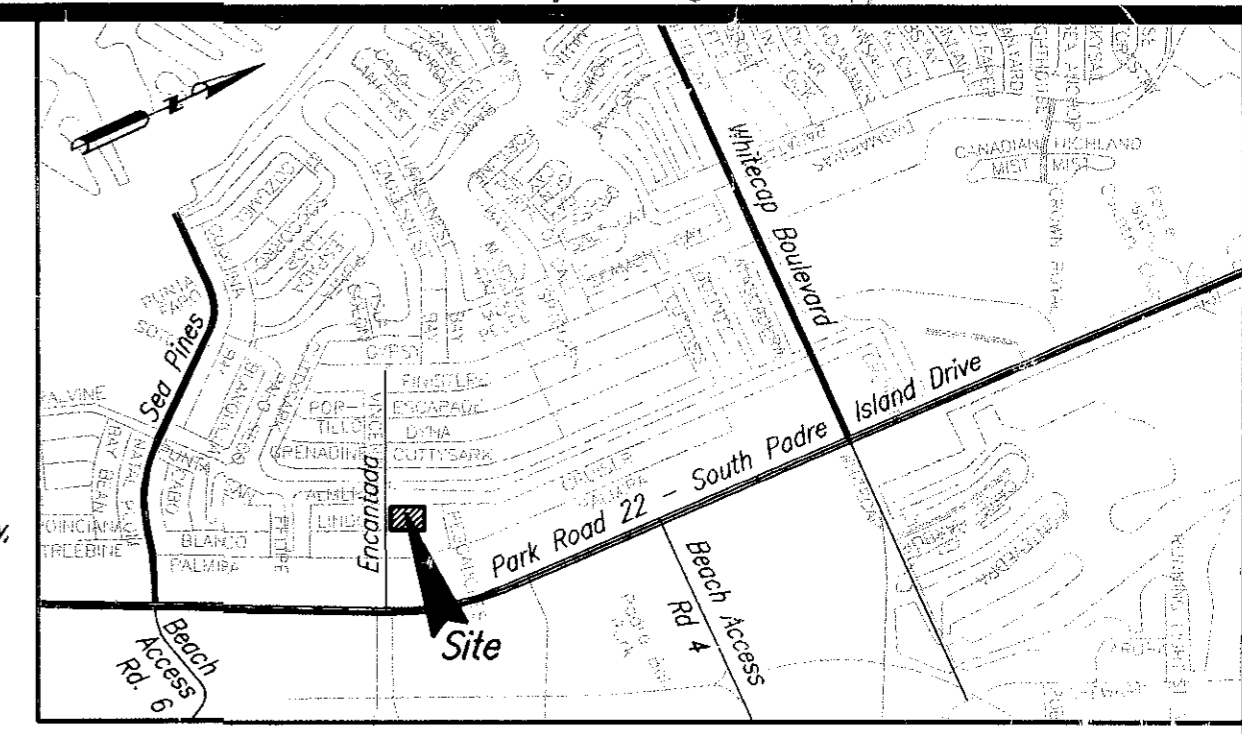


Almeria Street

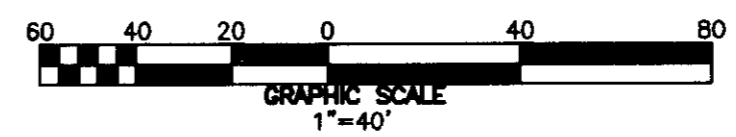
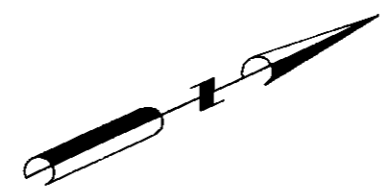
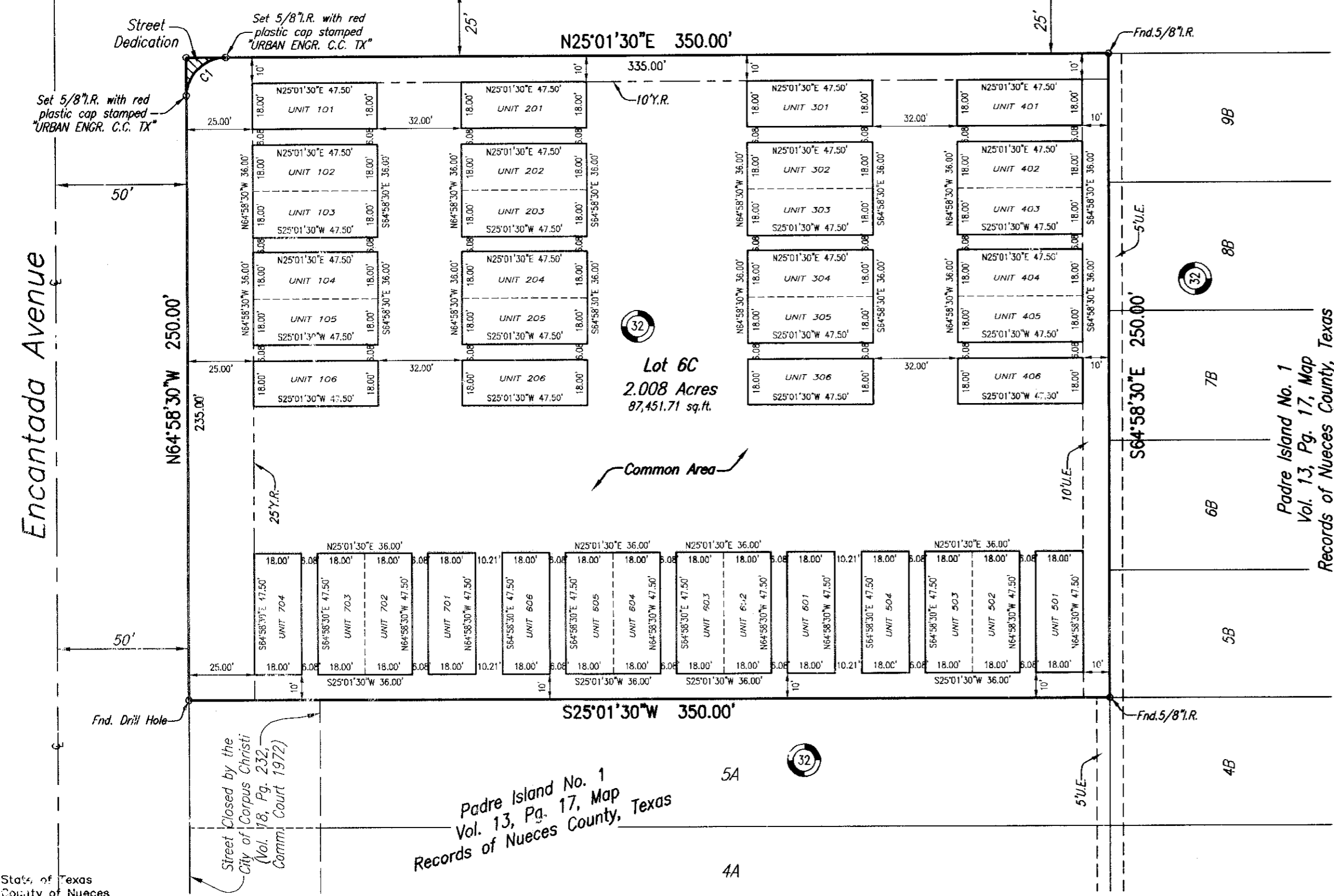
Plat of Padre Island No. 1 Block 32, Lot 6C

