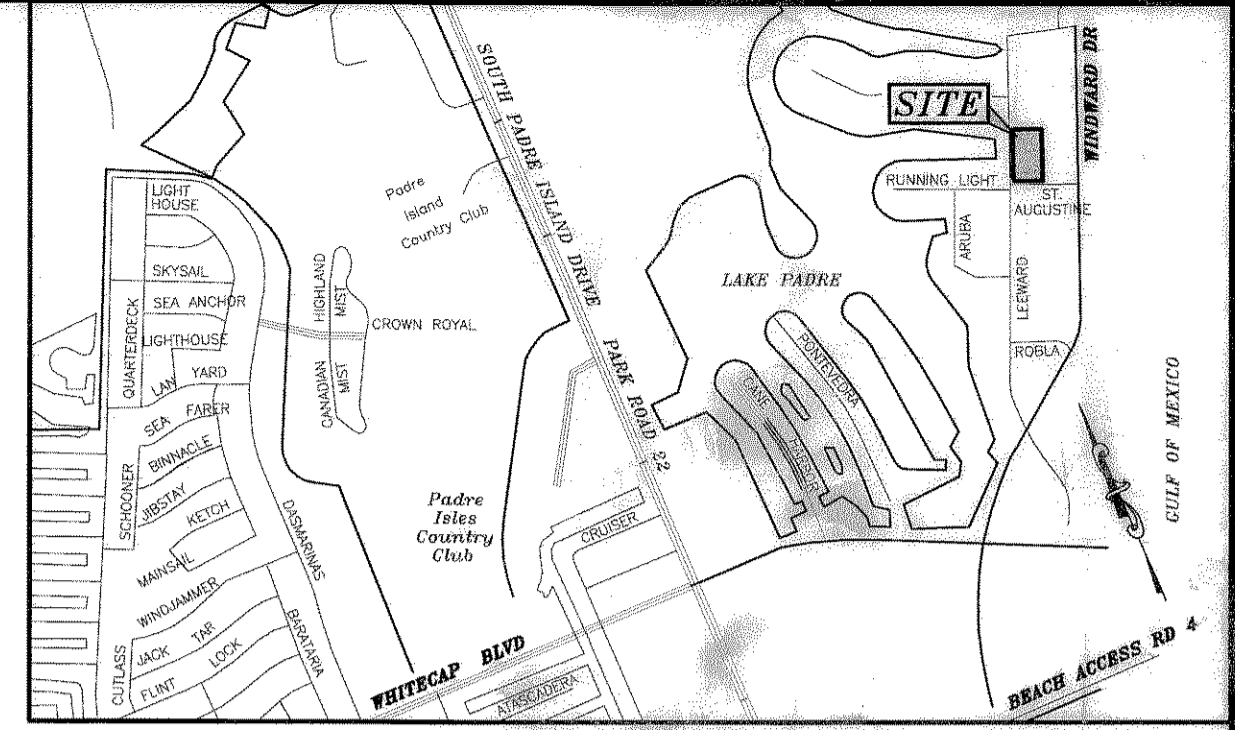


Plat of Padre Island - Corpus Christi Section B Block 52, Lot 13A

being a replat of Lots 13 through 16, Block 52, Padre Island - Corpus Christi, Section B, a map of which is recorded in Volume 34, Pages 15-16, Map Records of Nueces County, Texas.



LOCATION MAP N.T.S.

Notes:

