

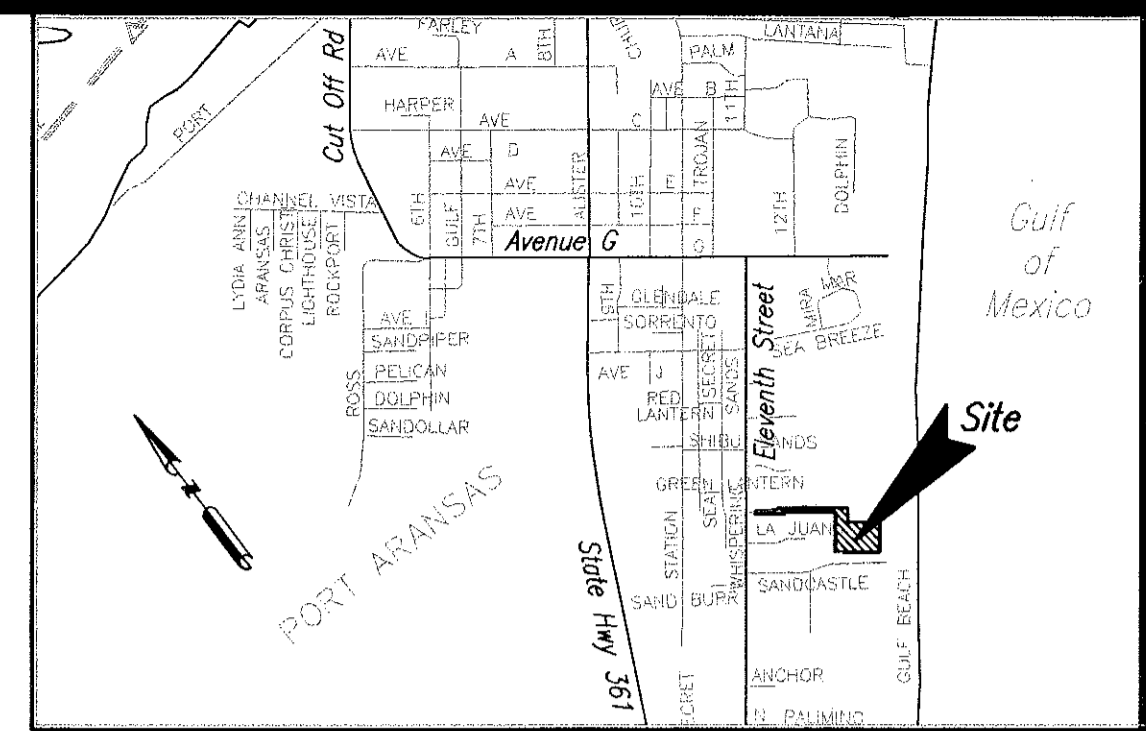
MATCHLINE SHEET 2 OF 2

### Plat of Banyan Beach N.U.D.

5.521 acres of land being a portion of Lot 6, Block 7, portion of Lot 1, Block 8, all of Lots 2 and 3, Block 8, portion of Lots 8, 9, and 10, Block 8, all of Lot 10, Block 27, portion of Lots 5 and 6, Block 28, State Land Surveys on Mustang Island, Nueces County, Texas, recorded on file in the office of the General Land Commissioner of the State of Texas, in Austin, Texas; and a portion of Lot 1, Block 1, Coral Cay Addition, a map of which is recorded in Volume 39, Page 154, Map Records of Nueces County, Texas.

**Notes:**

- Total platted area contains 5.521 acres of land.
- Bearings are based on the recorded plat of Sand Castle, a map of which is recorded in Volume 39, Page 74, Map Records of Nueces County, Texas.
- By graphic plotting only, this property is in Zones "AE (EL 8)", "X", and "VE (EL 11)" 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.
- The conveyance to any grantee of any Lot within the subject subdivision shall include membership in the Homeowner's Association, which association shall hold title to all common areas in the subdivision. The Homeowner's Association will be responsible for maintenance of private streets and common areas.



LOCATION MAP N.T.S.

