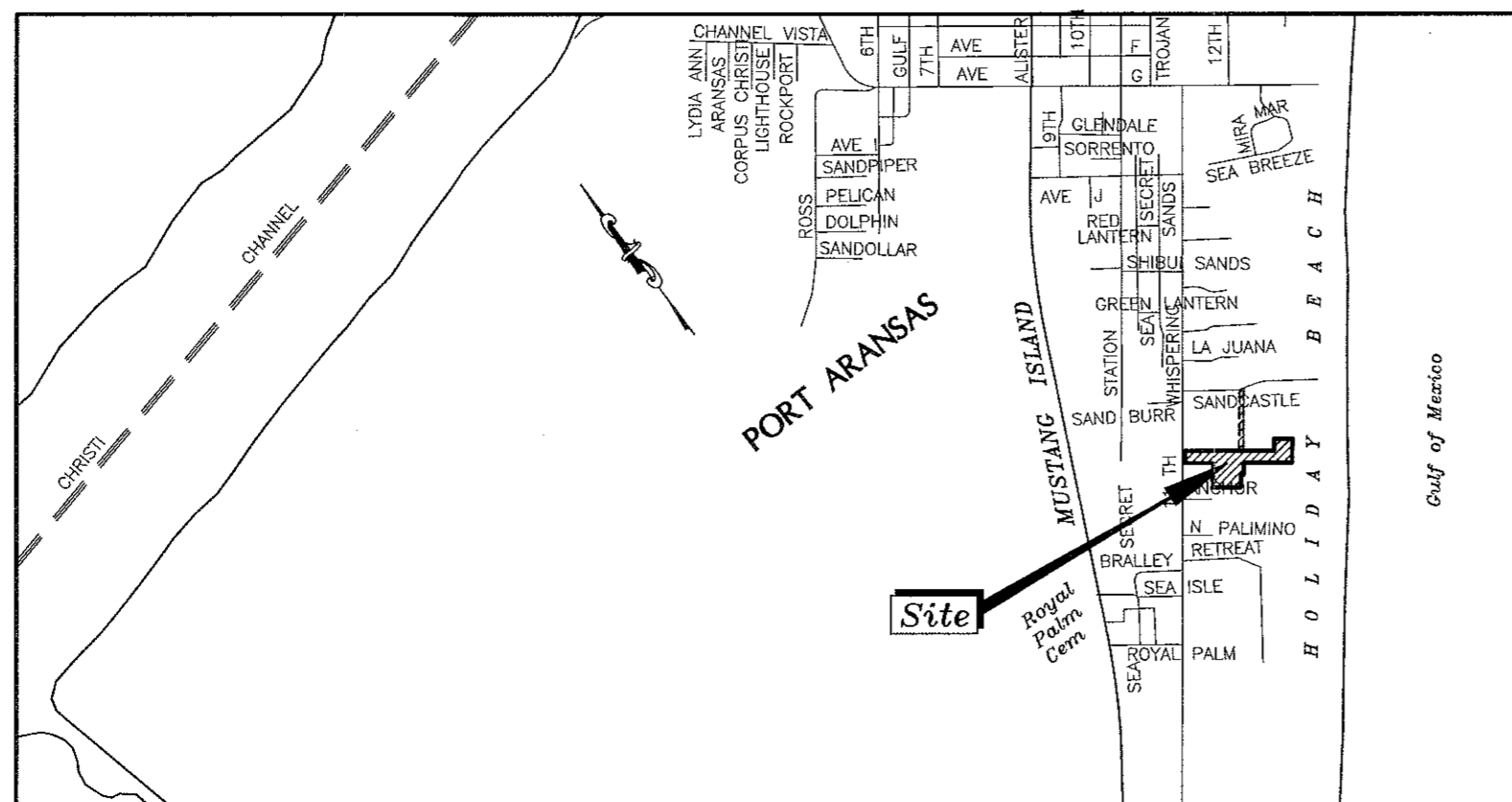


PLAT OF
SAND HILL SUBDIVISION
BLOCK 1, LOTS 1 AND 2

6.824 ACRES OF LAND OUT OF A PORTION OF LOT 5 BLOCK 9, A PORTION OF LOT 1, AND ALL OF LOT 10, BLOCK 10, ALL OF LOTS 1, 2, AND 10, BLOCK 25, STATE LAND SURVEYS, MUSTANG ISLAND, NUECES COUNTY, TEXAS FILE IN THE OFFICE OF THE GENERAL LAND COMMISSIONERS OF THE STATE OF TEXAS AT AUSTIN, TRAVIS COUNTY, TEXAS; LOT 8, BLOCK 3, ANCHOR VILLAGE, A MAP OF WHICH IS RECORDED IN VOLUME 38, PAGE 83, MAP RECORDS OF NUECES COUNTY, TEXAS; AND THE 50 FOOT WIDE STREET DEDICATION AGREEMENT AS SHOWN BY DEED RECORDED IN DOCUMENT NUMBER 958358, DEED RECORDS OF NUECES COUNTY, TEXAS.



