

Notes:

- Total platted area contains 1.085 acres of land.
- Set 5/8 inch iron rods with red plastic cap stamped "URBAN ENGR C.C. TX" at all Lot corners, except where noted. No monumentation found or set for unit corners.
- 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 Padre Island - Corpus Christi Mariner's Cay Unit 2A, a map of which is recorded in Volume 39, Pages 193-194, Map Records of Nueces County, Texas.
- By graphic plotting only, this property is in Zone "A13 (E1 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 it is located in a Special Flood Hazard Area.
- For Lot 7B, Block 2, Brite Star Construction, LP, in recording this plat of Padre Island-Corpus Christi Mariner's Cay Unit 2A, has designated certain areas of land as common area intended for use by the home owners in Lot 7B, Block 2, Padre Island-Corpus Christi Mariner's Cay Unit 2A, for recreation and other related activities. No habitable structures will be permitted within the common area in Lot 7B, Block 2, Padre Island-Corpus Christi Mariner's Cay Unit 2A.
- 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 7B, Block 2, Padre Island-Corpus Christi Mariner's Cay Unit 2A, as more fully provided in the declaration of covenants, conditions and restrictions applicable to Lot 7B, Block 2, Padre Island-Corpus Christi Mariner's Cay Unit 2A, said declaration of covenants, conditions and restrictions are herein incorporated and made a part of this plat.
- All designated common areas in Lot 7B, Block 2, Padre Island-Corpus Christi Mariner's Cay Unit 2A, shall be dedicated as a private access easement which will insure to the benefit of the Homeowners of Lot 7B, Block 2, Padre Island-Corpus Christi Mariner's Cay Unit 2A. The Marquesas Townhomes 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 approval by the Marquesas Townhomes Homeowners Association Board of Directors.
- All property within the boundary of this plat is subject to a hold harmless agreement for the drainage easement located between Lot 7B and 4A, executed by the owner, and filed with the County in Document No. 2008026772, O.R.N.C.T.

If any lot is developed with residential use, a park entrance use shall be accessed during the building permit phase.

State of Texas
County of Nueces

BRITE STAR CONSTRUCTION, LP., 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 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 30th day of September, 2008

By: BRITE STAR SERVICES, LLC, a limited liability corporation
General Partner

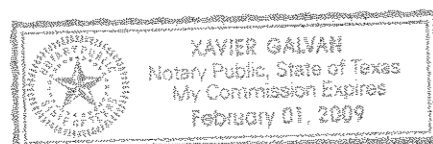
By: Alex H. Harris
ALEX H. HARRIS, Member

State of Texas
County of Nueces

This instrument was acknowledged before me by ALEX H. HARRIS, a Member of BRITE STAR SERVICES, LLC, a limited liability corporation, a General Partner of BRITE STAR CONSTRUCTION, LP, a limited partnership, on behalf of said partnership.

