

Location Map

Notes:

- 1.) Total platted area contains 5.557 acres of land.
- 2.) Bearings are based on the recorded plat of Coastal Cove, Lot 3, Block 1, a map of which is recorded in Volume 67, Pages 376-377, Map Records of Nueces County, Texas.
- 3.) By graphic plotting only, this property is in Zones "AE(EL8)" 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.

Amending Plat of Coastal Cove Lot 3A, Block 1

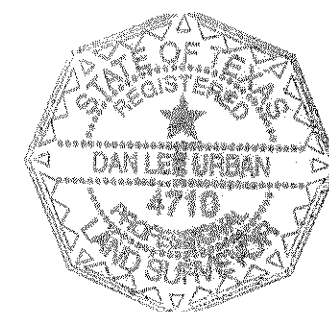
being an amending plat of Lot 3A, Block 1, Coastal Cove, a map of which is recorded in Volume 67, Pages 376-377, Map Records of Nueces County, Texas.

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 8th day of JUNE, 2010

Signature of Dan L. Urban, R.P.L.S. Texas License No. 4710

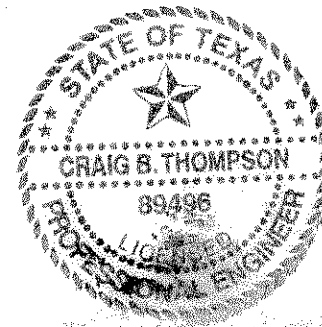


State of Texas County of Nueces

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

This the 10th day of JUNE, 2010

Signature of City Engineer

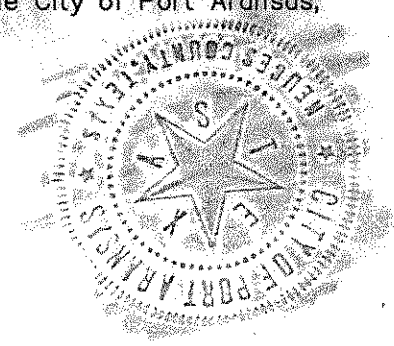


State of Texas County of Nueces

This amending plat of the herein described property was approved on behalf of the City of Port Aransas, Texas by the Building Official.

This the 19th day of JUNE, 2010

Signature of City Building Official



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 8th day of JUNE, 2010

By: Pirates Bay, LLC

Signature of 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 8th day of JUNE, 2010

Signature of Notary Public



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 8th day of JUNE, 2010

By: MJP Island, LLC, a Texas Limited Liability Company

Signature of 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 8th day of JUNE, 2010

Signature of Sharon W. Ashford, Notary Public



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 8th day of JUNE, 2010, with its certificate of authentication was filed for record in my office the 11th day of JUNE, 2010, AT 10:25 O'clock A.M., and duly recorded the 11th day of JUNE, 2010, at 10:25 O'clock A.M., in said County in Volume 67, Page 409 & 410, 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. 201002-1469 Filed for Record

at 10:25 O'clock A.M. June 11, 2010

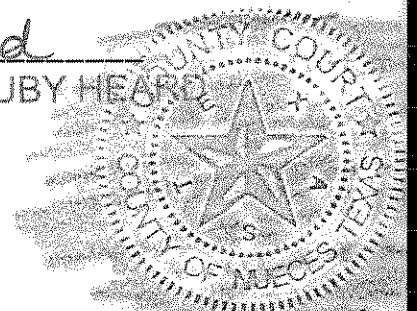
Diana T. Barrera Clerk County Court Nueces County, Texas

Signature of Diana T. Barrera

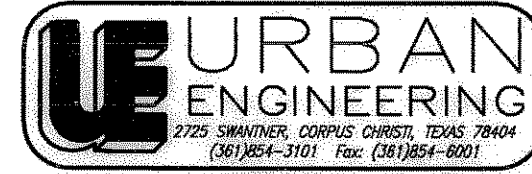
Diana T. Barrera, County Clerk Nueces County, Texas

