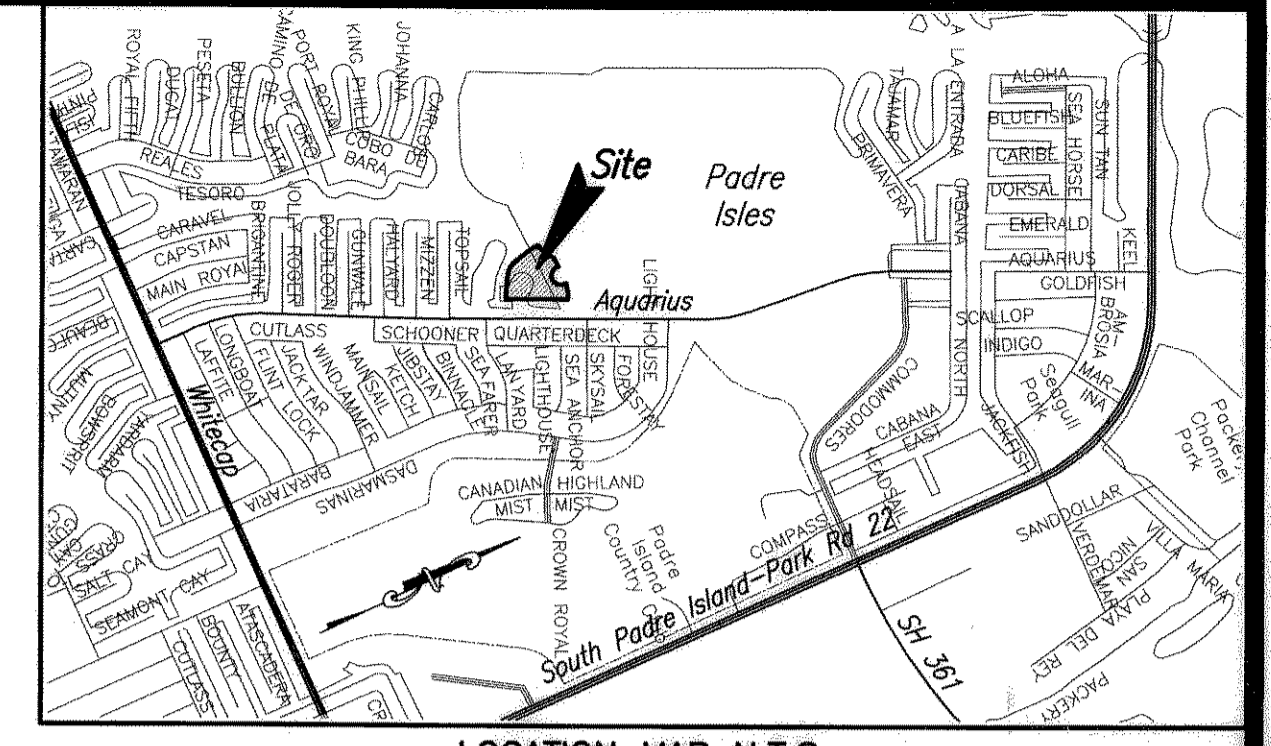


Notes:

- 1.) Total platted area contains 6.442 acres of land.
- 2.) 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.
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- 4.) 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.
- 5.) 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.
- 6.) 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.
- 7.) 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.
- 8.) 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.
- 9.) The City of Corpus Christi is not responsible for any drainage within the Commodore's Pointe P.U.D. 2 boundary. 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.
- 10.) Lot 1, Block 8 and Lot 1, Block 9 are non-buildable lots to be maintained by the Homeowner's Association.
- 11.) 5' Utility and Landscape Easement in front of Lots is for service pedestals and water meters only. No primary lines, transformers, water lines, sewer lines or gas lines are allowed.



LOCATION MAP N.T.S.

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

*Being 6.442 acres 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.*

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 21<sup>st</sup> day of April, 2006

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

Angel R. Escobar  
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 \_\_\_ day of \_\_\_\_\_, 20\_\_

Michael N. Gunning      Bryan Stone  
Michael N. Gunning, A.I.C.P.      R. Bryan Stone, Chairman  
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 27 day of April, 2006, with its certificate of authentication was filed for record in my office the 27 day of April, 2006 at 1:07 O'clock P.M., and duly recorded the 27 day of April, 2006, at 1:07 O'clock P.M., in said County in Volume 65, Page 87, 88, 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. 2006021068  
Filed for Record  
at 1:07 O'clock P.M.  
April 27, 2006

Diana T. Barrera  
Diana T. Barrera, County Clerk  
Nueces County, Texas  
By: Lupe Rendon  
Deputy

Diana T. Barrera  
Clerk County Court  
Nueces County, Texas

By: Lupe Rendon  
Deputy

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 19<sup>th</sup> day of April, 2006

