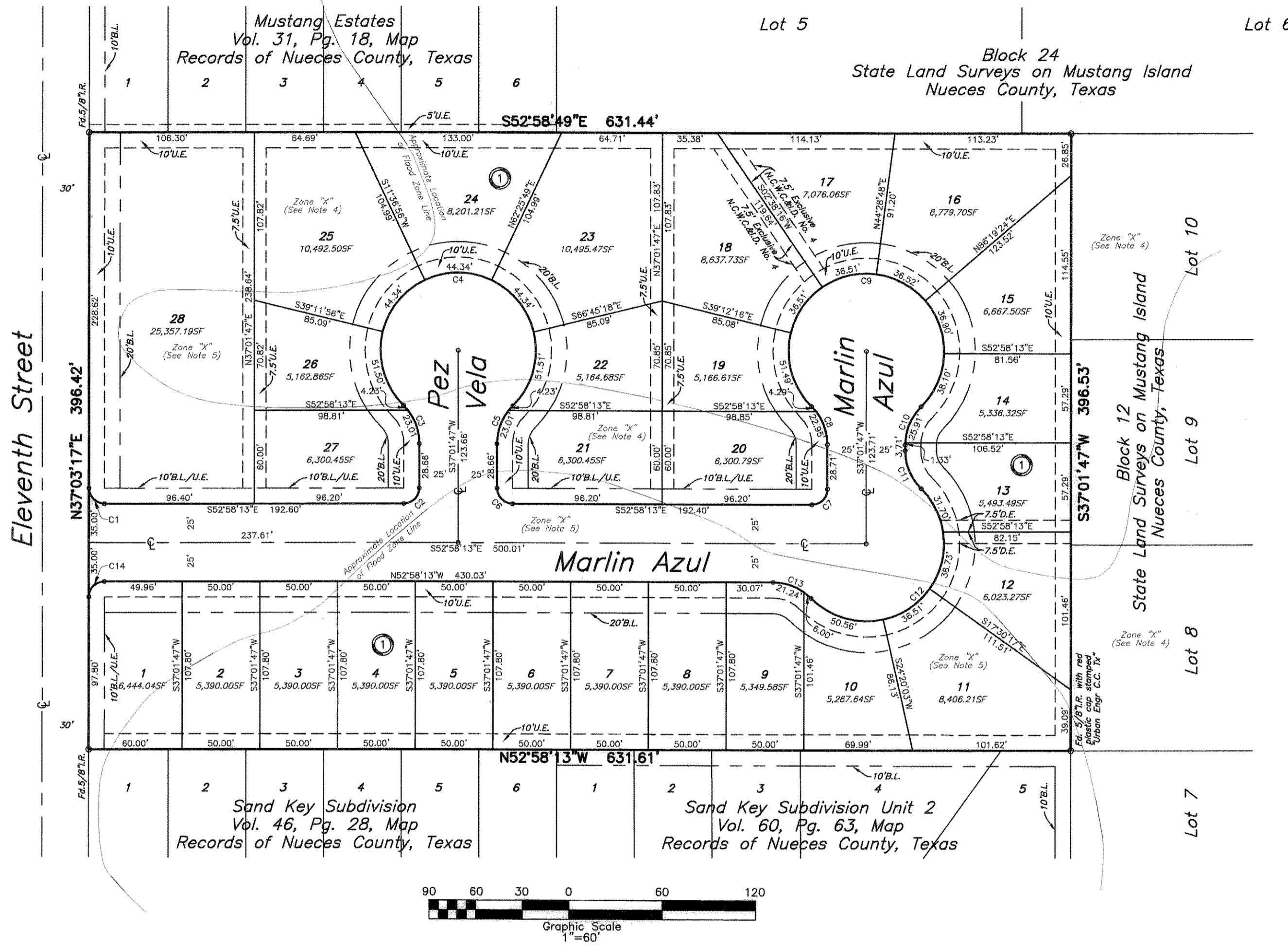
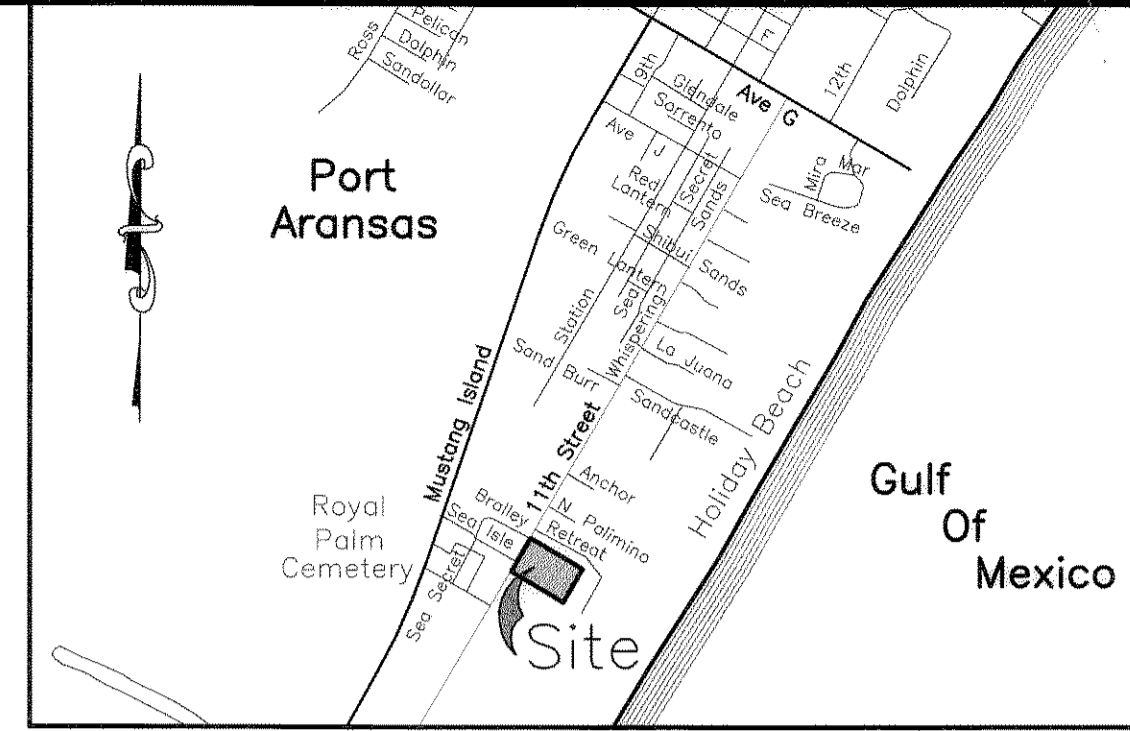


