

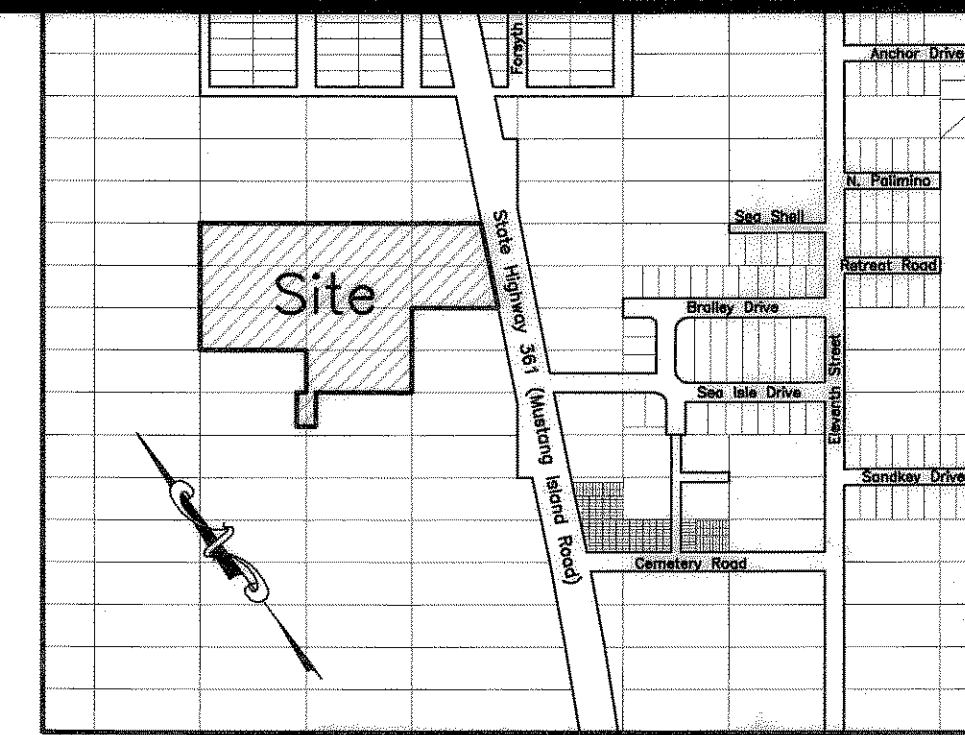
Vol 67 P 137

Notes:

- 1.) Total platted area contains 8.647 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.
- 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.) Lots 1, 2 and 3, Block 1, will have access rights to and from State Highway 361, through Lot 2, Block 1, via a 50' wide access easement.

Plat of Coastal Cove

8.647 acres of land, being all of Lots 6 and 7, Block 58, Lots 4, 5, 6 and 7, Block 86, and Lots 1, 2 and 10, Block 87, State Land Surveys on Mustang Island, Nueces County, Texas, recorded in the General Land Office of the State of Texas in Austin, Texas, and Lot 93, Paradise Pointe, N.U.D., Unit 1, a map of which is recorded in Volume 67, Pages 127-129, Map Records of Nueces County, Texas.



Location Map

State of Texas  
County of Nueces

Coastal Cove, LP, hereby certifies that it is the owner of Lots 6 and 7, Block 58, Lots 4, 5, 6 and 7, Block 86, Lots 2 and 10, Block 87, State Land Surveys on Mustang Island and Lot 93, Paradise Pointe, N.U.D., Unit 1 as shown on 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 18th day of April, 2008

By: Coastal Cove Management, LLC, General Partner

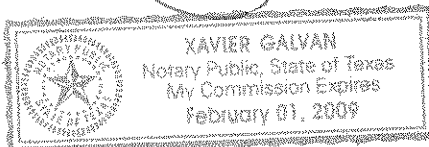
[Signature]  
By: Alex H. Harris, Member

State of Texas  
County of Nueces

This instrument was acknowledged before me by Alex H. Harris, a member of Coastal Cove Management, LLC, a General Partner of Coastal Cove, LP.

This the 18th day of April, 2008

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



State of Texas  
County of Nueces

Mustang Tidelands, LLC, hereby certifies that it is the owner of Lot 1, Block 87, State Land Surveys on Mustang Island as shown on 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 18th day of April, 2008

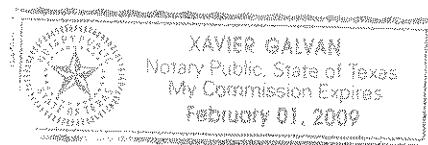
[Signature]  
By: Alex H. Harris, Member

State of Texas  
County of Nueces

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

This the 18th day of April, 2008

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



State of Texas  
County of Nueces

AP Kessler Investments, LTD. hereby certifies that it holds a lien on the property owned by COASTAL COVE, LP, as shown on the foregoing map and it approves of the subdivision and dedication for the purposes and considerations therein expressed.

