

Vol. 67 pg 98

State of Texas  
County of Nueces

PADRE WINDWARD, LP, 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 2<sup>nd</sup> day of November, 2007

By: PADRE WINDWARD MANAGEMENT, LLC, General Partner

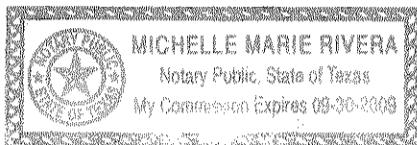
By: [Signature]  
ALEX H. HARRIS, Member

State of Texas  
County of Nueces

This instrument was acknowledged before me by ALEX H. HARRIS, as a Member of PADRE WINDWARD MANAGEMENT, LLC, a General Partner of PADRE WINDWARD, LP, on behalf of said partnership.

This the 2<sup>nd</sup> day of November, 2007

Notary Public in and for the State of Texas



State of Texas  
County of Nueces

ASSET DEVELOPMENT CORPORATION, hereby certifies that he holds a lien on the property owned by PADRE WINDWARD LP, as shown on the foregoing map and he approves of the subdivision and dedication for the purposes and considerations therein expressed.

This the 5<sup>th</sup> day of November, 2007

By: ASSET DEVELOPMENT CORPORATION

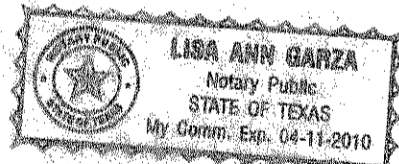
By: [Signature]  
PAUL SCHEXNAIDER, President

State of Texas  
County of Nueces

This instrument was acknowledged before me by PAUL SCHEXNAIDER, as President of ASSET DEVELOPMENT CORPORATION.

This the 5<sup>th</sup> day of November, 2007

Notary Public in and for the State of Texas



State of Texas  
County of Nueces

KLEBERG BANK, hereby certifies that it holds a lien on the property owned by PADRE WINDWARD LP, as shown on the foregoing map and it approves of the subdivision and dedication for the purposes and considerations therein expressed.

This the 2<sup>nd</sup> day of November, 2007

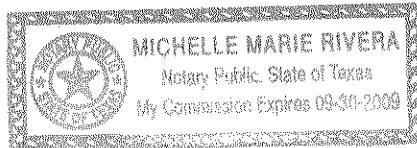
By: [Signature]  
Pete Mitchell, Senior Vice-President

State of Texas  
County of Nueces

This instrument was acknowledged before me by Pete Mitchell as Senior Vice-President of KLEBERG BANK.