Being a replat of Lots 6A, 7A, 8A, 9A, and 10A, Block 32, Padre Island No. 1, a map of which is recorded in Volume 13, Page 17, Map Records of Nueces County, Texas; and that portion of Encantada Avenue, a 50 foot wide strip closed by the City of Corpus Christi, recorded in Volume 18, Page 232, Deed Records of Nueces County, Texas, Commissioners Court 1972.



LOCATION MAP N.T.S.

Encantada Avenue



C1 CURVE INFO
Δ=90°00'00"
R=15.00'
T=15.00'
L=23.56'

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 21st day of DECEMBER, 20 04
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 30th day of December, 20 04

for Maria Troncoso Cements, 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 Planning Commission.

This the 17th day of November, 20 04

Michael N. Gunning
1104-187-NP96
David Berlanga, Sr., 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 30th day of December, 20 04, with its certificate of authentication was filed for record in my office the 30th day of December, 20 04, at 1:28 o'clock P.M., and duly recorded the 30th day of December, 20 04, at 1:28 o'clock P.M., in said County in Volume 64, Page 63, Map Records.

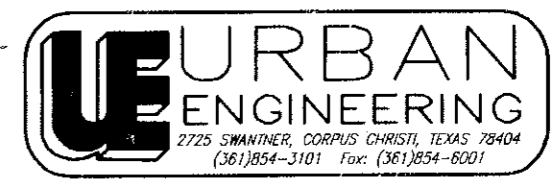
Witness my hand and seal of the County Court, in and for said County, at office in Corpus Christi, Texas, the day and year last written.

No. 2004-16747
Filed for Record
at 1:28 o'clock P.M.
December 30, 20 04

Diana T. Barrera
Diana T. Barrera, County Clerk
Nueces County, Texas
By: Pamela B. Amiga
Deputy

Diana T. Barrera
Clerk County Court
Nueces County, Texas

By: Pamela B. Amiga
Deputy



DATE: DEC. 16, 2004
SCALE: 1"= 40'
JOB NO.: 39065.A4.00
SHEET: 1 OF 1
DRAWN BY: RR

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 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 12th day of December, 20 04

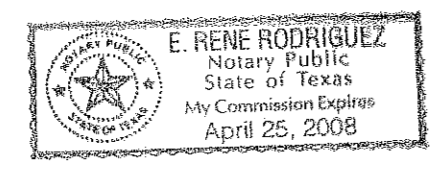
By: COASTAL COVE, L.P., a Limited Partnership
ALEX H. HARRIS, General Partner

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 12th day of December, 20 04

E. Rene Rodriguez
Notary Public in and for the State of Texas



State of Texas
County of Nueces

I, GARY WESSON hereby certify that I hold a lien on the property owned by COASTAL COVE, L.P., a Limited Partnership, as shown on the foregoing map and we approve of the subdivision and dedication for the purposes and considerations therein expressed.

This the 21 day of Dec, 20 04

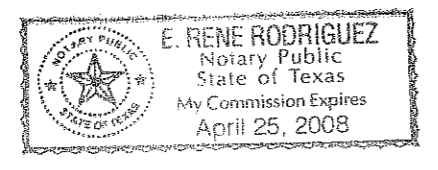
Gary Wesson
GARY WESSON

State of Texas
County of Nueces

This instrument was acknowledged before me by GARY WESSON

This the 21st day of December, 20 04

E. Rene Rodriguez
Notary Public in and for the State of Texas



Notes:

- 1.) Total platted area contains 2.009 acres of land. (Includes Street Dedication)
- 2.) 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.
- 3.) 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.
- 4.) 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 not in a Special Flood Hazard Area.
- 5.) 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.
- 6.) 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 herein incorporated and more a part of this plat.
- 7.) 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.
- 8.) 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 approval 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 COASTAL COVE ASSOCIATION shall have the right to grant such Easement on the property without conflicting with terms hereof, so long as such specific Easement does not increase the burden upon the Property.

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