

State of Texas  
County of Nueces

**LOCATION MAP**

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 27<sup>th</sup> day of February, 2007

Dan L Urban  
Dan L. Urban, R.P.L.S.  
Texas License No. 4710

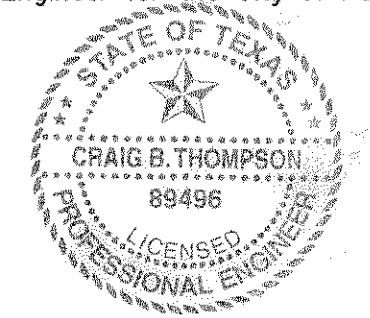


State of Texas  
County of Nueces

This final plat of the herein described property was approved by the City Engineer for the City of Port Aransas, Texas.

This the 27<sup>th</sup> day of FEBRUARY, 2007

Craig B. Thompson  
City Engineer



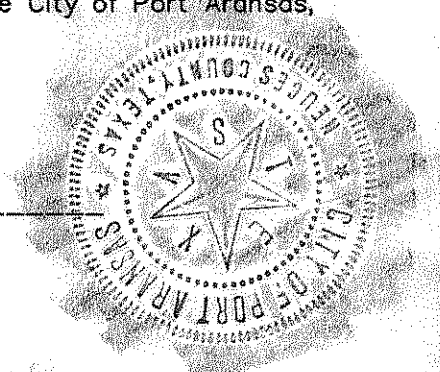
State of Texas  
County of Nueces

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 28<sup>th</sup> day of February, 2007

Michael For Decoy Corcor  
Chairman of Planning  
and Zoning Commission

Arthur Angell  
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 28<sup>th</sup> day of February, 2007

Chuck Brown  
Mayor

Arthur Angell  
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 12 day of March, 2007, with its certificate of authentication was filed for record in my office the 12 day of March, 2007, at 10:28 O'clock A. M., and duly recorded the 12 day of March, 2007, at 10:28 O'clock P. M., in said County in Volume 66, Page 108 & 109, Map Records.

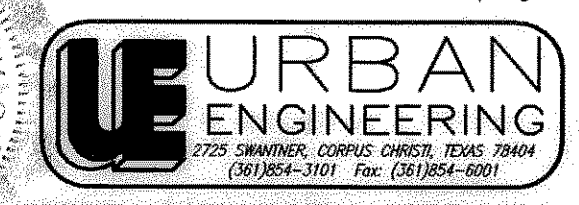
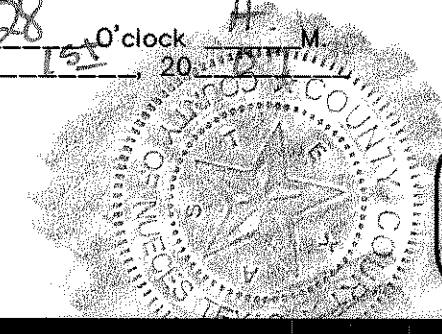
Witness my hand and seal of the County Court, in and for said County, at office in Corpus Christi, Texas, the day and year last written.

No. 2007011189  
Filed for Record

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

at 10:28 O'clock A. M.  
March 12, 2007

By: Norma Handy  
Deputy



DATE: March 31, 2006  
SCALE: 1"=100'  
JOB NO.: 39978.00.06  
SHEET: 1 of 2  
DRAWN BY: XG

Notes:

- 1.) Total platted area contains 20.872 acres of land.
- 2.) Bearings are based on the southeast right-of-way of State Highway 361, as shown on the recorded plat of Mustang Island Section 3, a map of which is recorded in Volume 874, Pages 78-79, Deed Records of Nueces County, Texas.
- 3.) By graphic plotting only, this property is in Zones "C" ("X"), "A13/AE (E1 9)", "A13/VE (E1 11)", "A13/VE (E1 12)" and "A13/VE (E1 13)" on Flood Insurance Rate Map, Community Panel No. 485498 0007 F, City of Port Aransas, Texas, which bears an effective date of September 30, 1992 and Flood Insurance Rate Map, Community Panel No. 485464 0240 D, City of Corpus Christi, Texas, which bears an effective date of September 17, 1992 and is in a Special Flood Hazard Area.
- 4.) No driveway access to be permitted from Beach Access Road 1-B from Lots 1 through 17 and 46, Block 1 or Lot 1, Block 2. No driveway access to be permitted to State Highway 361 from Lots 1 through 6, Block 4 or Lot 1, Block 1.
- 5.) There is a minimum of 10.00 feet required for the rear setback of all Lots bordering Beach Access Road 1-B.
- 6.) Lot 35, Block 1, Lot 6, Block 2, Lot 15, Block 3 and Lot 1, Block 10, are common areas to be retained by the Homeowner's Association.
- 7.) Set 5/8 inch iron rods with red plastic caps stamped "Urban Engr C.C. Tx" at all lot corners, except where noted.
- 8.) Lot 46, Block 1 and Lot 1, Block 2 shall have a side yard of 10 feet on the side that borders Beach Access Road 1-B.
- 9.) Lots 1 thru 6, Block 4 will use the zero lot line configuration. The buildings will be situated along the north property (side) line.
- 10.) Lot 1, Block 10 is designated as a utility easement.

**Plat of**  
**Cinnamon Shore, N.U.D.**  
**Unit 1**

20.872 acres of land being the south one-half of Lot 11 and all of Lot 12, Block 1, Mustang Island Section 3, a map of which is recorded in Volume 39, Pages 78-79, Map Records of Nueces County, Texas.

State of Texas  
County of Nueces

We, Mustang Island, L.P., a Nevada Limited Partnership, hereby certify that we are the owner of the lands embraced within the boundaries of the foregoing plat; that we have 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 27<sup>th</sup> day of February, 2007

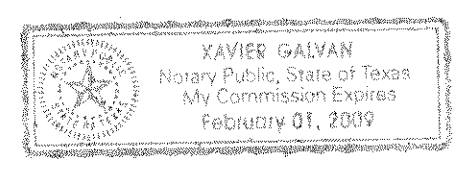
Jeffrey B. Lamkin  
By: Jeffrey B. Lamkin, Managing Member of  
Sea Oats Management, LLC, General Partner  
of Mustang Island, L.P., a Nevada Limited Partnership

State of Texas  
County of Nueces

This instrument was acknowledged before me by Jeffrey B. Lamkin, as managing member of Sea Oats Management, LLC, General Partner of Mustang Island, L.P., a Nevada Limited Partnership.

This the 27<sup>th</sup> day of February, 2007

Xavier Galvan  
Notary Public in and for the State of Texas



LOT	BLOCK	SQUARE FOOTAGE
1	1	5944.80
2	1	4050.00
3	1	4050.00
4	1	4050.00
5	1	4050.00
6	1	4050.00
7	1	4050.00
8	1	4050.00
9	1	4050.00
10	1	4050.00
11	1	4050.00
12	1	4050.00
13	1	4050.00
14	1	4050.00
15	1	4190.57
16	1	5490.65
17	1	7343.80
18	1	6700.75
19	1	4696.72
20	1	4500.00
21	1	4500.00
22	1	6248.62
23	1	5966.84
24	1	5000.00
25	1	5000.00
26	1	5000.00
27	1	5000.00
28	1	5000.00
29	1	5000.00
30	1	5000.00
31	1	5000.00
32	1	5887.63
33	1	6117.24
34	1	5000.00
35	1	75746.55
36	1	5013.75
37	1	6091.68
38	1	5200.00
39	1	5200.00
40	1	5500.00
41	1	6544.89
42	1	5076.43
43	1	5420.15
44	1	5420.15
45	1	4954.75
46	1	4884.71