This the 2<sup>nd</sup> day of November, 2007

Notary Public in and for the State of Texas

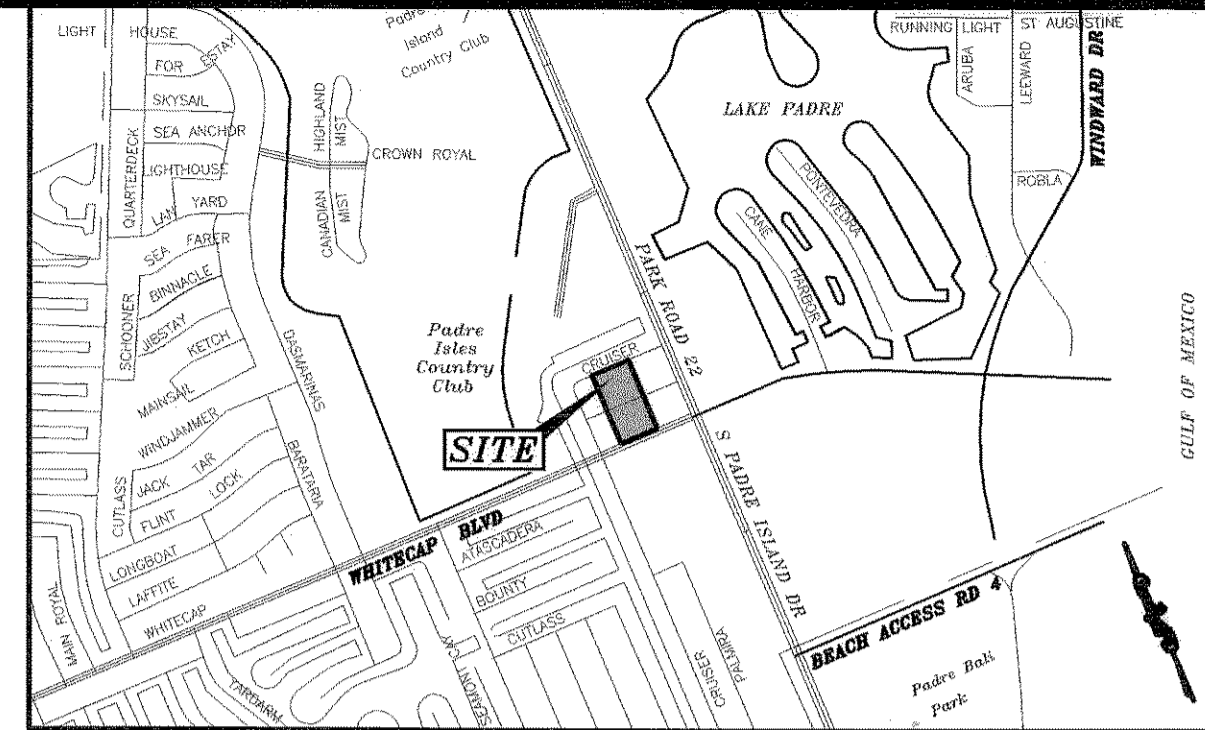


### Amending Plat of the Amending Plat of Padre Island - Corpus Christi Section No. 4 Block 191, Lot 8A

being an amending plat of the Amending Plat of Padre Island -  
Corpus Christi Section No. 4, Block 191, Lot 8A, a map of  
which is recorded in Volume 66, Pages 199 through 200, Map  
Records of Nueces County, Texas.

**Notes:**

- 1.) Total platted area contains 3.891 acres of land.
- 2.) Set 5/8 inch iron rods with red plastic cap stamped "URBAN ENGR C.C. TX" at all lot corners, except where noted.
- 3.) 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.
- 4.) Bearings based on the recorded plat of Lots 8 through 18, Block 191, Padre Island - Corpus Christi, Section No. 4, a map of which is recorded in Volume 42, Pages 4-5, Map Records of Nueces County, Texas.
- 5.) By graphic plotting only, this property is in Zone "A13 (EI 9)" 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 located in a Special Flood Hazard Area.
- 6.) For Lot 8A, Block 191, Padre Palm Bay Townhomes Association, in recording this plat of Padre Palm Bay Townhomes, has designated certain areas of land as common area intended for use by the home owners in Lot 8A, Block 191, Padre Island-Corpus Christi Section No. 4, for recreation and other related activities. No habitable structures will be permitted within the common area in Lot 8A, Block 191, Padre Island-Corpus Christi Section No. 4.
- 7.) 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 8A, Block 191, Padre Island-Corpus Christi Section No. 4, as more fully provided in the declaration of covenants, conditions and restrictions applicable to Lot 8A, Block 191, Padre Island-Corpus Christi Section No. 4, said declaration of covenants, conditions and restrictions are herein incorporated and made a part of this plat.
- 8.) All designated common areas in Lot 8A, Block 191, Padre Island-Corpus Christi Section No. 4 shall be dedicated as a private access easement which will insure to the benefit of the Homeowners of Lot 8A, Block 191, Padre Island-Corpus Christi Section No. 4. The Padre Palm Bay Townhomes 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.
- 9.) 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 with the approval of the Padre Palm Bay Townhomes 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 Padre Palm Bay Townhomes, shall have the right to grant such Easement on the property without conflicting with terms hereof, so long as such specific Easements do not increase the burden upon the Property.



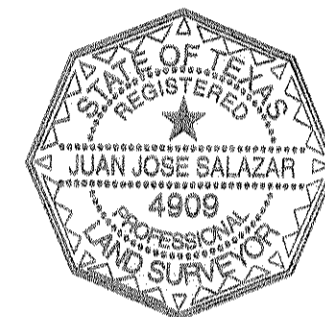
LOCATION MAP N.T.S.

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 22<sup>nd</sup> day of October, 2007

By: [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 Department of Development Services of the City of Corpus Christi, Texas.

This the 1<sup>st</sup> day of February, 2008

By: [Signature]  
Juan Perales, Jr., P.E.  
Development Services Engineer

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 Planning Commission.

