

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

*being an amending plat of the amending plat of the 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 556-557, 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 19<sup>th</sup> day of JANUARY, 2012

By: Pirates Bay, LLC

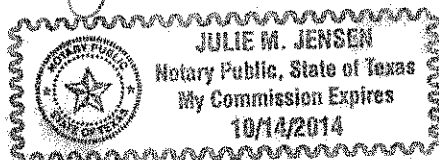
*[Signature]*  
By: Alex H. Harris, Member

State of Texas  
County of Nueces

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

This the 19<sup>th</sup> day of JANUARY, 2012

*[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 19<sup>th</sup> day of JANUARY, 2012

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

By: *[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 19<sup>th</sup> day of JANUARY, 2012

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

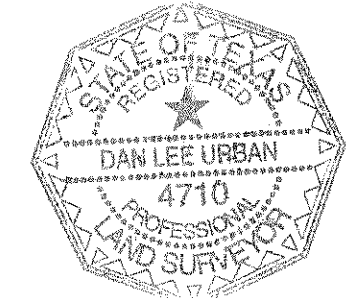


State of Texas  
County of Nueces

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 19<sup>th</sup> day of JANUARY, 2012

*[Signature]*  
Dan L. Urban, R.P.L.S.  
Texas License No. 4710

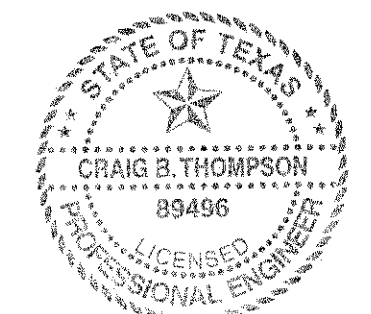


State of Texas  
County of Nueces

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

This the 19<sup>th</sup> day of JANUARY, 2012

*[Signature]*  
City Engineer

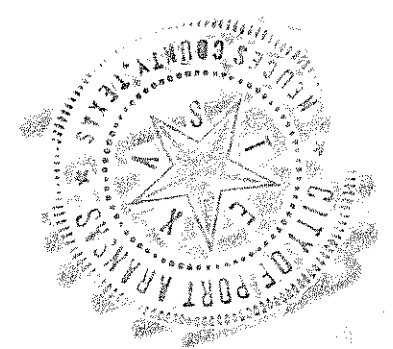


State of Texas  
County of Nueces

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 20<sup>th</sup> day of JANUARY, 2012

*[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 19<sup>th</sup> day of JANUARY, 2012, with its certificate of authentication was filed for record in my office the 24<sup>th</sup> day of JANUARY, 2012, at 2:47 O'clock P.M., and duly recorded the 24<sup>th</sup> day of JANUARY, 2012, at 2:47 O'clock P.M., in said County in Volume 67, Page 592-593, 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.

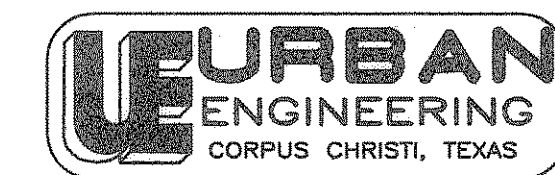
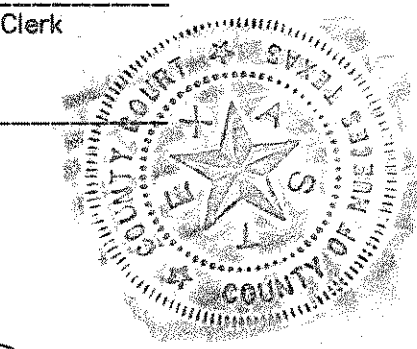
No. 2012002703  
Filed for Record

at 2:47 O'clock P.M.  
JANUARY 24, 2012

*[Signature]*  
Diana T. Barrera, County Clerk

Nueces County, Texas

By: *[Signature]*  
EMMA CRUZ, Deputy



DATE: Nov. 17, 2011  
SCALE: 1"=60'  
JOB NO.: 40041.B1.03  
SHEET: 1 of 2  
DRAWN BY: XG

Firm No. 145, 2725 Swannor St., Corpus Christi, TX 78404  
PHONE: (361) 854-3101 FAX: (361) 854-6001



