

LOCATION MAP N.T.S.

Plat of The Moorings at Mustang Island Lot 1, Block 1

Being a replat of Lots 2R, 3R, 4R, 5R and 6R, Block 1, Island Moorings Unit 4, a map of which is recorded in Volume 54, Pages 159-160, Map Records of Nueces County, Texas.

State of Texas County of Nueces

We, THE MOORINGS AT MUSTANG ISLAND, LLP, hereby certify that we are the owner of the lands embraced within the boundaries of the foregoing plat; that we have 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 10 day of OCTOBER, 2006

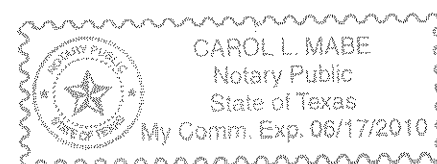
Jane S. Gnazzo, Partner

State of Texas County of Nueces

This instrument was acknowledged before me by Jane S. Gnazzo

This the 10th day of OCTOBER, 2006

Carol L. Mabe, Notary Public



Notes:

- 1.) Total platted area contains 36.063 acres of land.
2.) Bearings are based on the recorded plat of Island Moorings Unit 4, a map of which is recorded in Volume 54, Pages 159-160, Map Records of Nueces County, Texas.
3.) By graphic plotting only, this property is in Zones "AE (EI 8)", "AE (EL 9), Zone "X" of 500-year flood plain, and Zone "X" outside of 500-year flood plain, on Flood Insurance Rate Map, Community Panel No. 485498 0006 F, City of Port Aransas, Texas, which bears an effective date of September 30, 1992 and is in a Special Flood Hazard Area.
4.) Set drill holes at all lot corners, except where otherwise noted.

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 19th day of SEPTEMBER, 2006

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

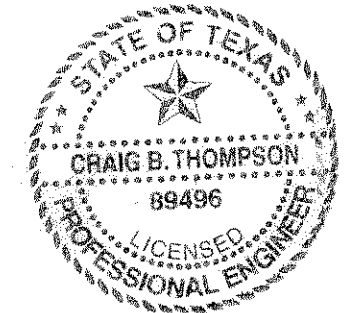


State of Texas County of Nueces

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

This the 29th day of NOVEMBER, 2006

Craig B. Thompson, 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 16th day of NOVEMBER, 2006

Rebecca Conner, Chairman of Planning and Zoning Commission

Zathia Arzola, City Secretary

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 15th day of NOVEMBER, 2006

Clayton B. ... Mayor

Zathia Arzola, City Secretary

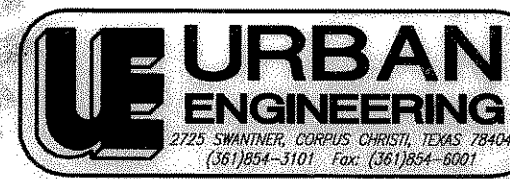
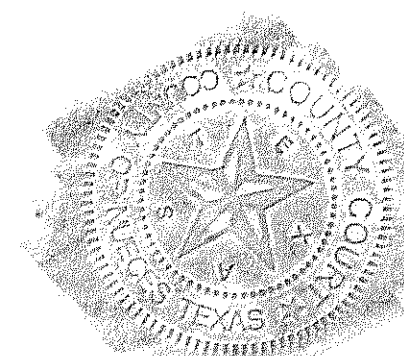
State of Texas County of Nueces

I, Diana T. Barrera, Clerk of the County Court, in and for said County, do hereby certify that the foregoing instrument dated the 10th day of October, 2006, with its certificate of authentication was filed for record in my office the 28th day of December, 2006, at 2:43 P.M., and duly recorded the 28th day of December, 2006, at 2:43 P.M., in said County in Volume 66, Page 61 & 62, 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. 2006062691 Filed for Record at 2:43 P.M. December 8, 2006

