

LOCATION MAP N.T.S.

PLAT OF
MUSTANG ROYALE N.U.D. UNIT 2

BEING A REPLAT OF LOTS 1 AND 2, MUSTANG ISLAND SECTION 3,
PORT ARANSAS, TEXAS, A MAP OF WHICH IS RECORDED IN
VOLUME 39, PAGES 78-79, MAP RECORDS OF NUECES COUNTY,
TEXAS.

STATE OF TEXAS
COUNTY OF NUECES
MUSTANG ROYALE, L.L.P., 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 28 DAY OF Aug 2002
Byron Pratt
BYRON PRATT, GENERAL PARTNER

STATE OF TEXAS
COUNTY OF NUECES
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY BYRON PRATT, GENERAL PARTNER OF MUSTANG ROYALE, L.L.P., ON BEHALF OF SAID PARTNERSHIP.

THIS THE 28th DAY OF AUGUST 2002

Shirley Kelley
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
SHIRLEY KELLEY
Notary Public
State of Texas
City Comm. Exp. 05/26/2004

THE PROPERTY OWNED BY MUSTANG ROYALE, L.L.P., AS SHOWN ON THE FOREGOING MAP AND IT APPROVES OF THE SUBDIVISION AND DEDICATION FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

AMERICAN BANK
Wayne Meyer
BY: WAYNE MEYER, VICE-PRESIDENT

STATE OF TEXAS
COUNTY OF NUECES
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY WAYNE MEYER, AS VICE-PRESIDENT OF AMERICAN BANK, ON BEHALF OF SAID BANK.

THIS THE 18th DAY OF September 2002
Veronica Lara
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
VERONICA LARA
Notary Public
STATE OF TEXAS
My Comm. Exp. 03-23-2006

NOTES:

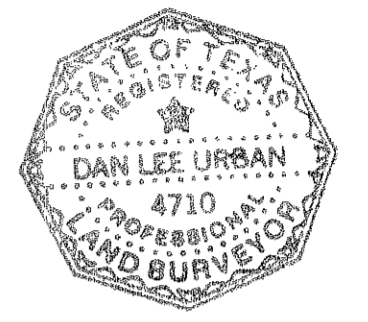
- 1.) TOTAL PLATTED AREA CONTAINS 32.36 ACRES OF LAND.
- 2.) THE BUILDING LINE REQUIREMENT AS DEPICTED, IS A REQUIREMENT OF THE ZONING ORDINANCE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- 3.) SET 5/8 INCH IRON RODS WITH RED PLASTIC CAP LABELED "URBAN ENGR. C.C. TX" AT ALL LOT CORNERS.
- 4.) 5 FOOT SIDE YARD REQUIRED UNLESS OTHERWISE SHOWN ON PLAT.
- 5.) BEARINGS BASED ON RECORDED PLAT OF MUSTANG ISLAND SECTION 3, A MAP OF WHICH IS RECORDED IN VOLUME 39, PAGES 78-79, MAP RECORDS OF NUECES COUNTY, TEXAS.
- 6.) THE COMBINED RIGHT-OF-WAY OF THE PRIVATE STREET SHALL BE DESIGNATED AS LOT 98 CONTAINING 4.81 ACRES (209,593.89 SQUARE FEET).
- 7.) MUSTANG ROYALE, L.L.P., IS RECORDING THIS PLAT OF MUSTANG ROYALE N.U.D. UNIT 2, HAS DEDICATED ALL LAND, SAVE AND EXCEPT, LOTS 1-29, 31-63, 65-92, AND LOT 95 AS COMMON AREA TO THE MUSTANG ROYALE UNIT 2 HOMEOWNERS ASSOCIATION.
- 8.) BUILDING LINES ON LOTS 44-50 ARE SET PURSUANT TO DUNE PERMIT #2000-034. REAR BUILDING LINE FOR LOTS 51 AND 52 TO BE DETERMINED BY FUTURE DUNE PERMIT.
- 9.) SET 5/8 INCH IRON RODS WITH RED PLASTIC CAP LABELED "URBAN ENGR. C.C. TX" AT 70' FROM FRONT CORNER ON LOTS 1-19, 31-36 AND AT THE REAR BUILDING LINE ON LOTS 44-52.
- 10.) LOT 94 TO BE RESERVED AS A DETENTION POND AND DRAINAGE EASEMENT.