This the 17<sup>th</sup> day of OCTOBER, 2007

By: [Signature]  
Faryce Good-Macon  
Secretary  
1007139-NP091  
R. Bryan Stone, Chairman

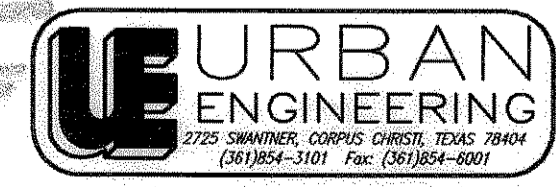
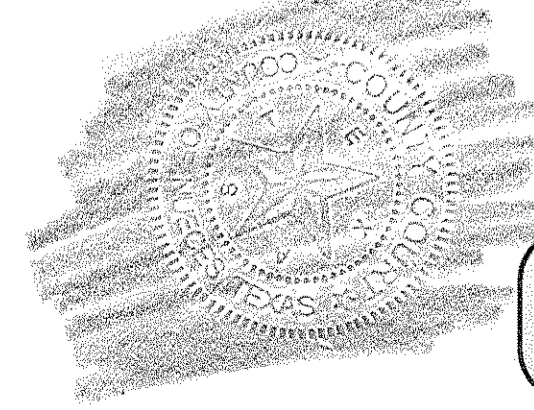
State of Texas  
County of Nueces

I, Diana T. Barrera, Clerk of the County Court in and for said County, do hereby certify that the foregoing instrument dated the 2<sup>nd</sup> day of November, 2007, with its certificate of authentication was filed for record in my office the 6<sup>th</sup> day of February, 2008. At 1:52 O'clock p.M., and duly recorded the 6<sup>th</sup> day of February, 2008, at 1:52 O'clock p.M., in said County in Volume 67, Page 98-99, 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.

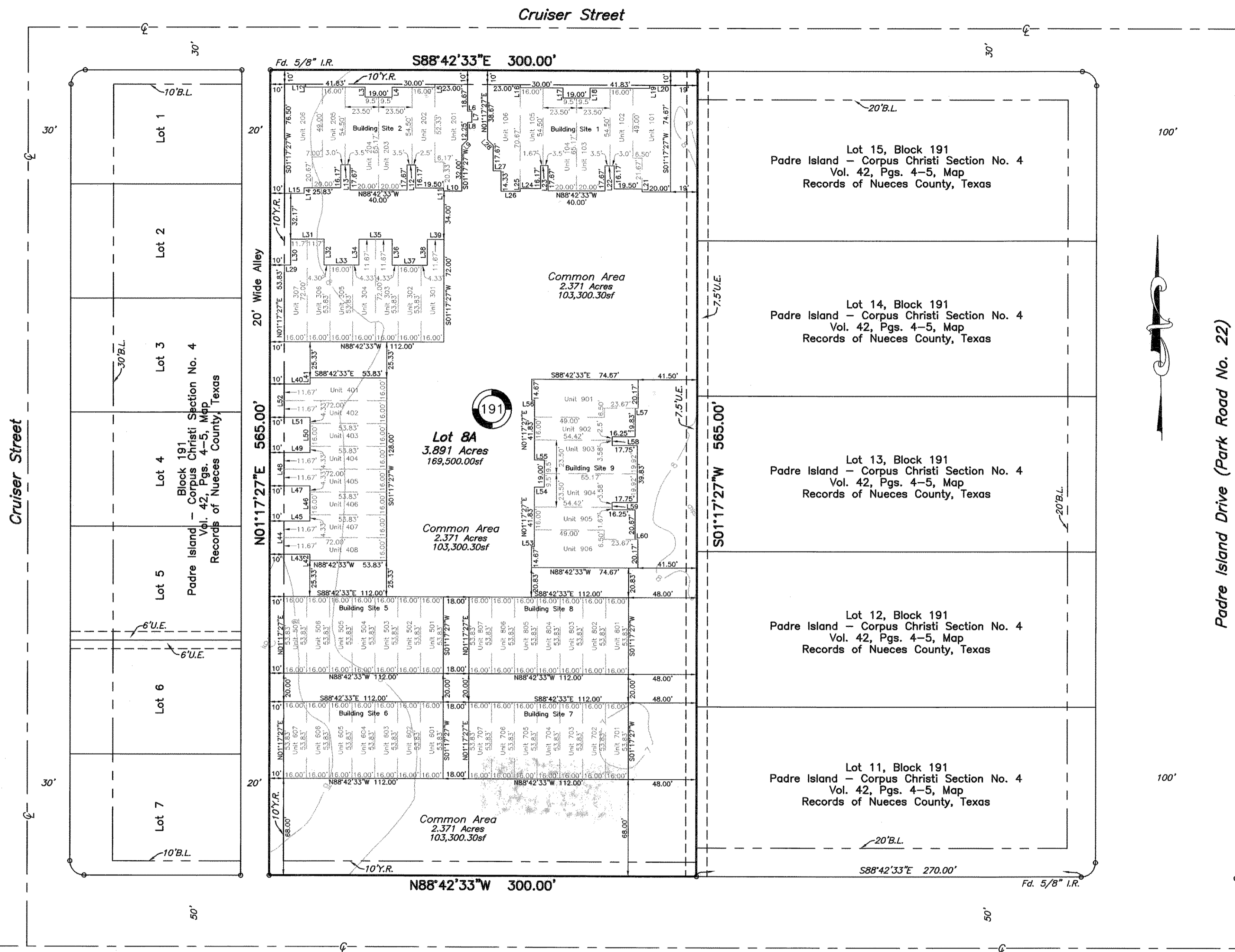
No. 2008005377  
Filed for Record  
at 1:52 O'clock p.M.  
February 6, 2008

