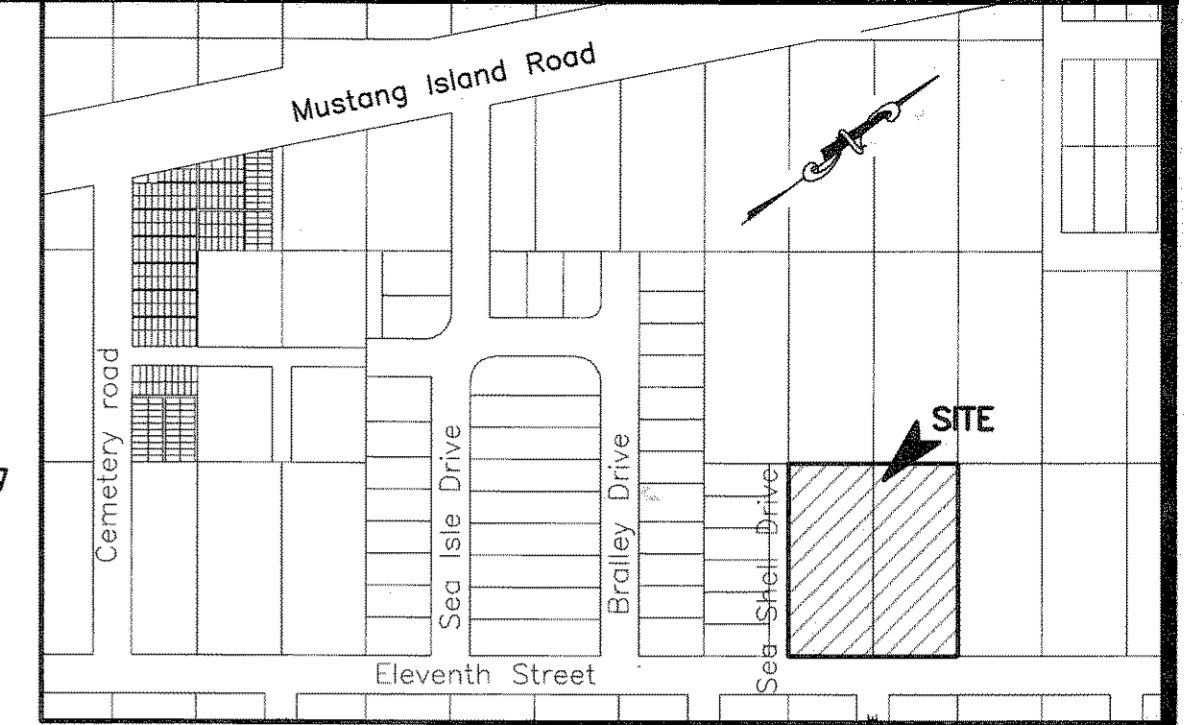


**Plat of  
Island Villas  
Lot 1, Block 1**

Being a replat of Lots 2 and 3, Block 45, State Land Surveys on Mustang Island, as shown by map filed in the General Land Office of the State of Texas in Austin, Texas.



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 18th day of July, 2005  
*Dan L. Urban*

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

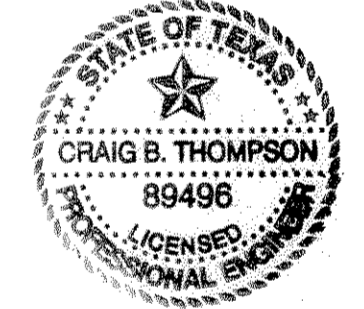


State of Texas  
County of Nueces

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

This the 5th day of August, 2005

*Craig B. Thompson*  
City Engineer

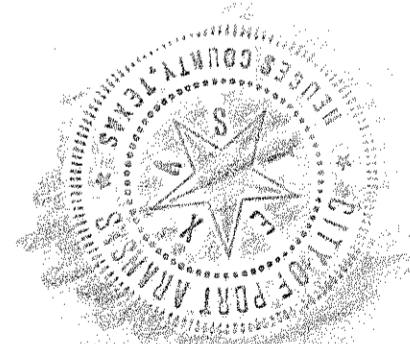


State of Texas  
County of Nueces

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

This the 3rd day of August, 2005

*Joe Lamb*  
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 9th day of August, 2005, with its certificate of authentication was filed for record in my office the 9th day of August, 2005, at 3:33 O'clock P.M., and duly recorded the 9th day of August, 2005 at 3:23 O'clock P.M., in said County in Volume 64, Page 213, 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.

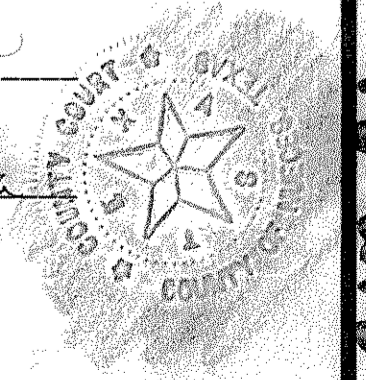
No. 2005041086  
Filed for Record

at 3:33 O'clock P.M.  
August 9, 2005

Diana T. Barrera  
Clerk County Court  
Nueces County, Texas

*Pamela B. Amiga*  
Deputy

*Diana T. Barrera*  
Diana T. Barrera, County Clerk  
Nueces County, Texas  
By: *Pamela B. Amiga*  
Deputy



State of Texas  
County of Nueces

We, Banyan Beach, L.P., 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; and that this map was made for the purpose of description and dedication.

This the 29th day of July, 2005

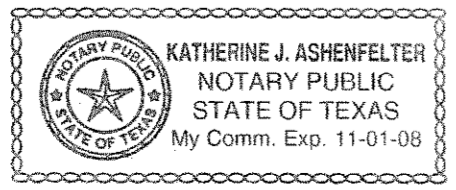
By: Banyan Beach, L.P.  
*Buster Hoffmaster*  
By: *Buster Hoffmaster*  
Buster Hoffmaster, General Partner

State of Texas  
County of Nueces

This instrument was acknowledged before me by Buster Hoffmaster, as a General Partner of Banyan Beach, L.P.

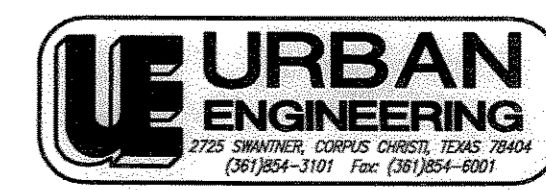
This the 29th day of July, 2005

*Katherine J. Ashenfelter*  
Notary Public in and for the State of Texas



Notes:

- 1.) Total platted area contains 1.821 acres of land.
- 2.) Bearings based on the recorded plat of Sea Gull Isle, a map of which is recorded in Volume 32, Page 108, Map Records of Nueces County, Texas.
- 3.) By graphic plotting only, this property is in Zone "AE (EL 8)" and "X" of the Flood Insurance Rate Map, Community Panel Number 485498 0003 F, City of Port Aransas, Texas, which bears an effective date of September 30, 1992 and is partially in a Special Flood Hazard Area.



DATE: June 27, 2005  
SCALE: 1"=60'  
JOB NO.: 37431A.50.00  
SHEET: 1 of 1  
DRAWN BY: XG