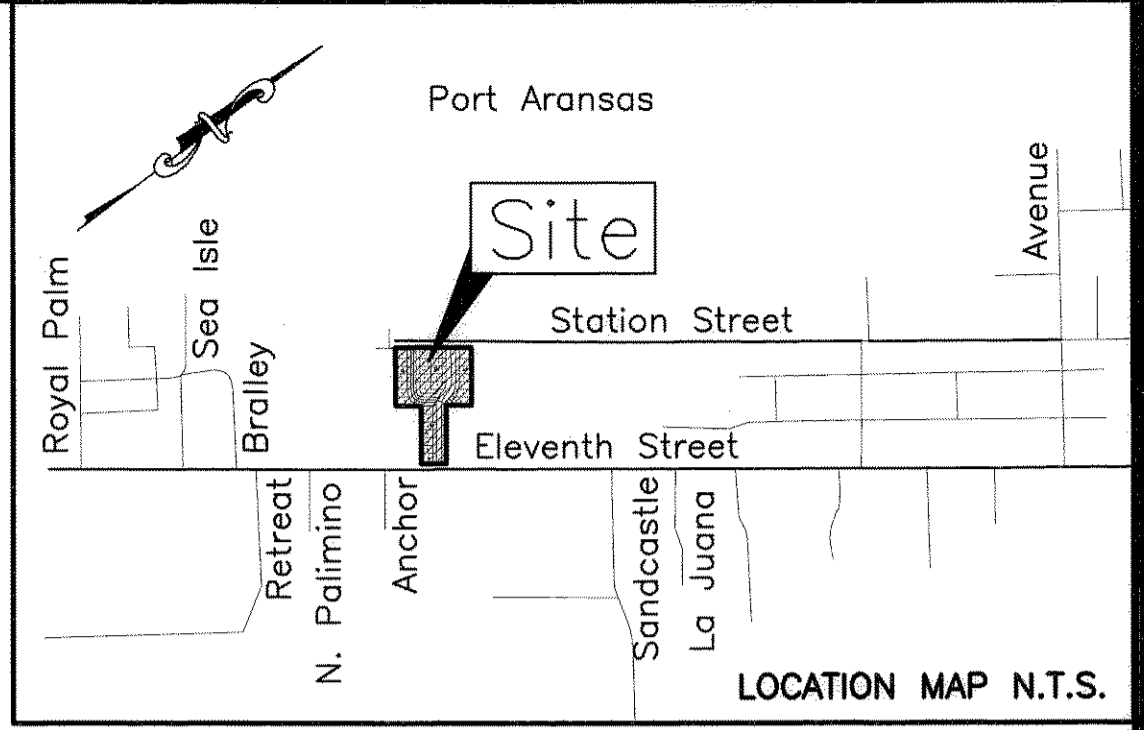


**Plat of  
Spencer's Landing**

3.656 acres of land, being all of Lots 4, 6, 7 and 8, Block 44, State Land Surveys on Mustang Island, a map of which is recorded in the General Land Office of the State of Texas, in the County of Travis, City of Austin.



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 hereon and to complete such operations with due and reasonable diligence consistent with sound professional practice.

This the 6<sup>th</sup> day of October, 2008

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

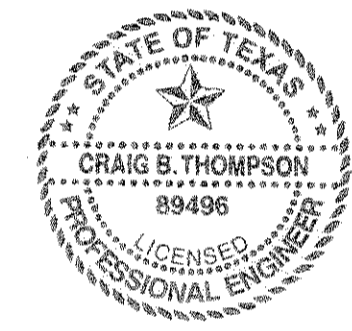


State of Texas  
County of Nueces

This final plat of the herein described property was approved by the City Engineer for the City of Port Aransas, Texas.

This the 15<sup>th</sup> day of OCTOBER, 2008

[Signature]  
City Engineer



State of Texas  
County of Nueces

This final plat of the herein described property was approved on behalf of the City of Port Aransas, Texas by the Planning and Zoning Commission.

This the 8<sup>th</sup> day of OCTOBER, 2008

[Signature]  
Chairman of Planning and Zoning Commission

[Signature]  
City Secretary

State of Texas  
County of Nueces

This final plat of the herein described property was approved on behalf of the City of Port Aransas, Texas by the City Council.

This the 9<sup>th</sup> day of October, 2008

[Signature]  
Mayor

[Signature]  
City Secretary

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 15<sup>th</sup> day of October, 2008, with its certificate of authentication was filed for record in my office the 15<sup>th</sup> day of October, 2008, at 12:11 O'clock P. M., and duly recorded the 15<sup>th</sup> day of October, 2008, at 12:11 O'clock P. M., in said County in Volume 67, Page 224, 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. 2008046105  
Filed for Record

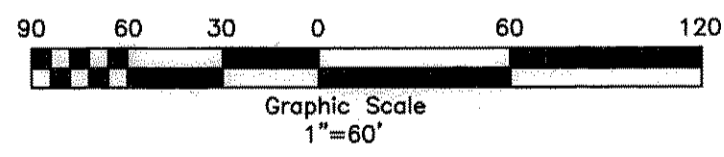
[Signature]  
Diana T. Barrera, County Clerk  
Nueces County, Texas

By: [Signature]  
Deputy

at 12:11 O'clock P. M.  
October 15, 2008

LINE	BEARING	DISTANCE
L1	N16°19'07"W	39.40'
L2	N16°19'07"W	39.40'
L3	N16°19'07"W	39.40'
L4	S52°28'28"W	1.59'
L5	S52°28'28"W	38.26'
L6	N52°28'28"E	1.59'
L7	N37°05'38"E	46.65'
L8	N37°05'38"E	46.65'
L9	S37°05'38"W	46.65'
L10	S12°53'40"E	9.82'
L11	S52°57'15"E	26.55'

