

State of Texas  
County of Nueces

PADRE WINDWARD, LP, 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 26<sup>th</sup> day of April, 2006

By: PADRE WINDWARD MANAGEMENT, LLC, General Partner

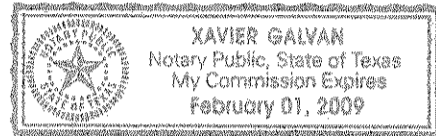
By: [Signature]  
ALEX H. HARRIS, Member

State of Texas  
County of Nueces

This instrument was acknowledged before me by ALEX H. HARRIS, as a Member of PADRE WINDWARD MANAGEMENT, LLC, a General Partner of PADRE WINDWARD, LP, on behalf of said partnership.

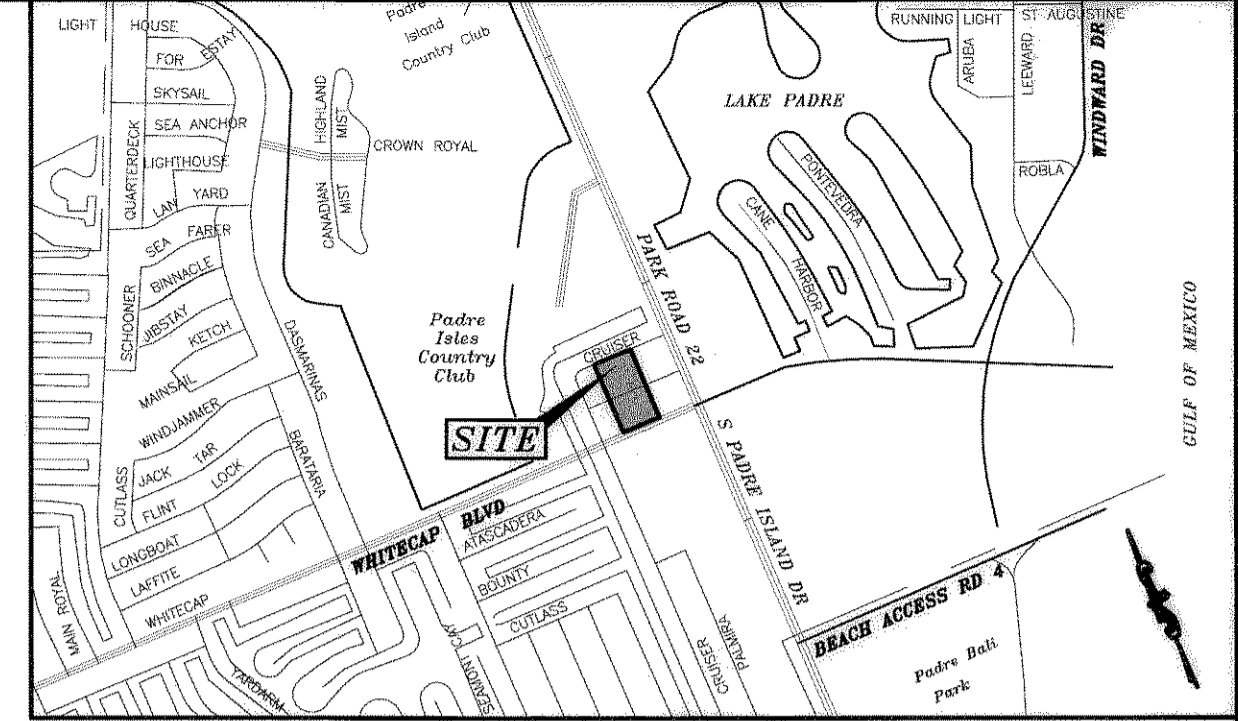
This the 26<sup>th</sup> day of April, 2006

By: [Signature]  
Notary Public in and for the State of Texas



**Plat of  
Padre Island - Corpus Christi  
Section No. 4  
Block 191, Lot 8A**

3.891 acres of land being all of Lots 8, 9, 10, 16, 17 and 18, Block 191, Padre Island - Corpus Christi, Section No. 4, a map of which is recorded in Volume 42, Pages 4-5, Map Records of Nueces County, Texas.



