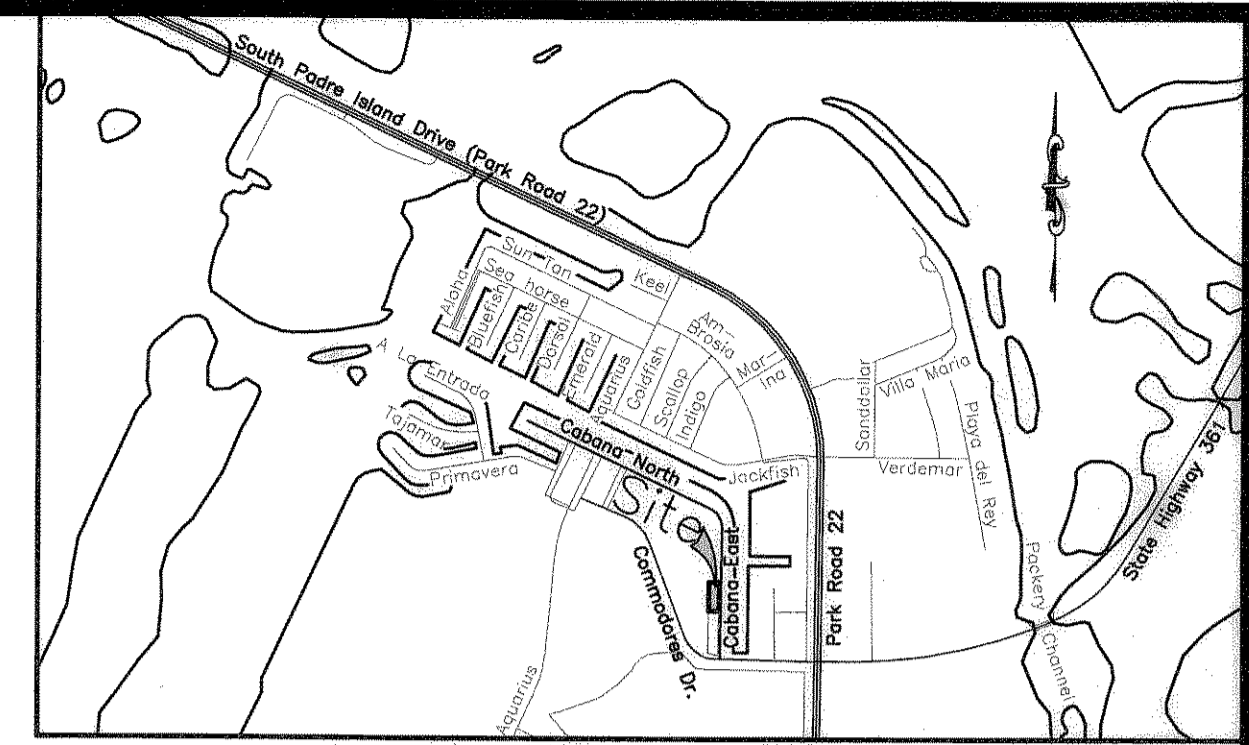


Vol. 67 P. 166

Notes:

- 1.) Total platted area contains 0.723 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. No monumentation found or set for unit corners.
- 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 7A, Block 2, Brite Star Construction, LP, 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 7A, 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 7A, 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 7A, 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 7A, 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 7A, 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 7A, 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.
- 10.) All property within the boundary of this plat is subject to a hold harmless agreement for the drainage easement located between Lot 7A and 4A, executed by the owner, and filed with the County in Document No. 2008026772, O.R.N.C.T.



LOCATION MAP N.T.S.

