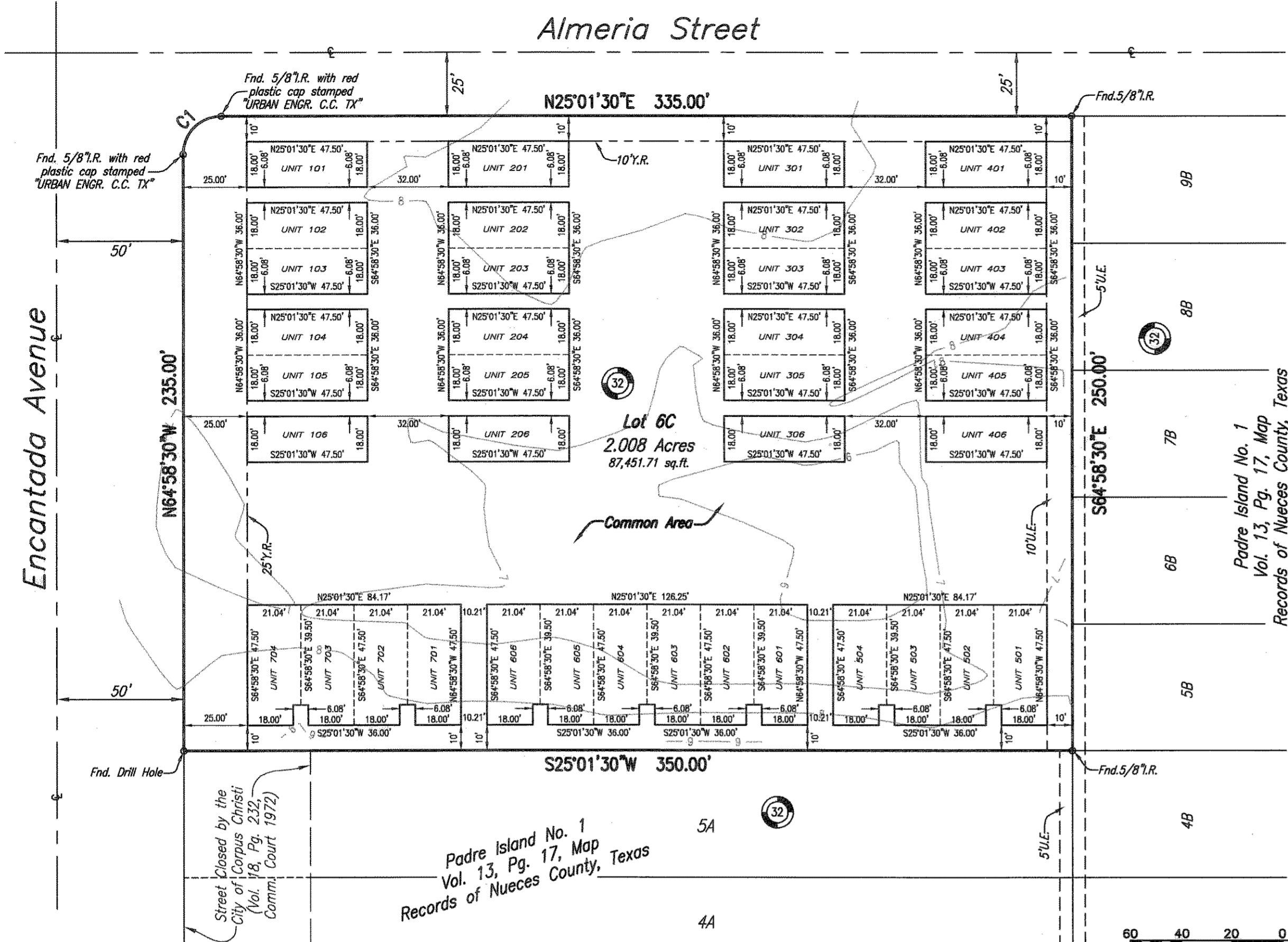


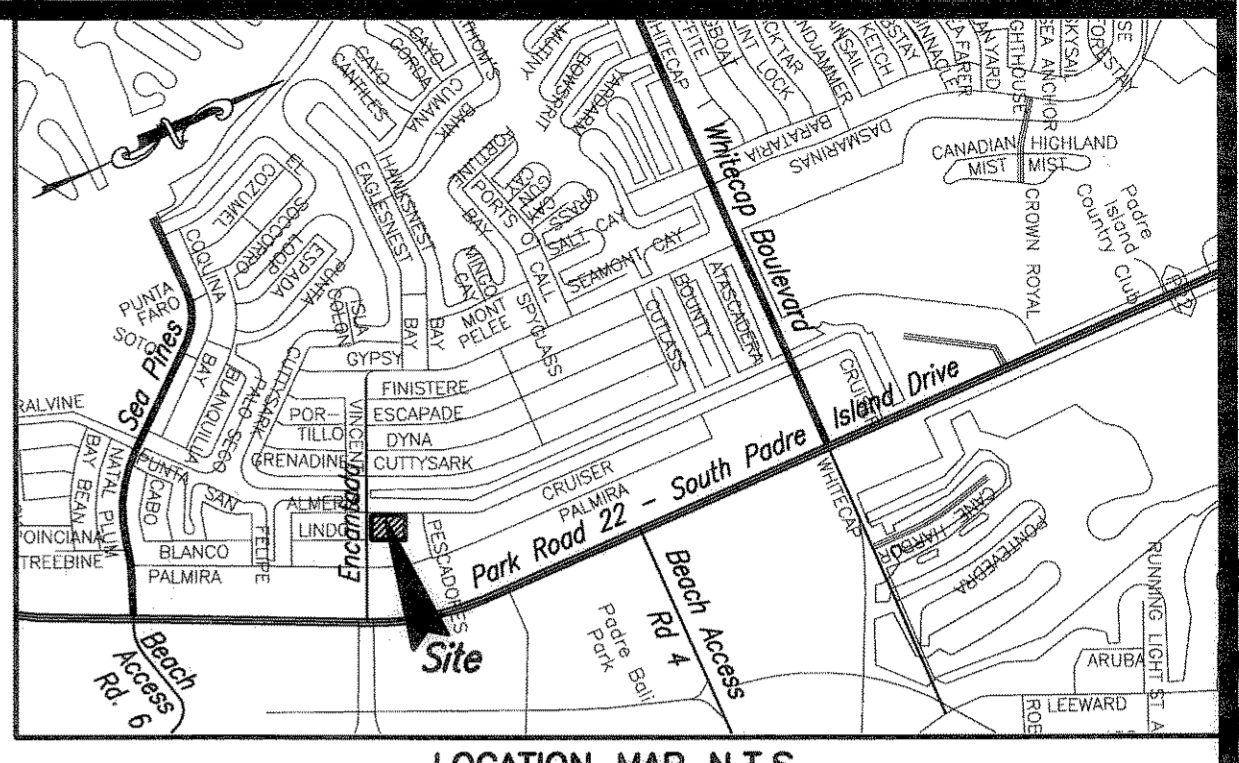
166 64 H 262

Encantada Avenue



### Amending Plat of Padre Island No. 1 Block 32, Lot 6C

Being an amending plat of Lot 6C, Block 32, Padre Island No. 1, a map of which is recorded in Volume 64, Page 63, Map Records of Nueces County, Texas.



LOCATION MAP N.T.S.

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 NOVEMBER, 2005

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



State of Texas  
County of Nueces

This final plat of the herein described property was approved by the Department of Engineering Services of the City of Corpus Christi, Texas.

This the 14TH day of Nov, 2005

*Angel R. Escobar*, P.E.  
Angel R. Escobar, P.E./R.P.L.S.  
Director of Engineering Services

State of Texas  
County of Nueces

This final plat of the herein described property was approved on behalf of the City of Corpus Christi, Texas by the Director of Planning.

This the 15TH day of NOVEMBER, 2005

*Michael N. Gunning*  
Michael N. Gunning, A.I.C.P.  
Director of Planning  
1005 170-NP98A35

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 15th day of November, 2005, with its certificate of authentication was filed for record in my office the 15th day of November, 2005, at 5:06 O'clock P.M., and duly recorded the 15th day of November, 2005, at 5:16 O'clock P.M., in said County in Volume 64, Page 262, 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. 200503 9753  
Filed for Record  
at 5:06 O'clock P.M.  
November, 2005

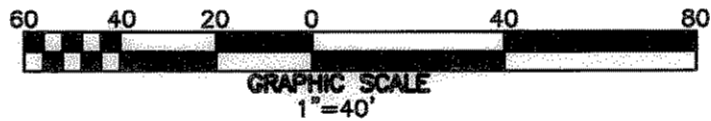
*Diana T. Barrera*  
Diana T. Barrera, County Clerk  
Nueces County, Texas  
By: *Jo Ann Saenz*  
Deputy