LOCATION MAP N.T.S.

State of Texas  
County of Nueces

ASSET DEVELOPMENT CORPORATION, hereby certifies that he holds a lien on the property owned by PADRE WINDWARD LP, as shown on the foregoing map and he approves of the subdivision and dedication for the purposes and considerations therein expressed.

This the 27<sup>th</sup> day of APRIL, 2006

By: ASSET DEVELOPMENT CORPORATION

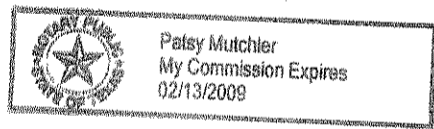
By: [Signature]  
PAUL SCHEXNAIDER, President

State of Texas  
County of Nueces

This instrument was acknowledged before me by PAUL SCHEXNAIDER, as President of ASSET DEVELOPMENT CORPORATION.

This the 27<sup>th</sup> day of APRIL, 2006

By: [Signature]  
Notary Public in and for the State of Texas



State of Texas  
County of Nueces

FIRST COMMERCE BANK, hereby certifies that it holds a lien on the property owned by PADRE WINDWARD LP, as shown on the foregoing map and it approves of the subdivision and dedication for the purposes and considerations therein expressed.

This the 26<sup>th</sup> day of April, 2006

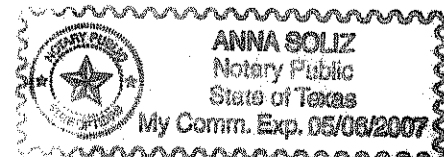
By: [Signature]  
Billy McDaniels, Executive Vice-President

State of Texas  
County of Nueces

This instrument was acknowledged before me by BILLY McDANIELS as Executive Vice-President of FIRST COMMERCE BANK.

This the 26<sup>th</sup> day of April, 2006

By: [Signature]  
Notary Public in and for the State of Texas



Notes:

- 1.) Total platted area contains 3.891 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 based on the recorded plat of Lots 8 through 18, Block 191, Padre Island - Corpus Christi, Section No. 4, a map of which is recorded in Volume 42, Pages 4-5, Map Records of Nueces County, Texas.
- 5.) 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 is located in a Special Flood Hazard Area.
- 6.) For Lot 8A, Block 191, Padre Palm Bay Townhomes Association, in recording this plat of Padre Palm Bay Townhomes, has designated certain areas of land as common area intended for use by the home owners in Lot 8A, Block 191, Padre Island-Corpus Christi Section No. 4, for recreation and other related activities. No habitable structures will be permitted within the common area in Lot 8A, Block 191, Padre Island-Corpus Christi Section No. 4.
- 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 8A, Block 191, Padre Island-Corpus Christi Section No. 4, as more fully provided in the declaration of covenants, conditions and restrictions applicable to Lot 8A, Block 191, Padre Island-Corpus Christi Section No. 4, said declaration of covenants, conditions and restrictions are herein incorporated and made a part of this plat.
- 8.) All designated common areas in Lot 8A, Block 191, Padre Island-Corpus Christi Section No. 4 shall be dedicated as a private access easement which will insure to the benefit of the Homeowners of Lot 8A, Block 191, Padre Island-Corpus Christi Section No. 4. The Padre Palm Bay 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 with the approval of the Padre Palm Bay Townhomes 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 Padre Palm Bay Townhomes, shall have the right to grant such Easement on the property without conflicting with terms hereof, so long as such specific Easements do 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 25<sup>th</sup> day of JULY, 2006

By: [Signature]  
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 Development Services of the City of Corpus Christi, Texas.