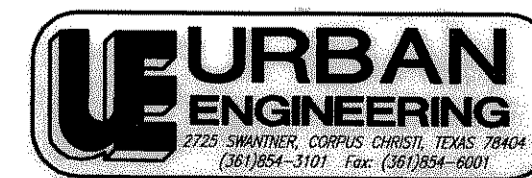
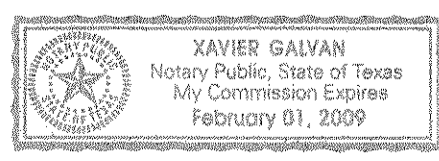
By: Paul Schexnailder  
PAUL SCHEXNAILDER, President

State of Texas  
County of Nueces

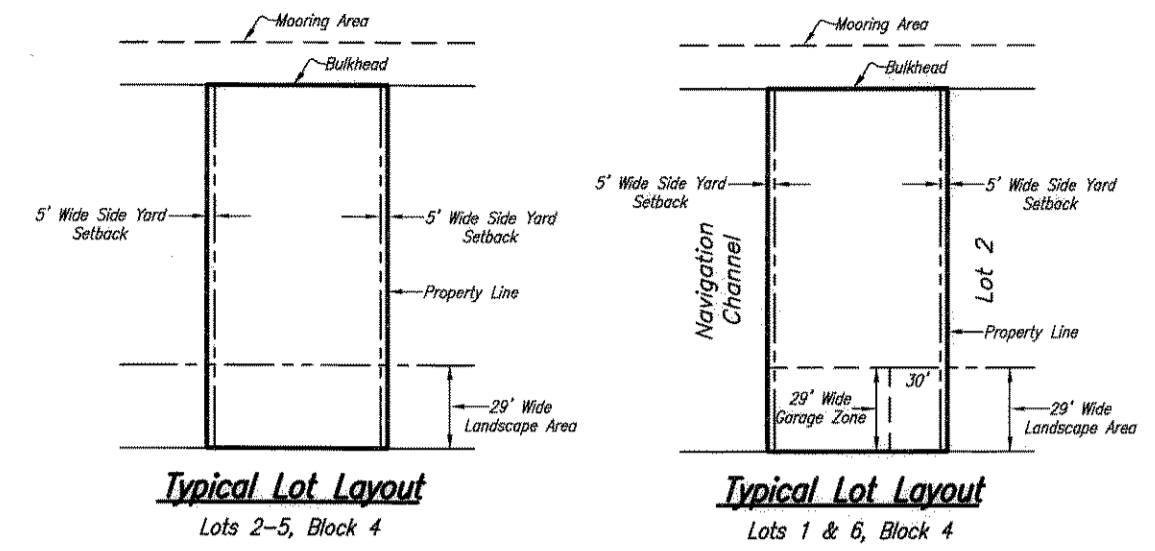
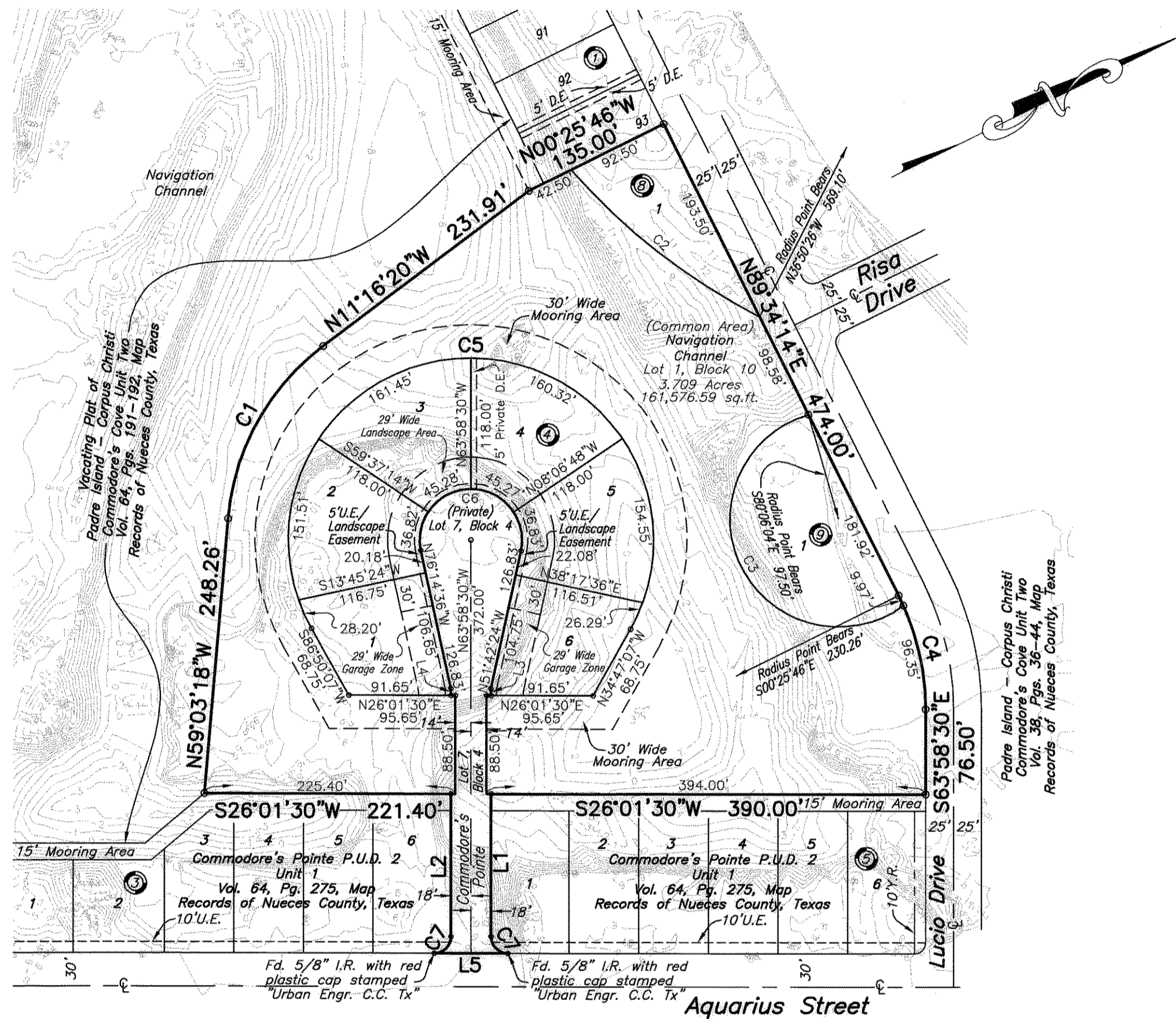
This instrument was acknowledged before me by PAUL SCHEXNAILDER, as President of ASSET DEVELOPMENT CORPORATION, on behalf of said corporation.

