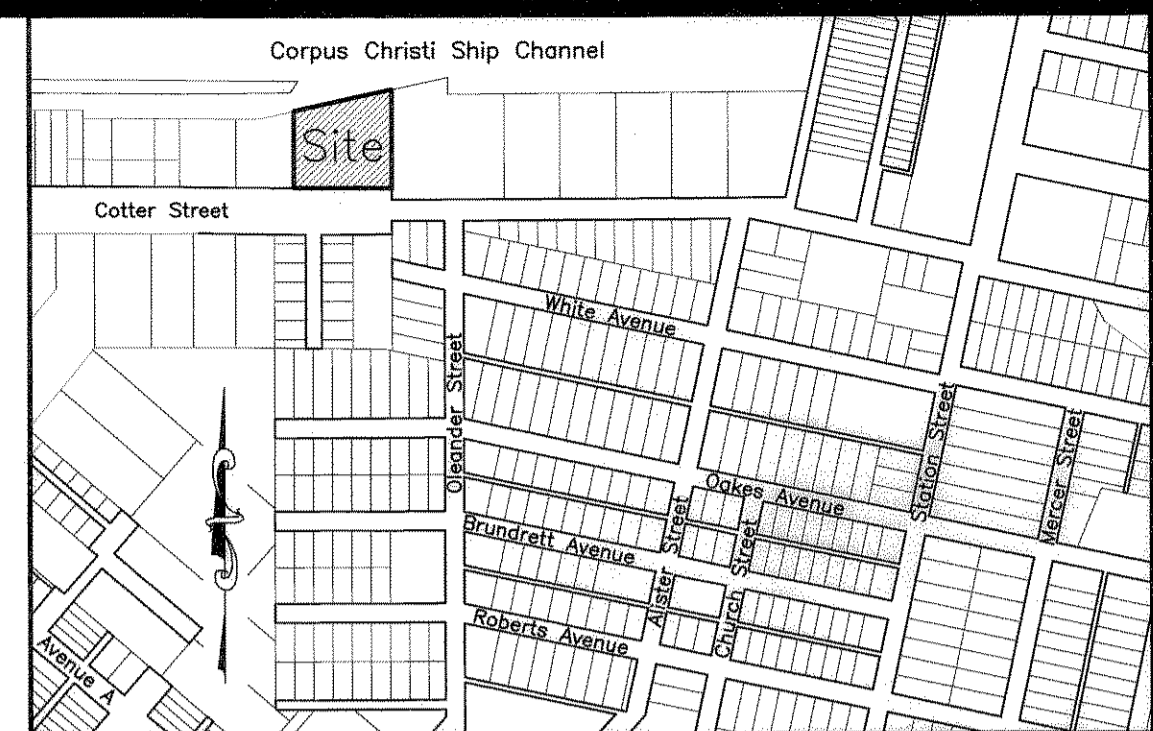


**Plat of
Fields-Porter Subdivision
Lot 1, Block 1**

1.340 acres of land out of a portion of Lots 1 and 2, Fields-Porter Subdivision, a map of which is recorded in Volume 3, Page 26, Map Records of Nueces County, Texas and out of the west one-half of Lot 8, Block 76, State Land Surveys on Mustang Island, Port Aransas, Texas.



LOCATION MAP N.T.S.

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 16th day of JANUARY, 2006

Dan L. Urban

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

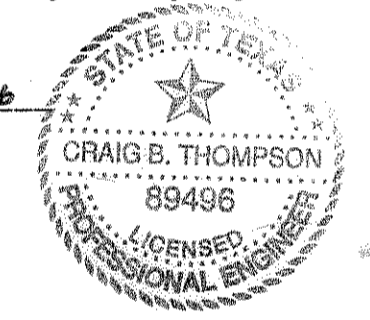


State of Texas
County of Nueces

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

This the 23rd day of JANUARY, 2006

Craig E. 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 18th day of JANUARY, 2006

Janice Barrera
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 January, 2006, with its certificate of authentication was filed for record in my office the 24 day of January, 2006 at 4:31 O'clock P.M., and duly recorded the 24 day of January, 2006, at 4:31 O'clock P.M., in said County in Volume 65, Page 19, 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. 20060039162
Filed for Record

at 4:13 O'clock P.M.
24 January, 2006

Diana T. Barrera
Diana T. Barrera, County Clerk
Nueces County, Texas

By: *Janette Barrera*
Deputy

Diana T. Barrera
Clerk County Court
Nueces County, Texas

By: *Janette Barrera*
Deputy



DATE: Dec. 6, 2005
SCALE: 1"=30'
JOB NO.: 31678.A5.01
SHEET: 1 of 1
DRAWN BY: XG

State of Texas
County of Nueces

Sandbar Ventures Capital Partners 1, Ltd., hereby certifies that it is the owner of the lands embraced within the boundaries of 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 18th day of January, 2006

By: Sandbar Ventures, Inc., General Partner

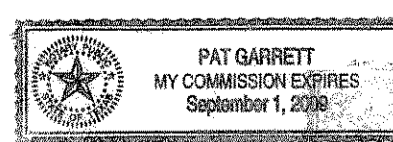
Richard Millan
By: Richard Millan

State of Texas
County of Nueces

This instrument was acknowledged before me by Richard Millan, as President of Sandbar Ventures, Inc., General Partner of Sandbar Ventures Capital Partners 1, Ltd.

This the 18th day of January, 2006

Pat Garrett
Notary Public in and for the State of Texas



- Notes:
- 1.) Total platted area contains 1.340 acres of land.
 - 2.) Bearings are based on the recorded plat of Fields-Porter Subdivision, a map of which is recorded in Volume 3, Page 26, Map Records of Nueces County, Texas.
 - 3.) By graphic plotting only, this property is in Zones "AE (EL 8)" and "AE (EL9)" 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.) Variance for existing structure approved pursuant to this plat. If existing building is removed, a new structure must comply with platted easements and building lines.