This the 26 day of JULY, 2006

By: [Signature]  
Mary Frances Teniente, 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 19<sup>th</sup> day of APRIL, 2006

By: [Signature]  
Michael N. Gunning, A.I.C.P.  
Secretary  
0406073-NP038

By: [Signature]  
R. Bryan Stone, Chairman

State of Texas  
County of Nueces

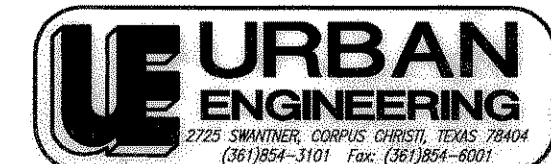
I, Diana T. Barrera, Clerk of the County Court in and for said County, do hereby certify that the foregoing instrument dated the 27 day of July, 2006, with its certificate of authentication was filed for record in my office the 27 day of July, 2006. At 1:51 O'clock P.M., and duly recorded the 27 day of July, 2006, at 1:51 O'clock P.M., in said County in Volume 65, Page 169/170, 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. 2006038300  
Filed for Record  
at 1:51 O'clock P.M.  
July 27, 2006

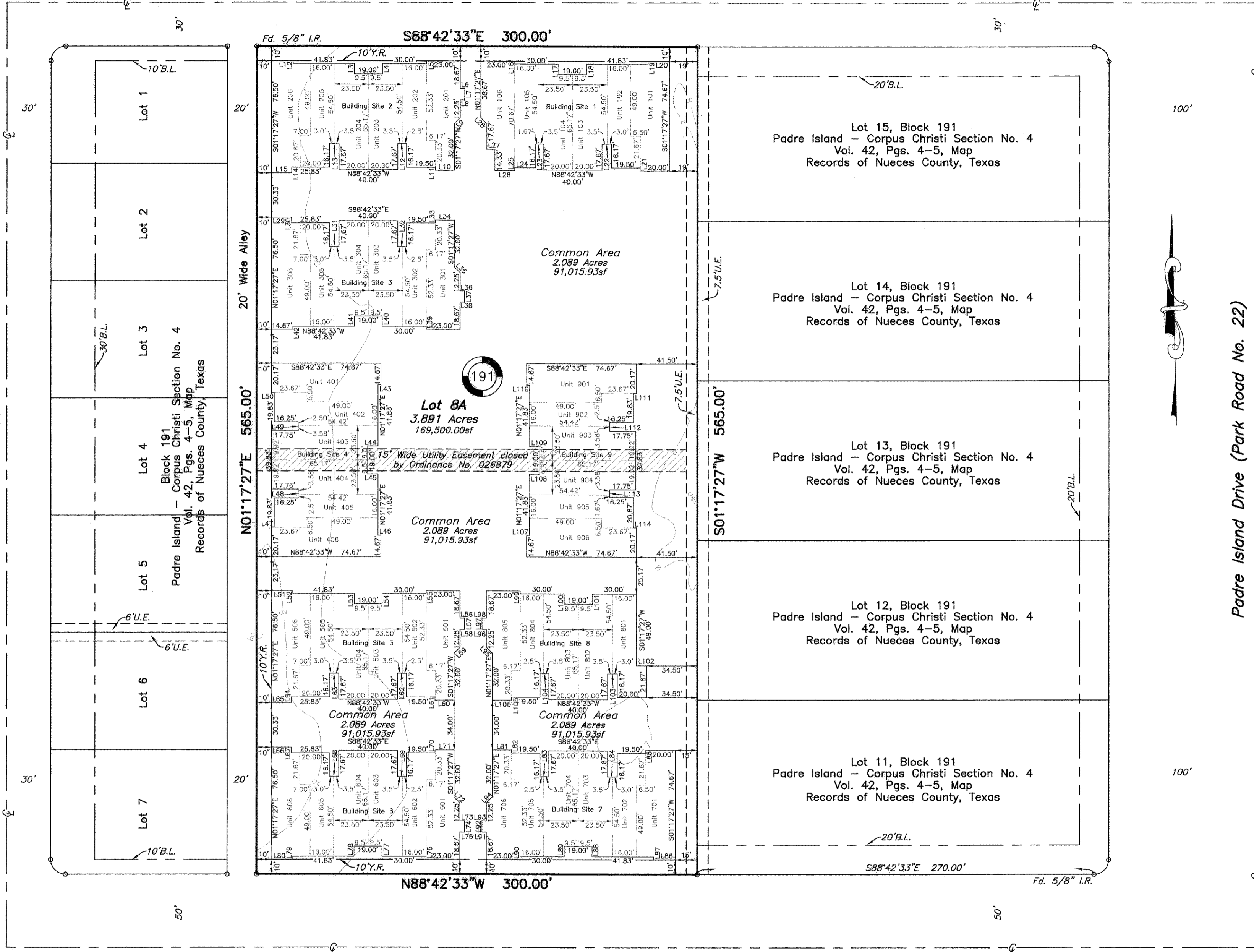
By: [Signature]  
Diana T. Barrera, County Clerk  
Nueces County, Texas  
Deputy  
[Signature]

