

Location Map

Notes:

- 1.) Total platted area contains 5.557 acres of land.
- 2.) Bearings are based on the Amending Plat of Coastal Cove, Lot 3A, Block 1, a map of which is recorded in Volume 67, Pages 409-410, 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.

**Amending Plat of
the Amending Plat of Coastal Cove
Lot 3A, Block 1**

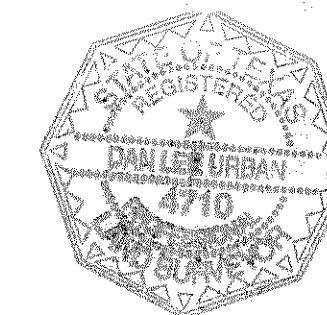
being an amending plat of the amending plat of Lot 3A, Block 1, Coastal Cove, a map of which is recorded in Volume 67, Pages 409-410, Map Records of Nueces County, Texas.

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 16th day of September, 2010

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

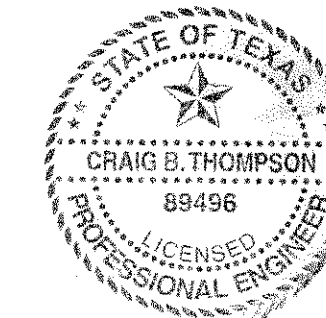


State of Texas
County of Nueces

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

This the 1st day of OCTOBER, 2010

Craig B. Thompson
City Engineer

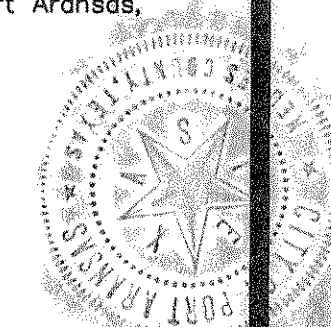


State of Texas
County of Nueces

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 27 day of September, 2010

[Signature]
City Building Official



State of Texas
County of Nueces

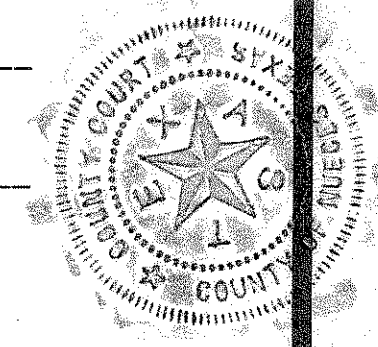
I, Diana T. Barrera, Clerk of the County Court in and for said County, do hereby certify that the foregoing instrument dated the 23rd day of September, 2010, with its certificate of authentication was filed for record in my office the 1st day of October, 2010 AT 10:47 O'clock A.M., and duly recorded the 1st day of October, 2010, at 10:47 O'clock A.M., in said County in Volume 67, Page 445 + 446, 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. 2010036797
Filed for Record

at 10:47 O'clock A.M.
October 1, 2010

Diana T. Barrera
Diana T. Barrera, County Clerk
Nueces County, Texas
By: Emma Cruz
EMMA CRUZ



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 23 day of September, 2010

By: Alex H. Harris
By: Alex H. Harris, Member

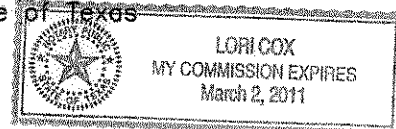


State of Texas
County of Nueces

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

This the 23 day of September, 2010

Lori Cox
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 23 day of September, 2010

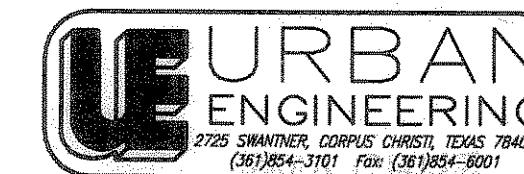
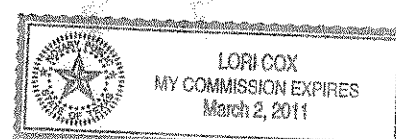
By: Michael Johnson
Michael Johnson, President

