

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

*being an amending plat of the amending plat of the amending plat of Lot 3A, Block 1, Coastal Cove, a map of which is recorded in Volume 67, Pages 445-446, 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 20<sup>th</sup> day of SEPTEMBER, 2011  
*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.

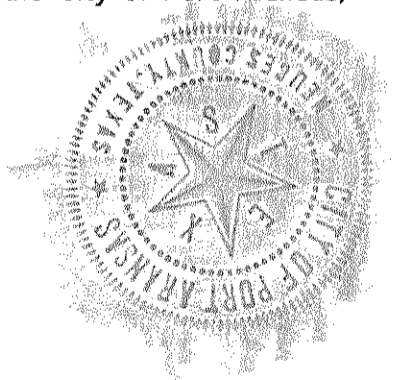
This the 21<sup>st</sup> day of SEPTEMBER, 2011  
*Craig B. Thompson*  
City Engineer



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 21<sup>st</sup> day of September, 2011  
*[Signature]*  
City Building Official



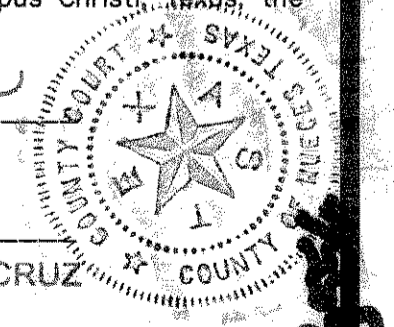
State of Texas  
County of Nueces

I, Diana T. Barrera, Clerk of the County Court in and for said County, do hereby certify that the foregoing instrument dated the 20<sup>th</sup> day of September, 2011, with its certificate of authentication was filed for record in my office the 21<sup>st</sup> day of September, 2011 AT 2:28 O'clock P.M., and duly recorded the 21<sup>st</sup> day of September, 2011, at 2:28 O'clock P.M., in said County in Volume 67, Page 556-557, 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. 2011034541  
Filed for Record  
at 2:28 O'clock P.M.  
September 21, 2011

*Diana T. Barrera*  
Diana T. Barrera, County Clerk  
Nueces County, Texas  
By: *Emma Cruz*  
Deputy **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 20<sup>th</sup> day of September, 2011

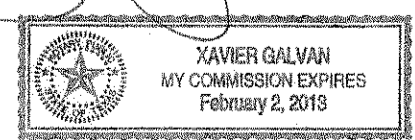
By: Pirates Bay, LLC  
*Alex H. Harris*  
By: Alex H. Harris, Member

State of Texas  
County of Nueces

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

This the 20<sup>th</sup> day of September, 2011

*Xavier Galvan*  
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 20<sup>th</sup> day of September, 2011

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

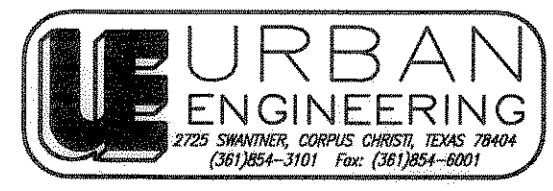
By: *Michael E. Johnson*  
Michael Johnson, President

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 20<sup>th</sup> day of September, 2011

*Lisa M. Melisse*  
Notary Public in and for the State of Texas



DATE: Sept. 16, 2011  
SCALE: 1"=60'  
JOB NO.: 40041.B1.01  
SHEET: 1 of 2  
DRAWN BY: XG

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

being an amending plat of the amending plat of the amending plat of Lot 3A,  
Block 1, Coastal Cove, a map of which is recorded in Volume 67, Pages  
445-446, Map Records of Nueces County, Texas.