State of Texas  
County of Nueces

BANYAN BEACH L.P., a Texas Limited Partnership, hereby certifies that it is the owner of the southwest 65 feet of Lot 6 (less northwest 15 feet by 200 feet), Block 7; the southwest 42 feet of Lot 1, all of Lots 2, 3, the south 396 feet by 130 feet of Lots 8, 9, and 10, all in Block 8; the north 50 feet and the south 65 feet of Lot 5, Block 28; the southwest 25 feet of Lot 6, Block 28, as shown on the recorded map of State Land Surveys on Mustang Island, Nueces County, Texas, recorded on file in the office of the General Land Commissioner of the State of Texas, in Austin, Texas; 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 8<sup>th</sup> day of NOVEMBER, 2004

By: BANYAN BEACH GP, LLC, General Partner

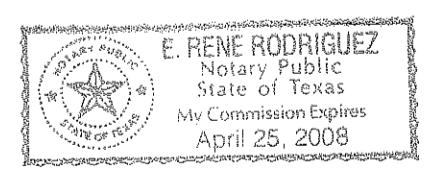
By: Vance Hoffmaster  
VANCE HOFFMASTER, Manager

State of Texas  
County of Nueces

This instrument was acknowledged before me by VANCE HOFFMASTER, as Manager of BANYAN BEACH GP, LLC, General Partner of BANYAN BEACH, L.P., a Texas Limited Partnership, on behalf of said partnership.

This the 8<sup>th</sup> day of November, 2004

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



State of Texas  
County of Nueces

AMERICAN BANK, N.A., a National Association, hereby certifies that it holds a lien on the property owned by BANYAN BEACH GP, LLC, a Limited Liability Corporation, as shown on the foregoing map and it approves of the subdivision and dedication for the purposes and considerations therein expressed.

This the 9<sup>th</sup> day of November, 2004

BY: AMERICAN BANK, N.A., a National Association

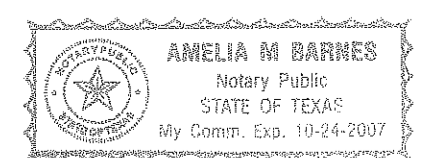
By: George Horner  
GEORGE HORNER, President - Branch

State of Texas  
County of Nueces

This instrument was acknowledged before me by GEORGE HORNER, as President of AMERICAN BANK, N.A., a National Association, on behalf of said Association.

This the 9<sup>th</sup> day of November, 2004

By: Amelia M. Barnes  
Notary Public in and for the State of Texas



State of Texas  
County of Nueces

BANYAN BEACH-BOYD ELLISON, L.P., a Limited Partnership, hereby certifies that it is the owner of Lot 10, Block 27, as shown on the recorded map of State Land Surveys on Mustang Island, Nueces County, Texas, recorded on file in the office of the General Land Commissioner of the State of Texas, in Austin, Texas; 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 6<sup>th</sup> day of NOVEMBER, 2004

By: BANYAN BEACH GP, LLC, General Partner

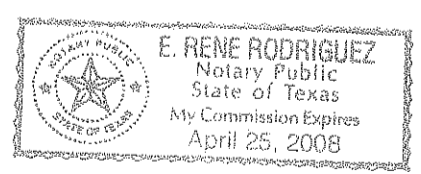
By: Vance Hoffmaster  
VANCE HOFFMASTER, Manager

State of Texas  
County of Nueces

This instrument was acknowledged before me by VANCE HOFFMASTER, as Manager of BANYAN BEACH GP, LLC, General Partner of BANYAN BEACH-BOYD ELLISON, L.P., a Limited Partnership, on behalf of said partnership.

This the 8<sup>th</sup> day of November, 2004

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



State of Texas  
County of Nueces

BELLE'S INN, Incorporated, a Delaware Corporation, hereby certifies that it holds a lien on the property owned by BANYAN BEACH-BOYD ELLISON, L.P., a Limited Partnership, as shown on the foregoing map and it approves of the subdivision and dedication for the purposes and considerations therein expressed.