Diana T. Barrera, County Clerk, Nueces County, Texas; Norma Handy, Deputy



DATE: June 2, 2006 SCALE: 1"= 100' JOB NO.: 19117.A4.07 SHEET: 1 OF 2 DRAWN BY: XG

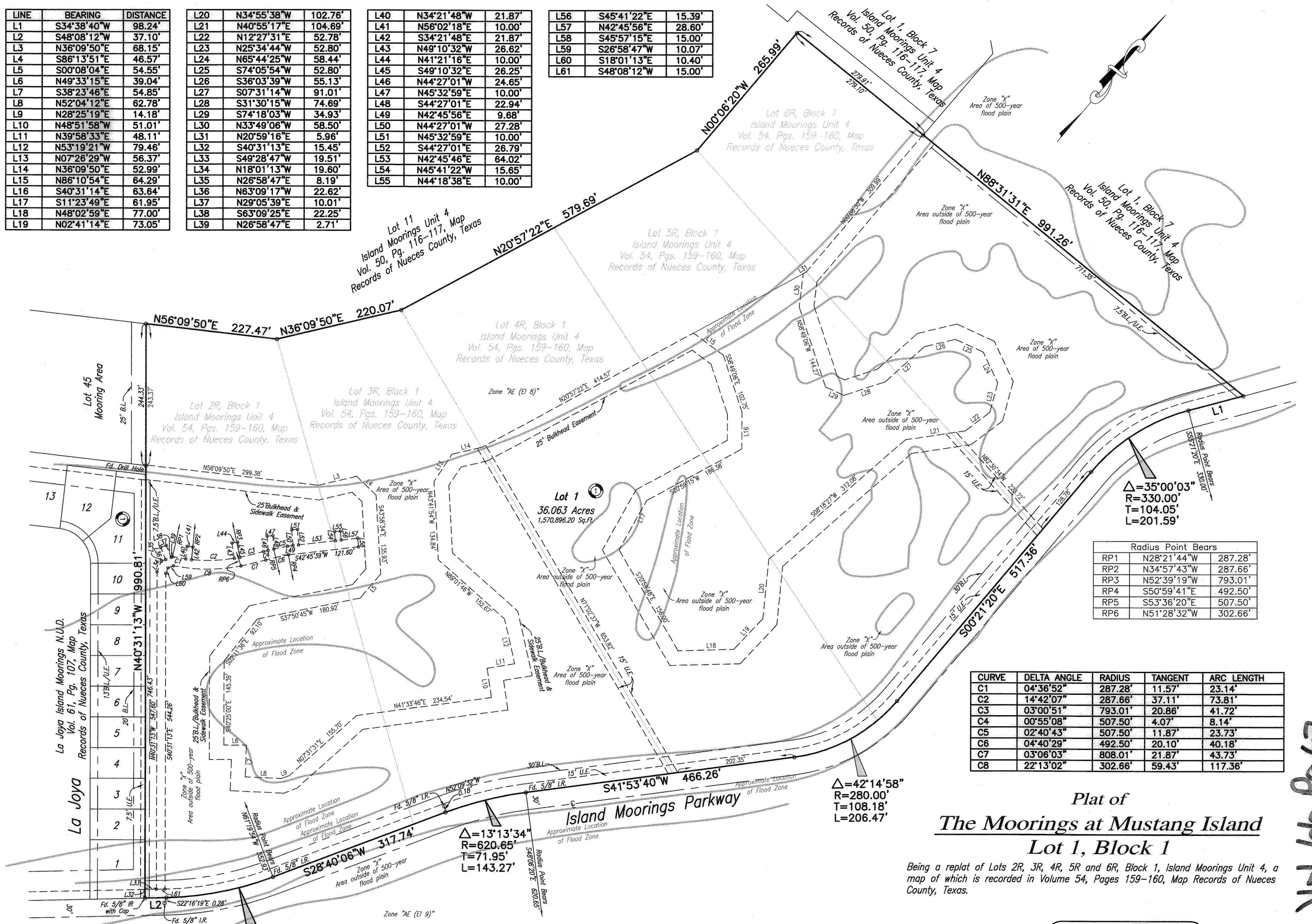
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LINE	BEARING	DISTANCE
L1	S34°38'40"W	98.24'
L2	S48°08'12"W	37.10'
L3	N36°09'50"E	68.15'
L4	S86°13'51"E	46.57'
L5	S00°08'04"E	54.55'
L6	N49°33'15"E	39.04'
L7	S38°23'46"E	54.85'
L8	N52°04'12"E	62.78'
L9	N28°25'19"E	14.18'
L10	N48°51'58"W	51.01'
L11	N39°58'33"E	48.11'
L12	N53°19'21"W	79.46'
L13	N07°26'29"W	56.37'
L14	N36°09'50"E	52.99'
L15	N86°10'54"E	64.29'
L16	S40°31'14"E	63.64'
L17	S11°23'49"E	61.95'
L18	N48°02'59"E	77.00'
L19	N02°41'14"E	73.05'

