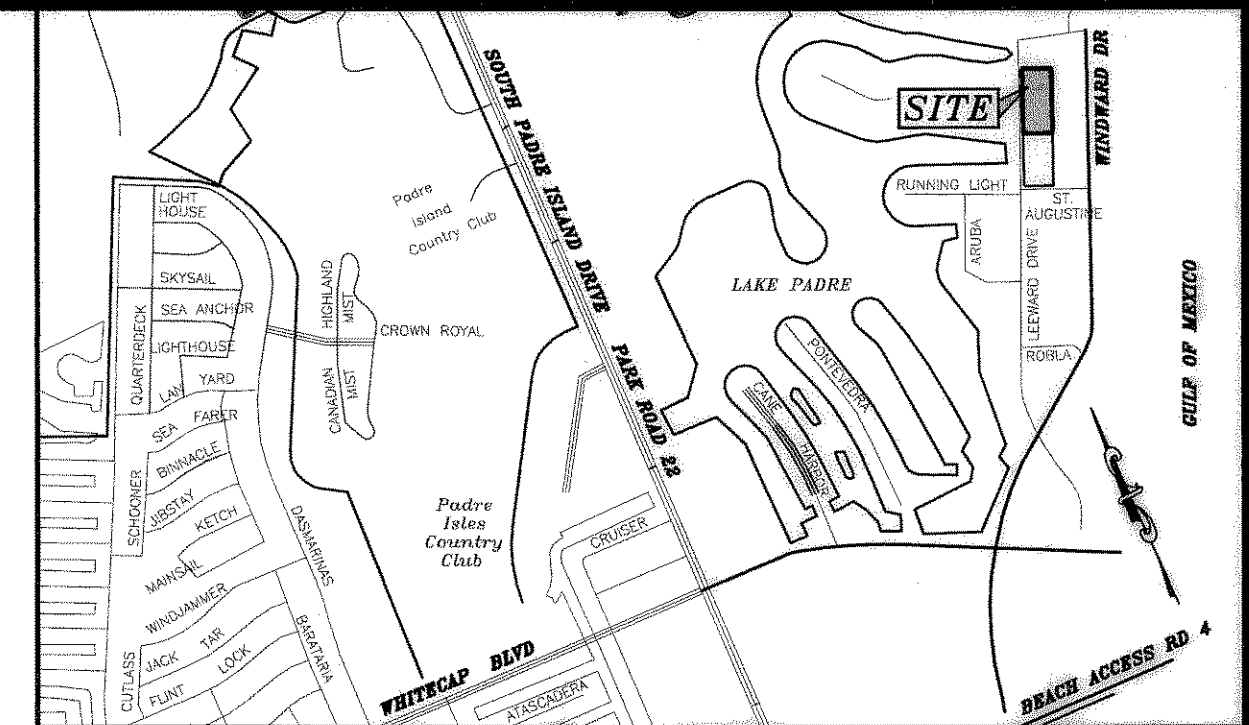


Plat of Padre Island - Corpus Christi Section B Block 52, Lot 17A

being a replat of Lots 17 through 21, 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 2.572 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 Laguna Madre Basin. The TCEQ has classified the aquatic life use for Laguna Madre as "exceptional" and "oyster waters" and TCEQ also categorized the Laguna Madre 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 it is not located in a Special Flood Hazard Area.
6.) For Lot 17A, 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 17A, 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 17A, 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 17A, Block 52, Padre Island-Corpus Christi Section B, as more fully provided in the declaration of covenants, conditions and restrictions applicable to Lot 17A, 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 17A, 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 17A, 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.) Elevations 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 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 31st day of July, 2007

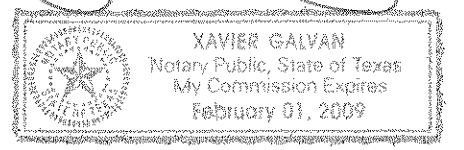
By: SAND DOLLAR DEVELOPMENT, LLC
BRIAN MILLER, President

