

Amending Plat of Sand Hill Subdivision Block 1, Lot 1

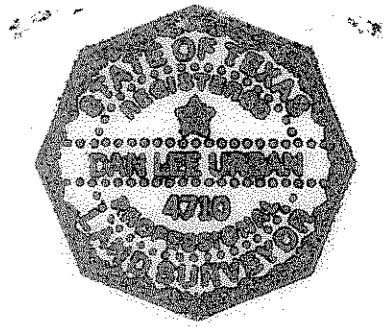
Being a replat of Lot 1, Block 1, Sand Hill Subdivision, a map of which is recorded in Volume 62, Page 200, Map Records of Nueces County, Texas, and that portion of land shown as La Playa Drive on said plat.

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 24th day of May 2005

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

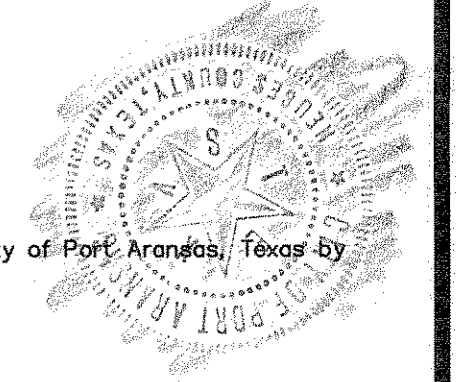


State of Texas
County of Nueces

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

This the 24th day of May 2005

City Engineer
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 City Building Official.

This the 23rd day of May 2005

City Building Official
City Building Official

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 24 day of May, 2005, with its certificate of authentication was filed for record in my office the 24 day of May, 2005 at 2:44 o'clock P.M., and duly recorded the 24 day of May, 2005, at 2:44 o'clock P.M., in said County in Volume 64, Page 164, Map Records.

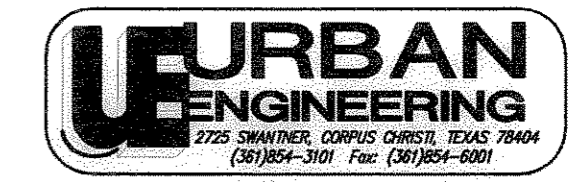
Witness my hand and seal of the County Court, in and for said County, at office in Corpus Christi, Texas, the day and year last written.