By: [Signature]  
Diana T. Barrera, County Clerk  
Nueces County, Texas  
By: [Signature]  
Edwina Ramirez  
Deputy



DATE: Sept. 28, 2007  
SCALE: 1"=50'  
JOB NO.: 39422.A7.01  
SHEET: 1 of 2  
DRAWN BY: XG

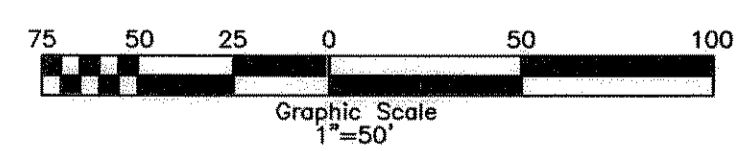
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LINE	BEARING	DISTANCE
L1	S88°42'33"E	14.67'
L2	S01°17'27"W	2.00'
L3	S01°17'27"W	7.00'
L4	N01°17'27"E	7.00'
L5	N01°17'27"E	2.00'
L6	S88°42'33"E	3.00'
L7	S01°17'27"W	7.75'
L8	N88°42'33"W	3.00'
L9	S46°17'27"W	5.66'
L10	N88°42'33"W	13.00'
L11	N01°17'27"E	2.00'
L12	N88°42'33"W	6.00'
L13	N88°42'33"W	6.50'
L14	S01°17'27"W	3.83'
L15	N88°42'33"W	13.67'
L16	S01°17'27"W	2.00'
L17	S01°17'27"W	7.00'
L18	N01°17'27"E	7.00'
L19	N01°17'27"E	2.00'
L20	S88°42'33"E	14.67'
L21	N01°17'27"E	2.00'
L22	N88°42'33"W	6.50'
L23	N88°42'33"W	5.17'
L24	N88°42'33"W	14.33'
L25	S01°17'27"W	2.00'
L26	N88°42'33"W	13.50'
L27	N88°42'33"W	5.50'
L28	N43°42'33"W	5.66'
L29	S88°42'33"E	4.30'
L30	N01°17'27"E	18.17'
L31	S88°42'33"E	23.39'
L32	S01°17'27"W	18.17'
L33	S88°42'33"E	24.64'
L34	N01°17'27"E	18.17'
L35	S88°42'33"E	23.33'
L36	S01°17'27"W	18.17'
L37	S88°42'33"E	24.67'
L38	N01°17'27"E	18.17'
L39	S88°42'33"E	11.67'
L40	S88°42'33"E	18.17'
L41	N01°17'27"E	4.33'
L42	N01°17'27"E	4.33'
L43	N88°42'33"W	18.17'
L44	N01°17'27"E	23.33'
L45	S88°42'33"E	18.17'
L46	N01°17'27"E	24.67'
L47	N88°42'33"W	18.17'
L48	N01°17'27"E	23.33'
L49	S88°42'33"E	18.17'
L50	N01°17'27"E	24.67'
L51	N88°42'33"W	18.17'
L52	N01°17'27"E	23.33'
L53	S88°42'33"E	2.00'
L54	S88°42'33"E	7.00'
L55	N88°42'33"W	7.00'
L56	N88°42'33"W	2.00'
L57	N88°42'33"W	2.00'
L58	S01°17'27"W	6.08'
L59	S01°17'27"W	5.25'
L60	S88°42'33"E	2.00'

**Amending Plat of  
the Amending Plat of  
Padre Island - Corpus Christi  
Section No. 4  
Block 191, Lot 8A**

being an amending plat of the Amending Plat of Padre Island -  
Corpus Christi Section No. 4, Block 191, Lot 8A, a map of  
which is recorded in Volume 66, Pages 199 through 200, Map  
Records of Nueces County, Texas.



**URBAN ENGINEERING**  
2725 SWANNEER, CORPUS CHRISTI, TEXAS 78404  
(361)854-3101 Fax: (361)854-8001

DATE: Sept. 28, 2007  
SCALE: 1"=50'  
JOB NO.: 39422.A7.01  
SHEET: 2 of 2  
DRAWN BY: XG

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