**Plat of**  
**Padre Island - Corpus Christi**  
**Mariner's Cay Unit 2A**  
**Block 2, Lot 7A**

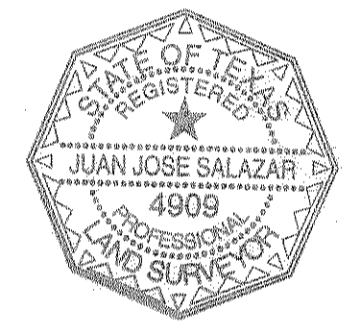
*being a replat of Lots 7, 8, 9 and 10, Block 2, Padre Island - Corpus Christi Mariner's Cay Unit 2A, a map of which is recorded in Volume 39, Pages 193 through 194. Map Records of Nueces County, Texas.*

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 13<sup>th</sup> 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 19<sup>th</sup> 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 28<sup>th</sup> day of MAY, 2008

Faryce Goode-Macon      R. Bryan Stone  
 Faryce Goode-Macon      R. Bryan Stone, Chairman  
 Secretary      Secretary  
 0508053-NP041

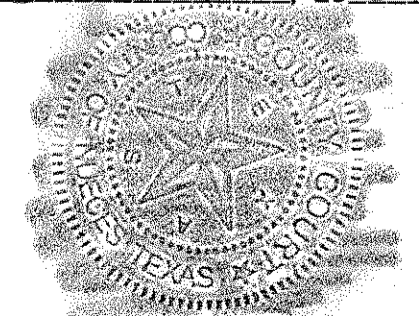
State of Texas  
 County of Nueces

I, Diana T. Barrera, Clerk of the County Court in and for said County, do hereby certify that the foregoing instrument dated the 12 day of June, 2008, with its certificate of authentication was filed for record in my office the 20 day of June, 2008. At 2:39 O'clock P.M., and duly recorded the 20 day of June, 2008, at 2:39 O'clock P.M., in said County in Volume 67, Page 166, 167, 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. 2008028042  
 Filed for Record  
 at 2:39 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**



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

DATE: May 9, 2008  
 SCALE: 1"=20'  
 JOB NO.: 41164.00.03  
 SHEET: 1 of 2  
 DRAWN BY: XG

State of Texas  
 County of Nueces

BRITE STAR CONSTRUCTION, LP., a limited partnership, 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 12<sup>th</sup> day of June, 2008

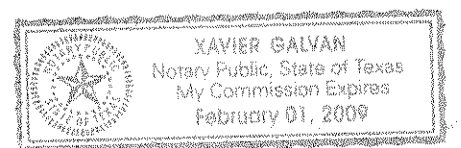
By: Alex H. Harris  
 BRITE STAR SERVICES, LLC, a limited liability corporation  
 General Partner  
 ALEX H. HARRIS, Member

State of Texas  
 County of Nueces

This instrument was acknowledged before me by ALEX H. HARRIS, a Member of BRITE STAR SERVICES, LLC, a limited liability corporation, a General Partner of BRITE STAR CONSTRUCTION, LP, a limited partnership, on behalf of said partnership.

This the 12<sup>th</sup> day of June, 2008

Xavier Galvan  
 Notary Public in and for the State of Texas



State of Texas  
 County of Nueces

FIRST COMMUNITY BANK, hereby certifies that it holds a lien on the property owned by BRITE STAR CONSTRUCTION, LP, 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 13 day of June, 2008

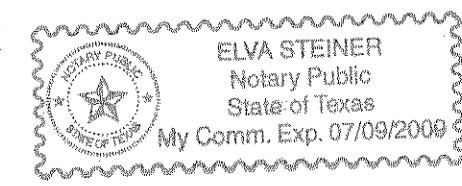
By: Miles Graham  
 FIRST COMMUNITY BANK  
 MILES GRAHAM, Vice-President