- 1.) Total platted area contains 2.066 acres of land.
2.) Set 5/8 inch iron rods with red plastic cap stamped "URBAN ENGR C.C. TX" at all lot corners, except where noted.
3.) The receiving waters for storm water runoff is the Gulf of Mexico. The TCEQ has classified the aquatic life use for Gulf of Mexico as "exceptional" and "oyster waters". TCEQ also categorized the Gulf of Mexico as "contact recreation" use.
4.) Bearings based on the recorded plat of Padre Island - Corpus Christi, Section B, a map of which is recorded in Volume 34, Pages 15-16, Map Records of Nueces County, Texas.
5.) By graphic plotting only, this property is in Zone "B" on Flood Insurance Rate Map, Community Panel 485464 0405 D, City of Corpus Christi, Texas, which bears an effective date of September 17, 1992 and is located in a Special Flood Hazard Area.
6.) For Lot 13A, Block 52, Las Palmas Luxury Townhomes Association, in recording this plat of Las Palmas Luxury Townhomes, has designated certain areas of land as common area intended for use by the home owners in Lot 13A, Block 52, Padre Island-Corpus Christi Section B, for recreation and other related activities. No habitable structures will be permitted within the common area in Lot 13A, Block 52, Padre Island-Corpus Christi Section B.
7.) 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 13A, Block 52, Padre Island-Corpus Christi Section B, as more fully provided in the declaration of covenants, conditions and restrictions applicable to Lot 13A, Block 52, Padre Island-Corpus Christi Section B, said declaration of covenants, conditions and restrictions are herein incorporated and made a part of this plat.
8.) All designated common areas in Lot 13A, Block 52, Padre Island-Corpus Christi Section B shall be dedicated as a private access easement which will insure to the benefit of the Homeowners of Lot 13A, Block 52, Padre Island-Corpus Christi Section B. The Las Palmas Luxury Townhomes 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.
9.) The common area is designated as a private access and private 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 with the approval of the Las Palmas Luxury Townhomes 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 Las Palmas Luxury Townhomes, shall have the right to grant such Easement on the property without conflicting with terms hereof, so long as such specific Easements do not increase the burden upon the Property.
10.) Contours shown are based on NGVD 29 Datum.

State of Texas County of Nueces

SAND DOLLAR DEVELOPMENT, LLC, 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 streets shown are dedicated to the public use forever; 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 5th day of June, 2006

By: SAND DOLLAR DEVELOPMENT, LLC

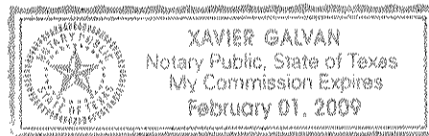
By: Brian Miller, President

State of Texas County of Nueces

This instrument was acknowledged before me by BRIAN MILLER, as President of SAND DOLLAR DEVELOPMENT, LLC, on behalf of said corporation.

This the 5th day of June, 2006

Notary Public in and for the State of Texas



State of Texas NEBRASKA County of Nueces LANCASTER

CORNHUSKER BANK, hereby certifies that it holds a lien on the property owned by SAND DOLLAR DEVELOPMENT, LLC, as shown on the foregoing map and it approves of the subdivision and dedication for the purposes and considerations therein expressed.

This the 6th day of June, 2006

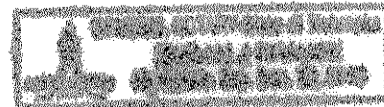
By: Mike Scheidt, Senior Vice-President

State of Texas NEBRASKA County of Nueces LANCASTER

This instrument was acknowledged before me by MIKE SCHEIDT as Senior Vice-President of CORNHUSKER BANK.

This the 6th day of June, 2006

Notary Public in and for the State of Nebraska



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 27th day of June, 2006

Juan J. Salazar, R.P.L.S. Texas License B909



State of Texas County of Nueces

This final plat of the herein described property was approved by the Department of Development Services of the City of Corpus Christi, Texas.

This the 29 day of JUNE, 2006

Mary Frances Teniente, P.E. Development Services Engineer

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 17th day of MAY, 2006

Michael N. Gunning, A.I.C.P. Secretary 0506096-NP049 R. Bryan Stone, Chairman

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 30 day of June, 2006, with its certificate of authentication was filed for record in my office the 30 day of June, 2006, at 12:01 O'clock P.M., and duly recorded the 30 day of June, 2006, at 12:00 O'clock P.M., in said County in Volume 65, Pages 146-147, Map Records.

