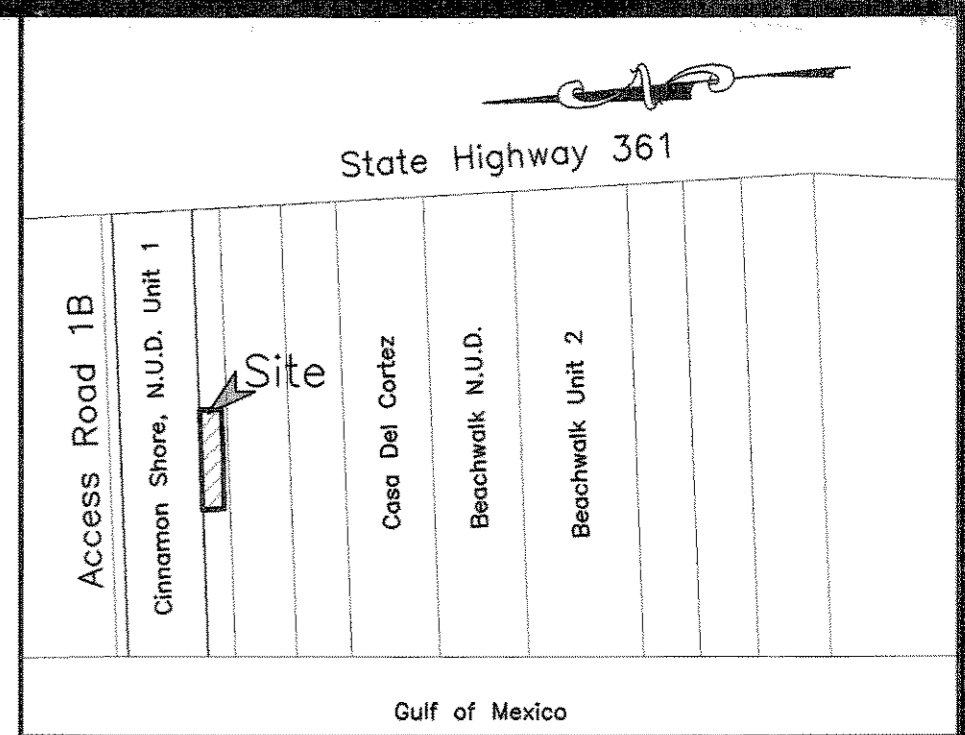


Plat of  
Cinnamon Shore, P.U.D.  
Unit 2A

1.355 acres of land, out of 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.



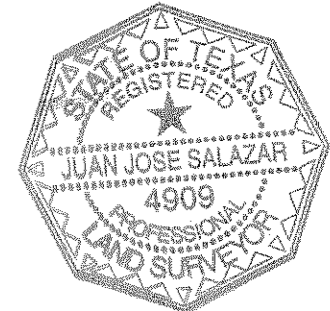
State of Texas  
County of Nueces

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.

LOCATION MAP

This the 3<sup>rd</sup> day of June, 2009

Juan J. Salazar  
Juan J. Salazar, R.P.L.S.  
Texas License No. 4909

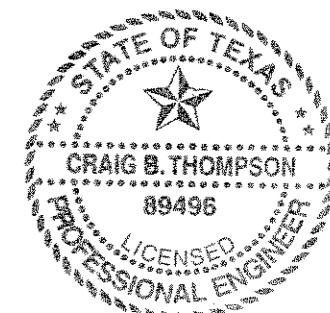


State of Texas  
County of Nueces

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

This the 2<sup>nd</sup> day of JUNE, 2009

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 4 day of June, 2009

Berley Condon  
Chairman of Planning  
and Zoning Commission

Jonathan Arzoo  
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 5<sup>th</sup> day of June, 2009

Clark J. ...  
Mayor

Jonathan Arzoo  
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 5<sup>th</sup> day of June, 2009, with its certificate of authentication was filed for record in my office the 5<sup>th</sup> day of June, 2009 at 4:49 O'clock P.M., and duly recorded the 5<sup>th</sup> day of June, 2009 at 4:49 O'clock P.M. in said County in Volume 67, Page 289, 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. 2009022019  
Filed for Record  
at 4:49 O'clock P.M.  
June 5<sup>th</sup>, 2009

Diana T. Barrera  
Diana T. Barrera, County Clerk  
Nueces County, Texas  
By: Sally Castleberry  
Deputy  
SALLY CASTLEBERRY

**URBAN ENGINEERING**  
DATE: April 21, 2008  
SCALE: 1"=40'  
JOB NO.: 39978.A8.00  
SHEET: 1 of 2  
DRAWN BY: XG

State of Texas  
County of Nueces

American Bank, N.A., hereby certifies that it holds a lien on the property owned by Cinnamon Shore, LLC, a Delaware limited liability company, as shown on the foregoing map and it approves of the subdivision and dedication for the purposes and considerations therein expressed.