STATE OF TEXAS
COUNTY OF NUECES

I, DAN L. URBAN, 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 27th DAY OF AUGUST 2002

Dan 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 APPROVED BY THE CITY ENGINEER FOR THE CITY OF PORT ARANSAS, TEXAS.

THIS THE 17th DAY OF September 2002

Walter Mays
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 18th DAY OF Sept 2002

Michelle Hall
CHAIRMAN OF PLANNING
AND ZONING COMMISSION

Esther Argue
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 18th DAY OF September 2002

Juanita Ramirez
MAYOR

Esther Argue
CITY SECRETARY

STATE OF TEXAS
COUNTY OF NUECES

I, ERNEST BRIONES, CLERK OF THE COUNTY COURT IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE 28 DAY OF August 2002, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE 18 DAY OF September 2002 AT 4:24 O'CLOCK P.M. AND DULY RECORDED THE 8 DAY OF September 2002 AT 4:24 O'CLOCK P.M. IN SAID COUNTY IN VOLUME 62 PAGE 47-48, 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.

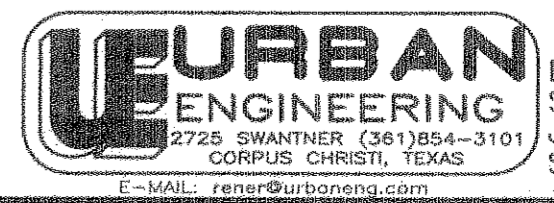
No. 2002044806
FILED FOR RECORD

AT 4:24 O'CLOCK P.M.
September 18 2002

ERNEST BRIONES
CLERK COUNTY COURT
NUECES COUNTY, TEXAS

Ernest Briones
ERNEST BRIONES, COUNTY CLERK
NUECES COUNTY, TEXAS
BY Juanita Ramirez
DEPUTY
Juanita Ramirez

Juanita Ramirez
DEPUTY
Juanita Ramirez



DATE: NOV. 26, 2001
SCALE: 1" = 100'
JOB NO. 33680.A1.01
SHEET 1 OF 2

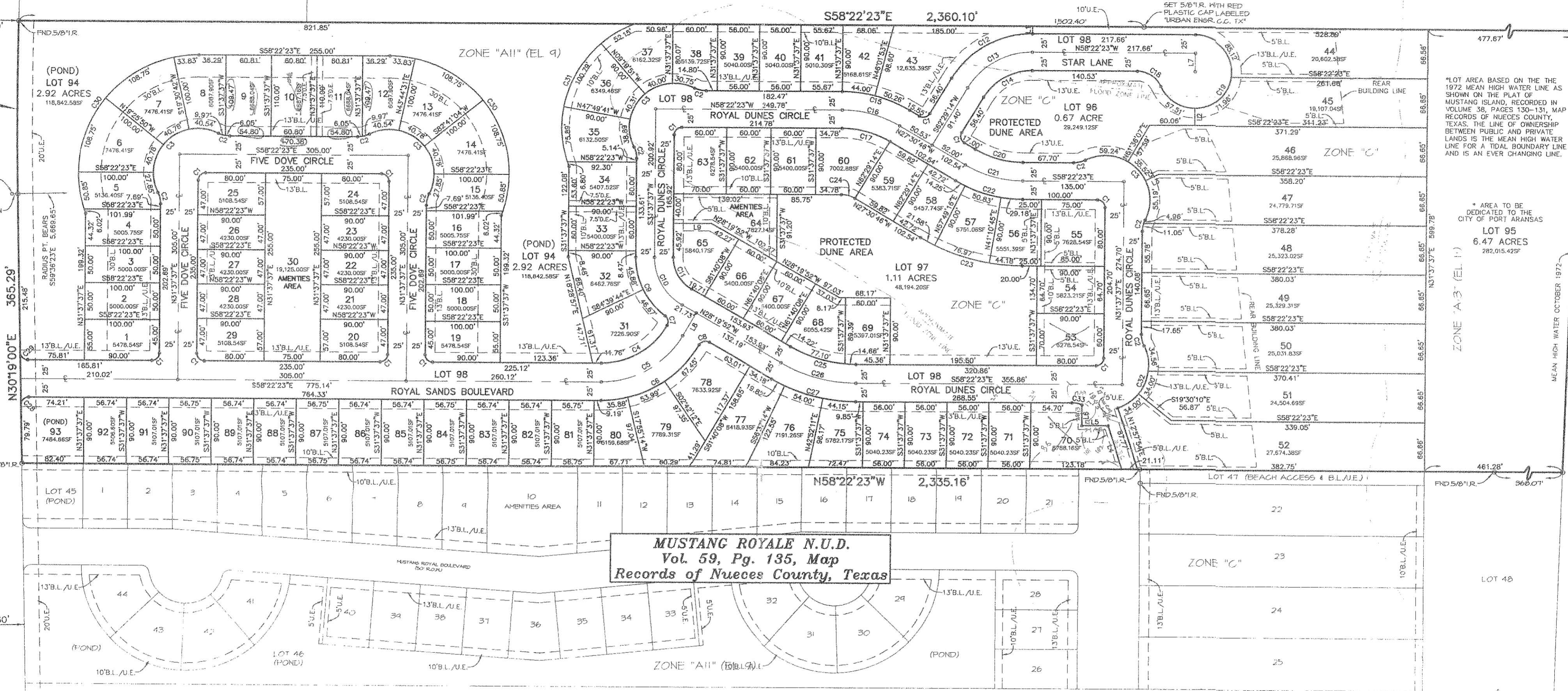
WARD SAMUEL SURVEY
1.00 ACRE OUT OF
SURVEY 590, LS 192
(OWNER: HAROLD HARTGRAVES)