This the 21st day of April, 2008

By: AP Kessler Investments, LTD.

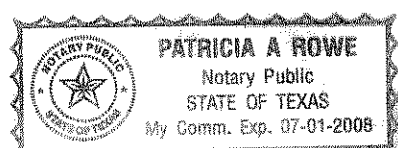
[Signature]  
By: Albert J. Kessler, President  
By: Shannon M. Wide, Attorney-in-Fact

State of Texas  
County of Nueces

This instrument was acknowledged before me by Albert J. Kessler as President of AP Kessler Investments, LTD.

This the 21st day of April, 2008

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



State of Texas  
County of Nueces

COASTAL COVE, LP, hereby certifies that it holds a lien on the property owned by MUSTANG TIDELANDS, LLC, a Limited Liability Company, as shown on the foregoing map and it approves of the subdivision and dedication for the purposes and considerations therein expressed.

This the 18th day of April, 2008

By: Coastal Cove Management, LLC, General Partner

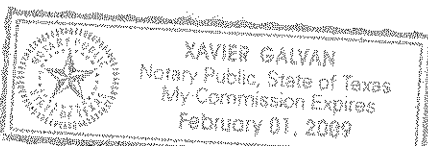
[Signature]  
By: Alex H. Harris, Member

State of Texas  
County of Nueces

This instrument was acknowledged before me by Alex H. Harris, a member of Coastal Cove Management, LLC, a General Partner of Coastal Cove, LP.

This the 18th day of April, 2008

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

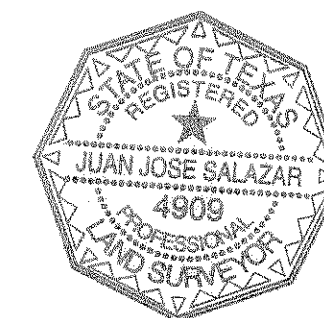


State of Texas  
County of Nueces

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 23rd day of April, 2008

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

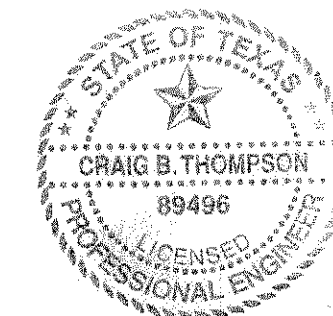


State of Texas  
County of Nueces

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

This the 24th day of APRIL, 2008

[Signature]  
City Engineer

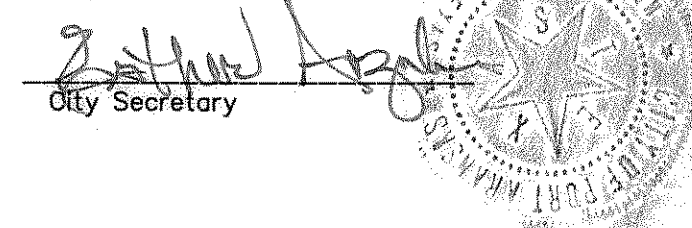


State of Texas  
County of Nueces

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 25th day of April, 2008

[Signature]  
Chairman of Planning and Zoning Commission

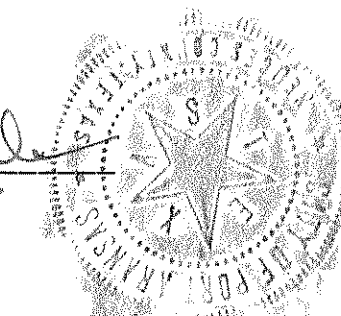


State of Texas  
County of Nueces

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 24th day of April, 2008

[Signature]  
Mayor [Signature]  
City Secretary



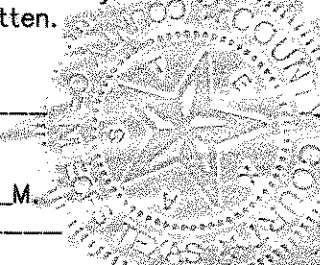
State of Texas  
County of Nueces

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 April, 2008, with its certificate of authentication was filed for record in my office the 28 day of April, 2008, at 2:20 O'clock P.M., and duly recorded the 28 day of April, 2008, at 2:20 O'clock P.M., in said County in Volume 67, Page 137, 138, 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. 2008018346  
Filed for Record

at 2:20 O'clock P.M.  
28 April, 2008



[Signature]  
Diana T. Barrera, County Clerk  
Nueces County, Texas  
By: Grace Barroneto  
Deputy



