

Notes:

- 1.) Total platted area contains 11.967 acres of land.
- 2.) Bearings based on the recorded plat of Sand Key Subdivision, a map of which is recorded in Volume 46, Page 28, Map Records of Nueces County, Texas.
- 3.) By graphic plotting only, this property is in Zone "AE (EL 8)" and Zone "X" (see note below) of the Flood Insurance Rate Map, Community Panel Number 485498 0006 F, City of Port Aransas, Texas, which bears an effective date of September 30, 1992 and it is located in a Special Flood Hazard Area.

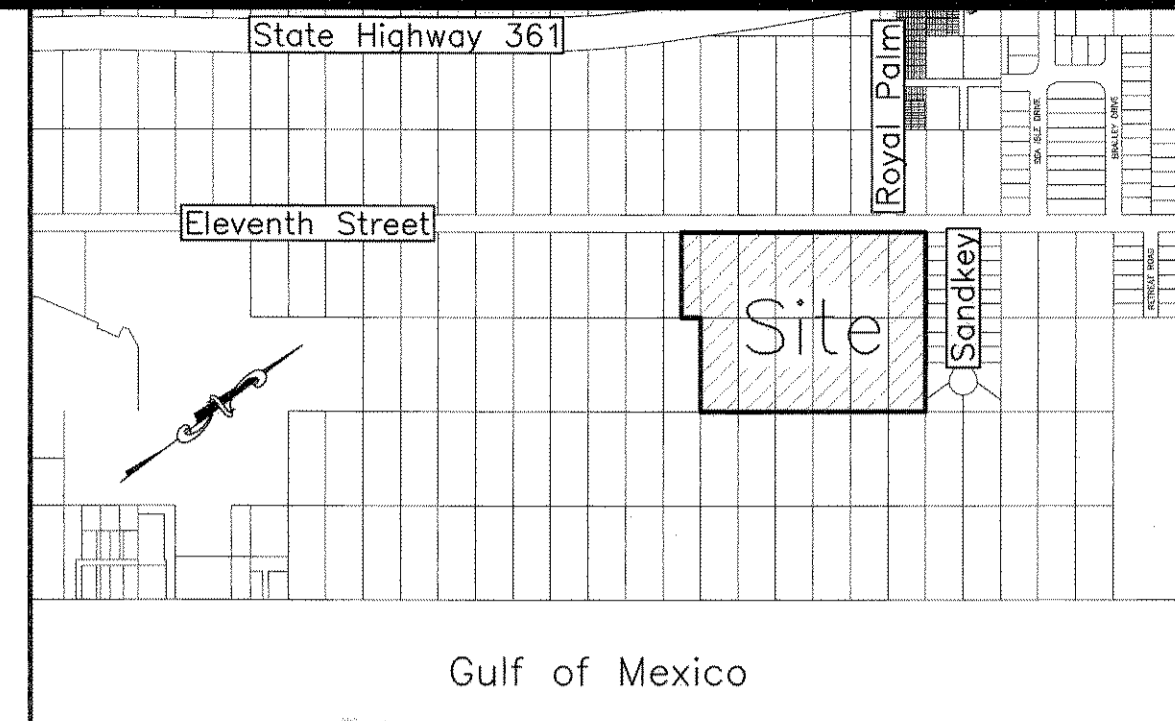
Zone "X" (Area of 500-year flood) = Areas of 500-year flood; areas of 100-year flood with average depth of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood.

Zone "X" (Outside 500-year flood) = Areas determined to be outside 500-year flood plain.