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 31st day of July, 2007

Notary Public in and for the State of Texas



State of Texas County of Nueces

FIRST NATIONAL 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 1 day of August, 2007

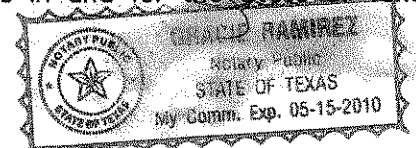
By: KEVIN KIESCHNICK, Loan Officer

State of Texas County of Nueces

This instrument was acknowledged before me by KEVIN KIESCHNICK as Loan Officer of FIRST NATIONAL BANK.

This the 1st day of Aug, 2007

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 8th day of August, 2007

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

This the 9th day of August, 2007

Juan Perales, Jr., 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 25th day of JULY, 2007

Faryce Goode-Macon Secretary 0707111-NP070 R. Bryan Stone, Chairman

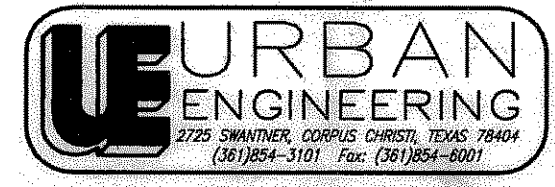
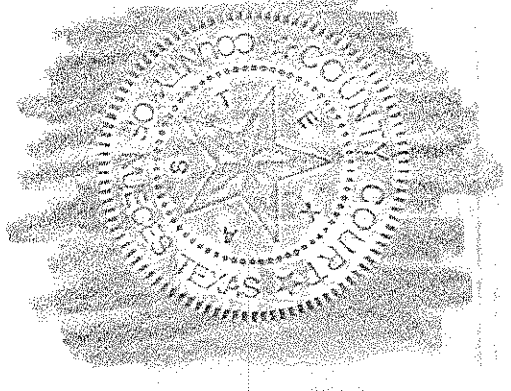
State of Texas County of Nueces

I, Diana T. Barrera, Clerk of the County Court in and for said County, do hereby certify that the foregoing instrument dated the 31st day of July, 2007, with its certificate of authentication was filed for record in my office the 01st day of August, 2007. At 11:20 O'clock A.M., and duly recorded the 13th day of August, 2007, at 11:20 O'clock A.M., in said County in Volume 67, Page 13 & 14, 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.

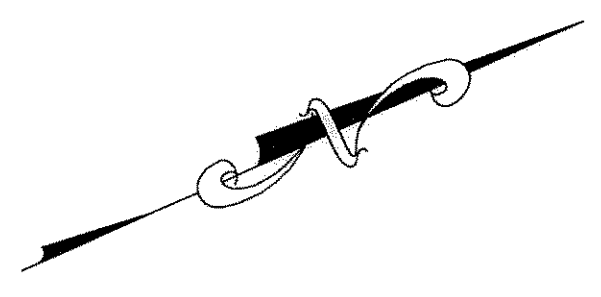
No. 2007041538 Filed for Record at 11:20 O'clock A.M. August 13, 2007

