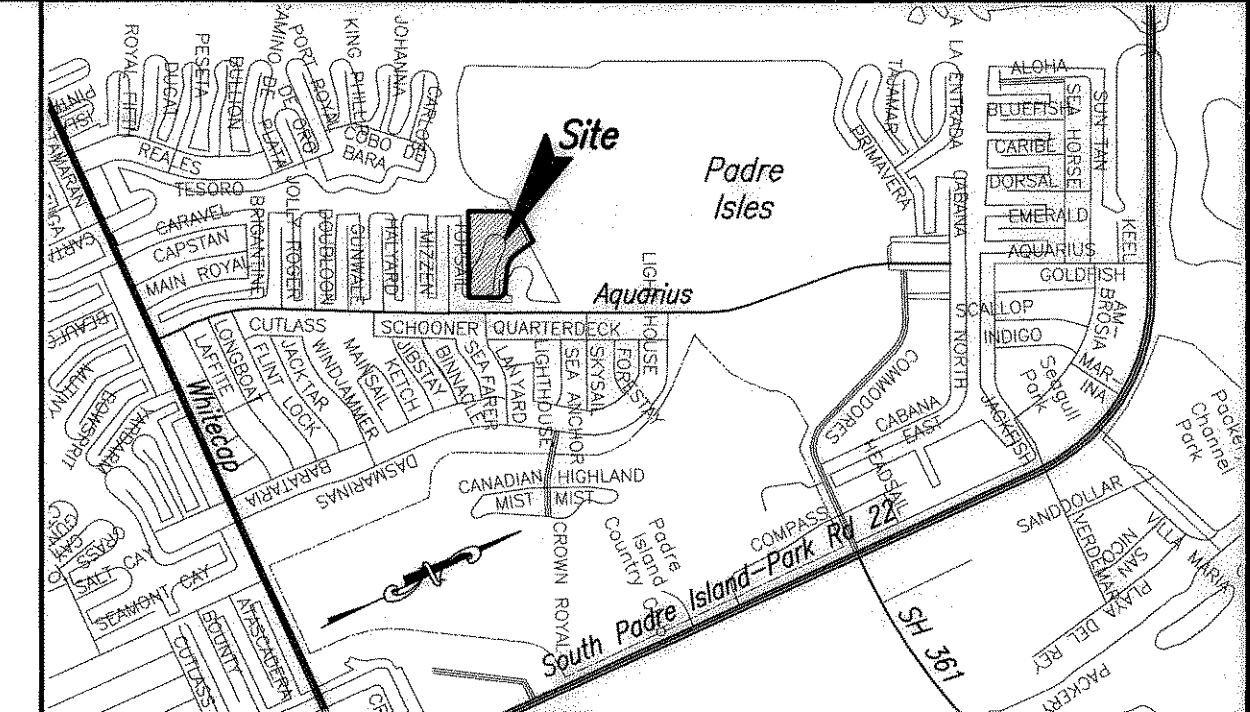


Notes:

- 1.) Total platted area contains 10.283 acres of land.
- 2.) Set 5/8 inch iron rods with red plastic caps 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.
- 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, 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.) 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 3**

Being 10.283 acres of land 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

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 19th day of April, 2006

By: ASSET DEVELOPMENT CORPORATION

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 19th day of April, 2006

Xavier Galvan
Notary Public in and for the State of 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 21st 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 26th 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 Ryan Stone
Michael N. Gunning, A.I.C.P. R. Bryan Stone, Sr., Chairman
Secretary

State of Texas
County of Nueces

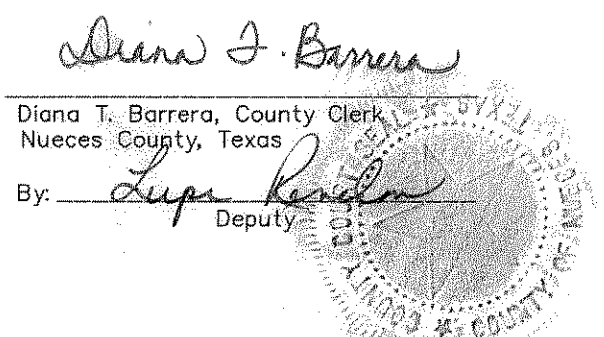
I, Diana T. Barrera, Clerk of the County Court in and for said County, do hereby certify that the foregoing instrument dated the 27 day of April, 2006, with its certificate of authentication was filed for record in my office the 27 day of April, 2006 at 1:09 O'clock P.M., and duly recorded the 27 day of April, 2006, at 1:09 O'clock P.M., in said County in Volume 65, Page 89 + 90, 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.

