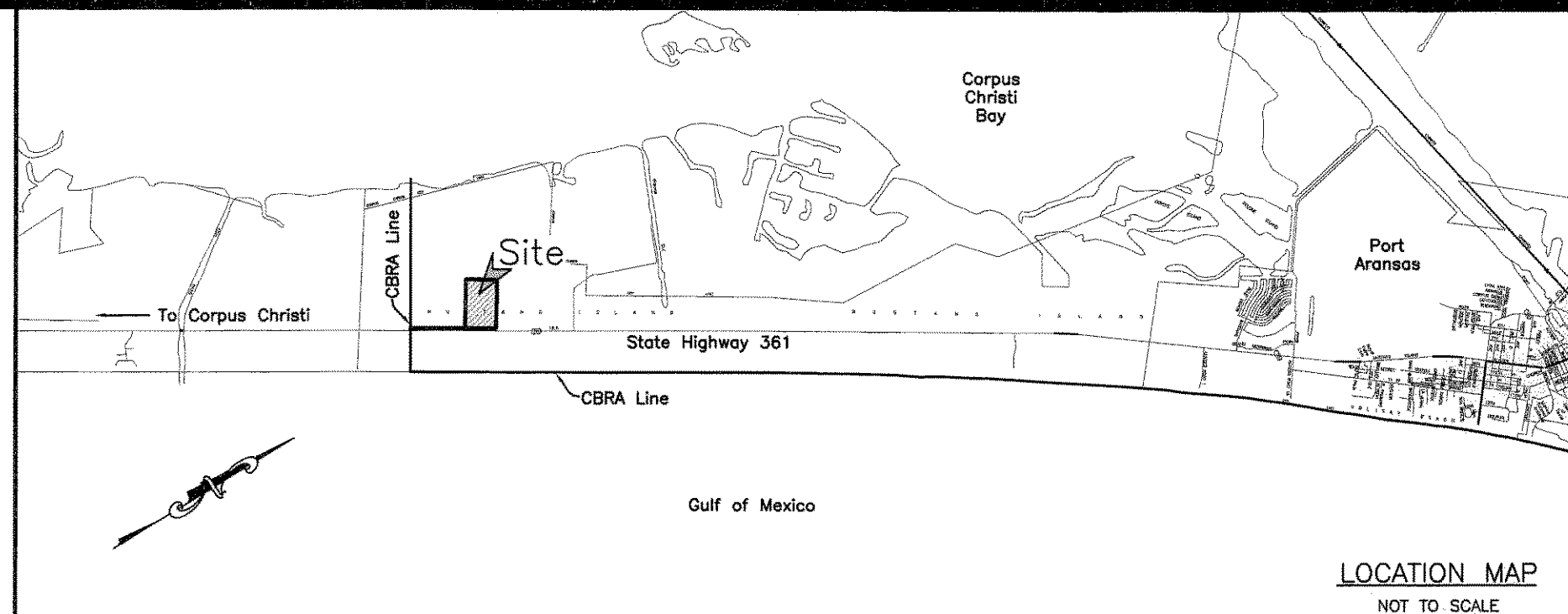


Vol. 67 Pg 298

Notes:

- 1.) Total platted area contains 30.986 acres of land. (Includes Street Dedication)
- 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 from this property is the Corpus Christi Bay. The TCEQ has classified the aquatic life use for the Corpus Christi Bay as "exceptional" and "oyster waters". TCEQ also categorized the Corpus Christi Bay as "contact recreation" use.
- 4.) Bearings are based on the west boundary of State Highway 361, as monumented on the ground and shown as South 30°18'21" West.
- 5.) By graphic plotting only, this property is in Zone "A12 (E1 9)" on Flood Insurance Rate Map, Community Panel No. 485464 0335 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.) On site sanitary sewer service will be by individual sewer treatment systems in accordance with state and county health department standards and practices.
- 7.) The owner of each lot is responsible for that portion of the detention facility that is located within its lot.



**Plat of
Island Acres
Block 1, Lot 1**

30.986 acres out of the J.W. Waterbury Survey 596, Land Scrip 167, Mustang Island, Nueces County, Texas.

State of Texas
County of Nueces

LFP Unimproved Investments, Ltd, 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 streets shown are dedicated to the public use forever; 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 20th day of May, 2009

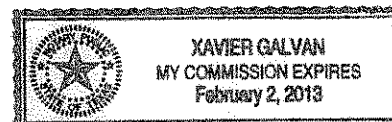
By: Melvin M. Littleton
Melvin M. Littleton, President

State of Texas
County of Nueces

This instrument was acknowledged before me by Melvin M. Littleton, as President of LFP Unimproved Investments, Ltd.