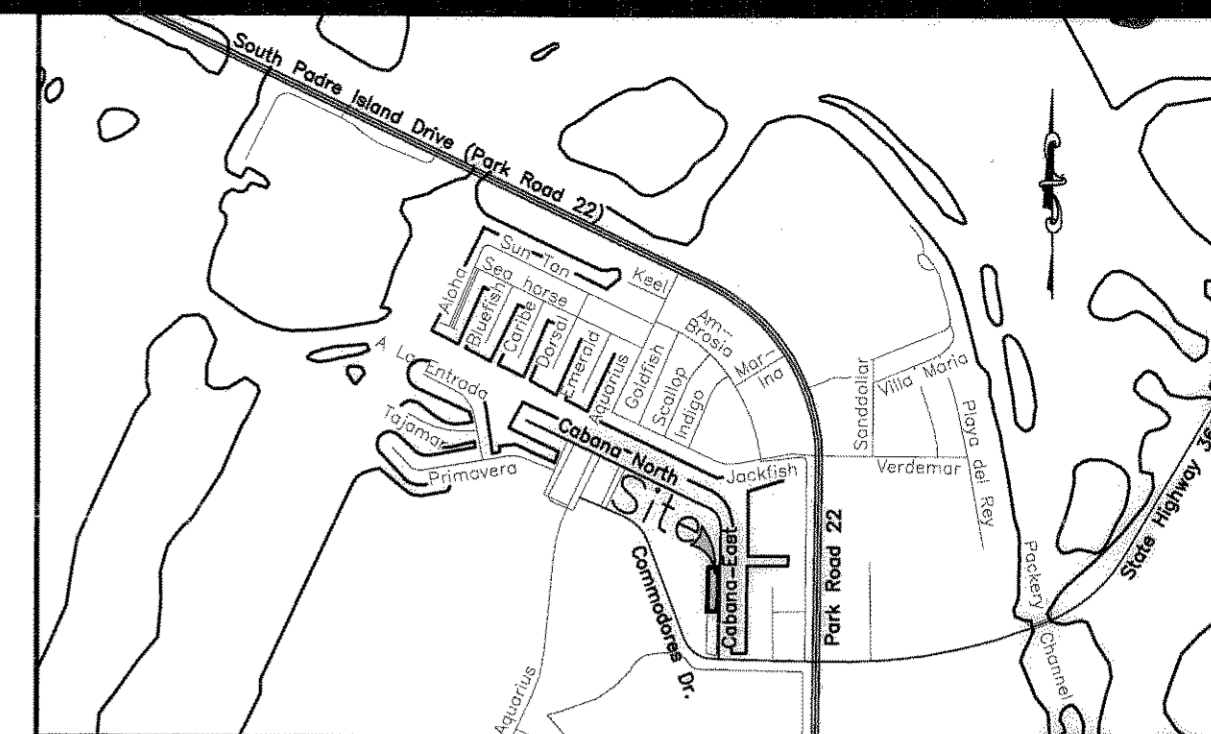
This the 30th day of September, 2008

Notary Public in and for the State of Texas



Plat of
**Padre Island - Corpus Christi
Mariner's Cay Unit 2A**
Block 2, Lot 7B

being a replat of Lot 7A, Block 2, Padre Island - Corpus Christi Mariner's Cay Unit 2A, a map of which is recorded in Volume 67, Page 166 and 167, Map Records of Nueces County, Texas and Lots 11 and 12, Block 2, Padre Island - Corpus Christi Mariner's Cay Unit 2A, a map of which is recorded in Volume 39, Pages 193 through 194. Map Records of Nueces County, Texas.



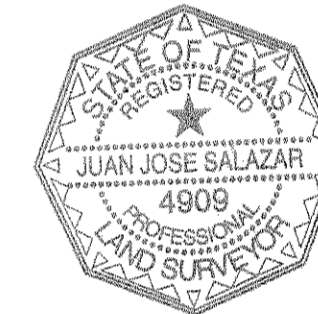
LOCATION MAP N.T.S.

State of Texas
County of Nueces

I, Juan J. Salazar, 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 herein and to complete such operations with due and reasonable diligence consistent with sound professional practice.

This the 29th day of September, 2008

Juan J. Salazar
Juan J. Salazar, R.P.L.S.
Texas License No. 4909



State of Texas
County of Nueces

This final plat of the herein described property was approved by the Department of Development Services of the City of Corpus Christi, Texas.

This the 6th day of November, 2008

Juan Perales, Jr.
Juan Perales, Jr., P.E.
Development Services Engineer

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 July, 2008

Fayce Goode-Macon
Fayce Goode-Macon
Secretary
0708077-NPO59 (08-21000009)

Rudy Garzo
Rudy Garzo, 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 7 day of November, 2008, with its certificate of authentication was filed for record in my office the 7 day of November, 2008, at 2:44 O'clock P.M., and duly recorded the 7 day of November, 2008, at 2:44 O'clock P.M. in said County in Volume 67, Page 232-233 Map Records.

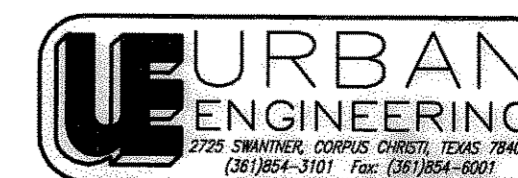
Witness my hand and seal of the County Court, in and for said County, at office in Corpus Christi, Texas, the day and year last written.