By: [Signature]  
Deputy  
[Signature]



DATE: March 31, 2006  
SCALE: 1"=50'  
JOB NO.: 39422.A6.00  
SHEET: 1 of 2  
DRAWN BY: XG

Cruiser Street



Lot 15, Block 191  
Padre Island - Corpus Christi Section No. 4  
Vol. 42, Pgs. 4-5, Map  
Records of Nueces County, Texas

Lot 14, Block 191  
Padre Island - Corpus Christi Section No. 4  
Vol. 42, Pgs. 4-5, Map  
Records of Nueces County, Texas

Lot 13, Block 191  
Padre Island - Corpus Christi Section No. 4  
Vol. 42, Pgs. 4-5, Map  
Records of Nueces County, Texas

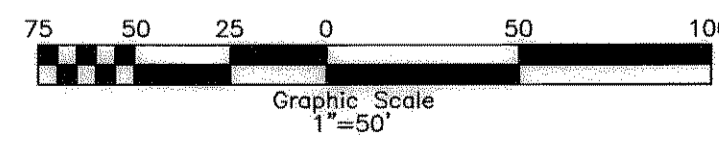
Lot 12, Block 191  
Padre Island - Corpus Christi Section No. 4  
Vol. 42, Pgs. 4-5, Map  
Records of Nueces County, Texas

Lot 11, Block 191  
Padre Island - Corpus Christi Section No. 4  
Vol. 42, Pgs. 4-5, Map  
Records of Nueces County, Texas

