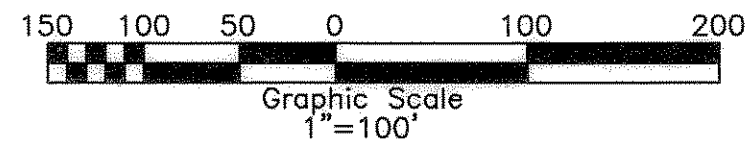
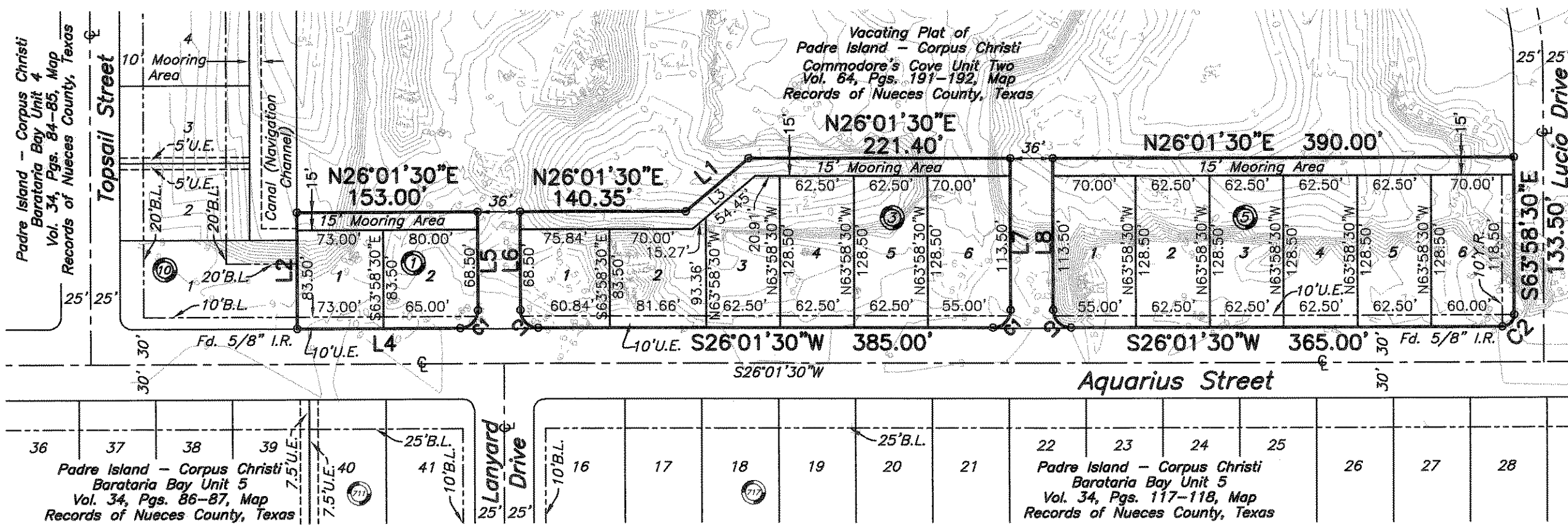


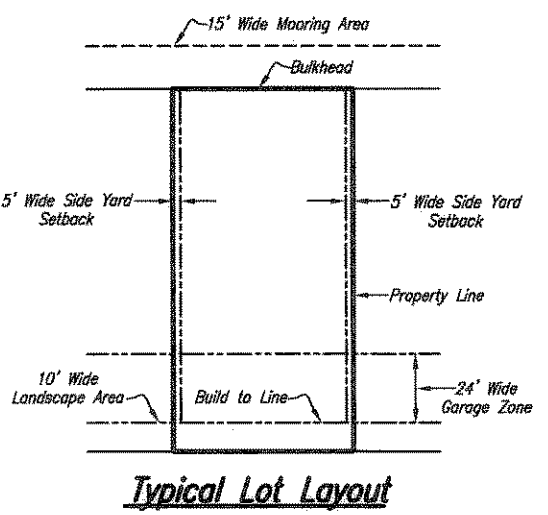
Plat of Commodore's Pointe P.U.D. 2 Unit 1

Being out of the Vacating Plat of Padre Island - Corpus Christi Commodore's Cove Unit Two, a map of which is recorded in Volume 64, Pages 191-192, Map Records of Nueces County, Texas.