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S52°20'44"E	16.00'	L16	N52°19'31"W	16.00'	L29	S52°24'51"E	7.50'
L2	S37°39'16"W	6.00'	L17	N37°40'29"E	6.00'	L30	N37°35'09"E	11.67'
L3	S52°20'44"E	33.00'	L18	N52°19'31"W	54.50'	L31	N52°24'51"W	3.00'
L4	N37°39'16"E	6.00'	L19	S37°40'29"W	6.07'	L32	N37°35'09"E	28.83'
L5	S52°20'44"E	12.00'	L20	N52°19'31"W	16.03'	L33	S52°24'51"E	19.00'
L6	S37°39'16"W	6.00'	L21	N37°40'29"E	18.40'	L34	S37°35'09"W	1.83'
L7	S52°20'44"E	2.00'	L22	N52°19'31"W	2.80'	L35	S52°24'51"E	51.50'
L8	S37°39'16"W	28.50'	L23	N07°19'31"W	6.60'	L36	N37°35'09"E	1.83'
L9	S52°20'44"E	2.83'	L24	N37°40'29"E	55.00'	L37	S52°24'51"E	19.00'
L10	S07°20'44"E	6.43'	L25	S37°39'16"W	54.00'	L38	N37°35'09"E	37.50'
L11	S37°39'16"W	38.95'	L26	N37°39'16"E	54.00'			
L12	S52°20'44"E	16.00'	L27	S37°39'16"W	54.00'			
L13	S37°39'16"W	6.00'	L28	N37°39'16"E	54.00'			
L14	S52°20'44"E	31.00'						
L15	N37°39'16"E	6.00'						

Lot 3, Block 99  
State Land Surveys, Mustang Island  
General Land Office, Austin, Texas  
(Owner: Wing Haven Estates, LLP)

Lot 8 Block 86  
State Land Surveys, Mustang Island  
General Land Office, Austin, Texas  
(Owner: Harriet Suzanna Reeder)

Lot 3, Block 86  
State Land Surveys, Mustang Island  
General Land Office, Austin, Texas  
(Owner: Sandbar Ventures Capital  
Partners 1, Ltd and Yates Living Trust)

Lot 8, Block 58  
State Land Surveys, Mustang Island  
General Land Office, Austin, Texas  
(Owner: Sandbar Ventures Capital  
Partners 1, Ltd and Yates Living Trust)

