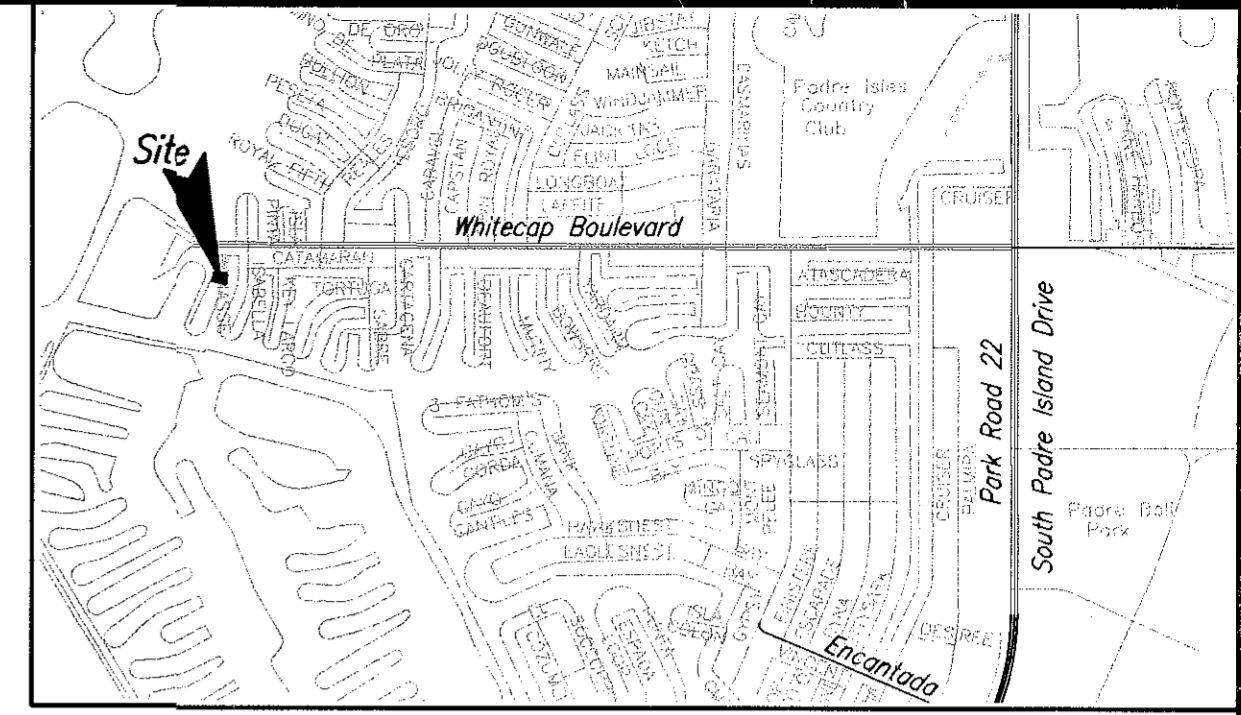


# Plat of Padre Island-Corpus Christi Point Tesoro Unit 5 Block 1, Lot 3A

Being a replat of Lot 3, Block 1, Padre Island-Corpus Christi Point Tesoro Unit 5, a map of which is recorded in Volume 38, Pages 32-33, Map Records of Nueces County, Texas.



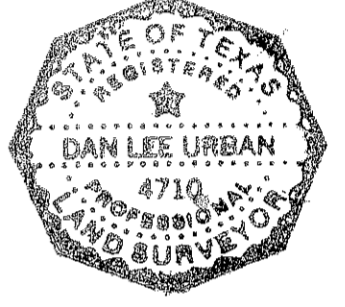
LOCATION MAP N.T.S.

