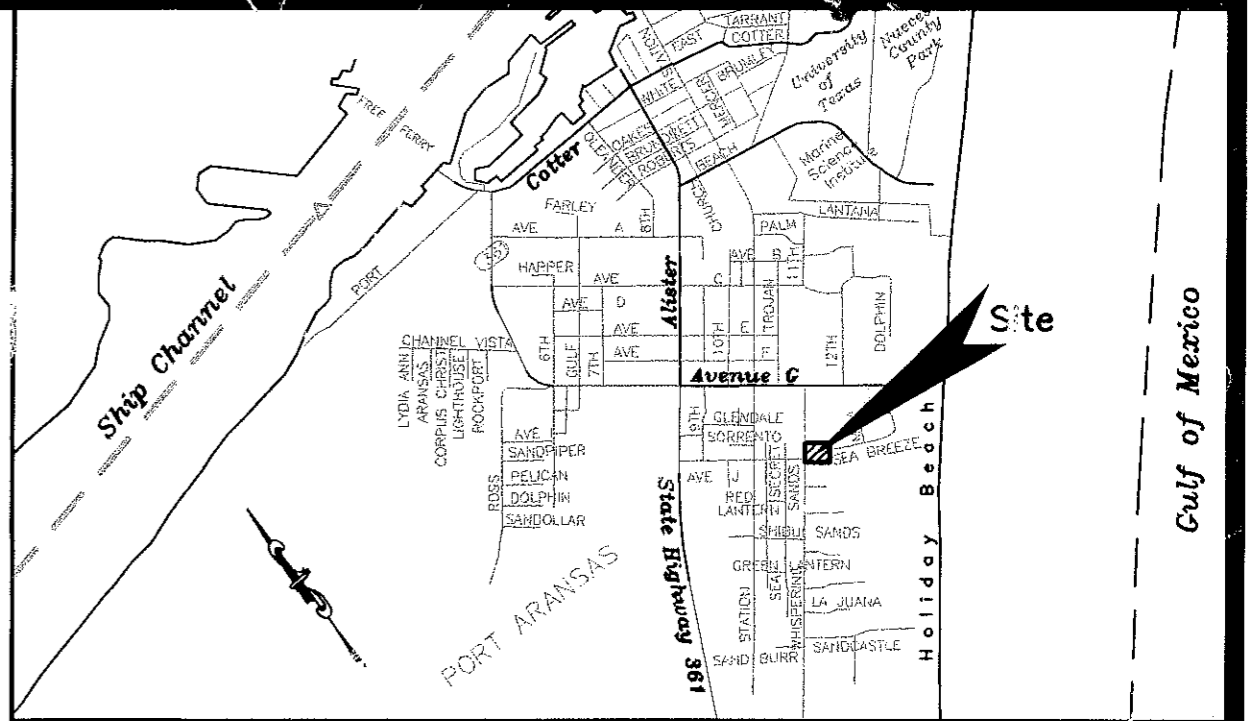


PLAT OF SANDPIPER VILLAS

BEING 2.007 ACRES OF LAND OUT OF LOTS 8 AND 9, BLOCK 30, STATE LAND SURVEYS, MUSTANG ISLAND, PORT ARANSAS, TEXAS, RECORDED ON FILE IN THE OFFICE OF THE GENERAL LAND COMMISSIONERS OF THE STATE OF TEXAS IN AUSTIN, TEXAS.



LOCATION MAP N.T.S.

STATE OF TEXAS COUNTY OF NUECES

I, DAN L. URBAN, 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...

THIS THE 19th DAY OF DECEMBER 20 03

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 APPROVED BY THE CITY ENGINEER FOR THE CITY OF PORT ARANSAS, TEXAS.

THIS THE 26th DAY OF JANUARY 20 04

Alanna

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 23rd DAY OF JANUARY 20 04

Charles W. McCoy

CHAIRMAN OF PLANNING AND ZONING COMMISSION

Esther 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 28th DAY OF JANUARY 20 04