Diana T. Barrera, County Clerk Nueces County, Texas By: Edwin Ramirez Deputy

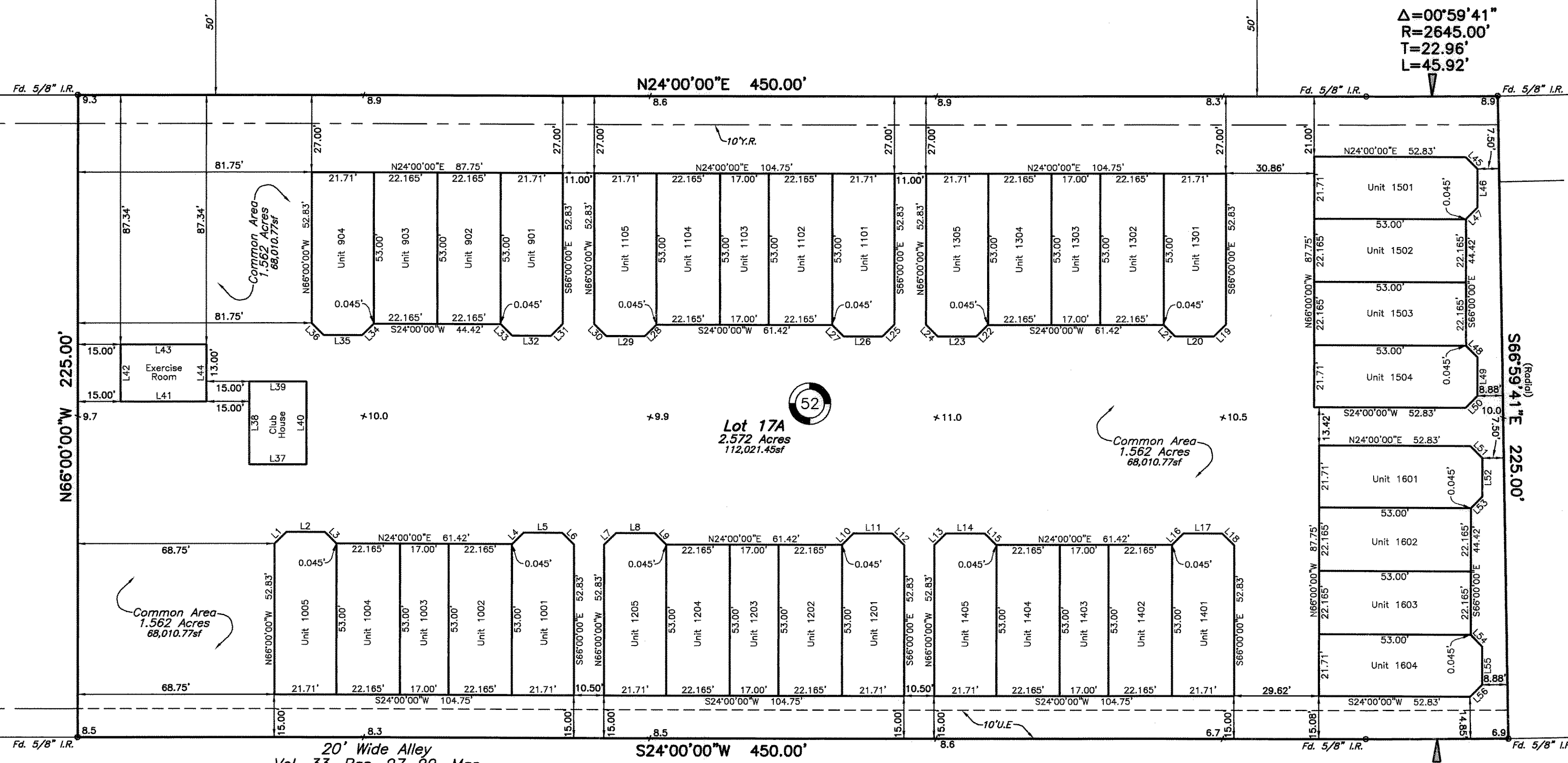


DATE: July 6, 2007 SCALE: None JOB NO.: 40211.A7.01 SHEET: 1 of 2 DRAWN BY: XG

Note: No monumentation found or set for building units, exercise room or club house.