This the 10 day of 11, 2004

BY: BELLE'S INN, Incorporated, a Delaware Corporation

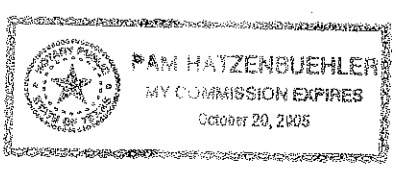
By: Iva Sue Boyd  
IVA SUE BOYD, President

State of Texas  
County of Nueces

This instrument was acknowledged before me by IVA SUE BOYD, as President of BELLE'S INN, Incorporated, a Delaware Corporation, on behalf of said corporation.

This the 10 day of Nov., 2004

By: Pam Hatzenbuehler  
Notary Public in and for the State of Texas

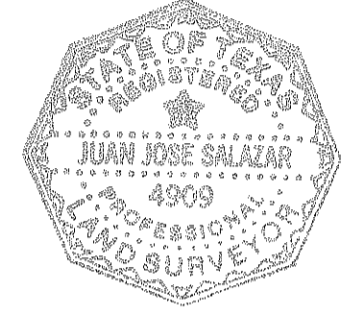


State of Texas  
County of Nueces

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.

This the 08<sup>th</sup> day of November, 2004

By: 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 18<sup>th</sup> day of November, 2004

By: Celestina M. TX #48084  
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 18<sup>th</sup> day of November, 2004

By: Charles Bordy  
Chairman of Planning and Zoning Commission

By: Matthew Arzola  
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 18<sup>th</sup> day of November, 2004

By: Georgia Nebbett  
Mayor

By: Matthew Arzola  
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 18<sup>th</sup> day of November, 2004, with its certificate of authentication was filed for record in my office the 18<sup>th</sup> day of November, 2004, at 3:53 O'clock P.M., and duly recorded the 18<sup>th</sup> day of November, 2004, at 3:53 O'clock P.M., in said County in Volume 64, Page 29-30, 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.

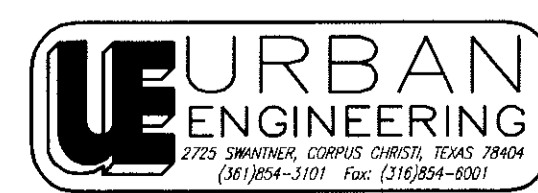
No. 2004059879  
Filed for Record  
at 3:53 O'clock P.M.  
November 18, 2004

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

By: Camela B. Amigo  
Deputy

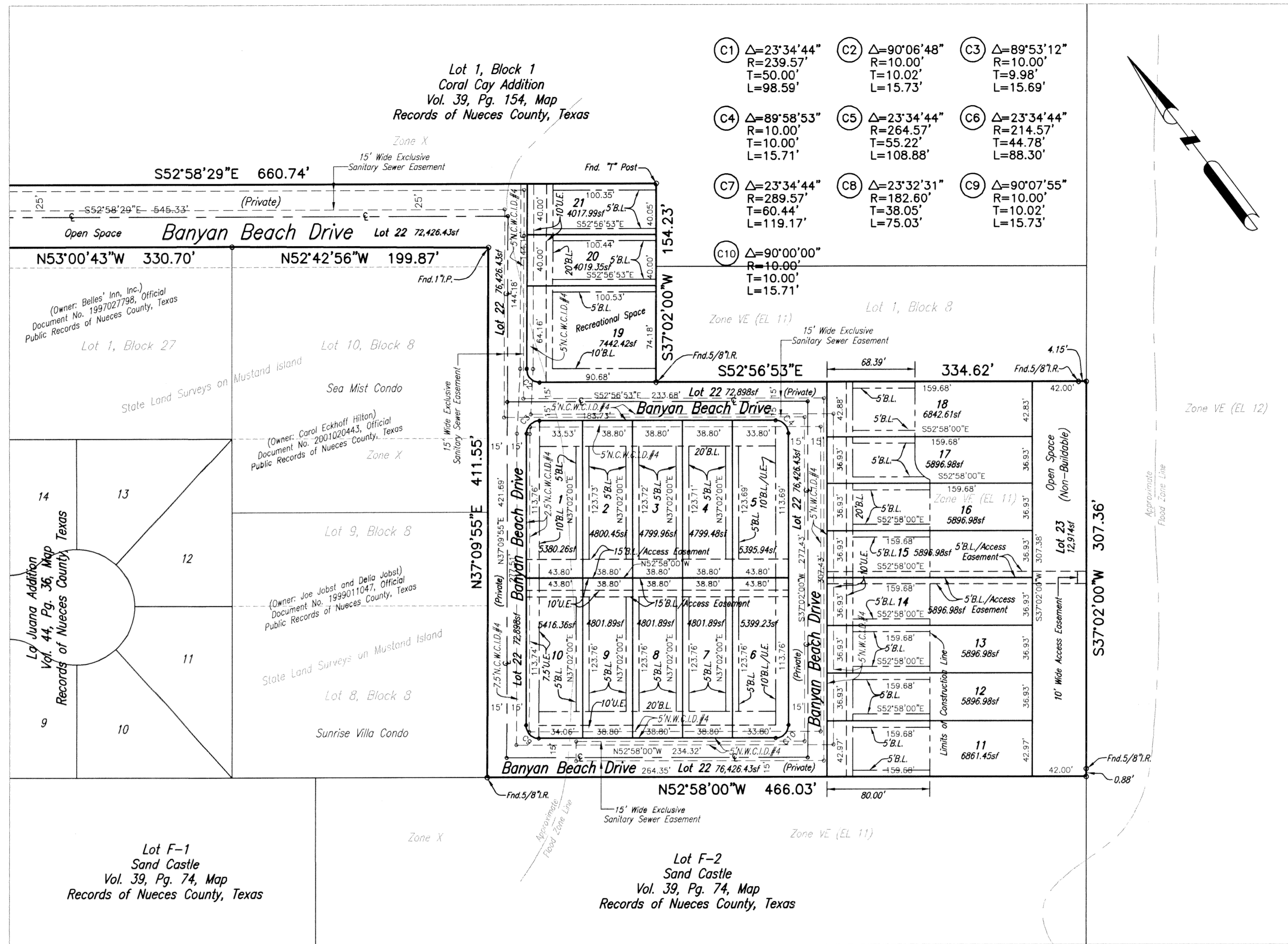
Diana T. Barrera  
Clerk County Court  
Nueces County, Texas