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 23 day of September, 2010

Lori Cox
Notary Public in and for the State of Texas



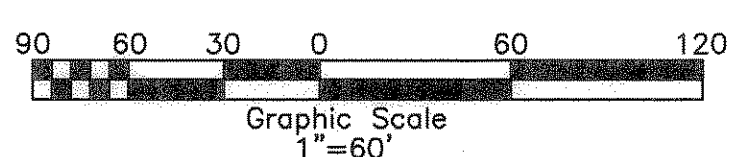
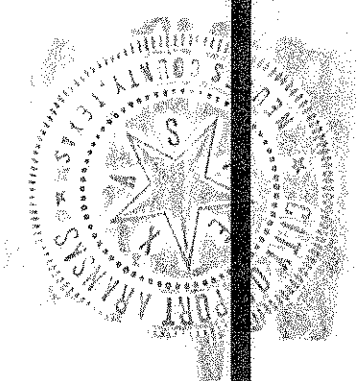
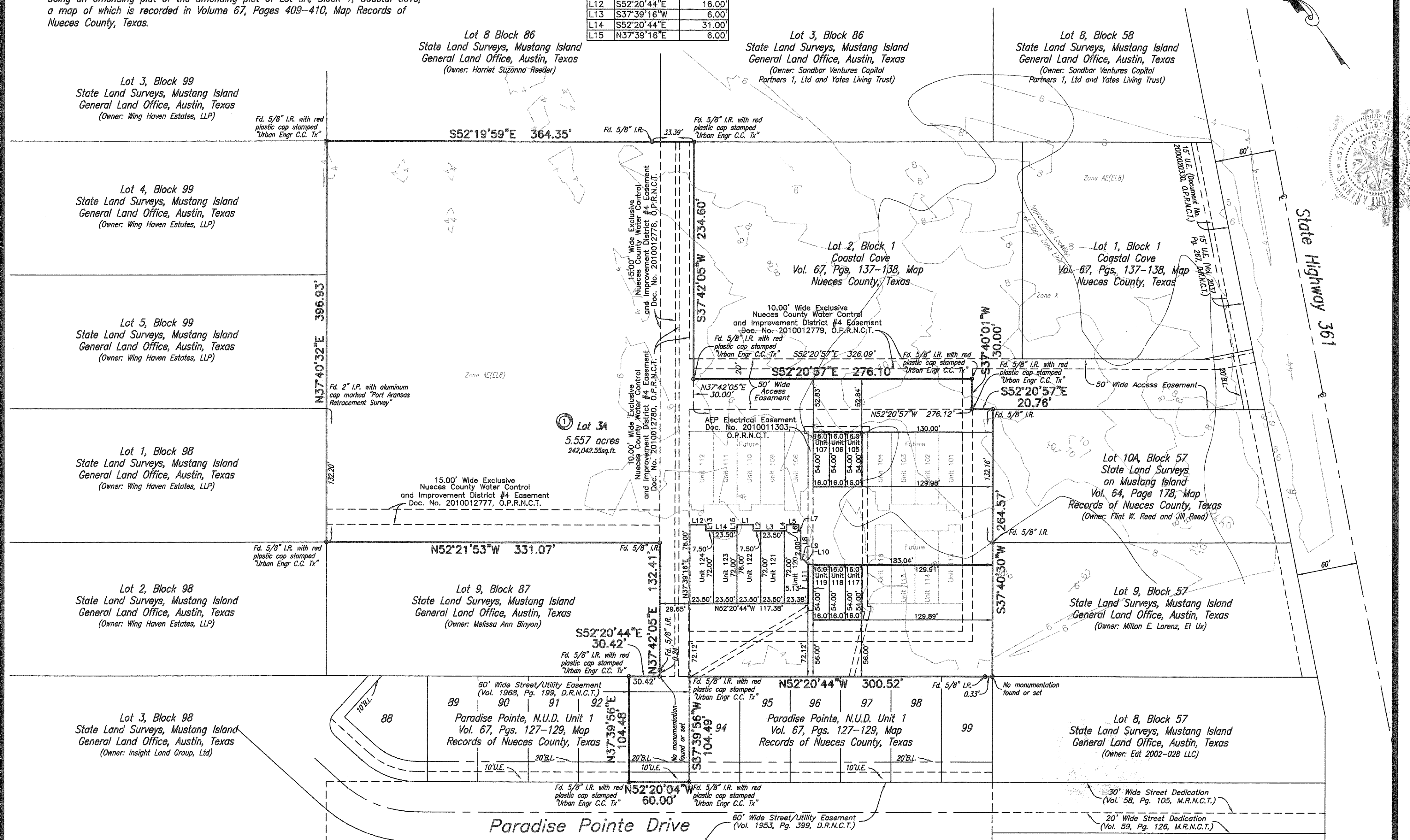
DATE: August 6, 2010
SCALE: 1"=60'
JOB NO.: 40041.80.01
SHEET: 1 of 2
DRAWN BY: XG

Amending Plat of the Amending Plat of Coastal Cove Lot 3A, Block 1

being an amending plat of the amending plat of Lot 3A, Block 1, Coastal Cove, a map of which is recorded in Volume 67, Pages 409-410, 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"W	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'
L12	S52°20'44"E	16.00'
L13	S37°39'16"W	6.00'
L14	S52°20'44"E	31.00'
L15	N37°39'16"W	6.00'

Vol 65 Pg 446



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

DATE: August 6, 2010
SCALE: 1"=60'
JOB NO.: 40041.B0.01
SHEET: 2 of 2
DRAWN BY: XG

Vol 65 Pg 446