This the 3<sup>rd</sup> day of June, 2009

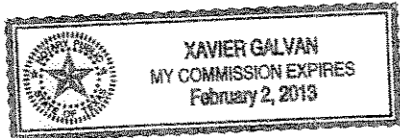
By: American Bank, N.A.  
George Horner, Jr.  
George Horner, Jr., Port Aransas Branch President

State of Texas  
County of Nueces

This instrument was acknowledged before me by George Horner, Jr., as Port Aransas Branch President of American Bank, N.A.

This the 3<sup>rd</sup> day of June, 2009

Xavier Galvan  
Notary Public in and for the State of Texas



State of Texas  
County of Nueces

Isla Oasis, LP, a Nevada limited partnership, hereby certifies that it holds a lien on the property owned by Cinnamon Shore, LLC, a Delaware limited liability company, as shown on the foregoing map and it approves of the subdivision and dedication for the purposes and considerations therein expressed.

This the 26<sup>th</sup> day of May, 2009

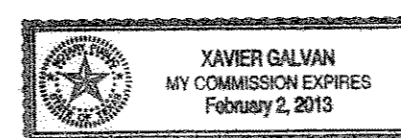
Jeffrey B. Lamkin  
By: Jeffrey B. Lamkin, Managing Member of  
Sea Oats Management, LLC, a Florida limited liability company  
General Partner of Isla Oasis, LP, a Nevada Limited Partnership

State of Texas  
County of Nueces

This instrument was acknowledged before me by Jeffrey B. Lamkin, as managing member of Sea Oats Management, LLC, a Florida limited liability company, General Partner of Isla Oasis, LP, a Nevada Limited Partnership.

This the 26<sup>th</sup> day of May, 2009

Xavier Galvan  
Notary Public in and for the State of Texas



State of Texas  
County of Nueces

We, Cinnamon Shore, 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 (however, the streets are private and are not dedicated to the public use); 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 this map was made for the purpose of description and dedication of utility easements.

This the 26<sup>th</sup> day of May, 2009

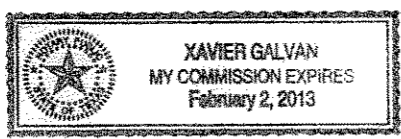
A. Randal Greene  
By: A. Randal Greene, Sole Manager of  
Cinnamon Shore, LLC,  
a Delaware limited liability company

State of Texas  
County of Nueces

This instrument was acknowledged before me by A. Randal Greene, Sole Manager, Cinnamon Shore, LLC, a Delaware limited liability company.

This the 26<sup>th</sup> day of May, 2009

Xavier Galvan  
Notary Public in and for the State of Texas



State of Texas  
County of Nueces

Access from Bent Grass Drive is hereby authorized for Cinnamon Shore P.U.D. Unit 2A

This the 26<sup>th</sup> day of May, 2009

Jeffrey B. Lamkin  
By: Jeffrey B. Lamkin, Managing Member of  
Sea Oats Management, LLC, a Florida limited liability company  
General Partner of Mustang Island, L.P., a Nevada Limited Partnership

State of Texas  
County of Nueces

This instrument was acknowledged before me by Jeffrey B. Lamkin, as managing member of Sea Oats Management, LLC, a Florida limited liability company, General Partner of Mustang Island, L.P., a Nevada Limited Partnership.