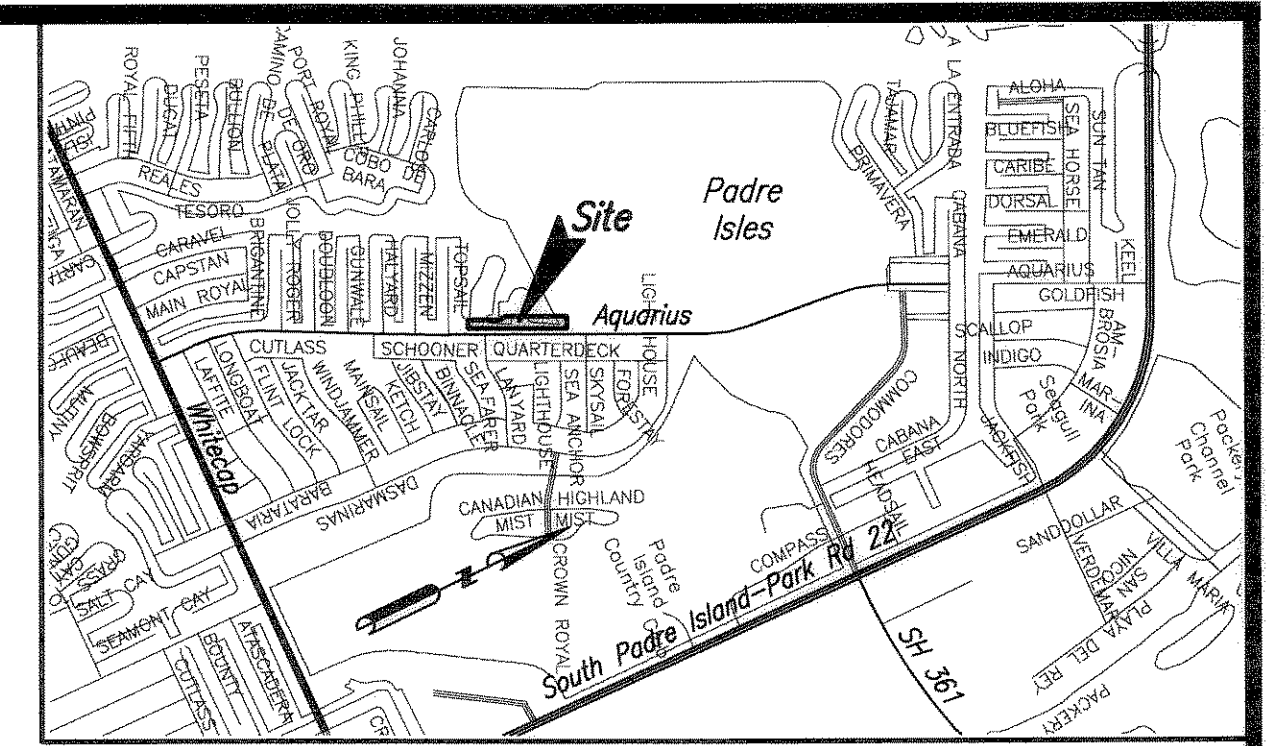
CURVE	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH
C1	90°00'00"	15.00'	15.00'	23.56'
C2	90°00'00"	10.00'	10.00'	15.71'

LINE	BEARING	DISTANCE
L1	N14°10'31"W	69.72'
L2	N63°58'30"W	98.50'
L3	N14°10'31"W	69.72'
L4	S26°01'30"W	138.00'
L5	S63°58'30"E	83.50'
L6	N63°58'30"W	83.50'
L7	S63°58'30"E	128.50'
L8	N63°58'30"W	128.50'



