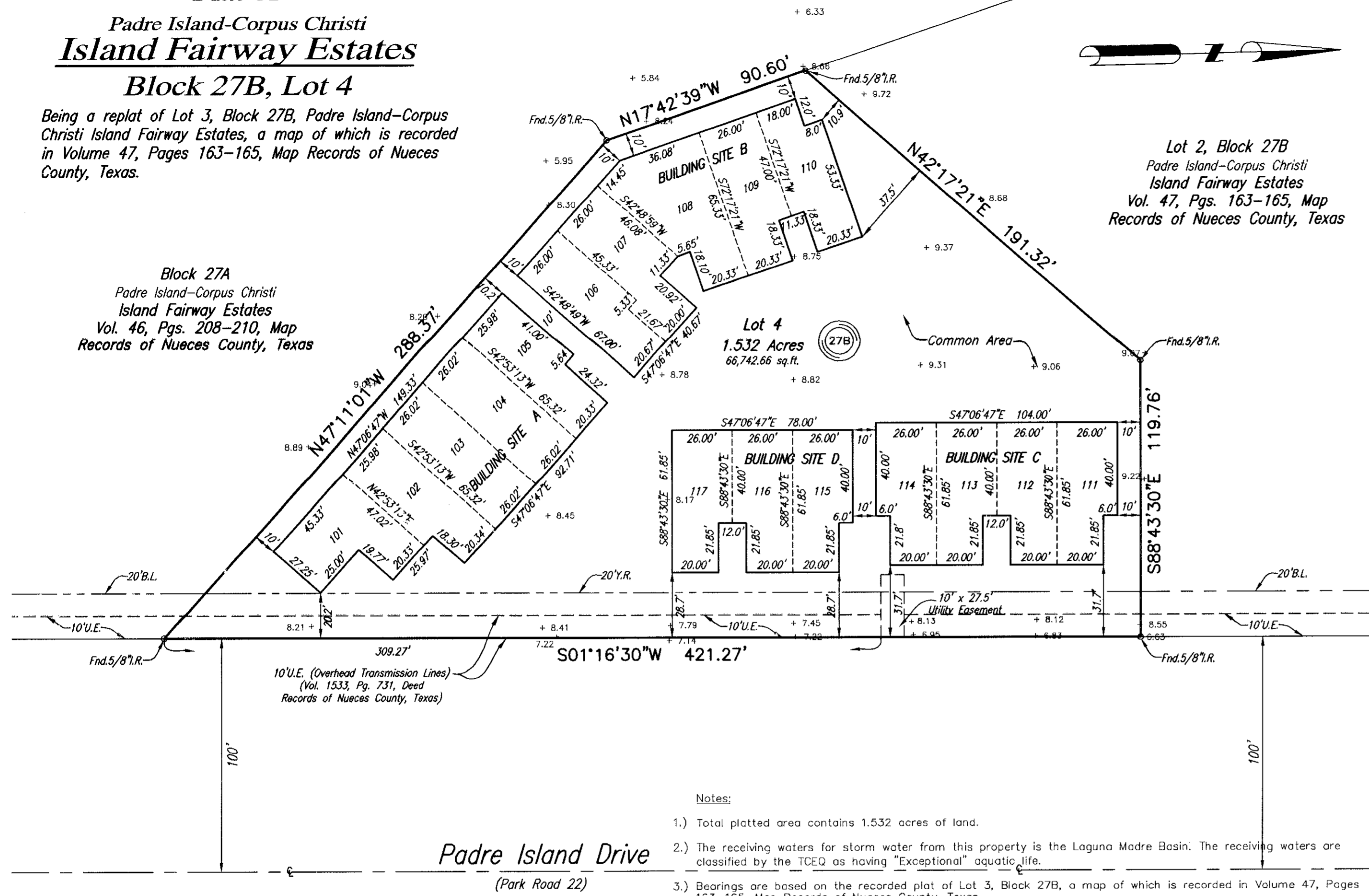


**Plat of
Padre Island-Corpus Christi
Island Fairway Estates**

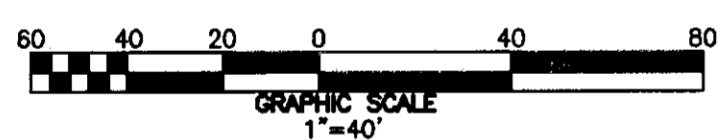
Block 27B, Lot 4

Being a replat of Lot 3, Block 27B, Padre Island-Corpus Christi Island Fairway Estates, a map of which is recorded in Volume 47, Pages 163-165, Map Records of Nueces County, Texas.