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S88°42'33"E	14.67'	L58	N88°42'33"W	3.00'
L2	S01°17'27"W	2.00'	L59	S46°17'27"W	5.66'
L3	S01°17'27"W	7.00'	L60	N88°42'33"W	13.00'
L4	N01°17'27"E	7.00'	L61	N01°17'27"E	2.00'
L5	N01°17'27"E	2.00'	L62	N88°42'33"W	6.00'
L6	S88°42'33"E	3.00'	L63	N88°42'33"W	6.50'
L7	S01°17'27"W	7.75'	L64	S01°17'27"W	3.83'
L8	N88°42'33"W	3.00'	L65	N88°42'33"W	13.67'
L9	S46°17'27"W	5.66'	L66	S88°42'33"E	13.67'
L10	N88°42'33"W	13.00'	L67	S01°17'27"W	3.83'
L11	N01°17'27"E	2.00'	L68	S88°42'33"E	6.50'
L12	N88°42'33"W	6.00'	L69	S88°42'33"E	6.00'
L13	N88°42'33"W	6.50'	L70	N01°17'27"E	2.00'
L14	S01°17'27"W	3.83'	L71	S88°42'33"E	13.00'
L15	N88°42'33"W	13.67'	L72	S43°42'33"E	5.66'
L16	S01°17'27"W	2.00'	L73	S88°42'33"E	3.00'
L17	S01°17'27"W	7.00'	L74	S01°17'27"W	7.75'
L18	N01°17'27"E	7.00'	L75	N88°42'33"W	3.00'
L19	N01°17'27"E	2.00'	L76	N01°17'27"E	2.00'
L20	S88°42'33"E	14.67'	L77	N01°17'27"E	7.00'
L21	N01°17'27"E	2.00'	L78	S01°17'27"W	7.00'
L22	N88°42'33"W	6.50'	L79	S01°17'27"W	2.00'
L23	N88°42'33"W	5.17'	L80	N88°42'33"W	14.67'
L24	N88°42'33"W	14.33'	L81	S88°42'33"E	13.00'
L25	S01°17'27"W	2.00'	L82	S01°17'27"W	2.00'
L26	N88°42'33"W	13.50'	L83	S88°42'33"E	6.00'
L27	N88°42'33"W	5.50'	L84	S88°42'33"E	6.50'
L28	N43°42'33"W	5.66'	L85	N01°17'27"E	2.00'
L29	S88°42'33"E	13.67'	L86	N88°42'33"W	14.67'
L30	S01°17'27"W	3.83'	L87	N01°17'27"E	2.00'
L31	S88°42'33"E	6.50'	L88	N01°17'27"E	7.00'
L32	S88°42'33"E	6.00'	L89	S01°17'27"W	7.00'
L33	N01°17'27"E	2.00'	L90	S01°17'27"W	2.00'
L34	S88°42'33"E	13.00'	L91	N88°42'33"W	3.00'
L35	S43°42'33"E	5.66'	L92	N01°17'27"E	7.75'
L36	S88°42'33"E	3.00'	L93	S88°42'33"E	3.00'
L37	S01°17'27"W	7.75'	L94	N46°17'27"E	5.66'
L38	N88°42'33"W	3.00'	L95	N43°42'33"W	5.66'
L39	N01°17'27"E	2.00'	L96	N88°42'33"W	3.00'
L40	N01°17'27"E	7.00'	L97	N01°17'27"E	7.75'
L41	S01°17'27"W	7.00'	L98	S88°42'33"E	3.00'
L42	S01°17'27"W	2.00'	L99	S01°17'27"W	2.00'
L43	N88°42'33"W	2.00'	L100	S01°17'27"W	7.00'
L44	N88°42'33"W	7.00'	L101	N01°17'27"E	7.00'
L45	S88°42'33"E	7.00'	L102	S88°42'33"E	7.00'
L46	S88°42'33"E	2.00'	L103	N88°42'33"W	6.50'
L47	S88°42'33"E	2.00'	L104	N88°42'33"W	6.00'
L48	N01°17'27"E	6.08'	L105	S01°17'27"W	2.00'
L49	N01°17'27"E	6.08'	L106	N88°42'33"W	13.00'
L50	N88°42'33"W	2.00'	L107	S88°42'33"E	2.00'
L51	S88°42'33"E	14.67'	L108	S88°42'33"E	7.00'
L52	S01°17'27"W	2.00'	L109	N88°42'33"W	7.00'
L53	S01°17'27"W	7.00'	L110	N88°42'33"W	2.00'
L54	N01°17'27"E	7.00'	L111	N88°42'33"W	2.00'
L55	N01°17'27"E	2.00'	L112	S01°17'27"W	6.08'
L56	S88°42'33"E	3.00'	L113	S01°17'27"W	5.25'
L57	S01°17'27"W	7.75'	L114	S88°42'33"E	2.00'

Plat of  
**Padre Island - Corpus Christi**  
**Section No. 4**  
**Block 191, Lot 8A**

3.891 acres of land being all of Lots 8, 9, 10, 16, 17 and 18, Block 191, Padre Island - Corpus Christi, Section No. 4, a map of which is recorded in Volume 42, Pages 4-5, Map Records of Nueces County, Texas.



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

DATE: March 31, 2006  
SCALE: 1"=50'  
JOB NO.: 39422.A6.00  
SHEET: 2 of 2  
DRAWN BY: XG