Alanna Martin

MAYOR

Esther Arzola

CITY SECRETARY

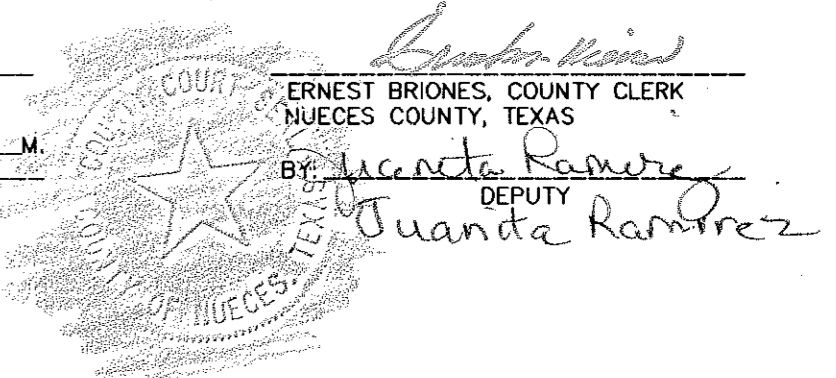
STATE OF TEXAS COUNTY OF NUECES

I, ERNEST BRIONES, CLERK OF THE COUNTY COURT IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE 18th DAY OF DECEMBER 20 03 WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE 29th DAY OF JANUARY 20 04 AT 2:37 O'CLOCK P.M., AND DULY RECORDED THE 29th DAY OF JANUARY 20 04 AT 2:31 O'CLOCK P.M., IN SAID COUNTY IN VOLUME 63, PAGE 71, 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.

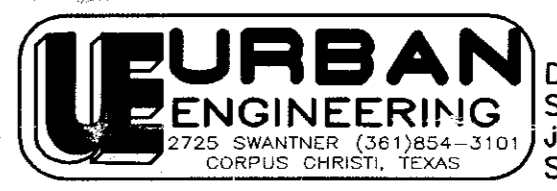
NO. 200400434 FILED FOR RECORD

AT 2:37 O'CLOCK P.M. January 29, 20 04



ERNEST BRIONES, COUNTY CLERK NUECES COUNTY, TEXAS

Juanita Ramirez DEPUTY

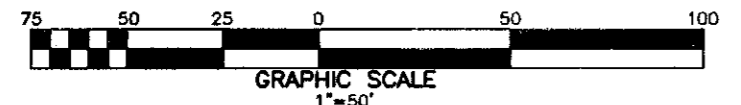


DATE: OCT. 20, 2003 SCALE: 1"= 50' JOB NO. 38010.00.50 SHEET 1 OF 1

NOTES:

- 1.) TOTAL PLATTED AREA CONTAINS 2.007 ACRES OF LAND.
2.) BEARINGS ARE BASED ON SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 969788, DEED RECORDS OF NUECES COUNTY, TEXAS.
3.) BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" 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.) AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.
5.) AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN.
6.) 5 FOOT SIDE YARDS REQUIRED UNLESS SHOWN OTHERWISE ON THE PLAT.
7.) 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.

- (C1) Delta=90°00'00" R=15.00' T=15.00' L=23.56'
(C2) Delta=10°33'44" R=305.00' T=28.19' L=56.22'
(C3) Delta=10°33'44" R=330.00' T=30.50' L=60.83'
(C4) Delta=10°33'44" R=355.00' T=32.81' L=65.44'



STATE OF TEXAS COUNTY OF

I, KIMBERLY SUE MANGUS, HEREBY CERTIFY THAT I AM THE OWNER OF A 50 PERCENT UNDIVIDED INTEREST OF THIS 2.007 ACRE TRACT AS SHOWN ON THE FOREGOING PLAT AND WILL ULTIMATELY BE THE OWNER OF LOTS 1, 2, 3, AND 4, BLOCK 1 AT THE TIME OF RECORDING...

THIS THE 18th DAY OF December 20 03

Kimberly Sue Mangus

KIMBERLY SUE MANGUS

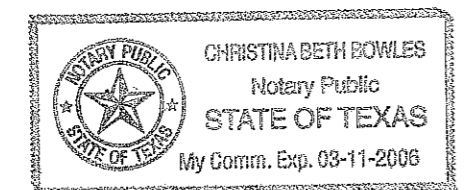
STATE OF TEXAS COUNTY OF

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY KIMBERLY SUE MANGUS.

THIS THE 18th DAY OF December 20 03

Christina Beth Bowles

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



STATE OF TEXAS COUNTY OF

I, KELLI ANN WADDLE, HEREBY CERTIFY THAT I AM THE OWNER OF A 50 PERCENT UNDIVIDED INTEREST OF THIS 2.007 ACRE TRACT AS SHOWN ON THE FOREGOING PLAT AND WILL ULTIMATELY BE THE OWNER OF LOTS 1, 2, 3, AND 4, BLOCK 2 AT THE TIME OF RECORDING...

THIS THE 5th DAY OF December 20 03

Kelli Ann Waddle

KELLI ANN WADDLE

STATE OF TEXAS COUNTY OF

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY KELLI ANN WADDLE.

THIS THE 5th DAY OF DECEMBER 20 03

RO T Ornelas

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