Block 27A
Padre Island-Corpus Christi
Island Fairway Estates
Vol. 46, Pgs. 208-210, Map
Records of Nueces County, Texas



- Notes:**
- Total platted area contains 1.532 acres of land.
 - The receiving waters for storm water from this property is the Laguna Madre Basin. The receiving waters are classified by the TCEQ as having "Exceptional" aquatic life.
 - Bearings are based on the recorded plat of Lot 3, Block 27B, a map of which is recorded in Volume 47, Pages 163-165, Map Records of Nueces County, Texas.
 - By graphic plotting only, this property is in Zone "A13 (EL 10)" on Flood Insurance Rate Map, Community Panel No. 485464 0405 D, City of Corpus Christi, Texas, which bears an effective date of September 17, 1992 and is in a Special Flood Hazard Area.
 - For Lot 4, Block 27B, Isla Properties, Inc., in recording this plat of Padre Island-Corpus Christi Island Fairway Estates, has designated certain areas of land as common area intended for use by the home owners in Lot 4, Block 27B, Padre Island-Corpus Christi Island Fairway Estates, for recreation and other related activities. No habitable structures will be permitted within the common area in Lot 4, Block 27B, Padre Island-Corpus Christi Island Fairway Estates.
 - The designated areas are not dedicated hereby for use by the general public but are dedicated to the common use and enjoyment of the homeowners in Lot 4, Block 27B, Padre Island-Corpus Christi Island Fairway Estates, as more fully provided in the declaration of covenants, conditions and restrictions applicable to Lot 4, Block 27B, Padre Island-Corpus Christi Island Fairway Estates, said declaration of covenants, conditions and restrictions is herein incorporated and made a part of this plat.
 - All designated common areas in Lot 4, Block 27B, Padre Island-Corpus Christi Island Fairway Estates shall be dedicated as a private access easement which will inure to the benefit of the Homeowners of Lot 4, Block 27B, Padre Island-Corpus Christi Island Fairway Estates. The Village on the Greens Townhomes, Inc., Homeowner's Association reserves the right to install such items as fences, walls, security systems, sprinkler systems, and any other common area improvements, as long as it does not unreasonably interfere with Homeowners access.
 - A Blanket utility easement upon, across, over and under all of the Property for ingress, egress, installation, replacing, repairing and maintaining all utilities, including but not limited to water, sewers, gas, telephone and electricity, and a master or cable television antenna or satellite system. By virtue of this Easement it shall be permissible for the company providing electrical, water, sewer, gas, master or cable television antenna, and/or telephone service to install, erect and maintain all necessary pipes and conduits underground and other necessary equipment at or below grade on the Property and to affix and maintain electrical, cable television and/or telephone wires, circuits and conduits on, above, across and under the roofs and exterior walls of said Homes, and meters and shutoffs at or inside said Homes. Notwithstanding anything herein to the contrary, no sewers, electrical lines, water lines, or other utilities may be installed or relocated on the Property except as approval by the Village on the Greens Townhomes, Inc., Association's Board of Directors. Should any utility furnishing a service covered by the general Easement herein provided request a specific Easement by a separate recordable document, The Board of Directors of the Village on the Greens, Inc., shall have the right to grant, such Easement on the property without conflicting with terms hereof, so long as such specific Easements does not increase the burden upon the Property.
 - Right-of-Way Easement dated August 1, 1950, from Padre Island Development Company to Central Power and Light Company, Volume 481, Page 411, Deed Records of Nueces County, Texas. (Blanket Easement, Affects all streets, alleys, roads, and utility easement areas on Padre Island, in Nueces County, Texas.)
 - Easement and Right-of-Way dated June 5, 1975, from Padre Island Investments Corporation to Central Power and Light Company, File No. 980108, Volume 1533, Page 731, Deed Records of Nueces County, Texas. (Affects property, shown on plat)



State of Texas
County of Nueces

ISLA PROPERTIES, INC., 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 23 day of June, 2004