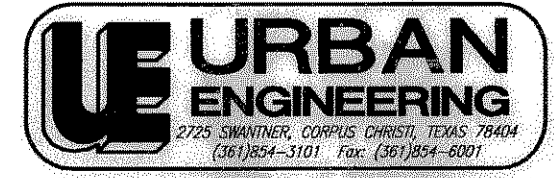
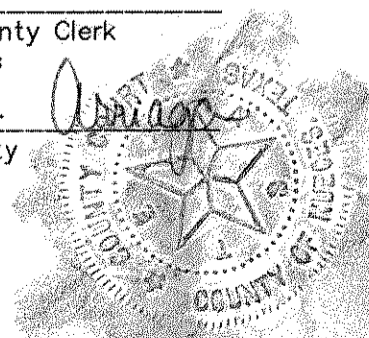
Witness my hand and seal of the County Court, in and for said County, at office in Corpus Christi, Texas, the day and year last written.

No. 2006033595 Filed for Record

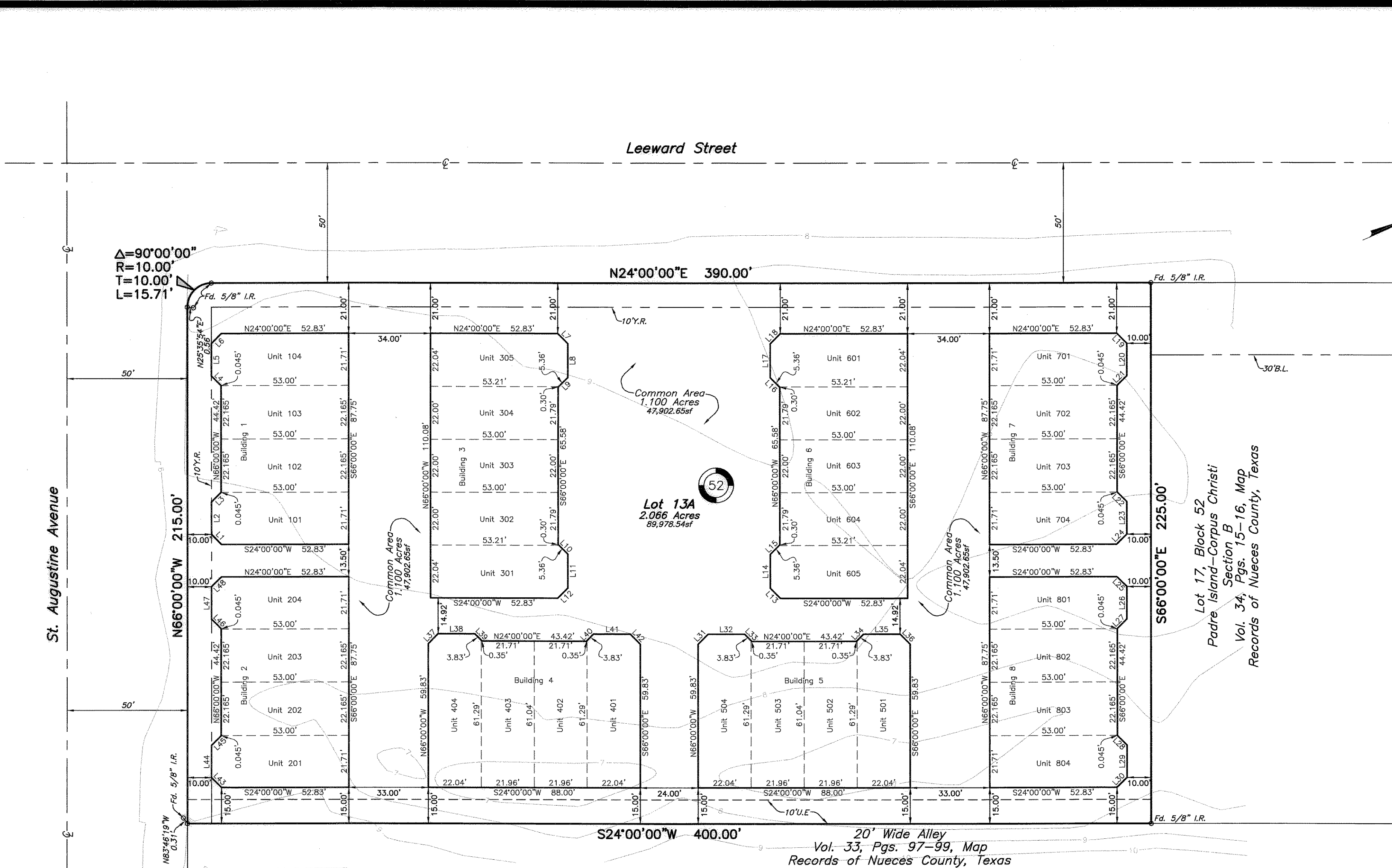
at 12:01 O'clock P.M. June 30, 2006

By: Pamela B. Keeney, Deputy

Diana T. Barrera, County Clerk Nueces County, Texas



DATE: April 28, 2006 SCALE: 1"=30' JOB NO.: 40211.00.01 SHEET: 1 of 2 DRAWN BY: XG



L1	S69°00'00"W	5.89'
L2	N66°00'00"W	13.50'
L3	N21°00'00"W	5.66'
L4	S69°00'00"W	5.66'
L5	N66°00'00"W	13.50'
L6	N21°00'00"W	5.89'
L7	N69°00'00"E	5.89'
L8	S66°00'00"E	14.08'
L9	S21°00'00"E	5.66'
L10	N69°00'00"E	5.66'
L11	S66°00'00"E	14.08'
L12	S21°00'00"E	5.89'
L13	S69°00'00"E	5.89'
L14	N66°00'00"W	14.08'
L15	N21°00'00"W	5.66'
L16	S69°00'00"W	5.66'
L17	N66°00'00"W	14.08'
L18	N21°00'00"W	5.89'
L19	N69°00'00"E	5.89'
L20	S66°00'00"E	13.50'
L21	S21°00'00"E	5.66'
L22	N69°00'00"E	5.66'
L23	S66°00'00"E	13.50'
L24	S21°00'00"E	5.89'
L25	N69°00'00"E	5.89'
L26	S66°00'00"E	13.50'
L27	S21°00'00"E	5.66'
L28	N69°00'00"E	5.66'
L29	S66°00'00"E	13.50'
L30	S21°00'00"E	5.89'