This the 26<sup>th</sup> day of May, 2009

Xavier Galvan  
Notary Public in and for the State of Texas



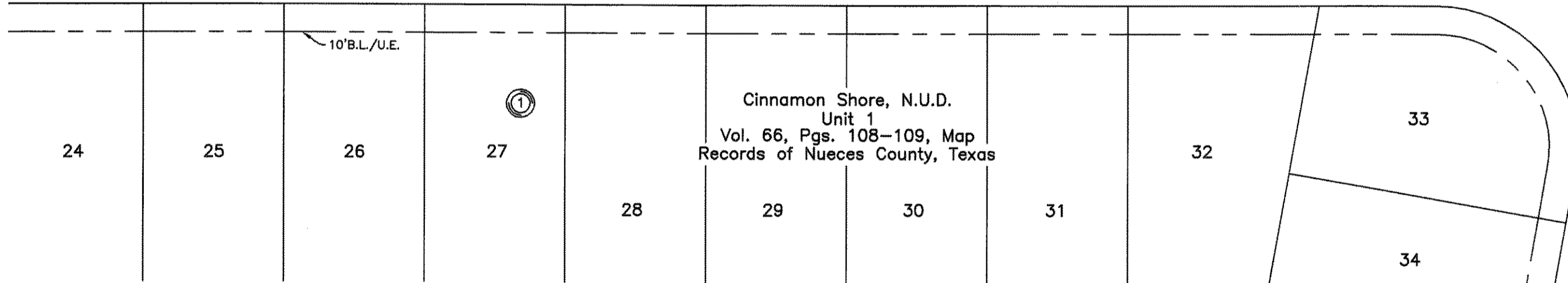
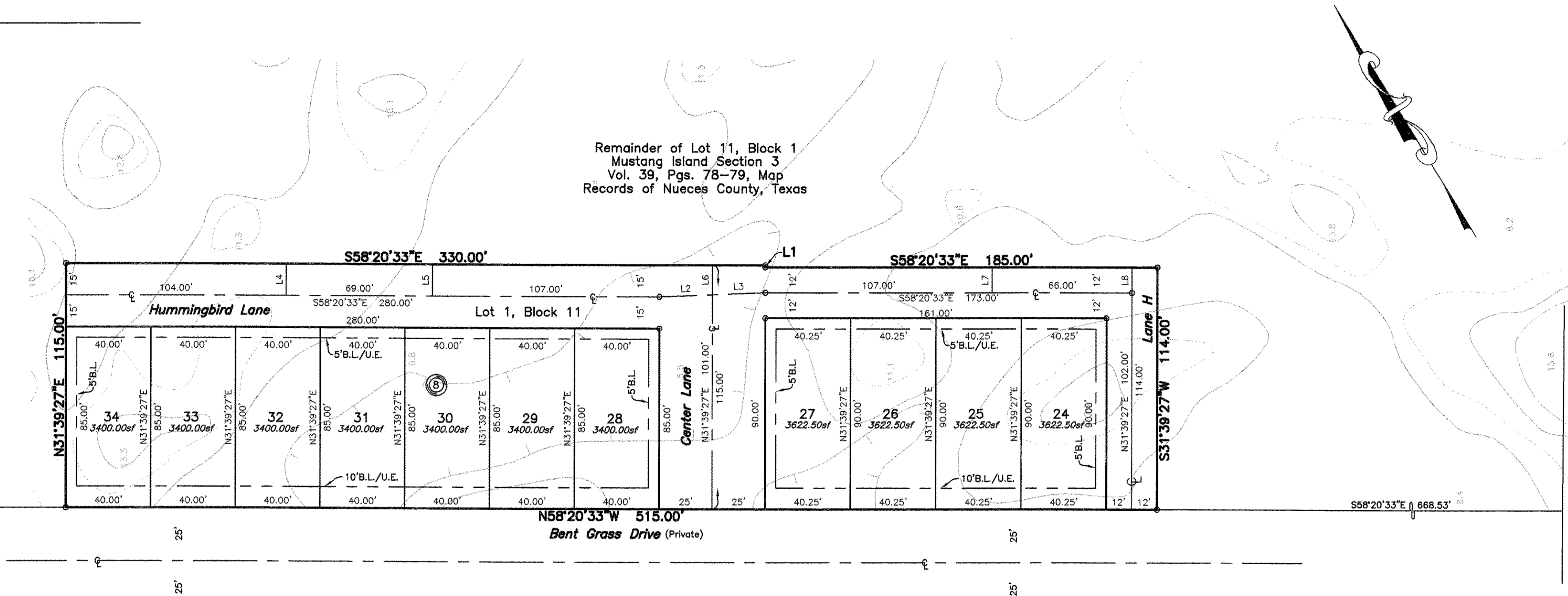
Vol 67 Pg 289

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

Remainder of Lot 11, Block 1  
Mustang Island Section 3  
Vol. 39, Pgs. 78-79, Map  
Records of Nueces County, Texas

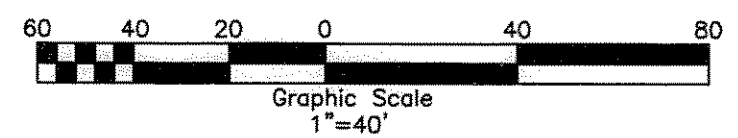
Remainder of Lot 11, Block 1  
Mustang Island Section 3  
Vol. 39, Pgs. 78-79, Map  
Records of Nueces County, Texas

State Highway 361  
(120' R.O.W.)



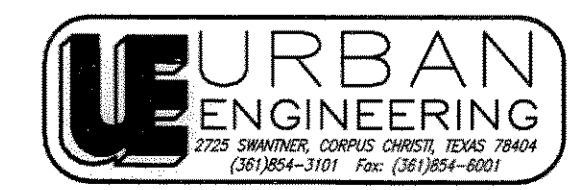
LINE	BEARING	DISTANCE
L1	S31°39'27"W	1.00'
L2	S60°37'59"E	25.02'
L3	S60°37'59"E	25.02'
L4	N31°39'27"E	15.00'
L5	N31°39'27"E	15.00'
L6	N31°39'27"E	14.00'
L7	N31°39'27"E	12.00'
L8	N31°39'27"E	12.00'

- Notes:
- 1.) Total platted area contains 1.355 acres of land.
  - 2.) 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.
  - 3.) By graphic plotting only, this property is in Zones "A13 (EI 9)", on 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.
  - 4.) Set 5/8 inch iron rods with red plastic caps stamped "Urban Engr C.C. Tx" at all lot corners, except where noted.
  - 5.) All side yards will conform to the International Residential Code.
  - 6.) The homeowners association will maintain private streets and drainage in perpetuity. (Lot 1, Block 11)
  - 7.) Lot 1, Block 11 is to be used as a private street and a public utility easement 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.



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

1.355 acres of land, out of 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.



DATE: April 21, 2008  
SCALE: 1"=40'  
JOB NO.: 39978.A8.00  
SHEET: 2 of 2  
DRAWN BY: XG

Vol. 67 Pg 290