By: Camela B. Amigo  
Deputy



DATE: NOV. 8, 2004  
SCALE: 1" = 60'  
JOB NO.: 37431.A4.00  
SHEET: 1 OF 2  
DRAWN BY: RR

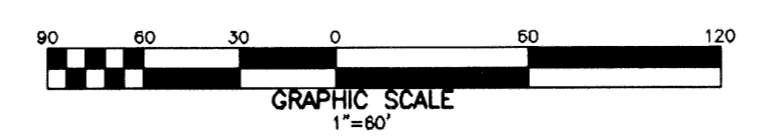
MATCHLINE SHEET 1 OF 2



Plat of  
**Banyan Beach N.U.D.**

- Notes:**
- 1.) Total platted area contains 5.521 acres of land.
  - 2.) Bearings are based on the recorded plat of Sand Castle, a map of which is recorded in Volume 39, Page 74, Map Records of Nueces County, Texas.
  - 3.) By graphic plotting only, this property is in Zones "AE (EL 8)", "X", and "VE (EL 11)" 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.) The conveyance to any grantee of any Lot within the subject subdivision shall include membership in the Homeowner's Association, which association shall hold title to all common areas in the subdivision. The Homeowner's Association will be responsible for maintenance of private streets and common areas.

5.521 acres of land being a portion of Lot 6, Block 7, portion of Lot 1, Block 8, all of Lots 2 and 3, Block 8, portion of Lots 8, 9, and 10, Block 8, all of Lot 10, Block 27, portion of Lots 5 and 6, Block 28, State Land Surveys on Mustang Island, Nueces County, Texas, recorded on file in the office of the General Land Commissioner of the State of Texas, in Austin, Texas; and a portion of Lot 1, Block 1, Coral Cay Addition, a map of which is recorded in Volume 39, Page 154, Map Records of Nueces County, Texas.



**URBAN ENGINEERING**  
2725 SWATHUR, CORPUS CHRISTI, TEXAS 78404  
(361)854-3101 Fax: (361)854-6001

DATE: NOV. 8, 2004  
SCALE: 1"= 60'  
JOB NO.: 37431.A4.00  
SHEET: 2 OF 2  
DRAWN BY: RR

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