup> day of MARCH, 2010

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



State of Texas  
County of Nueces

MJP Island, LLC, a Texas Limited Liability Company, hereby certifies that it holds a lien on the property owned by Pirates Bay, LLC, as shown on the foregoing map and it approves of the subdivision and dedication for the purposes and considerations therein expressed.

This the 26<sup>th</sup> day of March, 2010

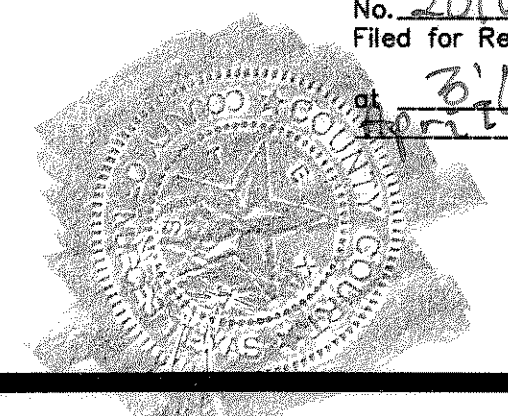
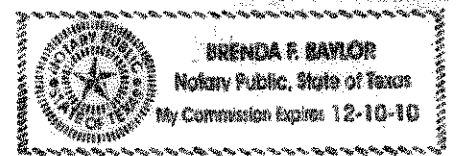
By: MJP Island, LLC, a Texas Limited Liability Company  
[Signature]  
Michael Johnson, President

State of Texas  
County of Nueces

This instrument was acknowledged before me by Michael Johnson as President of MJP Island, LLC, a Texas Limited Liability Company.

This the 26<sup>th</sup> day of March, 2010

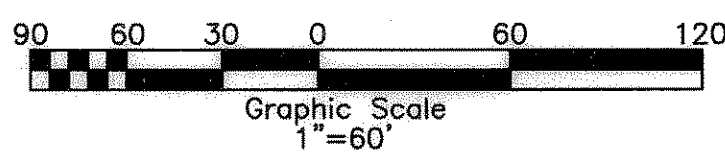
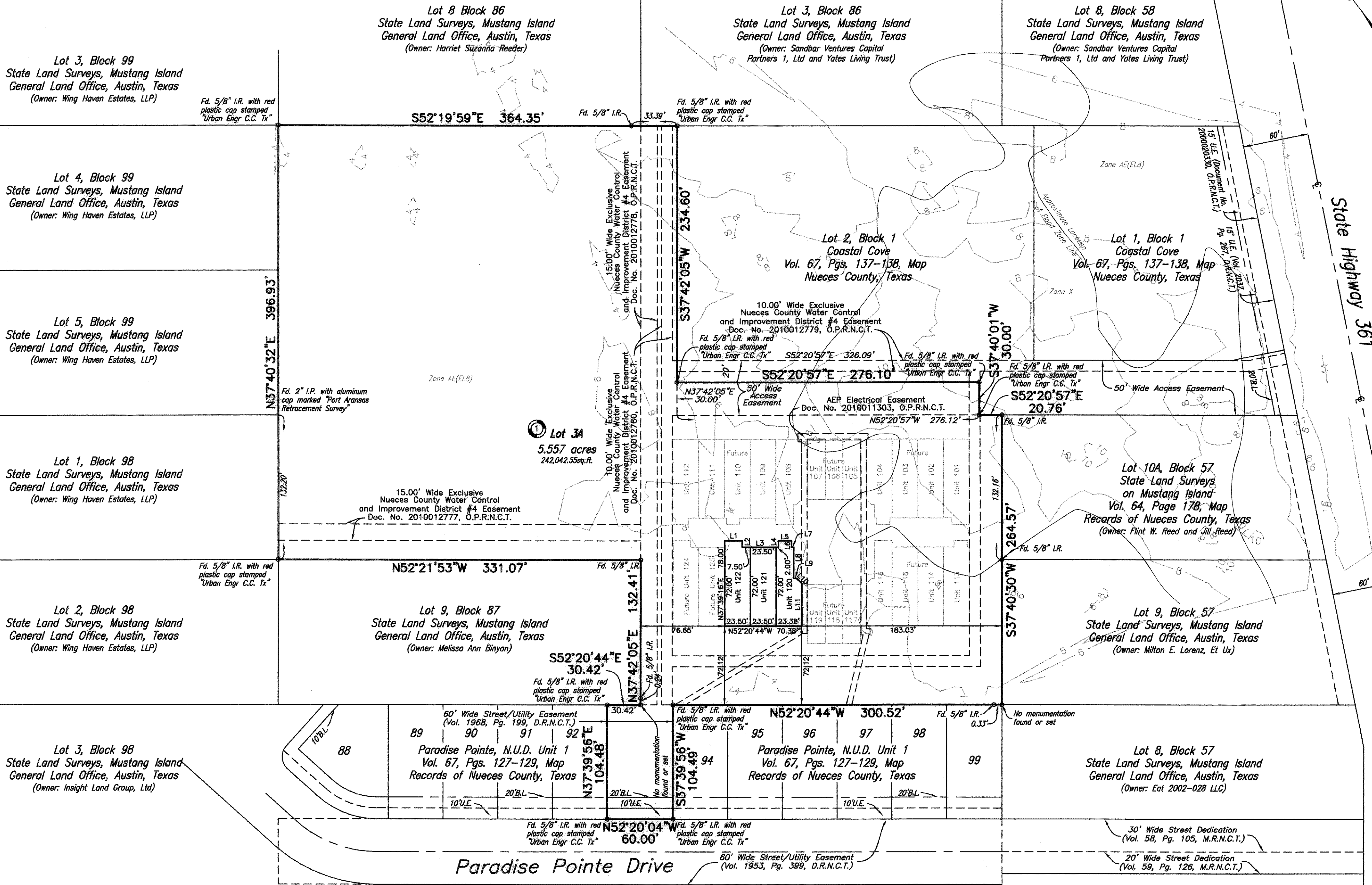
[Signature]  
Notary Public in and for the State of Texas



# Plat of Coastal Cove Lot 3A, Block 1

being a replat of Lot 3, Coastal Cove, a map of which is recorded in Volume 67, Pages 137 and 138, Map Records of Nueces County, Texas.

LINE	BEARING	DISTANCE
L1	S52°20'44"E	16.00'
L2	S37°39'16"W	6.00'
L3	S52°20'44"E	33.00'
L4	N37°39'16"E	6.00'
L5	S52°20'44"E	12.00'
L6	S37°39'16"W	6.00'
L7	S52°20'44"E	2.00'
L8	S37°39'16"W	28.50'
L9	S52°20'44"E	2.83'
L10	S07°20'44"E	6.43'
L11	S37°39'16"W	38.95'



**URBAN ENGINEERING**  
 2725 SWANWINE, CORPUS CHRISTI, TEXAS 78404  
 (361)854-3101 Fax: (361)854-6001

DATE: Oct. 30, 2009  
 SCALE: 1"=60'  
 JOB NO.: 40041.A701  
 SHEET: 2 of 2  
 DRAWN BY: XG