- Notes:
- Total platted area contains 2.820 acres of land.
 - Set 5/8 inch iron rods with red plastic cap stamped "URBAN ENGR C.C. TX" at all front Lot corners and set drill holes filled with lead on the bulkhead for all rear Lot corners, except where noted.
 - The receiving waters for the storm water runoff from this property is the Laguna Madre. The TCEQ has classified the aquatic life use for the Laguna Madre as "exceptional" and "oyster waters." TCEQ also categorized the receiving waters as "contact recreational use."
 - Bearings are based on the recorded plat of Padre Island-Corpus Christi, Commodore's Cove Unit 2, a map of which is recorded in Volume 38, Pages 36-44, 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. 485494 0705 D, City of Corpus Christi, Texas, which bears an effective date of May 4, 1992 and is in a Special Flood Hazard Area.
 - The City of Corpus Christi has no responsibility for repair and maintenance of utility lines inside the boundary of Commodore's Pointe PUD 2, unless such utilities are installed in a dedicated public utility easement. Since the Developer has chosen to construct the streets of concrete, instead of the City of Corpus Christi's flexible base pavement, if the City must remove any pavement to repair or maintain a City utility line, the City will only patch the pavement in a manner similar to that used on asphalt street surfaces. The City is not required to restore the paved surface with concrete to match the installed pavement.
 - All streets areas shall be dedicated utility easements. The Homeowner's Association reserves the right to install such items as fences, walls, security systems, sprinkler system, and any other improvement as long as it does not unreasonably interfere with normal city and franchised utility work. The City of Corpus Christi is not liable for any staining of concrete road surfaces caused by City vehicle and equipment.
 - The conveyance to any grantee of any lot within the subject subdivision shall include membership in the Homeowner's Association, which association shall hold title to all common areas in the subdivision. The Homeowner's Association will be responsible for maintenance of private streets.
 - The City of Corpus Christi is not responsible for any drainage within the Commodore's Pointe Subdivision. The Homeowner's Association will be responsible for any maintenance of storm water discharge into the receiving waters, and will need to ensure any discharge complies with applicable TCEQ regulations. This plat is in compliance with the P.U.D. 2 Zoning Ordinance No. 025818 adopted July 13, 2004 by the City Council.

Block	Lot	Area
1	1	6,095.50 SF
1	2	6,631.71 SF
3	1	6,283.95 SF
3	2	6,876.52 SF
3	3	7,300.55 SF
3	4	8,031.25 SF
3	5	8,031.25 SF
3	6	8,946.71 SF
5	1	8,946.71 SF
5	2	8,031.25 SF
5	3	8,031.25 SF
5	4	8,031.25 SF
5	5	8,031.25 SF
5	6	8,973.34 SF



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 25th day of October, 2005
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 Engineering Services of the City of Corpus Christi, Texas.

This the 2nd day of Dec, 2005
Angel R. Escobar PE
 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.

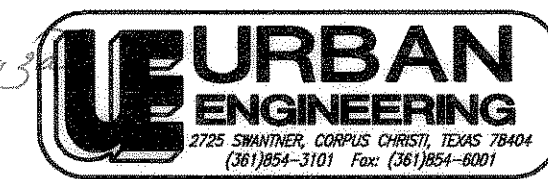
This the 1st day of June, 2005
Michael N. Gunning Secretary
Rudy King for Bryan Stone R. Bryan Stone, Chairman

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 02 day of December, 2005, with its certificate of authentication was filed for record in my office the 02 day of December, 2005, at 3:01 O'clock P.M., and duly recorded the 02 day of December, 2005, at 3:01 O'clock P.M., in said County in Volume 64, Page 215, 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. 2005062527
 Filed for Record
 at 3:01 O'clock P.M.
December 2, 2005
Diana T. Barrera
 Diana T. Barrera, County Clerk
 Nueces County, Texas
 By: Janette Barrera
 Deputy

Diana T. Barrera
 Clerk County Court
 Nueces County, Texas



DATE: October 26, 2005
 SCALE: 1"= 100'
 JOB NO.: 10112.A4.01
 SHEET: 1 OF 1
 DRAWN BY: XG
 Cht: 10/26/05 235

State of Texas
County of Nueces

ASSET DEVELOPMENT CORPORATION, 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 25th day of October, 2005
 By: ASSET DEVELOPMENT CORPORATION
Paul Schexnalder
 PAUL SCHEXNALDER, President

State of Texas
County of Nueces

This instrument was acknowledged before me by PAUL SCHEXNALDER, as President of ASSET DEVELOPMENT CORPORATION, on behalf of said corporation.

This the 25th day of October, 2005
Susan G. Tanny
 Notary Public in and for the State of Texas