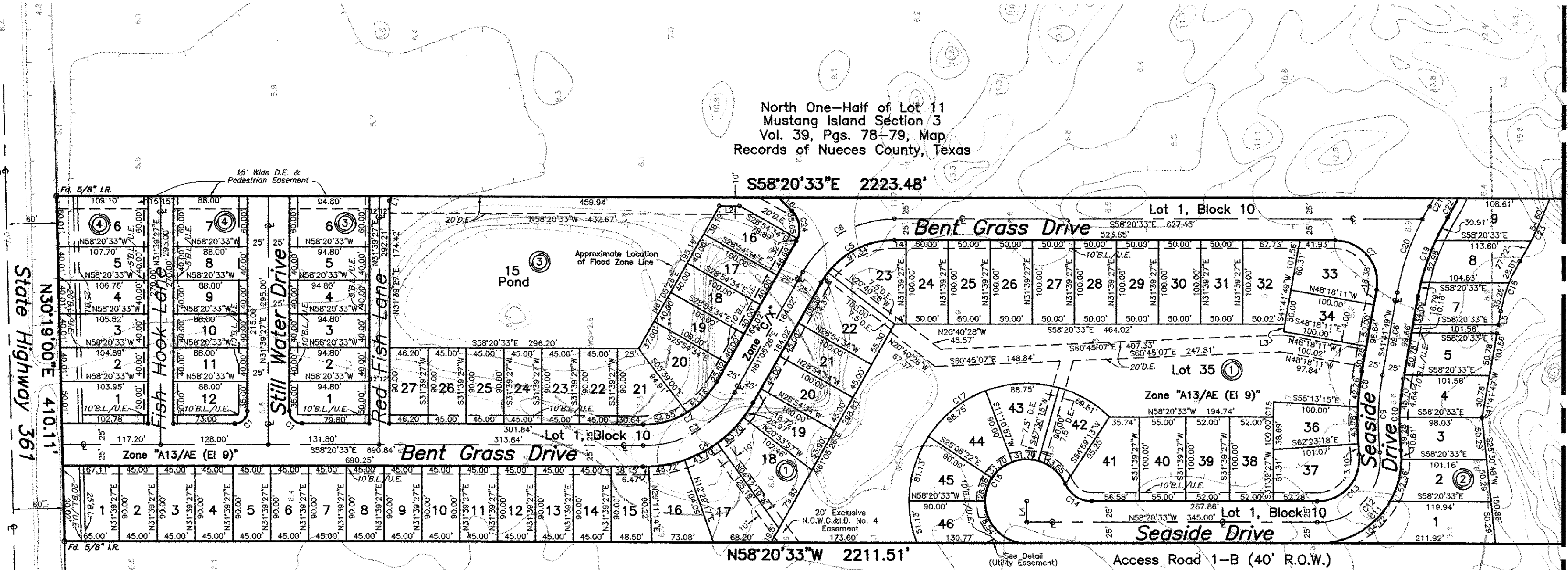
LOT	BLOCK	SQUARE FOOTAGE
1	2	7390.24
2	2	5409.29
3	2	4997.73
4	2	5024.08
5	2	5077.75
6	2	208174.71
7	2	5114.95
8	2	5473.80
9	2	5598.28

LOT	BLOCK	SQUARE FOOTAGE
1	3	4691.80
2	3	3792.06
3	3	3792.06
4	3	3792.06
5	3	3792.06
6	3	5687.88
15	3	64465.25
16	3	4876.22
17	3	4000.00
18	3	4000.00
19	3	4000.00
20	3	5610.56
21	3	5012.72
22	3	4050.00
23	3	4050.00
24	3	4050.00
25	3	4050.00
26	3	4050.00
27	3	4157.86

LOT	BLOCK	SQUARE FOOTAGE
1	4	5168.28
2	4	4176.75
3	4	4214.20
4	4	4251.65
5	4	4289.10
6	4	6503.62
7	4	5279.80
8	4	3520.00
9	4	3520.00
10	4	3520.00
11	4	3520.00
12	4	4351.71

North One-Half of Lot 11  
Mustang Island Section 3  
Vol. 39, Pgs. 78-79, Map  
Records of Nueces County, Texas