CURVE	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH
C1	90°01'30"	10.00'	10.00'	15.71'
C2	90°00'00"	10.00'	10.00'	15.71'
C3	45°14'23"	34.50'	14.37'	27.24'
C4	27°02'46"	50.00'	49.58'	236.04'
C5	45°14'23"	34.50'	14.37'	27.24'
C6	90°00'00"	10.00'	10.00'	15.71'
C7	90°00'00"	10.00'	10.00'	15.71'
C8	45°14'23"	34.50'	14.37'	27.24'
C9	27°02'46"	50.00'	49.58'	236.04'
C10	45°14'23"	34.50'	14.37'	27.24'
C11	45°14'23"	34.50'	14.37'	27.24'
C12	180°28'46"	50.00'	11950.00'	157.50'
C13	45°14'23"	34.50'	14.37'	27.24'
C14	89°58'30"	10.00'	10.00'	15.70'

Plat of El Pescador

5.748 Acres out of Lots 1, 2, 3, 8, 9 and 10, Block 23, State Land Surveys on Mustang Island, Nueces County, Texas.



State of Texas
County of Nueces

I, Dan L. Urban, 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 19th day of JANUARY 2006

Dan L. Urban

Dan L. Urban, R.P.L.S.
Texas License No. 4710



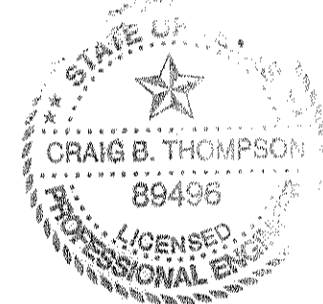
State of Texas
County of Nueces

This final plat of the herein described property was approved by the City Engineer for the City of Port Aransas, Texas.