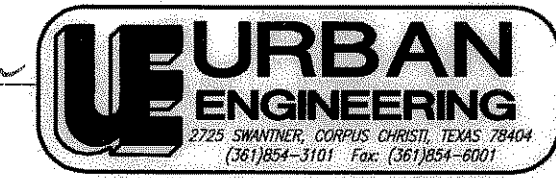
No. 2006021069
Filed for Record

at 1:09 O'clock P.M.
April 27, 2006

Diana T. Barrera
Clerk County Court
Nueces County, Texas



By: Luz Rendon
Deputy

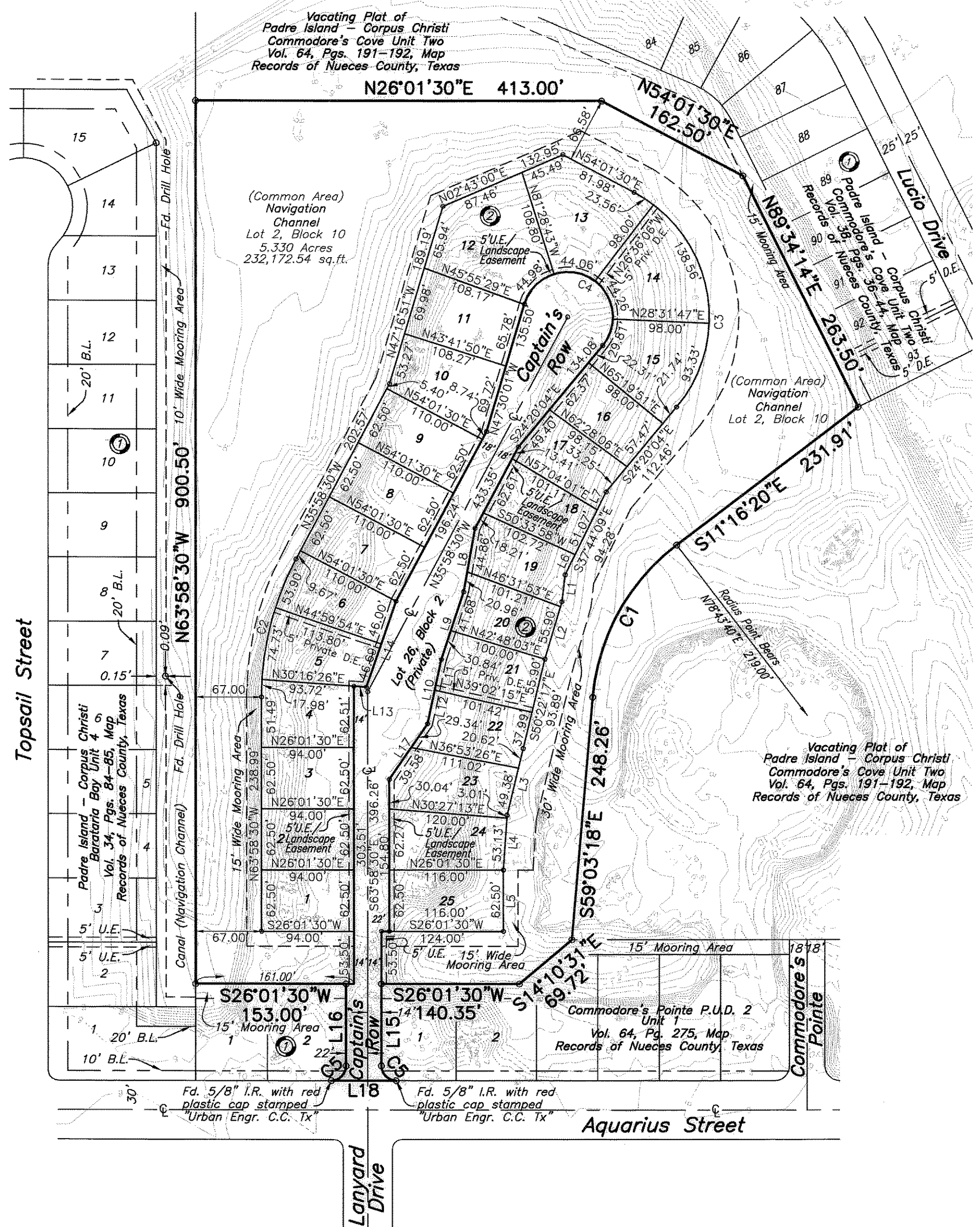
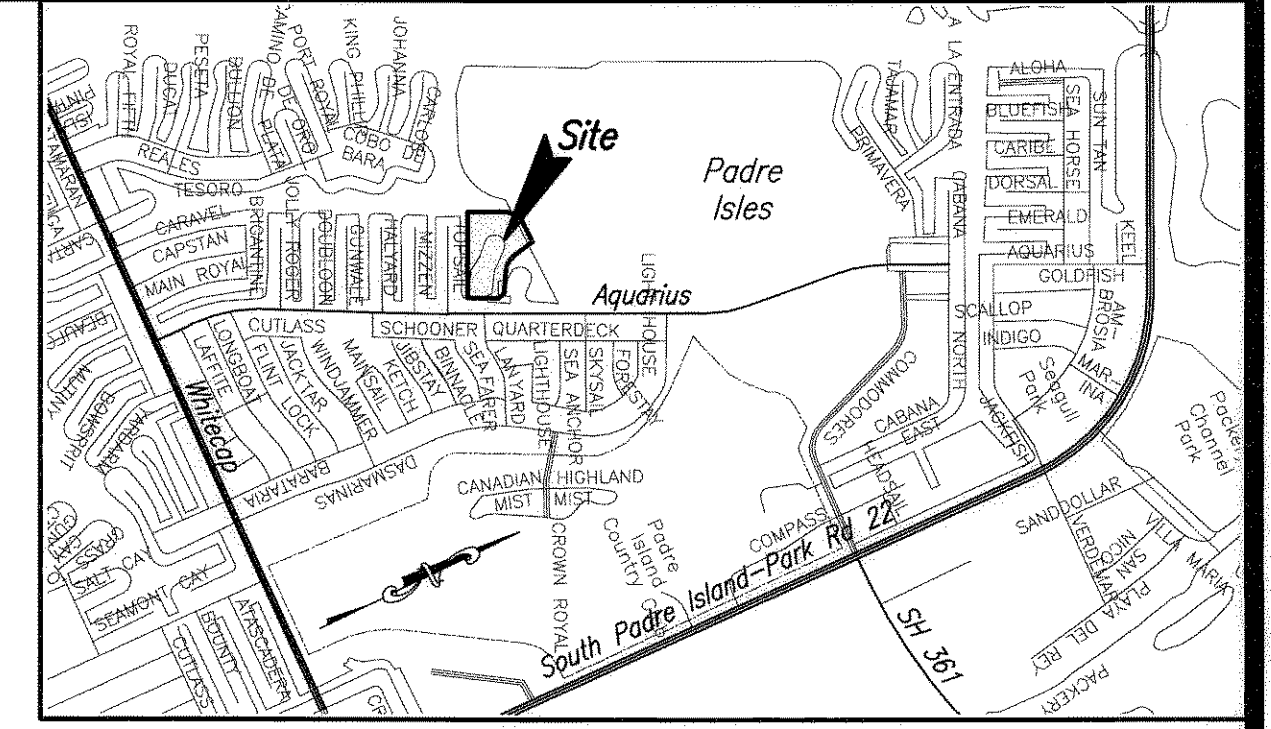