This the 20th day of May, 2009

Xavier Galvan
Notary Public in and for the State of Texas



State of Texas
County of Nueces

This final plat approved by the Corpus Christi Nueces County Health Unit, any private water supply and/or sewage system shall be approved by the Corpus Christi-Nueces County Health Department prior to installation.

This the 1 day of June, 2009

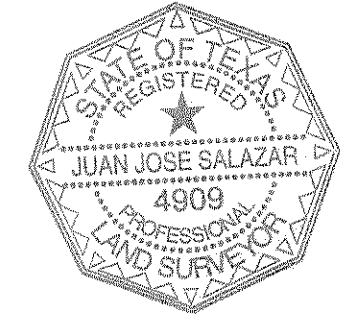
Roy Kauf
Public Health Department

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 2nd day of June, 2009

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 22nd day of June, 2009

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 11th day of JUNE, 2008

Faryce Goode-Macon Rudy Garza
Faryce Goode-Macon Rudy Garza, Chairman
Secretary 0606067-P013

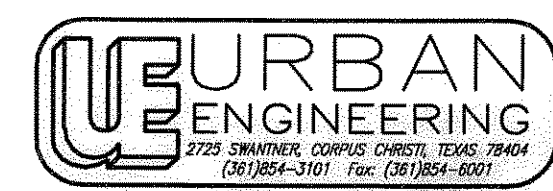
State of Texas
County of Nueces

I, Diana T. Barrera, Clerk of the County Court in and for said County, do hereby certify that the foregoing instrument dated the 20 day of May, 2009, with its certificate of authentication was filed for record in my office the 22 day of June, 2009. At 10:50 O'clock A.M., and duly recorded the 22 day of June, 2009, at 10:50 O'clock A.M. in said County in Volume 601, Page 282, 299, 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. 2009024412
Filed for Record
at 10:50 O'clock A.M.
June 23, 2009

Diana T. Barrera
Diana T. Barrera, County Clerk
Nueces County, Texas
By: Norma Handy
Deputy



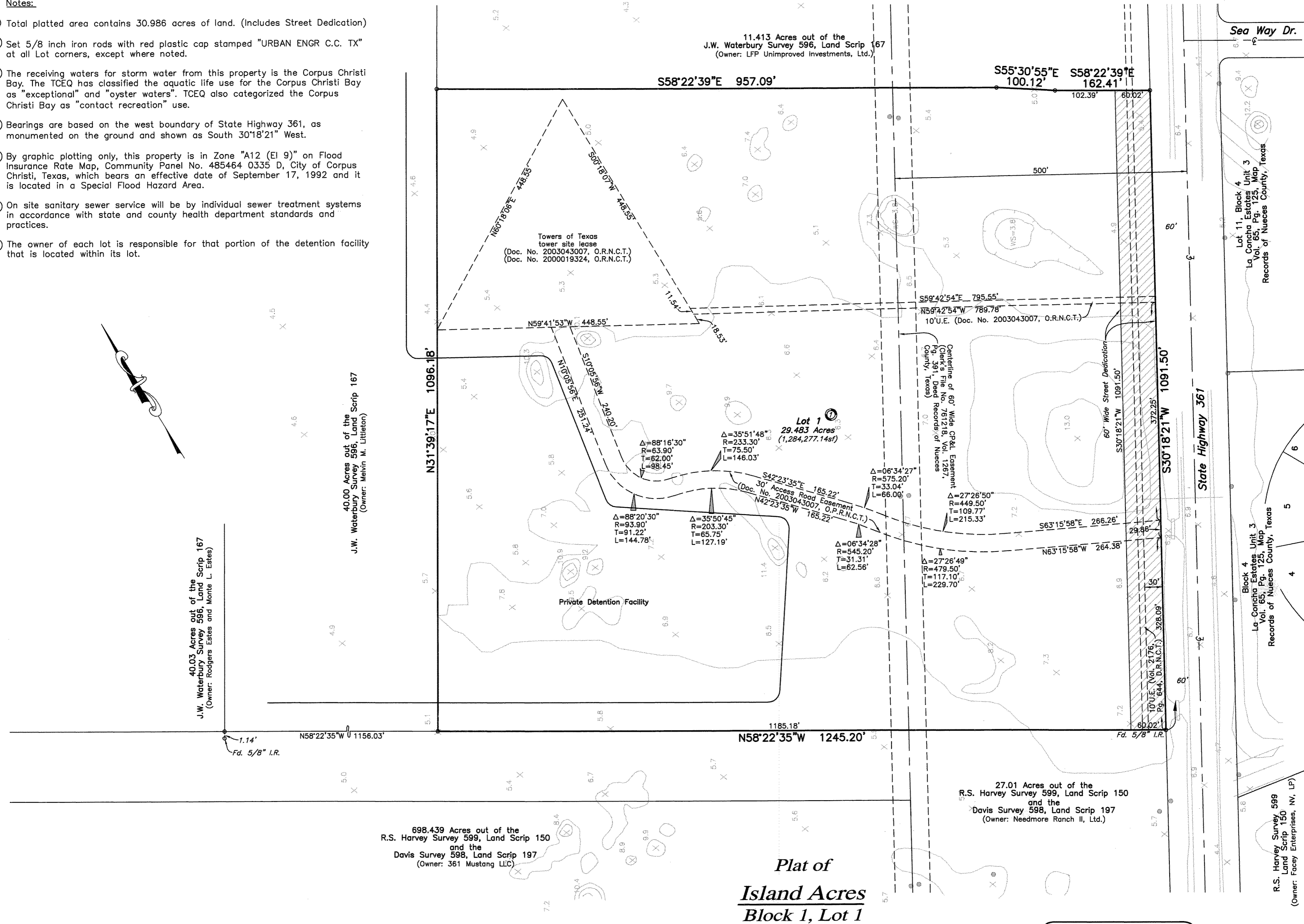
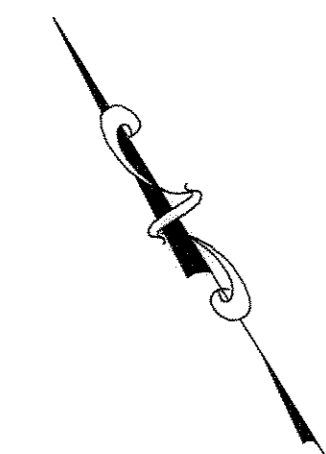
DATE: May 9, 2008
SCALE: 1"=100'
JOB NO.: 09969.A7.00
SHEET: 1 of 2
DRAWN BY: XG

