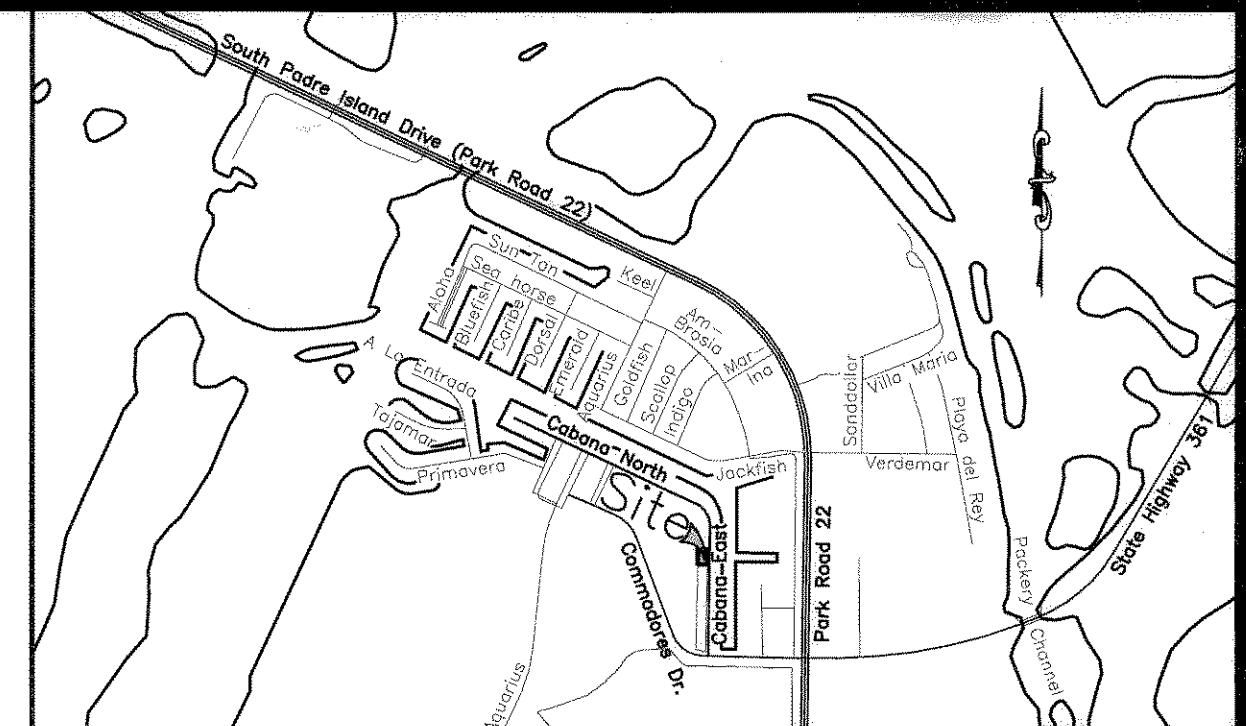


VOL. 67 P. 164

Notes:

- 1.) Total platted area contains 0.362 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 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.
- 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 it is located in a Special Flood Hazard Area.
- 6.) For Lot 13A, Block 2, Diana Homes, Inc., 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 13A, 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 13A, Block 2, Padre Island-Corpus Christi Mariner's Cay Unit 2A.
- 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 13A, 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 13A, 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.
- 8.) All designated common areas in Lot 13A, 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 13A, 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.
- 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 as approval by the Marquesas Townhomes Homeowners Association Board of Directors.



LOCATION MAP N.T.S.

**Plat of
Padre Island - Corpus Christi
Mariner's Cay Unit 2A
Block 2, Lot 13A**

*being a replat of Lots 13 and 14, 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.*

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 13th day of June, 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 20th day of June, 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 14th day of MAY, 2008

Parce Goode-Macon Rudy Stone
Parce Goode-Macon R. Bryan Stone, Chairman
Secretary 0508045-NP035