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 13<sup>th</sup> day of JANUARY 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 17<sup>th</sup> day of Jan 2005

Angel R. Eskobar, P.E.  
Angel R. Eskobar, 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 12<sup>th</sup> day of January 2005

Michael N. Gunning  
Michael N. Gunning  
Secretary  
0105007-1405

David Berlanga Sr.  
David Berlanga, Sr., Chairman  
05-007

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 12 day of January, 2005, with its certificate of authentication was filed for record in my office the 17 day of January, 2005. At 10:02 o'clock A.M., and duly recorded the 17 day of January, 2005, at 10:02 o'clock A.M., in said County in Volume 64, Page 74, 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. 2005-003252  
Filed for Record

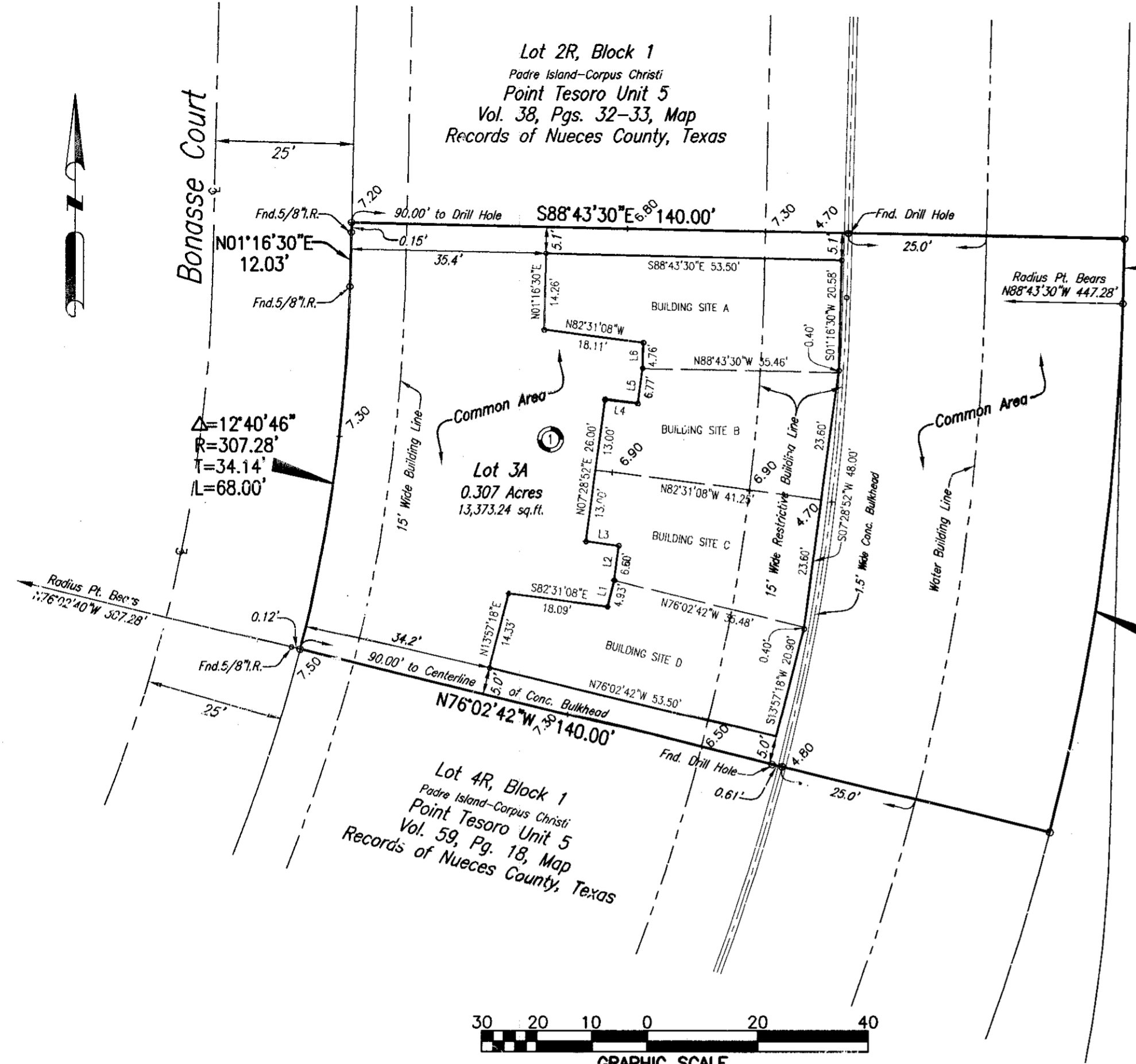
Diana T. Barrera  
Diana T. Barrera, County Clerk  
Nueces County, Texas