No. 2008049592
Filed for Record

at 2:44 O'clock P.M.
November 7, 2008

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

By: Sally Castiblanco
Sally Castiblanco, Deputy
SALLY CASTIBLANCO

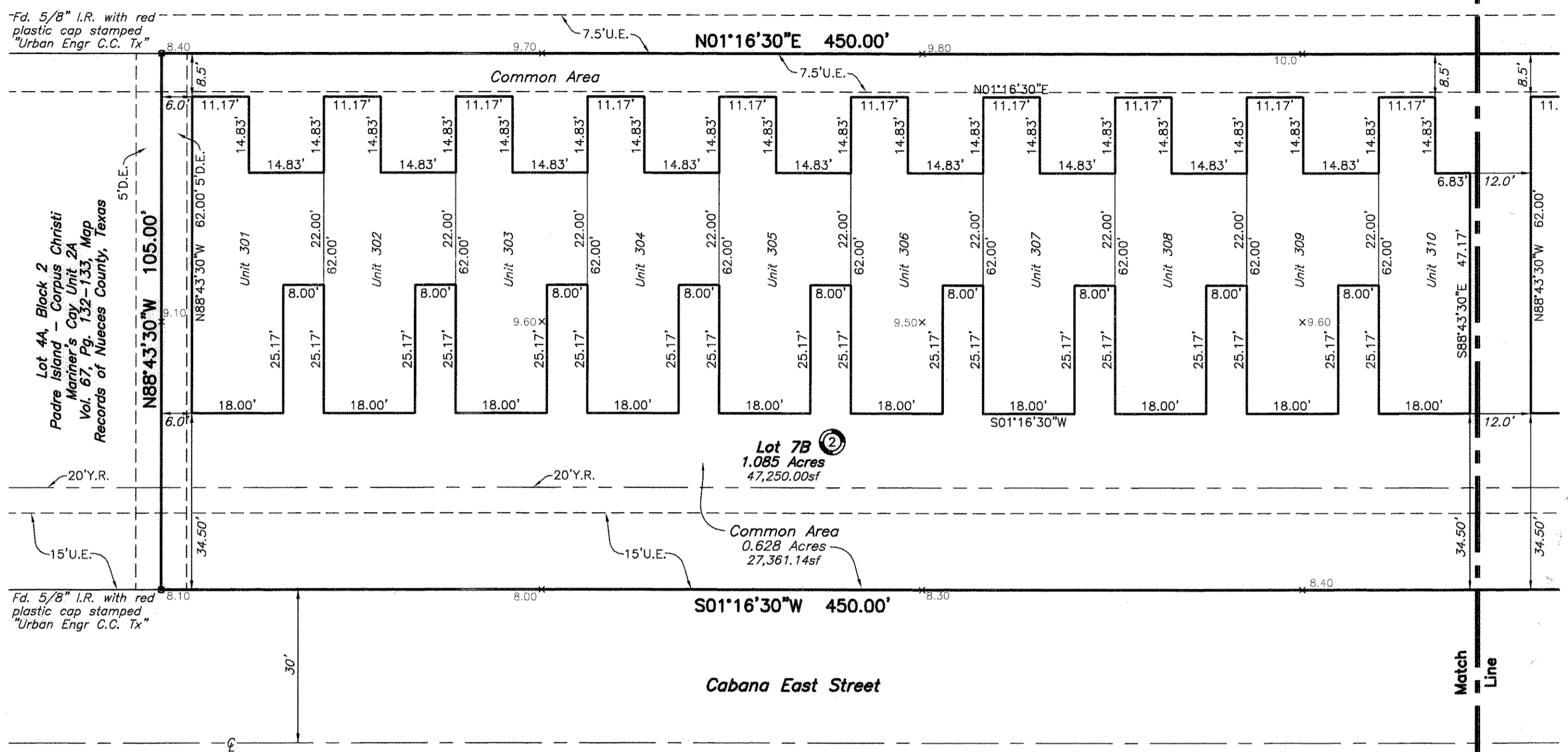


DATE: July 3, 2008
SCALE: 1"=20'
JOB NO.: 41164.00.04
SHEET: 1 of 2
DRAWN BY: XG

Block 21
Padre Island - Corpus Christi
Island Fairway Estates
Vol. 39, Pgs. 198-199, Map
Records of Nueces County, Texas