S58°20'33"E 2223.48'

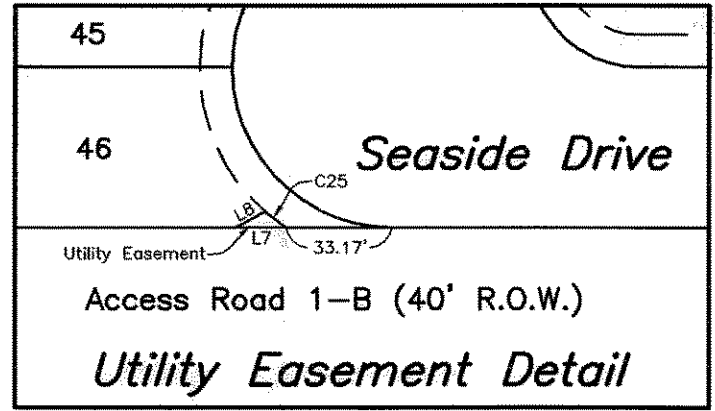


Note: All side yards will conform to the International Residential Code.

51.00 acres out of the  
Samuel L. Ward Survey 591, Land Script 194  
and the  
William Little Survey 592, Land Script 324  
Nueces County, Texas

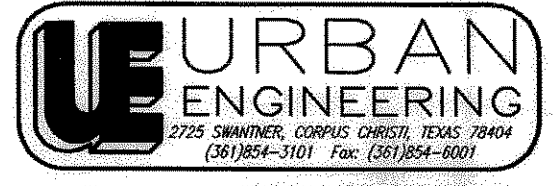
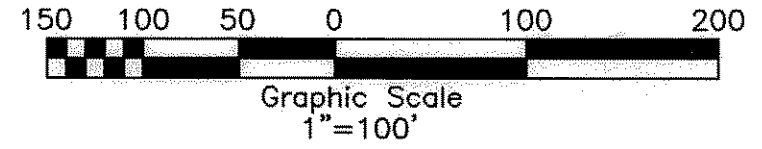
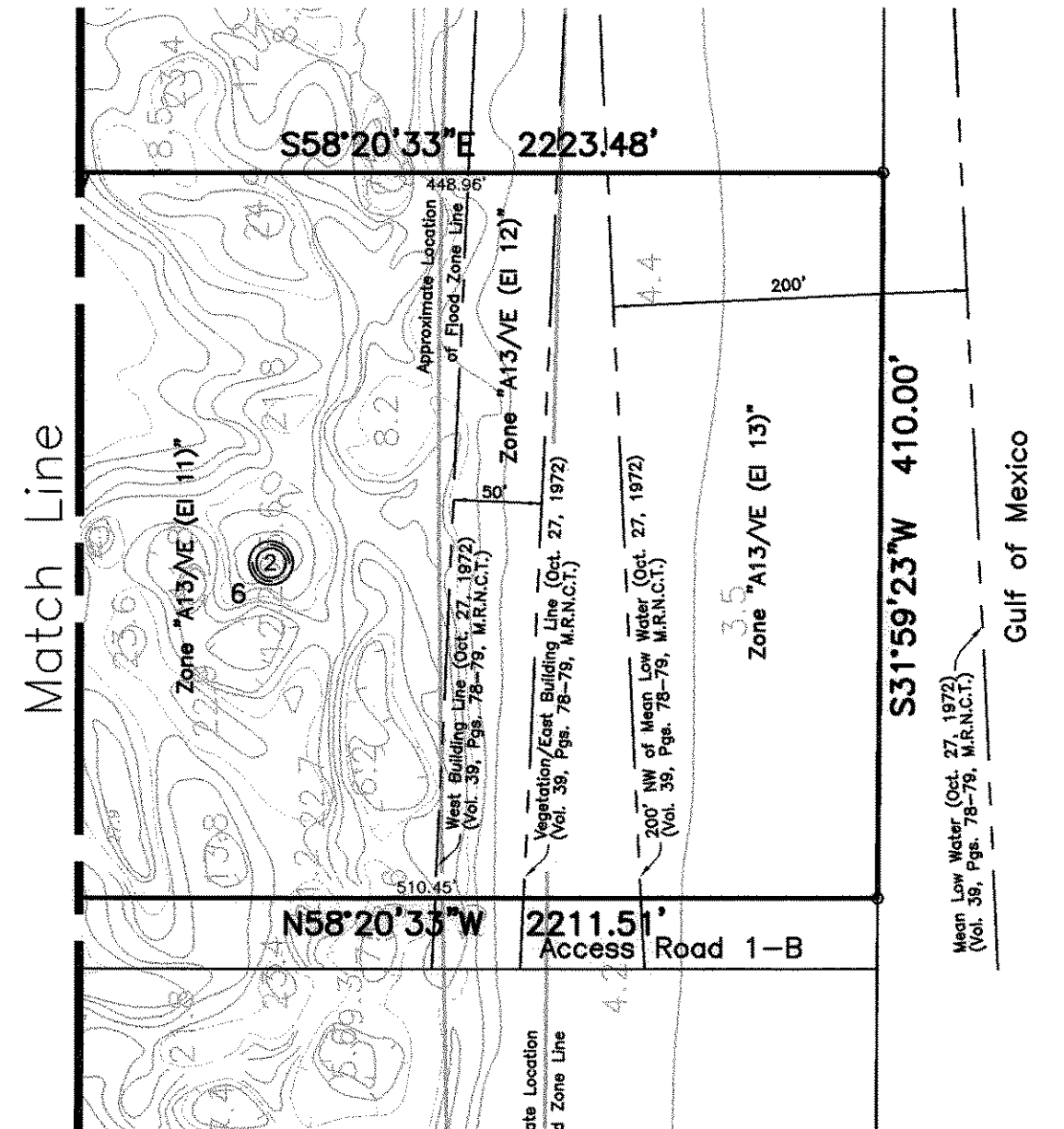
CURVE	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH
C1	90°00'00"	15.00'	15.00'	23.56'
C2	60°34'01"	100.00'	58.40'	105.71'
C3	60°34'01"	125.00'	73.00'	132.14'
C4	60°34'01"	150.00'	87.59'	158.56'
C5	60°34'01"	100.00'	58.40'	105.71'
C6	60°34'01"	125.00'	73.00'	132.14'
C7	100°02'22"	50.00'	59.63'	87.30'
C8	16°13'48"	350.00'	49.91'	99.14'
C9	16°13'48"	325.00'	46.34'	92.06'
C10	16°13'48"	300.00'	42.78'	84.98'