Vol. 67 Pg 298

Vol. 67 Pg. 299

Notes:

- 1.) Total platted area contains 30.986 acres of land. (Includes Street Dedication)
- 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 from this property is the Corpus Christi Bay. The TCEQ has classified the aquatic life use for the Corpus Christi Bay as "exceptional" and "oyster waters". TCEQ also categorized the Corpus Christi Bay as "contact recreation" use.
- 4.) Bearings are based on the west boundary of State Highway 361, as monumented on the ground and shown as South 30°18'21" West.
- 5.) By graphic plotting only, this property is in Zone "A12 (E1 9)" on Flood Insurance Rate Map, Community Panel No. 485464 0335 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.) On site sanitary sewer service will be by individual sewer treatment systems in accordance with state and county health department standards and practices.
- 7.) The owner of each lot is responsible for that portion of the detention facility that is located within its lot.



40.03 Acres out of the
J.W. Waterbury Survey 596, Land Scrip 167
(Owner: Rodgers Estes and Monte L. Estes)

40.00 Acres out of the
J.W. Waterbury Survey 596, Land Scrip 167
(Owner: Melvin M. Littleton)

698.439 Acres out of the
R.S. Harvey Survey 599, Land Scrip 150
and the
Davis Survey 598, Land Scrip 197
(Owner: 361 Mustang LLC)

11.413 Acres out of the
J.W. Waterbury Survey 596, Land Scrip 167
(Owner: LFP Unimproved Investments, Ltd.)

27.01 Acres out of the
R.S. Harvey Survey 599, Land Scrip 150
and the
Davis Survey 598, Land Scrip 197
(Owner: Needmore Ranch II, Ltd.)

Sea Way Dr.

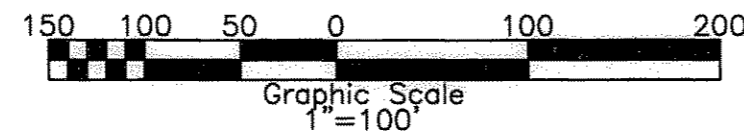
Lot 11, Block 4
La Concha Estates Unit 3
Vol. 65, Pg. 125, Map
Records of Nueces County, Texas

Block 4
La Concha Estates Unit 3
Vol. 65, Pg. 125, Map
Records of Nueces County, Texas

R.S. Harvey Survey 599
Land Scrip 150
(Owner: Facey Enterprises, NV, LP)

**Plat of
Island Acres
Block 1, Lot 1**

30.986 acres out of the J.W. Waterbury Survey 596, Land Scrip 167, Mustang Island, Nueces County, Texas.



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

DATE: May 9, 2008
SCALE: 1"=100'
JOB NO.: 09969.A7.00
SHEET: 2 of 2
DRAWN BY: XG

Vol. 67 Pg. 299