

Lot 8E  
Mustang Island Section 3  
Vol. 44, Pg. 44, Map  
Records of Nueces County, Texas

CURVE	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH
C1	73°10'10"	276.00'	204.86'	352.47'
C2	06°33'58"	306.00'	17.55'	35.07'
C3	14°08'12"	306.00'	37.94'	75.50'
C4	45°00'00"	30.00'	12.43'	23.56'
C5	18°52'08"	306.00'	50.85'	100.77'
C6	18°52'08"	306.00'	50.85'	100.77'
C7	75°42'05"	291.00'	226.14'	384.48'

LINE	BEARING	DISTANCE
L1	S31°39'27"W	44.36'
L2	N31°39'27"E	44.36'
L3	S58°20'33"E	18.25'
L4	S58°20'33"E	18.75'
L5	N58°20'33"W	13.37'
L6	N58°20'33"W	13.37'

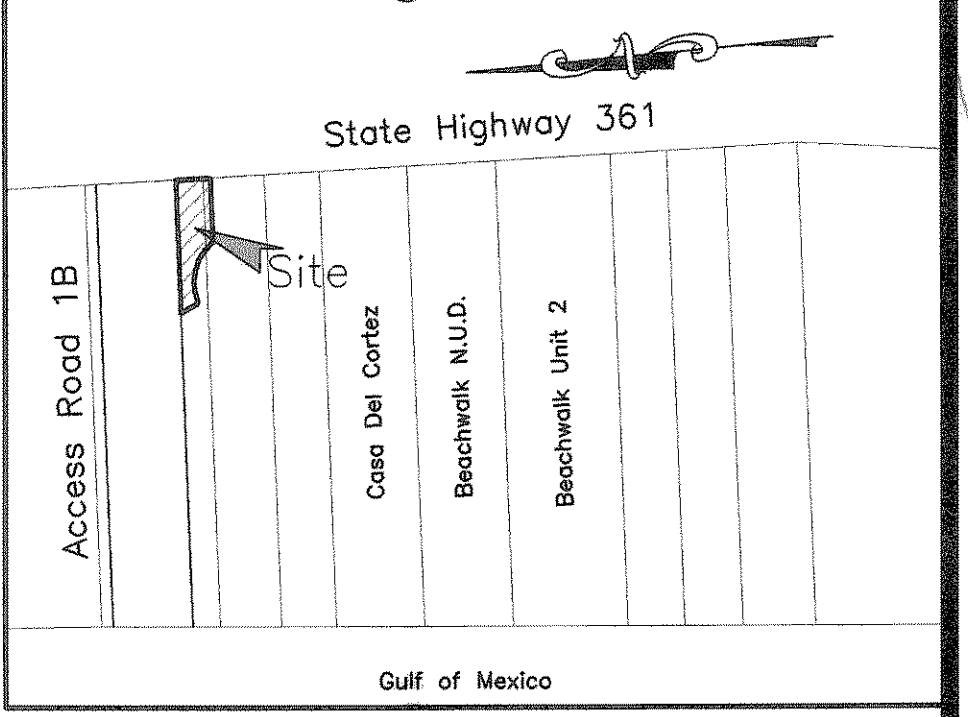
Lot 10, Block 1  
Mustang Island Section 3  
Vol. 39, Pgs. 78-79, Map  
Records of Nueces County, Texas

State of Texas  
County of Nueces

All water and sanitary sewer lines and appurtenances have been constructed and dedicated to the Nueces County Water Control and Improvement District No. 4 in accordance with the policies approved by the Board of Directors.

This the 8th day of JUNE 2011

Nueces County Water Control and Improvement  
District No. 4, District Manager



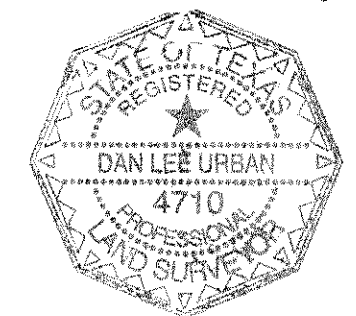
LOCATION MAP

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 23rd day of MAY 2011

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

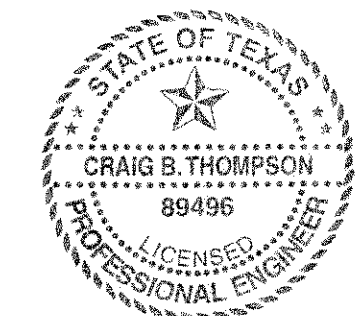


State of Texas  
County of Nueces

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

This the 7th day of JUNE 2011

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 JUNE 2011

Bucky Condon  
Chairman of Planning and Zoning Commission

Arthur Argyle  
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 7 day of JUNE 2011

Kathy H. H...  
Mayor

Arthur Argyle  
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 23rd day of May 2011, with its certificate of authentication was filed for record in my office the 23rd day of June 2011 at 3:29 O'clock P.M., and duly recorded the 23rd day of June 2011, at 3:29 O'clock P.M., in said County in Volume 67, Page 515, Map Records.