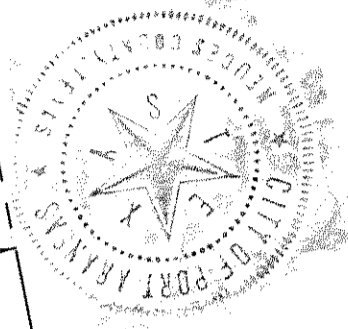
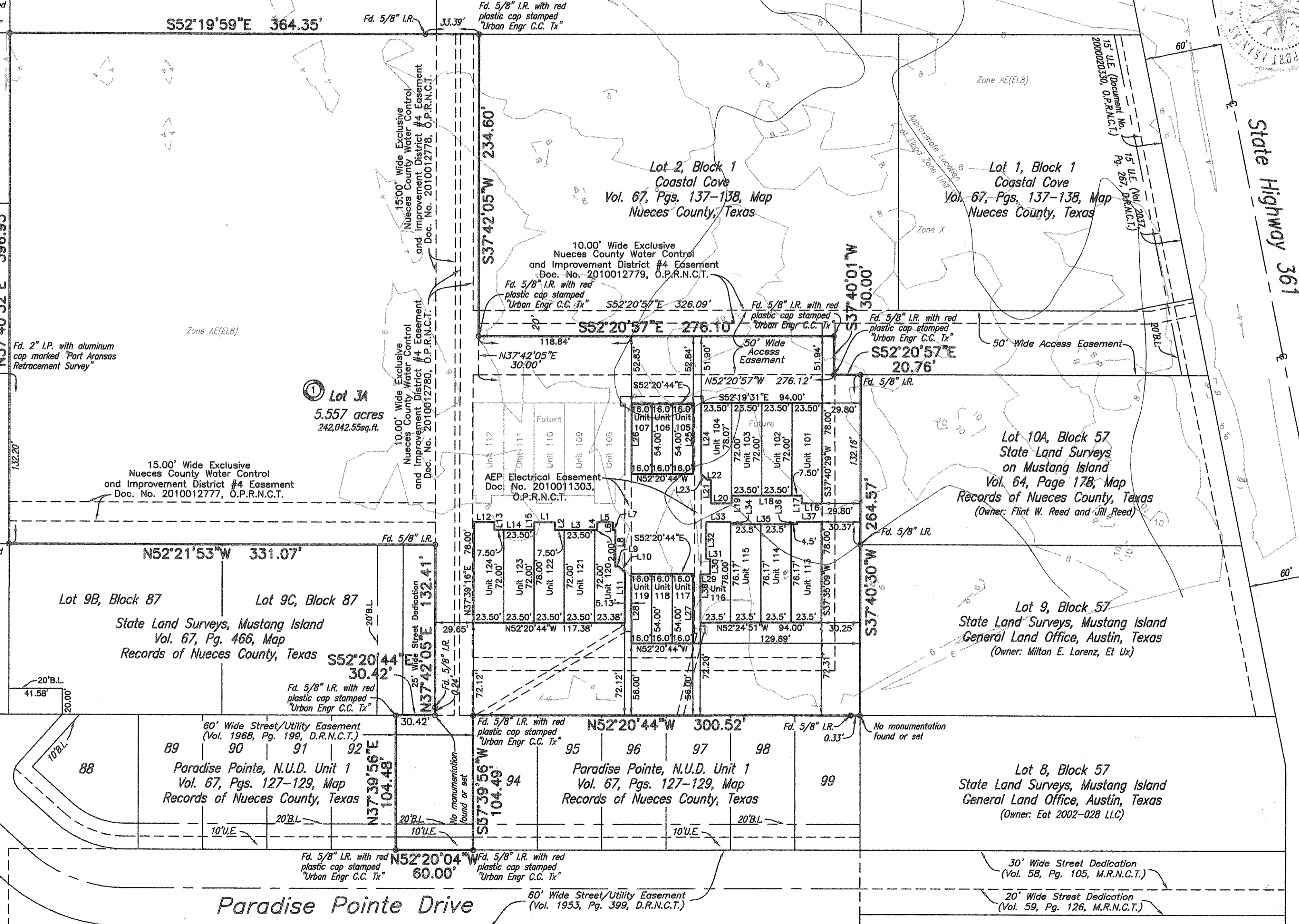
Lot 4, Block 99  
State Land Surveys, Mustang Island  
General Land Office, Austin, Texas  
(Owner: Wing Haven Estates, LLP)

Lot 5, Block 99  
State Land Surveys, Mustang Island  
General Land Office, Austin, Texas  
(Owner: Wing Haven Estates, LLP)

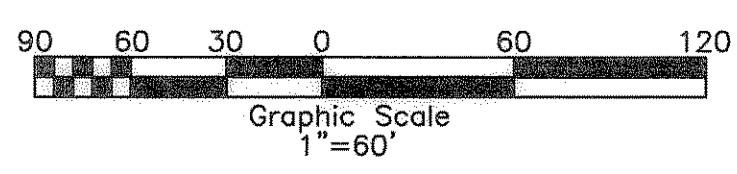
Lot 1, Block 98  
State Land Surveys, Mustang Island  
General Land Office, Austin, Texas  
(Owner: Wing Haven Estates, LLP)

Lot 2, Block 98  
State Land Surveys, Mustang Island  
General Land Office, Austin, Texas  
(Owner: Wing Haven Estates, LLP)

Lot 3, Block 98  
State Land Surveys, Mustang Island  
General Land Office, Austin, Texas  
(Owner: Insight Land Group, Ltd)



State Highway 361



**URBAN ENGINEERING**  
2725 SWANNIER, CORPUS CHRISTI, TEXAS 78404  
(361)864-3101 Fax: (361)864-6001

DATE: Sept. 16, 2011  
SCALE: 1"=60'  
JOB NO.: 40041.B1.01  
SHEET: 2 of 2  
DRAWN BY: XG

VOL 67 P 9557