CURVE	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH
C1	36°44'28"	85.00'	28.23'	54.51'
C2	36°44'28"	60.00'	19.93'	38.48'
C3	36°44'28"	35.00'	11.62'	22.44'
C4	07°22'18"	100.00'	6.44'	12.87'
C5	36°42'54"	75.00'	24.89'	48.06'
C6	36°42'54"	50.00'	16.59'	32.04'
C7	01°40'22"	100.00'	1.46'	2.92'
C8	15°22'50"	50.00'	6.75'	13.42'
C9	15°22'50"	62.50'	8.44'	16.78'
C10	15°22'50"	75.00'	10.13'	20.13'
C11	76°09'53"	15.00'	11.75'	19.94'
C12	76°09'53"	15.00'	11.75'	19.94'
C13	89°50'48"	35.00'	34.91'	54.88'
C14	89°50'48"	47.50'	47.37'	74.49'
C15	89°50'48"	60.00'	59.84'	94.09'



- Notes:
- Total platted area contains 3.656 acres of land (Includes street dedication).
  - Bearings are based on the recorded plat of Lots 5-A and 5-B, Block 44, State Land Surveys on Mustang Island, a map of which is recorded in Volume 56, Page 185, Map Records of Nueces County, Texas.
  - By graphic plotting only, this property is in Zones "AE (EI B)" on Flood Insurance Rate Map, Community Panel No. 485498 0003 F, City of Port Aransas, Texas, which bears an effective date of September 30, 1992 and is in a Special Flood Hazard Area.
  - Lot 8, Block 3 is common area to be retained by the Homeowner's Association.
  - Set 5/8" iron rods with red plastic cap stamped "Urban Engr C.C. Tx" at all lot corners, unless otherwise noted.
  - Chloe's Way (Lot 16, Block 3) is to be dedicated to the public use for the installation, operation and use of public utilities; that the water and sewer utilities are installed and dedicated in accordance with the Resolution Establishing Criteria for the Dedication of Lines and Conveyance of Easements from the Developers of Real Property within the Geographic Boundaries of the Nueces County Water Control and Improvement District No. 4.

- Setbacks:  
5' Minimum Side Yard (Lot 1, Block 1, Lots 1 & 10, Block 2, Lots 1, 7 and 15, Block 3)  
0' Minimum Side Yard (On side w/minimum 10' spacing between buildings) all other lots.  
10' Minimum Rear Yard  
20' Minimum Front Yard  
20' Side yard 11th Street  
15' Side yard on Station Street
- No driveway access shall be allowed on Station Street or 11th Street.
- Lot 5, Block 2 is a Clubhouse Lot and it is to be maintained by the Homeowner's Association.
- Lot 8, Block 3 is a non-buildable lot that is to be maintained by the Homeowner's Association.
- Lot 16, Block 3 is a private street that is to be maintained by the Homeowner's Association.
- Substandard lot size, lot dimensions and private road have been granted to the subdivision in exchange for the 50' R.O.W. connecting South Station Street to South Eleventh Street under Article XI, Section 25-310, Flexible Development Code.

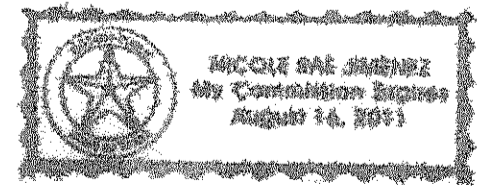
State of Texas  
County of Bexar

International Bank of Commerce, hereby certifies that it holds a lien on the property owned by Thomas Nathan Clark, as shown on the foregoing map and it approves of the subdivision and dedication for the purposes and considerations therein expressed.

This the 23<sup>rd</sup> day of Sept., 2008

By: International Bank of Commerce

By: [Signature]  
Bruce A. McMillan, Bank Officer



State of Texas  
County of Bexar

This instrument was acknowledged before me by Bruce A. McMillan, as Bank Officer of International Bank of Commerce.

This the 23<sup>rd</sup> day of September, 2008

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

State of Texas  
County of Nueces

I, Thomas Nathan Clark, hereby certify that I am the owner of the lands embraced within the boundaries of the foregoing plat; that we have had said lands surveyed and subdivided as shown; that public 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; that the water and sewer utilities are installed and dedicated in accordance with the Resolution Establishing Criteria for the Dedication of Lines and Conveyance of Easements from the Developers of Real Property within the Geographic Boundaries of the Nueces County Water Control and Improvement District No. 4; and that this map was made for the purpose of description and dedication.

This the 23<sup>rd</sup> day of September, 2008

[Signature]  
By: Thomas Nathan Clark

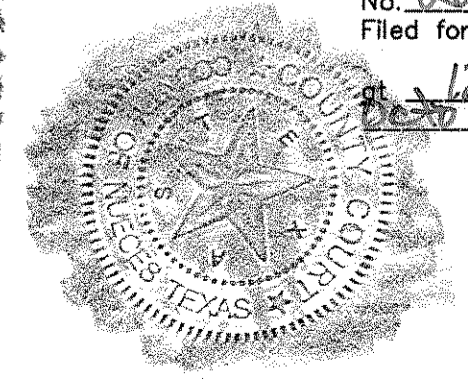
State of Texas  
County of Nueces Bexar

This instrument was acknowledged before me by Thomas Nathan Clark.



This the 23<sup>rd</sup> day of September, 2008

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



**URBAN ENGINEERING**  
2725 SWANWICK, CORPUS CHRISTI, TEXAS 78404  
(361)854-3101 Fax: (361)854-8001

DATE: June 28, 2007  
SCALE: 1"=60'  
JOB NO.: 41136.00.00  
SHEET: 1 of 1  
DRAWN BY: XG

REC 59 19 108