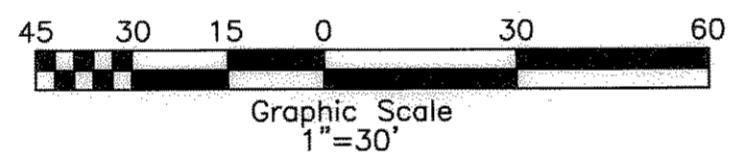


Lot 15AR, Block 46  
Padre Island - Corpus Christi  
Section B  
Vol. 13, Pg. 17, Map  
Records of Nueces County, Texas

Lot 14A  
0.517 Acres  
22,500.00 sq. ft.

Lot 13, Block 46  
Padre Island - Corpus Christi  
Section B  
Vol. 34, Pgs. 15-16, Map  
Records of Nueces County, Texas



Plat of  
**Padre Island - Corpus Christi**  
**Section B**  
Block 46, Lot 14A

Being a replat of Lot 14, Block 46, Padre Island - Corpus Christi Section B, a map of which is recorded in Volume 34, Pages 15-16, Map Records of Nueces County, Texas.

State of Texas  
County of Nueces

COASTAL FUTURES, LLC, 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 24 day of March, 2005

By: COASTAL FUTURES, LLC

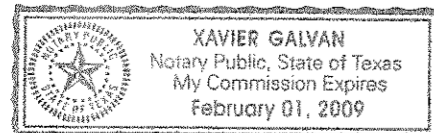
By: Tony Brady  
TONY BRADY, Owner

State of Texas  
County of Nueces

This instrument was acknowledged before me by TONY BRADY, as Owner of COASTAL FUTURES, LLC, on behalf of said corporation.

This the 24th day of March, 2005

By: Xavier Galvan  
Notary Public in and for the State of Texas



Notes:

- 1.) Total platted area contains 0.517 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 are based on the recorded plat of Padre Island - Corpus Christi Section B, a map of which is recorded in Volume 34, Pages 15-16, Map Records of Nueces County, Texas.
- 5.) By graphic plotting only, this property is in Zone "B" 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.
- 6.) For Lot 14A, Block 46, Third Coast Construction, in recording this plat of Block 46, Lot 14A, Padre Island - Corpus Christi Section B, has designated certain areas of land as common area intended for use by the home owners in Lot 14A, Block 46, Padre Island - Corpus Christi Section B, for recreation and other related activities. No habitable structures will be permitted within the common area in Lot 14A, Block 46, Padre Island - Corpus Christi Section B.
- 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 14A, Block 46, Padre Island - Corpus Christi Section B, as more fully provided in the declaration of covenants, conditions and restrictions applicable to Lot 14A, Block 46, Padre Island - Corpus Christi Section B, said declaration of covenants, conditions and restrictions are herein incorporated and made a part of this plat.
- 8.) All designated common areas in Lot 14A, Block 46, Padre Island - Corpus Christi Section B shall be dedicated as a private access easement which will insure to the benefit of the Homeowners of Lot 14A, Block 46, Padre Island - Corpus Christi Section B, Casa Viento 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 as approval by the Casa Viento Townhomes 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 Casa Viento Townhomes Homeowner's 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

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 24th day of MARCH, 2005

By: 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 31st day of March, 2005

By: Angel R. Escobar, 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 23rd day of MARCH, 2005

By: Michael N. Gunning and David Berlanga Sr.

Michael N. Gunning Secretary  
David Berlanga, Sr., Chairman

0305043-NP24

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 1 day of April, 2005, with its certificate of authentication was filed for record in my office the 1 day of April, 2005, at 8:26 O'clock A.M., and duly recorded the 1 day of April, 2005, at 8:26 O'clock A.M., in said County in Volume 64, Page 118, 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.

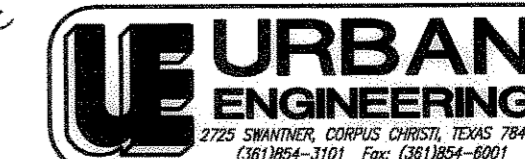
No. 2005016142  
Filed for Record

at 8:26 O'clock A.M.  
April, 2005

By: Lo Ann Saenz  
Deputy

Diana T. Barrera  
Clerk County Court  
Nueces County, Texas

By: Lo Ann Saenz  
Deputy



DATE: March 4, 2005  
SCALE: 1"=30'  
JOB NO.: 39993.00.00  
SHEET: 1 OF 1  
DRAWN BY: XG