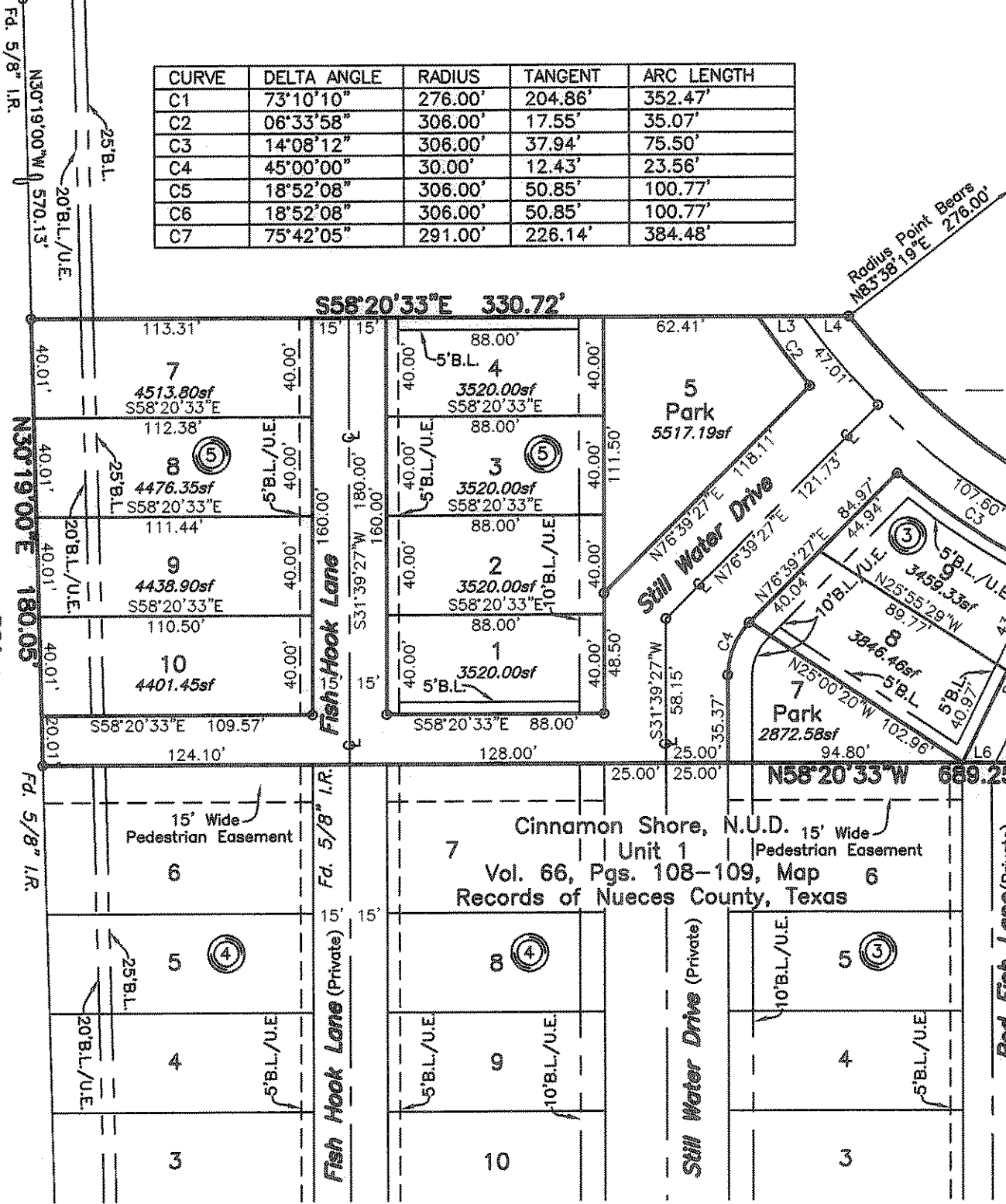
Witness my hand and seal of the County Court, in and for said County, at office in Corpus Christi, Texas, the day and year last written.