Plat of
Padre Island - Corpus Christi
Mariner's Cay Unit 2A
Block 2, Lot 7B

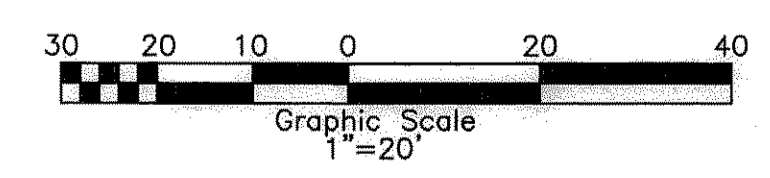
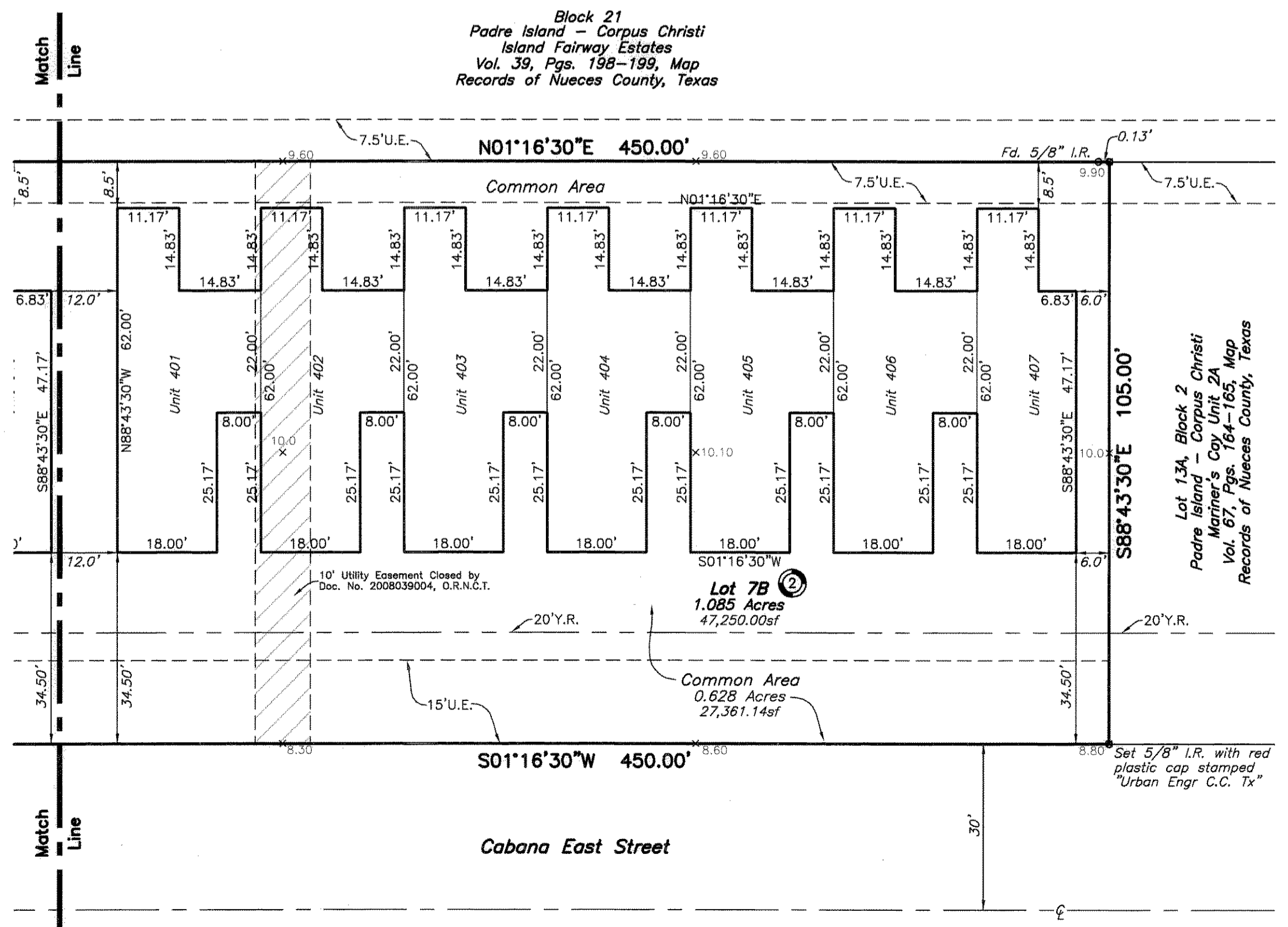
being a replat of Lot 7A, Block 2, Padre Island - Corpus Christi Mariner's Cay Unit 2A, a map of which is recorded in Volume 67, Page 166 and 167, Map Records of Nueces County, Texas and Lots 11 and 12, Block 2, Padre Island - Corpus Christi Mariner's Cay Unit 2A, a map of which is recorded in Volume 39, Pages 193 through 194, Map Records of Nueces County, Texas.



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Block 21
Padre Island - Corpus Christi
Island Fairway Estates
Vol. 39, Pgs. 198-199, Map
Records of Nueces County, Texas



URBAN ENGINEERING
2725 SWATHNER, CORPUS CHRISTI, TEXAS 78404
(361)854-3101 Fax: (361)854-6001

DATE: July 3, 2008
SCALE: 1"=20'
JOB NO.: 41164.00.04
SHEET: 2 of 2
DRAWN BY: XG

Vol. 67 Pg 234