Diana T. Barrera  
Clerk County Court  
Nueces County, Texas

By: *Jo Ann Saenz*  
Deputy



DATE: Nov. 1, 2005  
SCALE: 1"= 40'  
JOB NO.: 39065.A5.03  
SHEET: 1 OF 1  
DRAWN BY: RR



**Notes:**

- Total platted area contains 2.008 acres of land.
- The receiving waters for storm water runoff is the Laguna Madre Basin. The TCEQ has classified the aquatic life use for Laguna Madre as "exceptional" and "oyster waters" and TCEQ also categorized the Laguna Madre as "contact recreation" use.
- Bearings are based on the recorded plat of Padre Island No. 1, a map of which is recorded in Volume 13, Page 17, Map Records of Nueces County, Texas.
- By graphic plotting only, this property is in Zone "A13 (EL 10)" on Flood Insurance Rate Map, Community Panel No. 485464 0405 D, City of Corpus Christi, Texas, which bears an effective date of September 17, 1992 and is in a Special Flood Hazard Area.
- For Lot 6C, Block 32, Coastal Cove, L.P., in recording this plat of Padre Island No. 1, has designated certain areas of land as common area intended for use by the homeowners in Lot 6C, Block 32, Padre Island No. 1, for recreation and other related activities. No habitable structures will be permitted within the common area in Lot 6C, Block 32, Padre Island No. 1.
- The designated areas are not dedicated hereby for use by the general public but are dedicated to the common use and enjoyment of the homeowners in Lot 6C, Block 32, Padre Island No. 1, as more fully provided in the declaration of covenants, conditions and restrictions applicable to Lot 6C, Block 32, Padre Island No. 1, said declaration of covenants, conditions and restrictions is here incorporated and made a part of this plat.
- All designated common areas in Lot 6C, Block 32, Padre Island No. 1 shall be dedicated as a private access easement which will inure to the benefit of the Homeowners of Lot 6C, Block 32, Padre Island No. 1. Coastal Cove Homeowner's Association reserves the right to install such items as fences, walls, security systems, sprinkler systems, and any other common area improvements, as long as it does not unreasonably interfere with Homeowners access.
- The common area is designated as a private access and private utility easement upon, across, over and under all of the Property for ingress, egress, installation, replacing, repairing and maintaining all utilities, including but not limited to water, sewers, gas, telephone and electricity, and a master or cable television antenna or satellite system. By virtue of this Easement it shall be permissible for the company providing electrical, water, sewer, gas, master or cable television antenna, and/or telephone service to install, erect and maintain all necessary pipes and conduits underground and other necessary equipment at or below grade on the Property and to affix and maintain electrical, cable television and/or telephone wires, circuits and conduits on, above, across and under the roofs and exterior walls of said Homes, and meters and shutoffs at or inside said Homes. Notwithstanding anything herein to the contrary, no sewers, electrical lines, water lines, or other utilities may be installed or relocated on the Property except as approved by the Coastal Cove Association's Board of Directors. Should any utility furnishing a service covered by the general Easement herein provided request a specific Easement by a separate recordable document, the Board of Directors of the Coastal Cove Homeowner's Association, shall have the right to grant, such Easement on the property without conflicting with terms hereof, so long as such specific Easements does not increase the burden upon the Property.
- Right-of-Way Easement dated August 1, 1950, from Padre Island Development Company to Central Power and Light Company, recorded under Clerk's File no. 308674, Volume 481, Page 411, Deed Records of Nueces County, Texas. (Blanket Easement, Affects all streets, alleys, roads, and utility easement areas on Padre Island, in Nueces County, Texas.)

State of Texas  
County of Nueces

COASTAL COVE, L.P., a Limited Partnership, 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 streets shown are dedicated to the public use forever; 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 1ST day of NOVEMBER, 2005

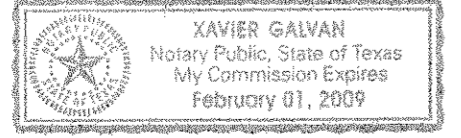
By: COASTAL COVE, L.P., a Limited Partnership  
*Alex H. Harris*  
ALEX H. HARRIS, General Partner

State of Texas  
County of Nueces

This instrument was acknowledged before me by ALEX H. HARRIS, as General Partner of COASTAL COVE, L.P., a Limited Partnership, on behalf of said partnership.

This the 1ST day of NOVEMBER, 2005

*Xavier Galvan*  
Notary Public in and for the State of Texas



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