L20	N34°55'38"W	102.76'
L21	N40°55'17"E	104.69'
L22	N12°27'31"E	52.78'
L23	N25°34'44"W	52.80'
L24	N65°44'25"W	58.44'
L25	S74°05'54"W	52.80'
L26	S36°03'39"W	55.13'
L27	S07°31'14"W	91.01'
L28	S31°30'15"W	74.69'
L29	S74°18'03"W	34.93'
L30	N33°49'06"W	58.50'
L31	N20°59'16"E	5.96'
L32	S40°31'13"E	15.45'
L33	S49°28'47"W	19.51'
L34	N18°01'13"W	19.60'
L35	N26°58'47"E	8.19'
L36	N63°09'17"W	22.62'
L37	N29°05'39"E	10.01'
L38	S63°09'25"E	22.25'
L39	N26°58'47"E	2.71'

L40	N34°21'48"W	21.87'
L41	N56°02'18"E	10.00'
L42	S34°21'48"E	21.87'
L43	N49°10'32"W	26.62'
L44	N41°21'16"E	10.00'
L45	S49°10'32"E	26.25'
L46	N44°27'01"W	24.65'
L47	N45°32'59"E	10.00'
L48	S44°27'01"E	22.94'
L49	N42°45'56"E	9.68'
L50	N44°27'01"W	27.28'
L51	N45°32'59"E	10.00'
L52	S44°27'01"E	26.79'
L53	N42°45'46"E	64.02'
L54	N45°41'22"W	15.65'
L55	N44°18'38"E	10.00'

L56	S45°41'22"E	15.39'
L57	N42°45'56"E	28.60'
L58	S45°57'15"E	15.00'
L59	S26°58'47"W	10.07'
L60	S18°01'13"E	10.40'
L61	S48°08'12"W	15.00'



$\Delta = 35^{\circ}00'03''$
 $R = 330.00'$
 $T = 104.05'$
 $L = 201.59'$

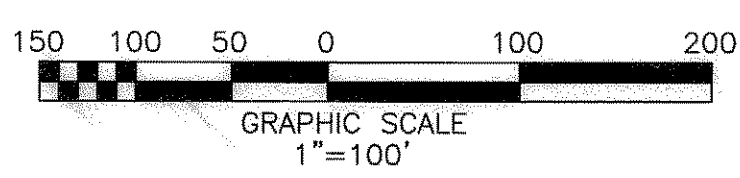
Radius Point Bears	
RP1	N28°21'44"W 287.28'
RP2	N34°57'43"W 287.66'
RP3	N52°39'19"W 793.01'
RP4	S50°59'41"E 492.50'
RP5	S53°36'20"E 507.50'
RP6	N51°28'32"W 302.66'

CURVE	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH
C1	04°36'52"	287.28'	11.57'	23.14'
C2	14°42'07"	287.66'	37.11'	73.81'
C3	03°00'51"	793.01'	20.86'	41.72'
C4	00°55'08"	507.50'	4.07'	8.14'
C5	02°40'43"	507.50'	11.87'	23.73'
C6	04°40'29"	492.50'	20.10'	40.18'
C7	03°06'03"	808.01'	21.87'	43.73'
C8	22°13'02"	302.66'	59.43'	117.36'

$\Delta = 19^{\circ}28'07''$
 $R = 552.93'$
 $T = 94.85'$
 $L = 187.88'$

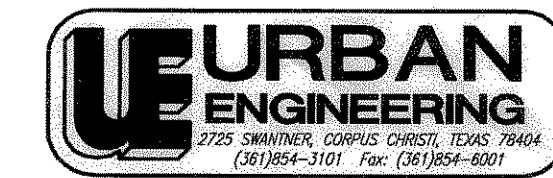
$\Delta = 13^{\circ}13'34''$
 $R = 620.65'$
 $T = 71.95'$
 $L = 143.27'$

$\Delta = 42^{\circ}14'58''$
 $R = 280.00'$
 $T = 108.18'$
 $L = 206.47'$



Plat of
The Moorings at Mustang Island
 Lot 1, Block 1

Being a replat of Lots 2R, 3R, 4R, 5R and 6R, Block 1, Island Moorings Unit 4, a map of which is recorded in Volume 54, Pages 159-160, Map Records of Nueces County, Texas.



DATE: June 2, 2006
 SCALE: 1"=100'
 JOB NO.: 19117.A4.07
 SHEET: 2 OF 2
 DRAWN BY: XG

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