**Amending Plat of  
the 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 the amending plat of the amending plat of Lot 3A, Block 1, Coastal Cove, a map of which is recorded in Volume 67, Pages 556-557, 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'   |
| 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"E | 6.00'    |

| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| L16  | N52°19'31"W | 16.00'   |
| L17  | N37°40'29"E | 6.00'    |
| L18  | N52°19'31"W | 54.50'   |
| L19  | S37°40'29"W | 6.07'    |
| L20  | N52°19'31"W | 16.03'   |
| L21  | N37°40'29"E | 18.40'   |
| L22  | N52°19'31"W | 2.80'    |
| L23  | N07°19'31"W | 6.60'    |
| L24  | N37°40'29"E | 55.00'   |
| L25  | S37°39'16"W | 54.00'   |
| L26  | N37°39'16"E | 54.00'   |
| L27  | S37°39'16"W | 54.00'   |
| L28  | N37°39'16"E | 54.00'   |

| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| L29  | S52°24'51"E | 7.50'    |
| L30  | N37°35'09"E | 11.67'   |
| L31  | N52°24'51"W | 3.00'    |
| L32  | N37°35'09"E | 28.83'   |
| L33  | S52°24'51"E | 19.00'   |
| L34  | S37°35'09"W | 1.83'    |
| L35  | S52°24'51"E | 51.50'   |
| L36  | N37°35'09"E | 1.83'    |
| L37  | S52°24'51"E | 19.00'   |
| L38  | N37°35'09"E | 37.50'   |
| L39  | S52°20'44"E | 15.17'   |
| L40  | S37°39'16"W | 4.00'    |
| L41  | S52°20'44"E | 8.33'    |

| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| L42  | S37°39'16"W | 36.67'   |
| L43  | N52°20'44"W | 4.50'    |
| L44  | S37°39'16"W | 37.33'   |
| L45  | N52°20'44"W | 19.00'   |
| L46  | N37°39'16"E | 1.83'    |
| L47  | S37°39'16"W | 1.83'    |
| L48  | N52°20'44"W | 19.00'   |

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

**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)

**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 2, Block 1  
Coastal Cove**  
Vol. 67, Pgs. 137-138, Map  
Nueces County, Texas

**Lot 1, Block 1  
Coastal Cove**  
Vol. 67, Pgs. 137-138, Map  
Nueces County, Texas

10.00' Wide Exclusive  
Nueces County Water Control  
and Improvement District #4 Easement  
Doc. No. 2010012779, O.P.R.N.C.T.

15.00' Wide Exclusive  
Nueces County Water Control  
and Improvement District #4 Easement  
Doc. No. 2010012778, O.P.R.N.C.T.

10.00' Wide Exclusive  
Nueces County Water Control  
and Improvement District #4 Easement  
Doc. No. 2010012780, O.P.R.N.C.T.

**Lot 3A**  
5.557 acres  
242,042.55sq.ft.

15.00' Wide Exclusive  
Nueces County Water Control  
and Improvement District #4 Easement  
Doc. No. 2010012777, O.P.R.N.C.T.

**Lot 9B, Block 87**  
**Lot 9C, Block 87**  
State Land Surveys, Mustang Island  
Vol. 67, Pg. 466, Map  
Records of Nueces County, Texas