# Plat of VOLTZ Tract Block 1, Lots 1 & 2

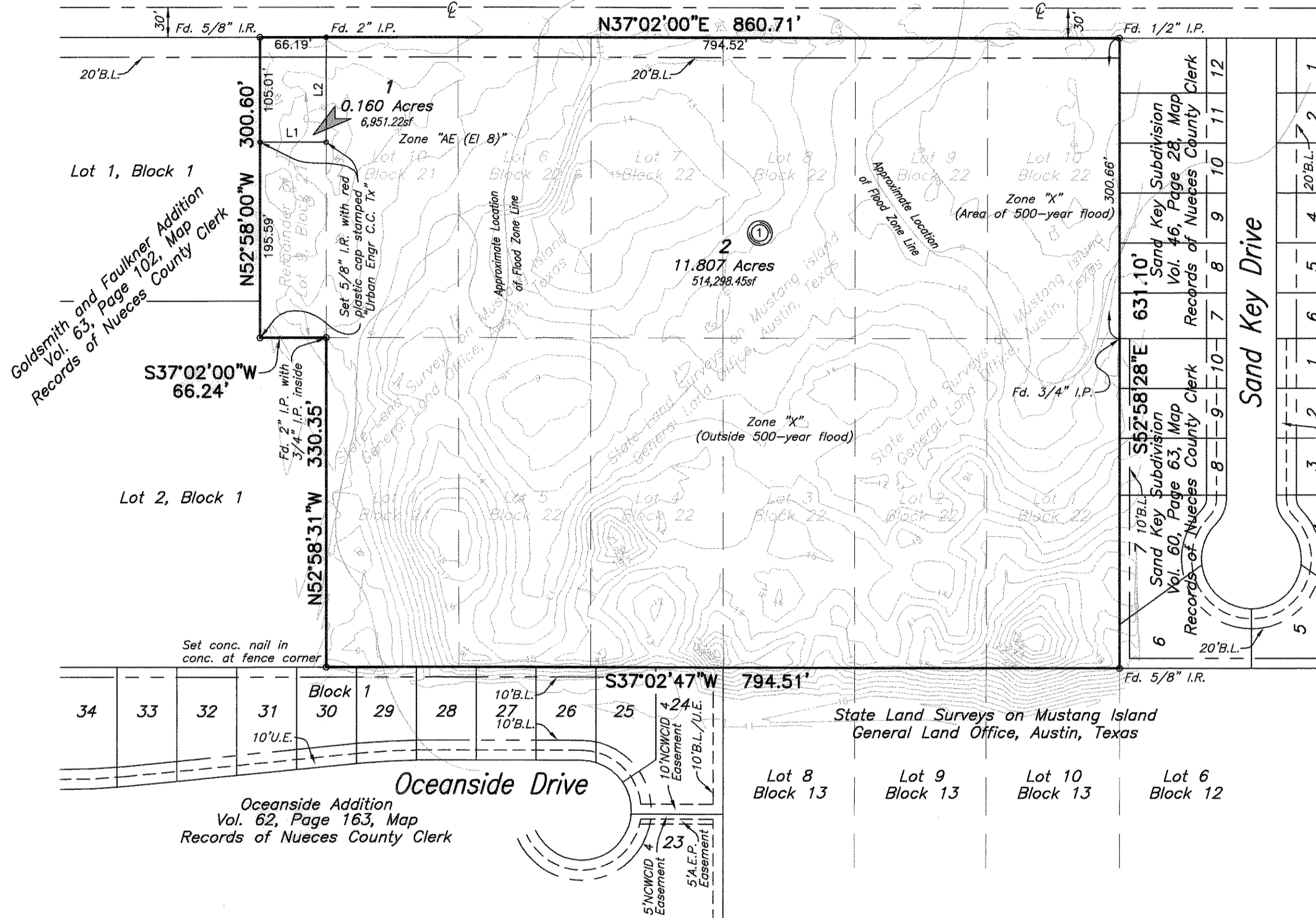
11.967 acres of land being all of Lots 1 thru 10, Block 22, all of Lots 1 and 10, Block 21 and the northeast one-half of Lot 9, Block 21, State Land Surveys on Mustang Island as shown on map on file in the General Land Office of the State of Texas in Austin, Texas.

## Eleventh Street

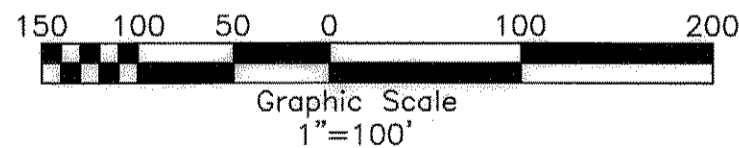


Gulf of Mexico

LOCATION MAP N.T.S.



LINE	BEARING	DISTANCE
L1	S37°02'00"W	66.29'
L2	S52°58'00"E	105.00'



State of Texas  
County of Nueces

I, Dr. Phillip Voltz, hereby certify that I am the owner of the lands embraced within the boundaries of Lot 1, Block 1 as shown on the foregoing plat; that I 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 9 day of March, 2006

By: Dr. Phillip Voltz



State of Texas  
County of Nueces

This instrument was acknowledged before me by Dr. Phillip Voltz.

This the 9th day of March, 2006

Notary Public in and for the State of Texas

State of Texas  
County of Nueces

Banyan Beach L.P., hereby certifies that it is the owner of the lands embraced within the boundaries of Lot 2, Block 1 as shown on the foregoing plat; that it has 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 3rd day of MARCH, 2006

By: Banyan Beach L.P.

By: Buster Hoffmaster

State of Texas  
County of Nueces

This instrument was acknowledged before me by Buster Hoffmaster as President of Banyan Beach L.P.

This the 3rd day of March, 2006

Notary Public in and for the State of Texas



By: Lupe Rendon Deputy

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 3 day of April, 2006, with its certificate of authentication was filed for record in my office the 3 day of April, 2006, at 10:03 O'clock A.M., and duly recorded the 3 day of April, 2006, at 10:03 O'clock A.M., in said County in Volume 65, Page 64, 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. 2006016645  
Filed for Record

at 10:03 O'clock A.M.  
April 3, 2006

Diana T. Barrera  
Clerk County Court  
Nueces County, Texas

By: Lupe Rendon Deputy

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 March, 2006

Juan J. Salazar  
Juan J. Salazar  
Texas License No. 4909



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 2th day of MARCH, 2006

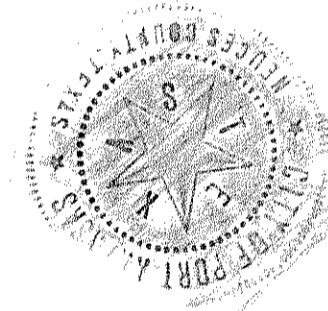
[Signature]  
City Engineer

State of Texas  
County of Nueces

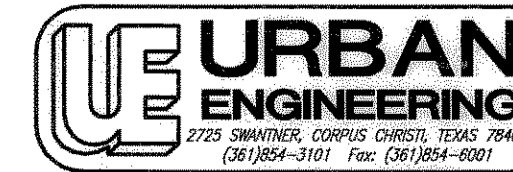
This final plat of the herein described property was approved on behalf of the City of Port Aransas, Texas by the Building Official.

This the 2th day of MARCH, 2006

[Signature]  
City Building Official



State of Texas  
County of Nueces



DATE: Dec. 12, 2005  
SCALE: 1"=100'  
JOB NO.: 36830.A5.02  
SHEET: 1 of 1  
DRAWN BY: XG

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