L31	N21°00'00"W	5.89'
L32	N24°00'00"E	15.17'
L33	N69°00'00"E	4.18'
L34	N21°00'00"W	4.18'
L35	N24°00'00"E	15.17'
L36	N69°00'00"E	5.89'
L37	N21°00'00"W	5.89'
L38	N24°00'00"E	15.17'
L39	N69°00'00"E	4.18'
L40	N21°00'00"W	4.18'
L41	N24°00'00"E	15.17'
L42	N69°00'00"E	5.89'
L43	S69°00'00"W	5.89'
L44	N66°00'00"W	13.50'
L45	N21°00'00"W	5.66'
L46	S69°00'00"W	5.66'
L47	N66°00'00"W	13.50'
L48	N21°00'00"W	5.89'

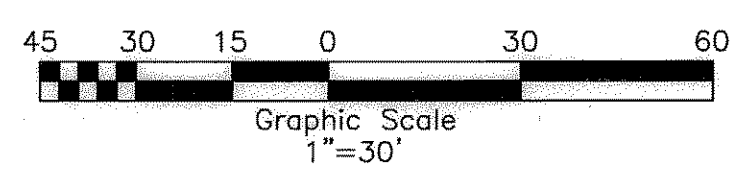
Lot 12, Block 52
Padre Island-Corpus Christi
Section A
Vol. 33, Pgs. 97-99, Map
Records of Nueces County, Texas

Lot 11, Block 52
Padre Island-Corpus Christi
Section A
Vol. 33, Pgs. 97-99, Map
Records of Nueces County, Texas

Lot 7A, Block 52
Padre Island-Corpus Christi
Section A
Vol. 63, Pg. 63, Map
Records of Nueces County, Texas

Plat of
Padre Island - Corpus Christi
Section B
Block 52, Lot 13A

being a replat of Lots 13 through 16, Block 52, Padre Island -
Corpus Christi, Section B, a map of which is recorded in
Volume 34, Pages 15-16, Map Records of Nueces County, Texas.



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

DATE: April 28, 2006
SCALE: 1"=30'
JOB NO.: 40211.00.01
SHEET: 2 of 2
DRAWN BY: XG