at 10:02 o'clock A.M.  
January 17, 2005

Jeanette M. ...  
JEANETTE M. ...  
Deputy

Diana T. Barrera  
Clerk County Court  
Nueces County, Texas

Jeanette M. ...  
Deputy



$\Delta=12'40.46''$   
 $R=447.28'$   
 $T=49.69'$   
 $L=98.98'$

LINE	BEARING	DISTANCE
L1	N13°57'18"E	4.93'
L2	N07°28'52"E	6.60'
L3	N82°31'08"W	6.00'
L4	S82°31'08"E	6.00'
L5	N07°28'52"E	6.77'
L6	N01°16'30"E	4.76'

Notes:

- Total platted area contains 0.307 acre (13,373.24 square feet) 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 Lot 3, Block 1, Padre Island-Corpus Christi Point Tesoro Unit 5, a map of which is recorded in Volume 38, Pages 32-33, Map Records of Nueces County, Texas.
- By graphic plotting only, this property is in Zone "A13 (EL 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 in a Special Flood Hazard Area.
- For Lot 3A, Block 1, Brita Star Construction, L.P., in recording this plat of Padre Island-Corpus Christi Point Tesoro Unit 5, has designated certain areas of land as common area intended for use by the home owners in Lot 3A, Block 1, Padre Island-Corpus Christi Point Tesoro Unit 5, for recreation and other related activities. No habitable structures will be permitted within the common area in Lot 3A, Block 1, Padre Island-Corpus Christi Point Tesoro Unit 5.
- 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 3A, Block 1, Padre Island-Corpus Christi Point Tesoro Unit 5, as more fully provided in the declaration of covenants, conditions and restrictions applicable to Lot 3A, Block 1, Padre Island-Corpus Christi Point Tesoro Unit 5, said declaration of covenants, conditions and restrictions is herein incorporated and more a part of this plat.
- All designated common areas in Lot 3A, Block 1, Padre Island-Corpus Christi Point Tesoro Unit 5 shall be dedicated as a private access easement which will inure to the benefit of the Homeowners of Lot 3A, Block 1, Padre Island-Corpus Christi Point Tesoro Unit 5. The Hammock Haven Homeowners' 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 Hammock Haven 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 Hammock Haven Homeowners 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.

State of Texas  
County of Nueces

BRITE STAR CONSTRUCTION, 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 13<sup>th</sup> day of January 2005

By: Alex Harris  
ALEX HARRIS, General Partner

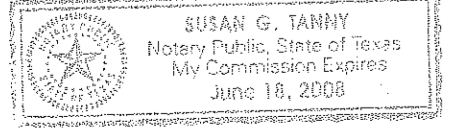
ALEX HARRIS, General Partner

State of Texas  
County of Nueces

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

This the 13<sup>th</sup> day of January 2005

Susan G. Tanny  
Notary Public in and for the State of Texas



State of Texas  
County of Nueces

IBC BANK, International Bank of Commerce, hereby certifies that it holds a lien on the property owned by BRITE STAR CONSTRUCTION, L.P., a Limited Partnership, as shown on the foregoing map and it approves of the subdivision and dedication for the purposes and considerations therein expressed.

This the 13<sup>th</sup> day of January 2005

By: Gustavo A. Barrera  
Gustavo A. Barrera, Vice President

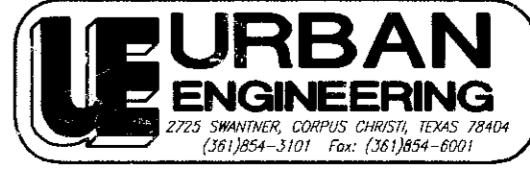
Gustavo A. Barrera  
Gustavo A. Barrera, Vice President

State of Texas  
County of Nueces

This instrument was acknowledged before me by Gustavo A. Barrera, as Vice President of IBC BANK, International Bank of Commerce.

This the 13<sup>th</sup> day of JANUARY 2005

Kathy Frazier  
Notary Public in and for the State of Texas



DATE: DEC. 22, 2004  
SCALE: 1" = 20'  
JOB NO.: 39859.00.00  
SHEET: 1 OF 1  
DRAWN BY: RR