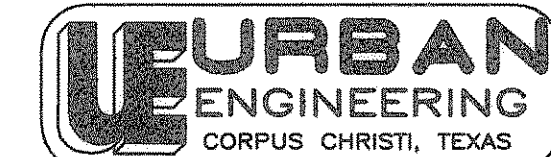
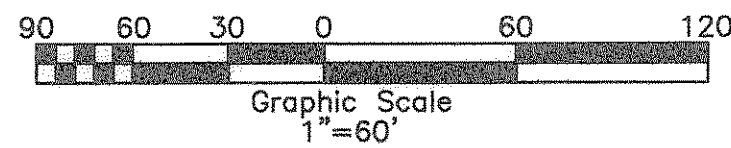
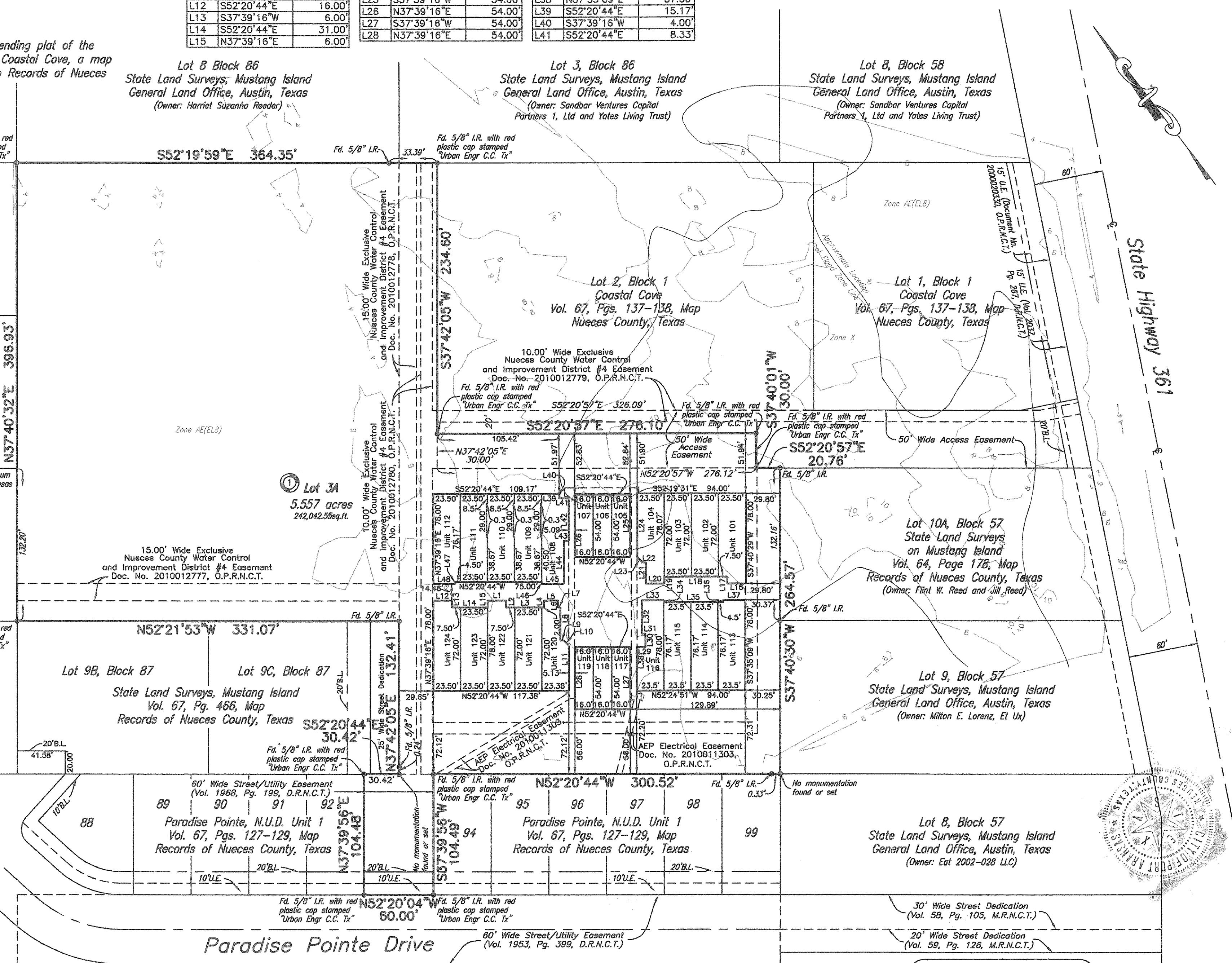
**Paradise Pointe, N.U.D. Unit 1**  
Vol. 67, Pgs. 127-129, Map  
Records of Nueces County, Texas

**Paradise Pointe, N.U.D. Unit 1**  
Vol. 67, Pgs. 127-129, Map  
Records of Nueces County, Texas

**Lot 10A, Block 57**  
State Land Surveys  
on Mustang Island  
Vol. 64, Page 178, Map  
Records of Nueces County, Texas  
(Owner: Flint W. Reed and Jill Reed)

**Lot 9, Block 57**  
State Land Surveys, Mustang Island  
General Land Office, Austin, Texas  
(Owner: Milton E. Lorenz, Et Ux)

**Lot 8, Block 57**  
State Land Surveys, Mustang Island  
General Land Office, Austin, Texas  
(Owner: Eat 2002-028 LLC)



DATE: Nov. 17, 2011  
SCALE: 1"=60'  
JOB NO.: 40041.B1.03  
SHEET: 2 of 2  
DRAWN BY: XG