WARD SAMUEL SURVEY
71.24 ACRES OUT OF
SURVEY 590, LS 192
(OWNER: CHUBBA TRUST #1)

ZONE "AII" (EL 9)

$\Delta=02^{\circ}22'15''$
 $R=5,669.65'$
 $T=117.32'$
 $L=234.60'$

STATE HIGHWAY 361
(FORMERLY PARK ROAD 53)



*LOT AREA BASED ON THE 1972 MEAN HIGH WATER LINE AS SHOWN ON THE PLAT OF MUSTANG ISLAND, RECORDED IN VOLUME 38, PAGES 130-131, MAP RECORDS OF NUECES COUNTY, TEXAS. THE LINE OF OWNERSHIP BETWEEN PUBLIC AND PRIVATE LANDS IS THE MEAN HIGH WATER LINE FOR A TIDAL BOUNDARY LINE AND IS AN EVER CHANGING LINE.

* AREA TO BE DEDICATED TO THE CITY OF PORT ARANSAS
LOT 95
6.47 ACRES
282,015.425'

MUSTANG ROYALE N.U.D.
Vol. 59, Pg. 135, Map
Records of Nueces County, Texas

BEACHWALK SUBDIVISION UNIT 2
Vol. 59, Pg. 11, Map
Records of Nueces County, Texas

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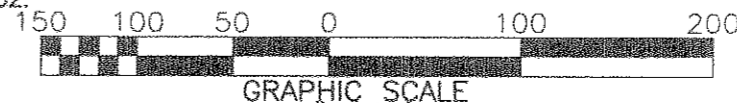
2002044806
FILED FOR RECORD
AT 4:24 O'CLOCK P.M.

SEP 18 2002

ERNEST M. BRIONES
COUNTY CLERK
OF NUECES COUNTY, TEXAS
Juanita Ramirez

Table with 2 columns: Lot Number and Bearing/Distance. Rows include L1 through L9.

Table with 2 columns: Curve Label and Curve Data. Rows include C1 through C33.



URBAN ENGINEERING
2725 SWANTNER (361)854-3101
CORPUS CHRISTI, TEXAS
E-MAIL: rener@urbaneng.com

DATE: NOV. 26, 2001
SCALE: 1"= 100'
JOB NO. 33680.A1.01
SHEET 2 OF 2

10.) LOT 94 TO BE RESERVED AS A DETENTION POND AND DRAINAGE EASEMENT.