C11	96°11'26"	100.00'	111.43'	167.88'
C12	96°11'26"	75.00'	83.58'	125.91'
C13	96°11'26"	50.00'	55.72'	83.94'
C14	65°54'10"	34.50'	22.36'	39.68'
C15	245°54'10"	50.00'	77.14'	214.59'
C16	02°14'51"	450.00'	8.83'	17.65'
C17	155°20'25"	140.00'	640.49'	379.57'
C18	20°58'33"	175.00'	32.40'	64.07'
C19	20°58'33"	275.00'	50.91'	100.68'
C20	20°58'33"	300.00'	55.54'	109.83'
C21	02°09'31"	300.00'	5.65'	11.30'
C22	04°33'37"	325.00'	12.94'	25.87'
C23	11°05'50"	425.00'	41.29'	82.32'
C24	74°25'59"	30.00'	22.78'	38.97'
C25	07°47'09"	60.00'	4.08'	8.15'

LINE	BEARING	DISTANCE
L1	N57°50'04"E	6.22'
L2	S58°20'33"E	24.03'
L3	N41°41'49"E	8.75'
L4	N31°39'27"E	25.00'
L5	S41°41'49"W	16.38'
L6	S13°20'33"E	22.33'
L7	N58°20'33"W	15.45'
L8	S87°13'11"E	10.26'



Plat of  
**Cinnamon Shore, N.U.D.**  
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