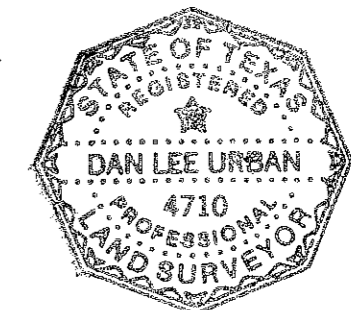
LOCATION MAP N.T.S.

STATE OF TEXAS
COUNTY OF NUECES

I, DAN L. URBAN, 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 5th DAY OF JUNE, 2002

Dan L Urban
DAN L. URBAN, R.P.L.S.
TEXAS LICENSE NO. 4909



STATE OF TEXAS
COUNTY OF NUECES

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY APPROVED BY THE CITY ENGINEER FOR THE CITY OF PORT ARANSAS, TEXAS.

THIS THE 11 DAY OF JUNE, 2002

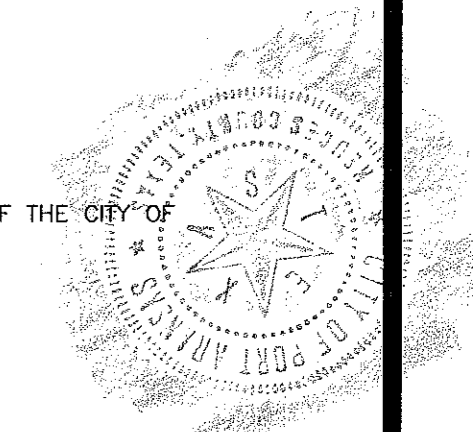
Glenn A. Priddy
CITY ENGINEER
GLENN A. PRIDDY
TEXAS # 48084

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 10 DAY OF JUNE, 2002

Leslie Kutz
CITY BUILDING OFFICIAL



STATE OF TEXAS
COUNTY OF NUECES

AGEE & AGEE PARTNERS, HEREBY CERTIFIES 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 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 7th DAY OF JUNE, 2002

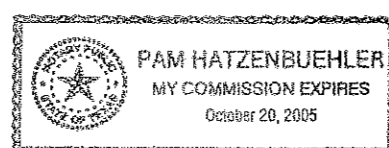
AGEE & AGEE PARTNERS
Charles Agee
BY: CHARLES AGEE, PRESIDENT

STATE OF TEXAS
COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY CHARLES AGEE, AS PRESIDENT OF AGEE & AGEE PARTNERS, ON BEHALF OF SAID PARTNERS.

THIS THE 7th DAY OF JUNE, 2002

Pam Hatzembuehler
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



NOTES:

- 1.) TOTAL PLATTED AREA CONTAINS 6.824 ACRES OF LAND.
- 2.) THE BUILDING LINE AS DEPICTED, IS A REQUIREMENT OF THE ZONING ORDINANCE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- 3.) BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE AE (EL 8), ZONE X, AND ZONE VE (EL 11) 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' SIDE YARD AND 10 FOOT REAR YARD REQUIRED UNLESS OTHERWISE SHOWN ON PLAT.

STATE OF TEXAS
COUNTY OF NUECES

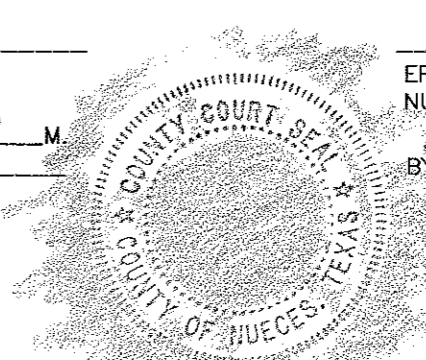
I, ERNEST BRIONES, CLERK OF THE COUNTY COURT IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE 7 DAY OF JUNE, 2002, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE 11 DAY OF JUNE, 2002, AT 1:39 O'CLOCK P.M. AND DULY RECORDED THE 11 DAY OF JUNE, 2002, AT 1:39 O'CLOCK P.M., IN SAID COUNTY IN VOLUME 62, PAGE 4-5, 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. 2002027905
FILED FOR RECORD