Signature of Ruby Heard, Deputy

RUBY HEARD Deputy



By: Deputy



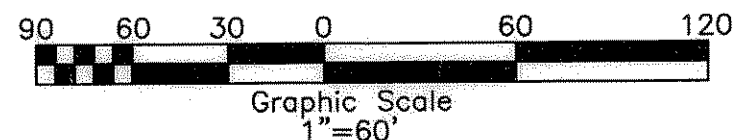
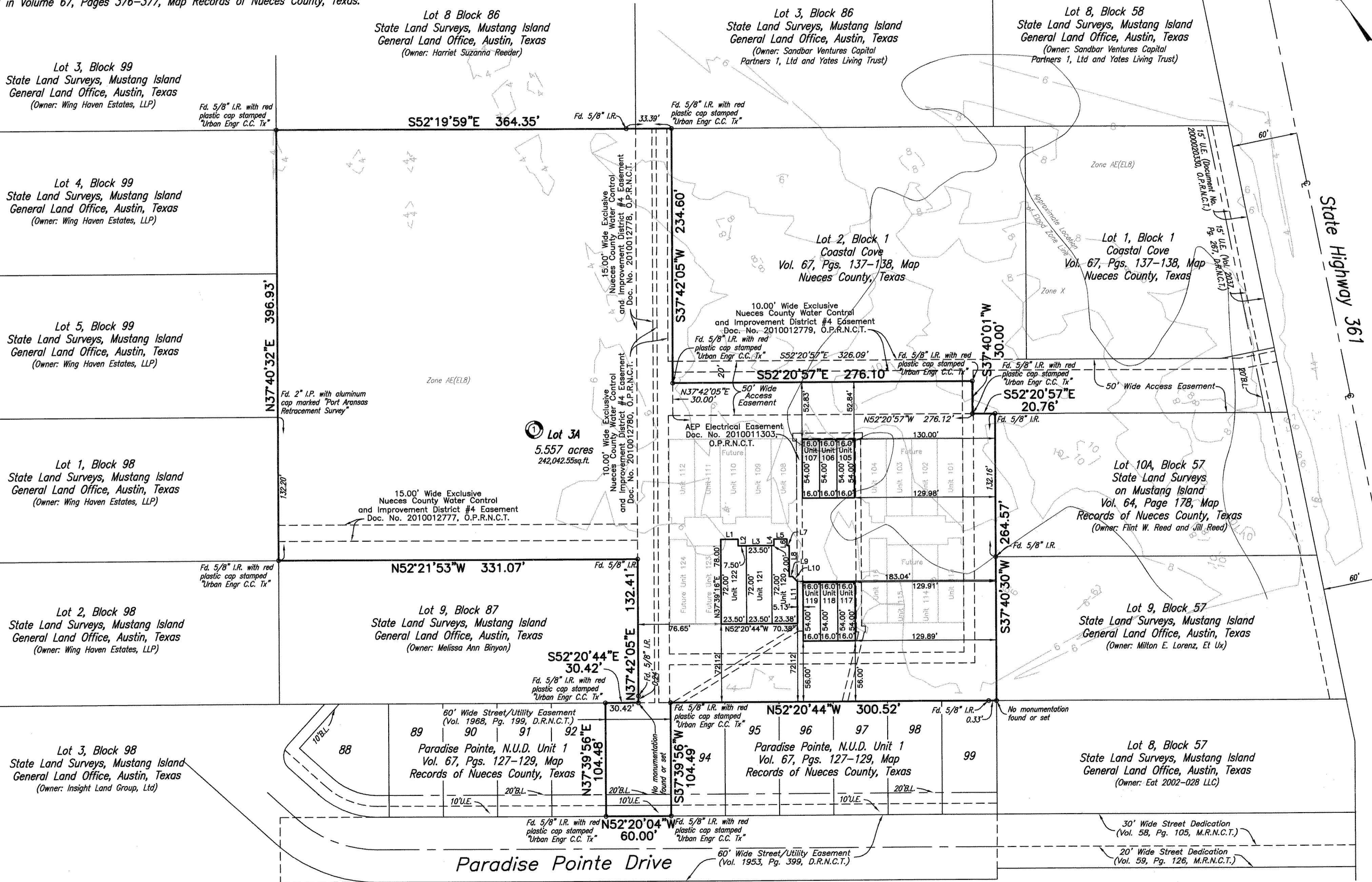
DATE: June 2, 2010 SCALE: 1"=60' JOB NO.: 40041.B0.00 SHEET: 1 of 2 DRAWN BY: XG

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Amending Plat of Coastal Cove Lot 3A, Block 1

being an amending plat of Lot 3A, Block 1, Coastal Cove, a map of which is recorded in Volume 67, Pages 376-377, 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 SWANNIER, CORPUS CHRISTI, TEXAS 78404
(361)854-3101 Fax: (361)854-6001

DATE: June 2, 2010
SCALE: 1"=60'
JOB NO.: 40041.B0.00
SHEET: 2 of 2
DRAWN BY: XG

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