Leeward Drive



Lot 17A
2.572 Acres
112,021.45sf

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

Lot 6, Block 52
Padre Island-Corpus Christi
Section A
Vol. 33, Pgs. 97-99, Map
Records of Nueces County, Texas

Lot 5, Block 52
Padre Island-Corpus Christi
Section A
Vol. 33, Pgs. 97-99, Map
Records of Nueces County, Texas

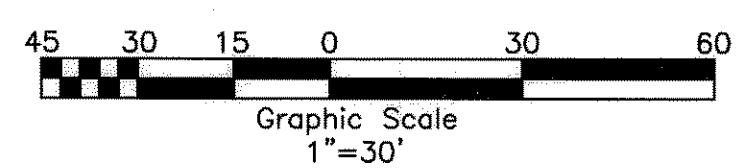
Lot 4, Block 52
Padre Island-Corpus Christi
Section A
Vol. 33, Pgs. 97-99, Map
Records of Nueces County, Texas

Lot 3, Block 52
Padre Island-Corpus Christi
Section A
Vol. 33, Pgs. 97-99, Map
Records of Nueces County, Texas

LINE	BEARING	DISTANCE
L1	N21°00'00\"W	5.89'
L2	N24°00'00\"E	13.50'
L3	N69°00'00\"E	5.66'
L4	N21°00'00\"W	5.66'
L5	N24°00'00\"E	13.50'
L6	N69°00'00\"E	5.89'
L7	N21°00'00\"W	5.89'
L8	N24°00'00\"E	13.50'
L9	N69°00'00\"E	5.66'
L10	N21°00'00\"W	5.66'
L11	N24°00'00\"E	13.50'
L12	N69°00'00\"E	5.89'
L13	N21°00'00\"W	5.89'
L14	N24°00'00\"E	13.50'
L15	N69°00'00\"E	5.66'
L16	N21°00'00\"W	5.66'
L17	N24°00'00\"E	13.50'
L18	N69°00'00\"E	5.89'
L19	S21°00'00\"E	5.89'

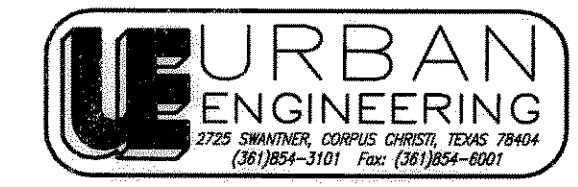
L20	S24°00'00\"W	13.50'
L21	S69°00'00\"W	5.66'
L22	S21°00'00\"E	5.66'
L23	S24°00'00\"W	13.50'
L24	S69°00'00\"W	5.89'
L25	S21°00'00\"E	5.89'
L26	S24°00'00\"W	13.50'
L27	S69°00'00\"W	5.66'
L28	S21°00'00\"E	5.66'
L29	S24°00'00\"W	13.50'
L30	S69°00'00\"W	5.89'
L31	S21°00'00\"E	5.89'
L32	S24°00'00\"W	13.50'
L33	S69°00'00\"W	5.66'
L34	S21°00'00\"E	5.66'
L35	S24°00'00\"W	13.50'
L36	S69°00'00\"W	5.89'
L37	S24°00'00\"W	20.00'
L38	N66°00'00\"W	29.00'
L39	N24°00'00\"E	20.00'

L40	S66°00'00\"E	29.00'
L41	S24°00'00\"W	30.00'
L42	N66°00'01\"W	20.00'
L43	N23°59'59\"E	30.00'
L44	S66°00'01\"E	20.00'
L45	N69°00'00\"E	5.89'
L46	S66°00'00\"E	13.50'
L47	S21°00'00\"E	5.66'
L48	N69°00'00\"E	5.66'
L49	S66°00'00\"E	13.50'
L50	S21°00'00\"E	5.89'
L51	N69°00'00\"E	5.89'
L52	S66°00'00\"E	13.50'
L53	S21°00'00\"E	5.66'
L54	N69°00'00\"E	5.66'
L55	S66°00'00\"E	13.50'
L56	S21°00'00\"E	5.89'



Plat of
Padre Island - Corpus Christi
Section B
Block 52, Lot 17A

being a replat of Lots 17 through 21, 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.



DATE: July 6, 2007
SCALE: 1"=30'
JOB NO.: 40211.A7.01
SHEET: 2 of 2
DRAWN BY: XG