State of Texas  
 County of Nueces

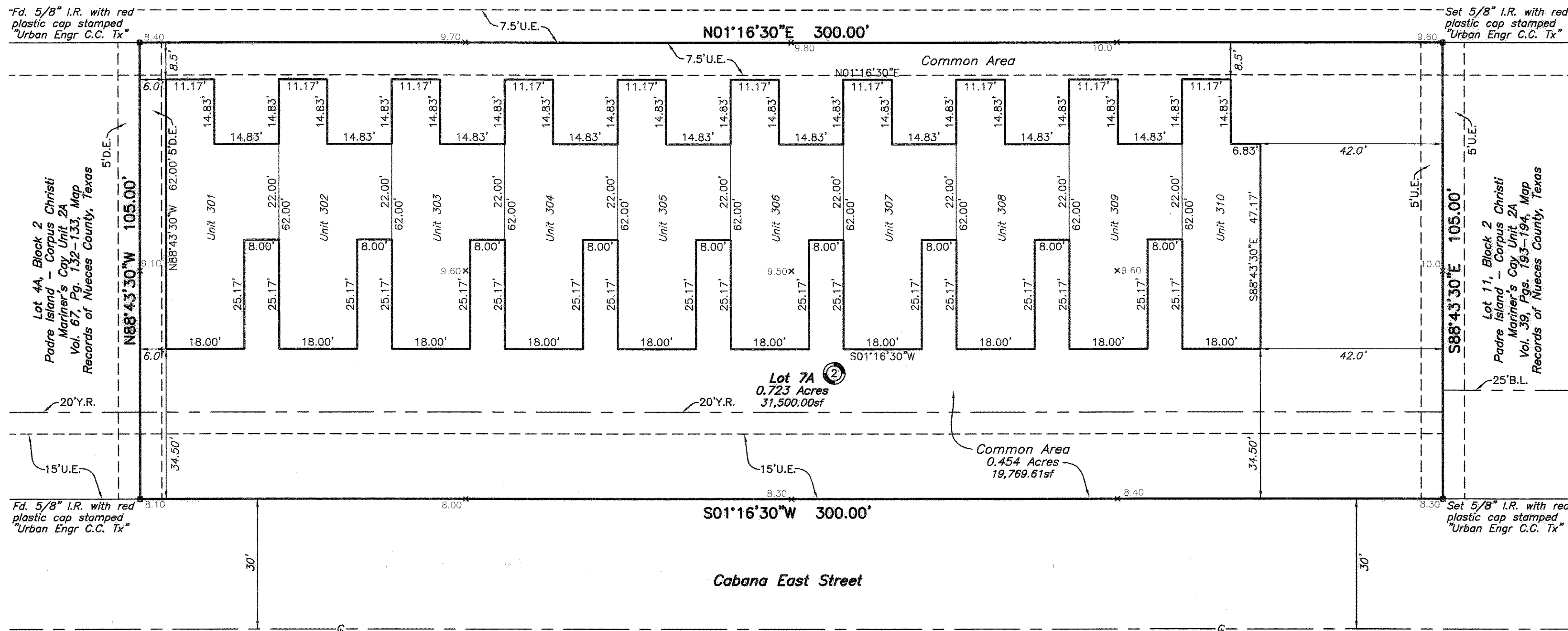
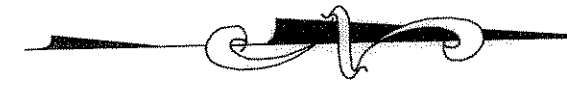
This instrument was acknowledged before me by MILES GRAHAM, as Vice-President of FIRST COMMUNITY BANK.

This the 13 day of June, 2008

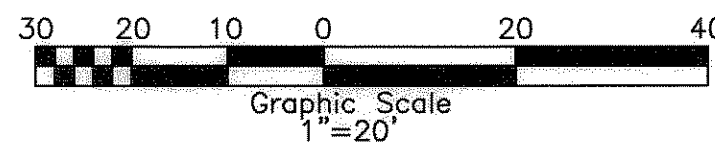
Elva Steiner  
 Notary Public in and for the State of Texas



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

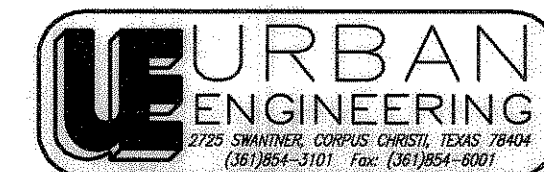


Note:  
No monumentation found or set for unit corners.



Plat of  
Padre Island - Corpus Christi  
Mariner's Cay Unit 2A  
Block 2, Lot 7A

being a replat of Lots 7, 8, 9 and 10, 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.



DATE: May 9, 2008  
SCALE: 1"=20'  
JOB NO.: 41164.00.03  
SHEET: 2 of 2  
DRAWN BY: XG