No. 2005026128
Filed for Record
at 2:44 o'clock P.M.
May 24, 2005

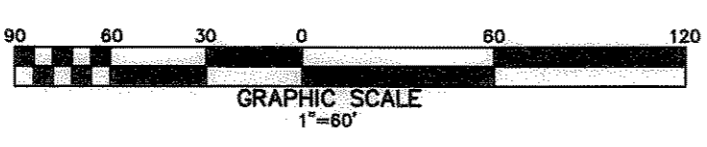
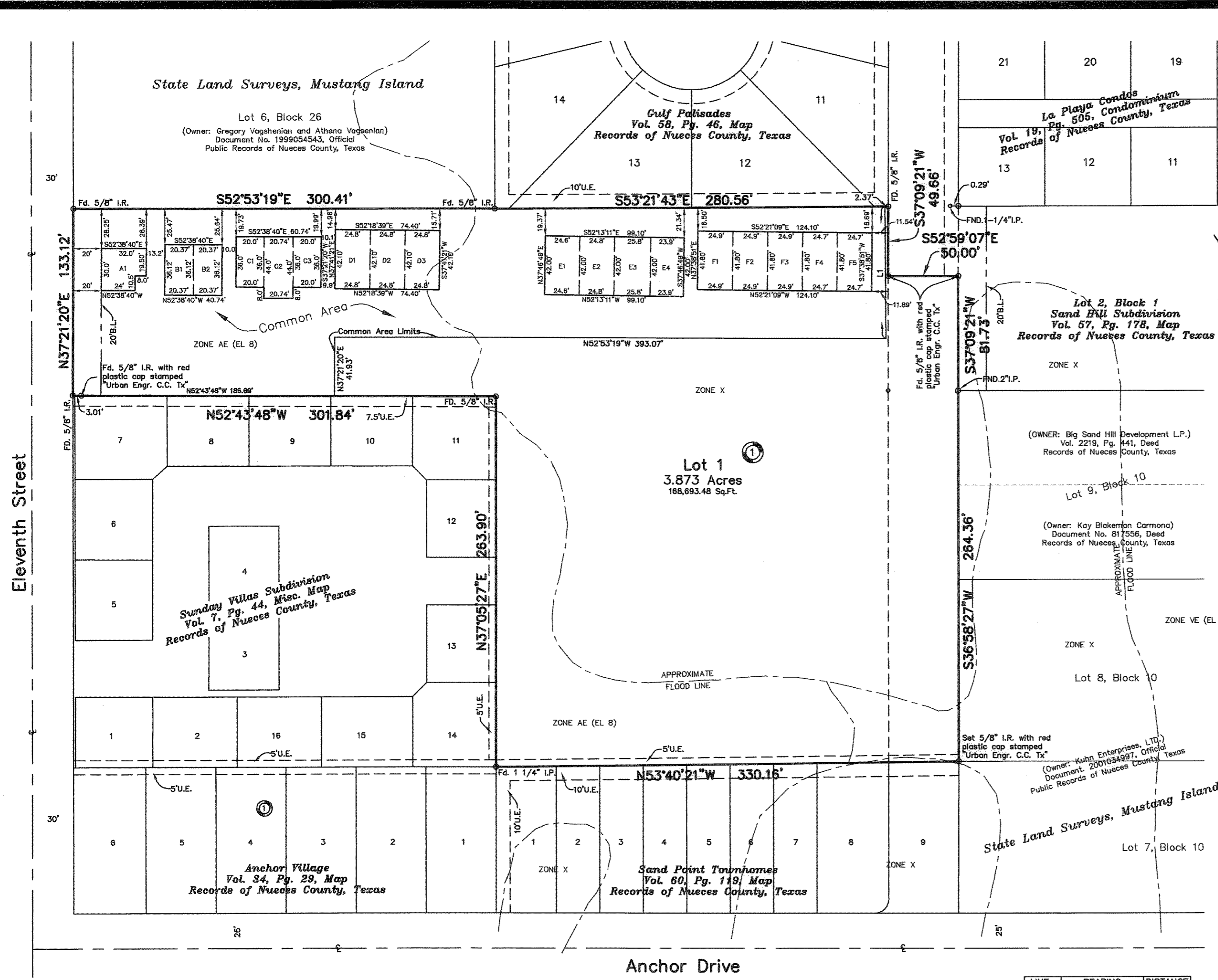
Diana T. Barrera
Diana T. Barrera, County Clerk
Nueces County, Texas
By *Ramela B. Arriaga*
Deputy

Diana T. Barrera
Clerk County Court
Nueces County, Texas

By *Ramela B. Arriaga*
Deputy



DATE: May 9, 2005
SCALE: 1"=60'
JOB NO. 36840.A4.03
SHEET: 1 of 1



LINE	BEARING	DISTANCE
L1	S36°38'17"W	94.01'

State of Texas
County of Nueces
Big Sand Hill Development, LP, hereby certifies 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 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.

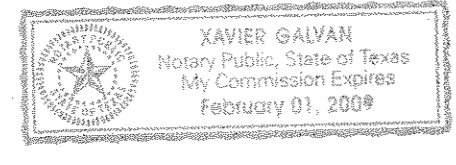
This the 24 day of May 2005

Big Sand Hill Development, LP
Beth R. Beyer
By: Beth R. Beyer, BSHD Management, LLC, General Partner

State of Texas
County of Nueces
This instrument was acknowledged before me by Beth R. Beyer, as General Partner of BSHD Management, LLC, on behalf of said corporation.

This the 24th day of May 2005

Xavier Galvan
Notary Public in and for the State of Texas



- Notes:
- 1.) Total platted area contains 3.873 acres of land.
 - 2.) Bearings are based on the recorded plat of Lot 1, Block 1, Sand Hill Subdivision, a map of which is recorded in Volume 62, Pages 4-5, Map Records of Nueces County, Texas.
 - 3.) By graphic plotting only, this property is in Zone AE (EL 8) and Zone X on Flood Insurance Rate Map, Community Panel No. 485498 0003 F, City of Port Aransas, Texas, which bears an effective date of September 30, 1992 and is in a Special Flood Hazard Area.
 - 4.) 5 foot side yard and 10 foot rear yard required unless otherwise shown on plat.
 - 5.) 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 and common areas.

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