This the 19<sup>th</sup> day of April, 2006

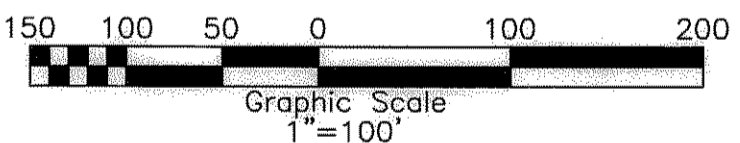
Xavier Galvan  
Notary Public in and for the State of Texas



DATE: September 19, 2005  
SCALE: 1"=100'  
JOB NO.: 10112.A4.01  
SHEET: 1 of 2  
DRAWN BY: XG



- Notes:
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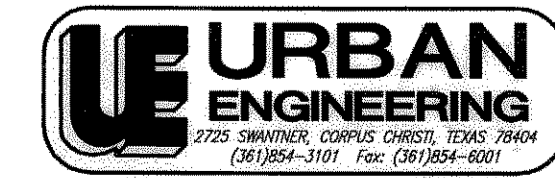
| Block | Lot | Area         |
|-------|-----|--------------|
| 1     | 4   | 10,677.55 SF |
| 2     | 4   | 12,290.73 SF |
| 3     | 4   | 12,197.27 SF |
| 4     | 4   | 12,130.19 SF |
| 5     | 4   | 12,579.41 SF |
| 6     | 4   | 10,455.94 SF |
| 7     | 4   | 19,984.83 SF |
| 8     | 1   | 10,409.47 SF |
| 9     | 1   | 18,322.07 SF |

| CURVE | DELTA ANGLE | RADIUS  | TANGENT | ARC LENGTH |
|-------|-------------|---------|---------|------------|
| C1    | 47°46'58"   | 219.00' | 97.01'  | 182.64'    |
| C2    | 21°43'20"   | 569.10' | 109.19' | 215.76'    |
| C3    | 200°31'41"  | 97.50'  | 538.43' | 341.24'    |
| C4    | 26°27'16"   | 230.26' | 54.12'  | 106.31'    |
| C5    | 238°22'46"  | 164.00' | 293.57' | 682.32'    |
| C6    | 204°32'11"  | 46.00'  | 211.54' | 164.21'    |
| C7    | 90°00'00"   | 15.00'  | 15.00'  | 23.56'     |

| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| L1   | S63°58'30"E | 128.50'  |
| L2   | N63°58'30"W | 128.50'  |
| L3   | S63°58'30"E | 6.29'    |
| L4   | N63°58'30"W | 6.29'    |
| L5   | S26°01'30"W | 66.00'   |

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

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SCALE: 1" = 100'  
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SHEET: 2 of 2  
DRAWN BY: XG