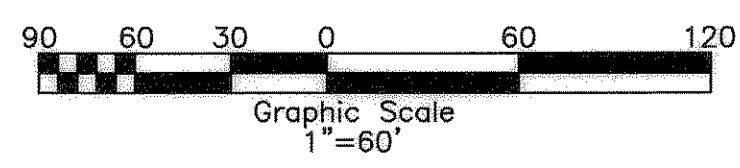
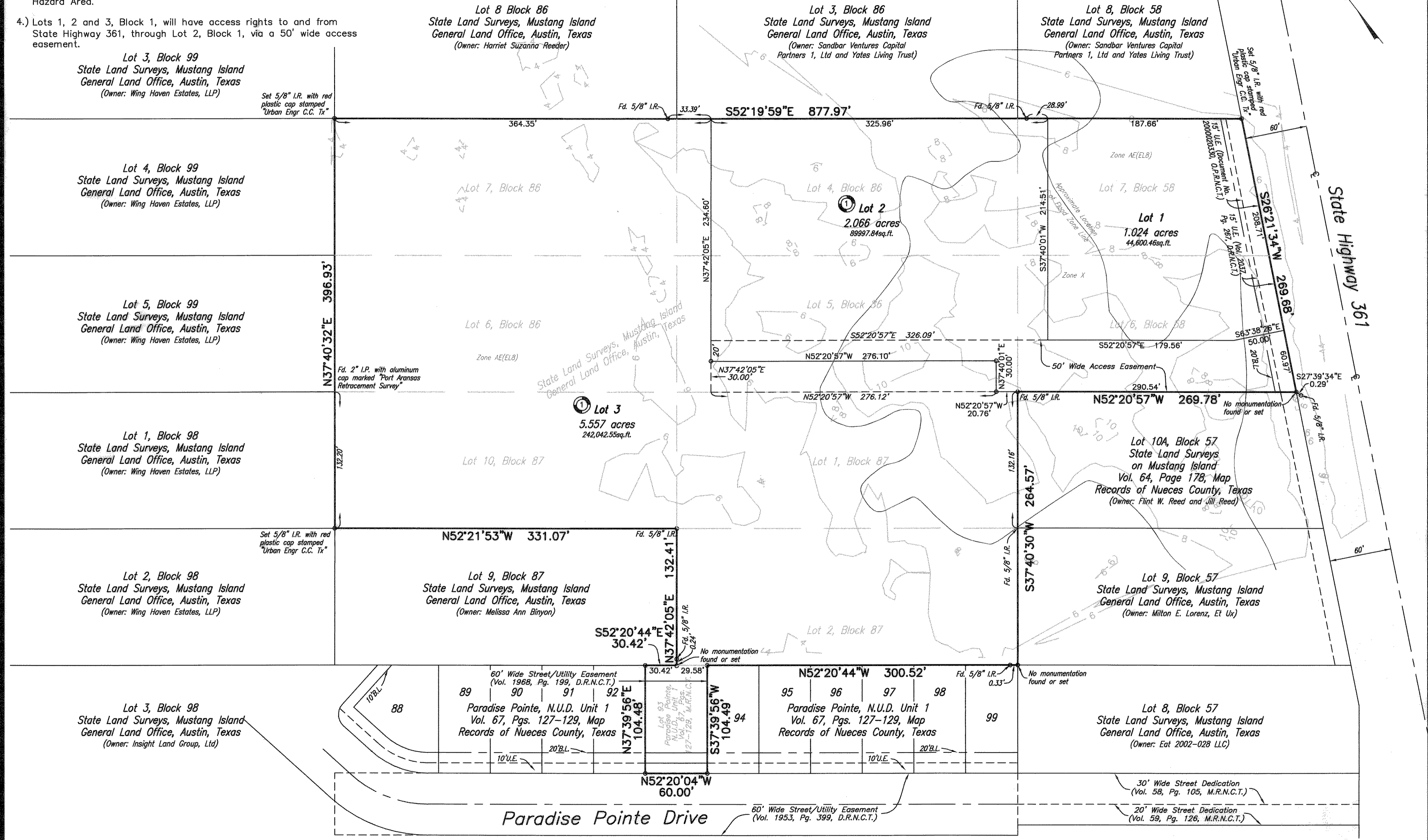
DATE: February 1, 2008  
SCALE: 1"=60'  
JOB NO.: 40041.A701  
SHEET: 1 of 2  
DRAWN BY: XG

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# Plat of Coastal Cove

8.647 acres of land, being all of Lots 6 and 7, Block 58, Lots 4, 5, 6 and 7, Block 86, and Lots 1, 2 and 10, Block 87, State Land Surveys on Mustang Island, Nueces County, Texas, recorded in the General Land Office of the State of Texas in Austin, Texas, and Lot 93, Paradise Pointe, N.U.D., Unit 1, a map of which is recorded in Volume 67, Pages 127-129, Map Records of Nueces County, Texas.

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

DATE: February 1, 2008  
 SCALE: 1"=60'  
 JOB NO.: 40041.A701  
 SHEET: 2 of 2  
 DRAWN BY: XG

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