AT 1:39 O'CLOCK P.M.
June 11, 2002

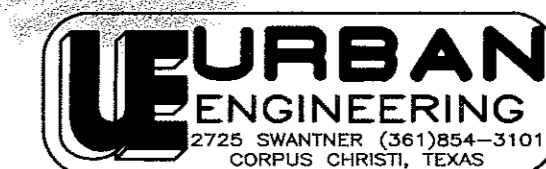
ERNEST BRIONES
CLERK COUNTY COURT
NUECES COUNTY, TEXAS



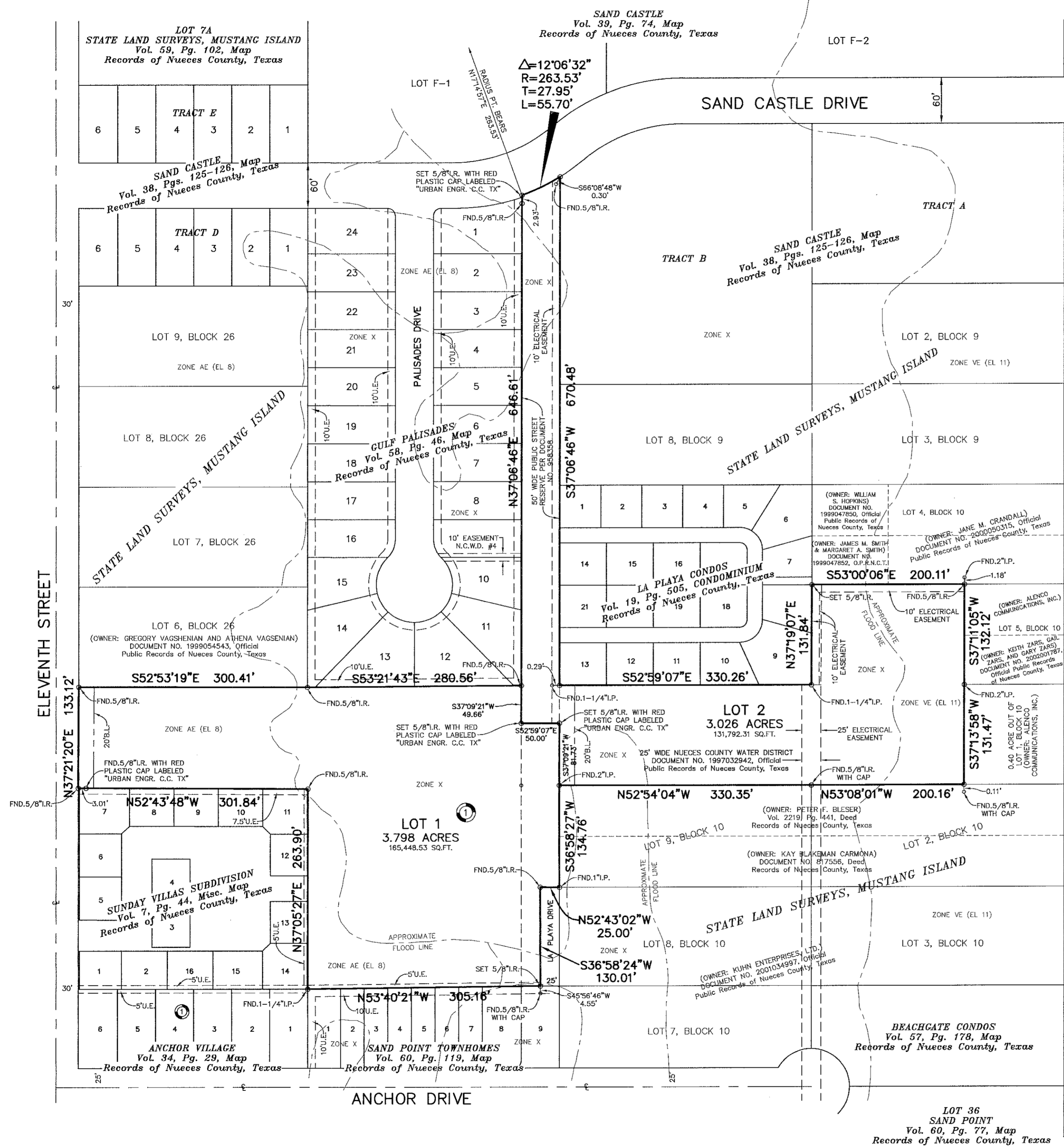
Ernest Briones
ERNEST BRIONES, COUNTY CLERK
NUECES COUNTY, TEXAS

Juanita Ramirez
DEPUTY
JUANITA RAMIREZ

Juanita Ramirez
DEPUTY
JUANITA RAMIREZ



DATE: MAY 6, 2002
SCALE: 1"= 100'
JOB NO. 36840.A1.00
SHEET 1 OF 2



No. 2002021905
 FILED FOR RECORD
 AT 1:39 O'CLOCK P.M.
 JUN 11 2002
 ERNEST M. BRIONES
 CLERK COUNTY COURT
 NUECES COUNTY, TEXAS
 Juanita Ramirez

PLAT OF
 SAND HILL SUBDIVISION
 BLOCK 1, LOTS 1 AND 2

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