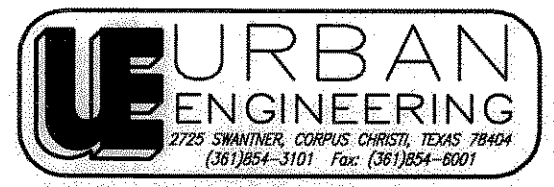
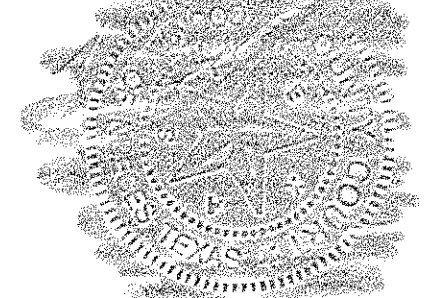
State of Texas
County of Nueces

I, Diana T. Barrera, Clerk of the County Court in and for said County, do hereby certify that the foregoing instrument dated the 28 day of May, 2008, with its certificate of authentication was filed for record in my office the 20 day of June, 2008, at 2:37 O'clock P.M., and duly recorded the 20 day of June, 2008, at 2:37 O'clock P.M., in said County in Volume 67, Page 164, 165, 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. 2008028041
Filed for Record
at 2:37 O'clock P.M.
20 June, 2008

Diana T. Barrera
Diana T. Barrera, County Clerk
Nueces County, Texas
By: Grace A. Barrientos
Deputy
GRACE A. BARRIENTOS



DATE: April 25, 2008
SCALE: 1"=20'
JOB NO.: 41164.A8.00
SHEET: 1 of 2
DRAWN BY: XG

State of Texas
County of Nueces

Diana Homes, Inc., 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 28th day of May, 2008

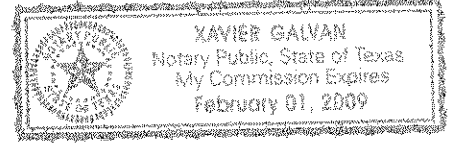
By: Diane McGoarty
Diane McGoarty, President

State of Texas
County of Nueces

This instrument was acknowledged before me by Diane McGoarty, President of Diana Homes, Inc.

This the 28th day of May, 2008

Xavier Galvan
Notary Public in and for the State of Texas



State of Texas
County of Nueces

Value Bank Texas, hereby certifies that it holds a lien on the property owned by Diana Homes, Inc., a limited partnership, as shown on the foregoing map and it approves of the subdivision and dedication for the purposes and considerations therein expressed.

This the 12th day of June, 2008

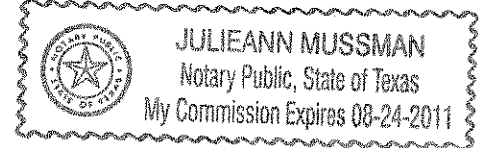
By: Value Bank Texas
W. Bradley Myers
W. Bradley Myers, Vice-President

State of Texas
County of Nueces

This instrument was acknowledged before me by W. Bradley Myers, as Vice-President of Value Bank Texas.