This the 8th day of FEBRUARY 2006

Craig B. Thompson

City Engineer



State of Texas
County of Nueces

This final plat of the herein described property was approved on behalf of the City of Port Aransas, Texas by the Planning and Zoning Commission.

This the 7th day of FEB 2006

Rebecca Guder

Chairman of Planning and Zoning Commission

Sam Hatzenbuehler

Deputy City Secretary

State of Texas
County of Nueces

This final plat of the herein described property was approved on behalf of the City of Port Aransas, Texas by the City Council.

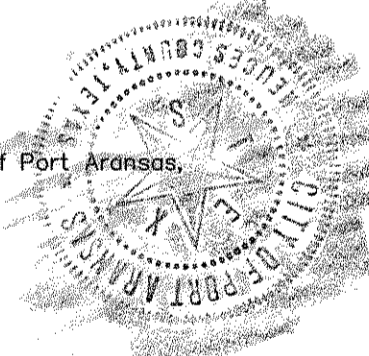
This the 6 day of February 2006

George Nebelitt

Mayor

Sam Hatzenbuehler

Deputy City 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 29th day of February, 2006, with its certificate of authentication was filed for record in my office the 29th day of February, 2006, at 4:48 O'clock P. M., and duly recorded the 9th day of February, 2006, at 4:48 O'clock P. M., in said County in Volume 65, Page 38, Map Records.

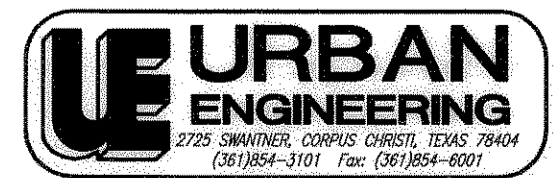
Witness my hand and seal of the County Court, in and for said County, at office in Corpus Christi, Texas, the day and year last written.

No. 2006000601
Filed for Record

at 4:48 O'clock P. M.
February 8, 2006

Diana T. Barrera
Clerk County Court
Nueces County, Texas

Pamela B. Orriaga
Deputy



DATE: Dec. 16, 2005
SCALE: 1"=60'
JOB NO.: 39928.00.01
SHEET: 1 of 1
DRAWN BY: XG

State of Texas
County of Nueces

We, Paul and Jana Snow, hereby certify that we are the owners of the lands embraced within the boundaries of the foregoing plat; that we have 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 January 2006

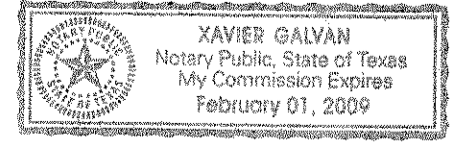
By: *Paul Snow* Paul Snow, Owner
By: *Jana Snow* Jana Snow, Owner

State of Texas
County of Nueces

This instrument was acknowledged before me by Paul and Jana Snow.

This the 19th day of January 2006

Xavier Galvan
Notary Public in and for the State of Texas



Notes:

- Total platted area contains 5.748 acres of land.
- Bearings are based on the recorded plat of Sand Key Subdivision Unit 2, a map of which is recorded in Volume 60, Page 63, Map Records of Nueces County, Texas.
- By graphic plotting only, this property is in Zone "X" on Flood Insurance Rate Map, Community Panel Nos. 485498 0003 F and 485498 0006 F, City of Port Aransas, Texas, which bears an effective date of September 30, 1992 and is in a Special Flood Hazard Area.
- Area of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 100-year flood
- Areas determined to be outside of 500-year flood plain.
- Set 5/8 inch iron rods with red plastic caps stamped "Urban Engr C.C. Tx" at all lot corners, unless otherwise noted.