DATE: September 19, 2005
SCALE: 1"=100'
JOB NO.: 10112.A4.01
SHEET: 1 of 2
DRAWN BY: XG

Plat of Commodore's Pointe P.U.D. 2 Unit 3

Being 10.283 acres of land 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.

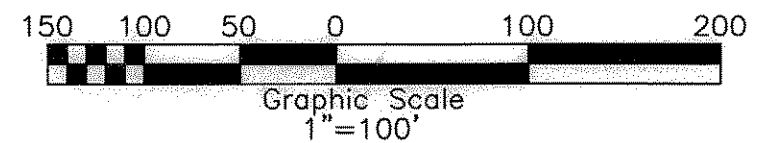
- Notes:
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 - 5' Utility and Landscape Easement in front of Lots is for service pedestals and water meters only. No primary lines, transformers, water lines, sewer lines or gas lines are allowed.



Block	Lot	Area
2	1	5,875.00 SF
2	2	5,875.00 SF
2	3	5,875.00 SF
2	4	6,200.86 SF
2	5	6,712.95 SF
2	6	6,164.51 SF
2	7	6,875.00 SF
2	8	6,875.00 SF
2	9	6,875.00 SF
2	10	7,458.00 SF
2	11	7,338.99 SF
2	12	10,926.08 SF
2	13	10,088.19 SF
2	14	8,958.31 SF
2	15	8,192.28 SF
2	16	5,872.65 SF
2	17	5,755.33 SF
2	18	5,783.18 SF
2	19	5,966.94 SF
2	20	5,883.76 SF
2	21	6,010.22 SF
2	22	6,234.05 SF
2	23	7,079.38 SF
2	24	6,798.32 SF
2	25	7,249.80 SF
2	26	42,891.40 SF

LINE	BEARING	DISTANCE
L1	S56°52'23"E	27.77'
L2	S47°40'17"E	60.94'
L3	S50°22'39"E	70.00'
L4	S60°04'15"E	56.14'
L5	S63°58'30"E	62.50'
L6	S37°44'09"E	23.02'
L7	S37°44'09"E	20.19'
L8	S53°55'36"E	65.82'
L9	S45°49'24"E	72.52'
L10	S51°57'20"E	67.21'
L11	N51°57'20"W	31.74'
L12	N51°57'20"W	35.47'
L13	N30°16'26"E	12.69'
L14	N45°00'06"W	92.89'
L15	S63°58'30"E	83.50'
L16	N63°58'30"W	83.50'
L17	N29°29'55"W	68.92'
L18	S26°01'30"W	66.00'

CURVE	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH
C1	47°46'58"	219.00'	97.01'	182.64'
C2	28°00'00"	300.00'	74.80'	146.61'
C3	101°38'26"	144.00'	176.69'	255.45'
C4	203°09'57"	46.00'	224.43'	163.11'
C5	90°00'00"	15.00'	15.00'	23.56'



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