No. 201019610  
Filed for Record

at 3:29 O'clock P.M.  
June 3 2011

Diana T. Barrera  
County Clerk  
Nueces County, Texas

Emma Cruz  
Deputy



Plat of  
**Cinnamon Shore, P.U.D.**  
Unit 2C

2.119 acres of land, out of Lot 10 and the north one-half of Lot 11, Block 1, Mustang Island Section 3, a map of which is recorded in Volume 39, Pages 78-79, Map Records of Nueces County, Texas.

State of Texas  
County of Nueces

We, Nalton Capital Group, LLC, a Delaware Limited Liability Company, hereby certify that we are the owner 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; that the water and sewer utilities are installed and dedicated in accordance with the Resolution Establishing Criteria for the Dedication of Lines and Conveyance of Easements from the Developers of Real Property within the Geographic Boundaries of the Nueces County Water Control and Improvement District No. 4; and that said map was made for the purpose of description and dedication.

This the 23rd day of May 2011

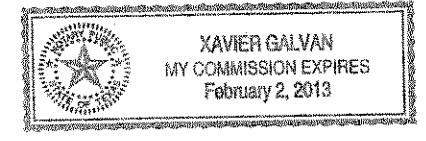
A. Randal Greene  
By: A. Randal Greene, Manager

State of Texas  
County of Nueces

This instrument was acknowledged before me by A. Randal Greene, as Manager of Nalton Capital Group, LLC, a Delaware Limited Liability Company.

This the 23rd day of May 2011

Notary Public in and for the State of Texas



- Notes:
- Total platted area contains 2.119 acres of land.
  - Bearings are based on the recorded plat of Cinnamon Shore, N.U.D. Unit 1, a map of which is recorded in Volume 66, Pages 108-109, Map Records of Nueces County, Texas.
  - By graphic plotting only, this property is in Zones "A13/AE (E1 9)", on Flood Insurance Rate Map, Community Panel No. 485498 0007 F, City of Port Aransas, Texas, which bears an effective date of September 30, 1992 and Flood Insurance Rate Map, Community Panel No. 485464 0240 D, City of Corpus Christi, Texas, which bears an effective date of September 17, 1992 and is in a Special Flood Hazard Area.
  - No driveway access to be permitted to State Highway 361 from Lots 7 through 10, Block 5.
  - Set 5/8 inch iron rods with red plastic caps stamped "Urban Engr C.C. Tx" at all lot corners, except where noted.
  - All side yards will conform to the International Residential Code.
  - The following lots are common area to be retained by the Homeowner's Association:  
Lots 7, Block 3  
Lot 5, Block 5
  - Lots 7 through 10, Block 5 will use the zero lot line configuration. The buildings will be situated along the north property (side) line.
  - Lots 7 through 10, Block 5 are required to have 20 feet of greenbelt landscaping in accordance with the CZ-2 zone overlay.
  - The homeowners association will maintain private streets and drainage in perpetuity. (Lot 1, Block 11)

State of Texas  
County of Nueces

Access from and through Fish Hook Lane, Still Water Drive and Red Fish Lane is hereby authorized for Cinnamon Shore P.U.D. Unit 2C

This the 23rd day of May 2011

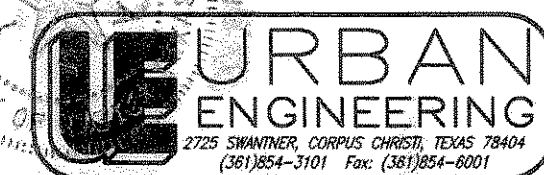
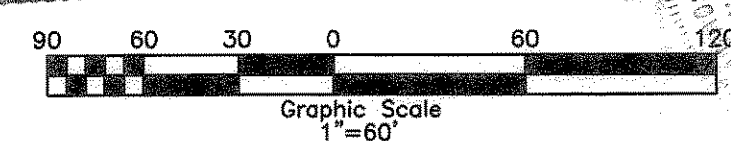
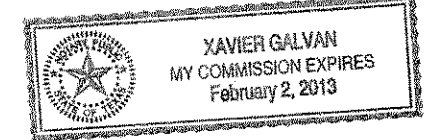
A. Randal Greene  
By: A. Randal Greene, Authorized Agent of  
Sea Oats Management, LLC, General Partner  
of Mustang Island, L.P., a Nevada Limited Partnership

State of Texas  
County of Nueces

This instrument was acknowledged before me by A. Randal Greene, as Authorized Agent of Sea Oats Management, LLC, General Partner of Mustang Island, L.P., a Nevada Limited Partnership.

This the 23rd day of May 2011

Notary Public in and for the State of Texas



DATE: April 21, 2008  
SCALE: 1"=60'  
JOB NO.: 39978.A8.00  
SHEET: 1 of 1  
DRAWN BY: XG

Vol 67 Pg 515