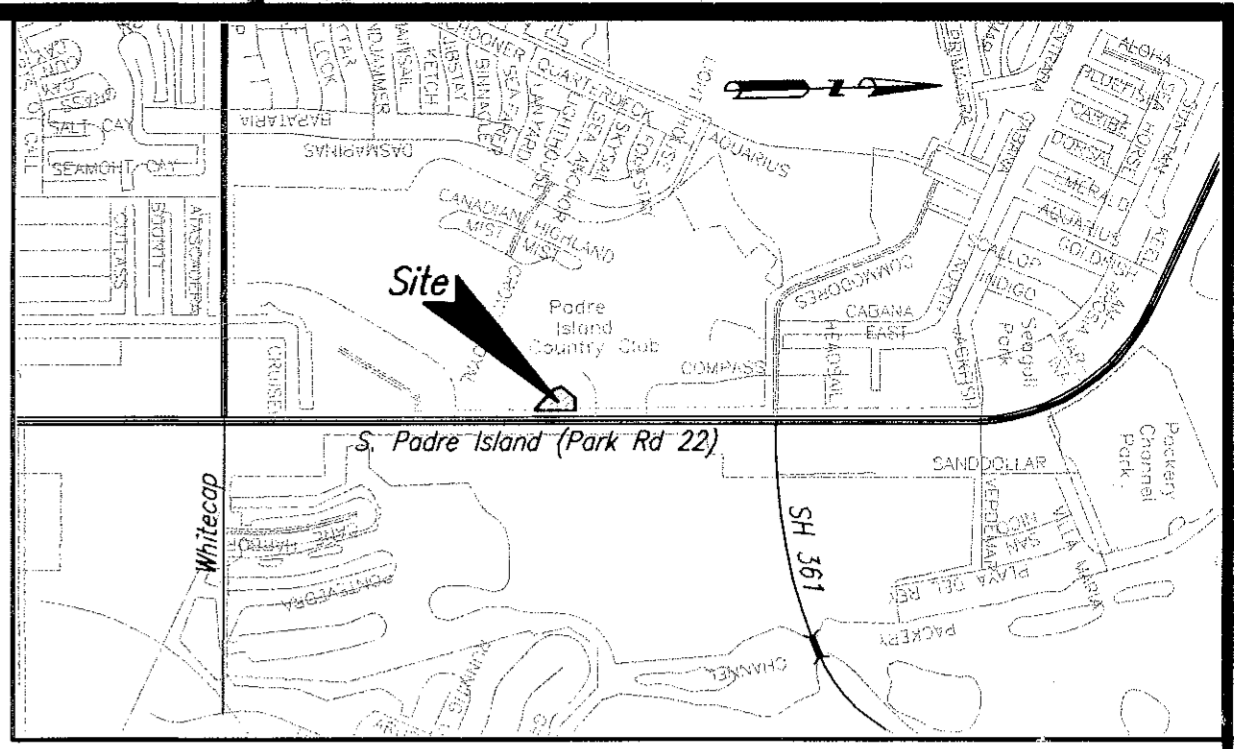
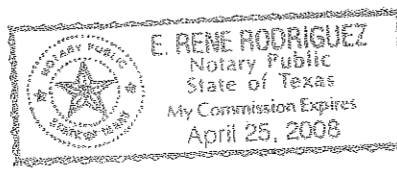
By: JIM MAXINER, President

State of Texas
County of Nueces

This instrument was acknowledged before me by JIM MAXINER, as President of ISLA PROPERTIES, INC., on behalf of said corporation.

This the 23 day of June, 2004

E. Rene Rodriguez
Notary Public in and for the State of Texas



LOCATION MAP N.T.S.

Lot 2, Block 27B
Padre Island-Corpus Christi
Island Fairway Estates
Vol. 47, Pgs. 163-165, Map
Records of Nueces County, 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 25th day of JUNE, 2004

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 Department of Engineering Services of the City of Corpus Christi, Texas.

This the 2nd day of July, 2004

Angel R Escobar, PE
Angel R. Escobar, P.E./R.P.L.S.
Director of Engineering Services

State of Texas
County of Nueces

This final plat of the herein described property was approved on behalf of the City of Corpus Christi, Texas by the Planning Commission.

This the 2nd day of June, 2004

Michael N. Gunning
Michael N. Gunning
Secretary

David Berlanga Sr.
David Berlanga, Sr., Chairman

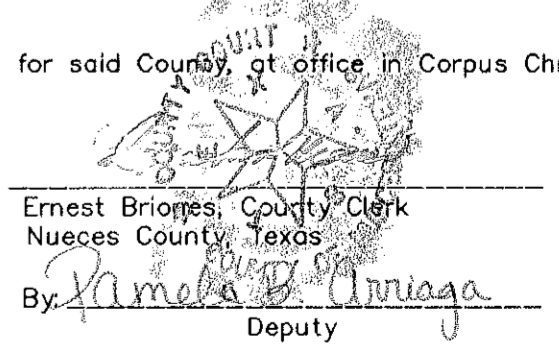
04-066

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 23rd day of June, 2004, with its certificate of authentication was filed for record in my office the 23rd day of June, 2004, at 1:20 O'clock P.M., and duly recorded the 23rd day of June, 2004, at 1:20 O'clock P.M., in said County in Volume 603, Page 155, Map Records.

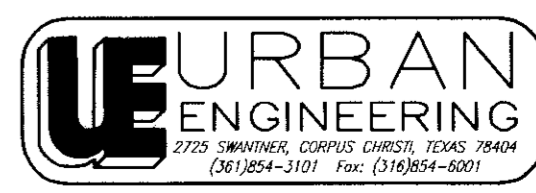
Witness my hand and seal of the County Court, in and for said County, at office in Corpus Christi, Texas, the day and year last written.

No. 2004052820
Filed for Record
at 1:20 O'clock P.M.
July 16, 2004



Ernest Briones
Clerk County Court
Nueces County, Texas

By: Pamela B. Arriaga
Deputy



DATE: JUNE 25, 2004
SCALE: 1" = 40'
JOB NO.: 10113.A.00
SHEET: 1 OF 1
DRAWN BY: RR