This the 12th day of June, 2008

Julieann Mussman
Notary Public in and for the State of Texas

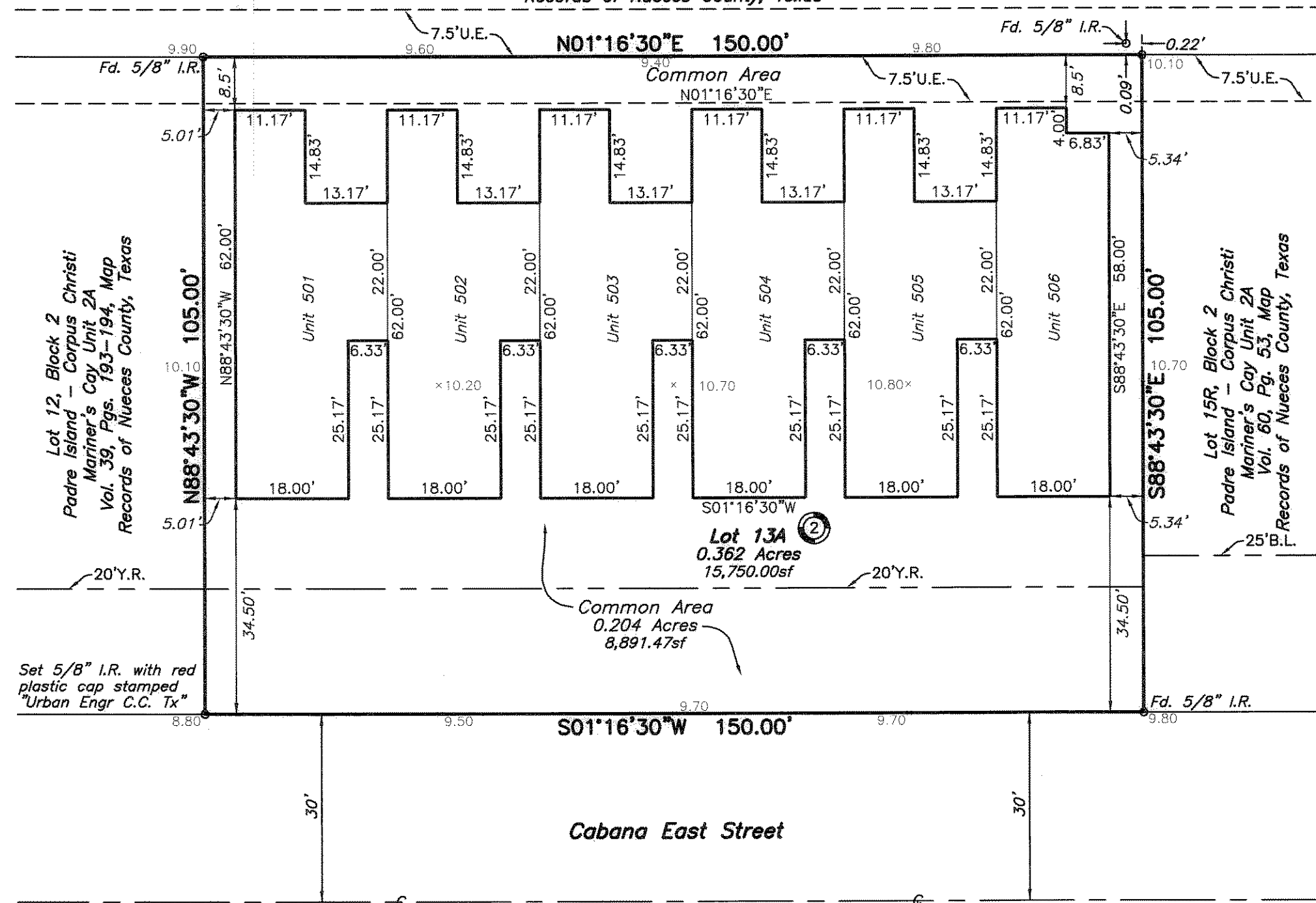


**Plat of
Padre Island - Corpus Christi
Mariner's Cay Unit 2A
Block 2, Lot 13A**

*being a replat of Lots 13 and 14, 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.*

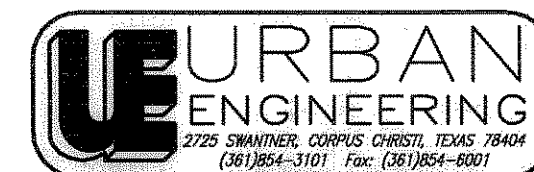
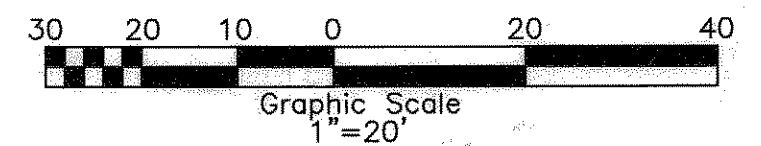


Block 21
Padre Island - Corpus Christi
Island Fairway Estates
Vol. 39, Pgs. 198-199, Map
Records of Nueces County, Texas



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- 6.) For Lot 13A, Block 2, Diana Homes, Inc., 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 13A, 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 13A, Block 2, Padre Island-Corpus Christi Mariner's Cay Unit 2A.
- 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 13A, 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 13A, 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.
- 8.) All designated common areas in Lot 13A, 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 13A, 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.
- 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 as approval by the Marquesas Townhomes Homeowners Association Board of Directors.



DATE: April 25, 2008
SCALE: 1"=20'
JOB NO.: 41164.A8.00
SHEET: 2 of 2
DRAWN BY: XG