

Signature Page

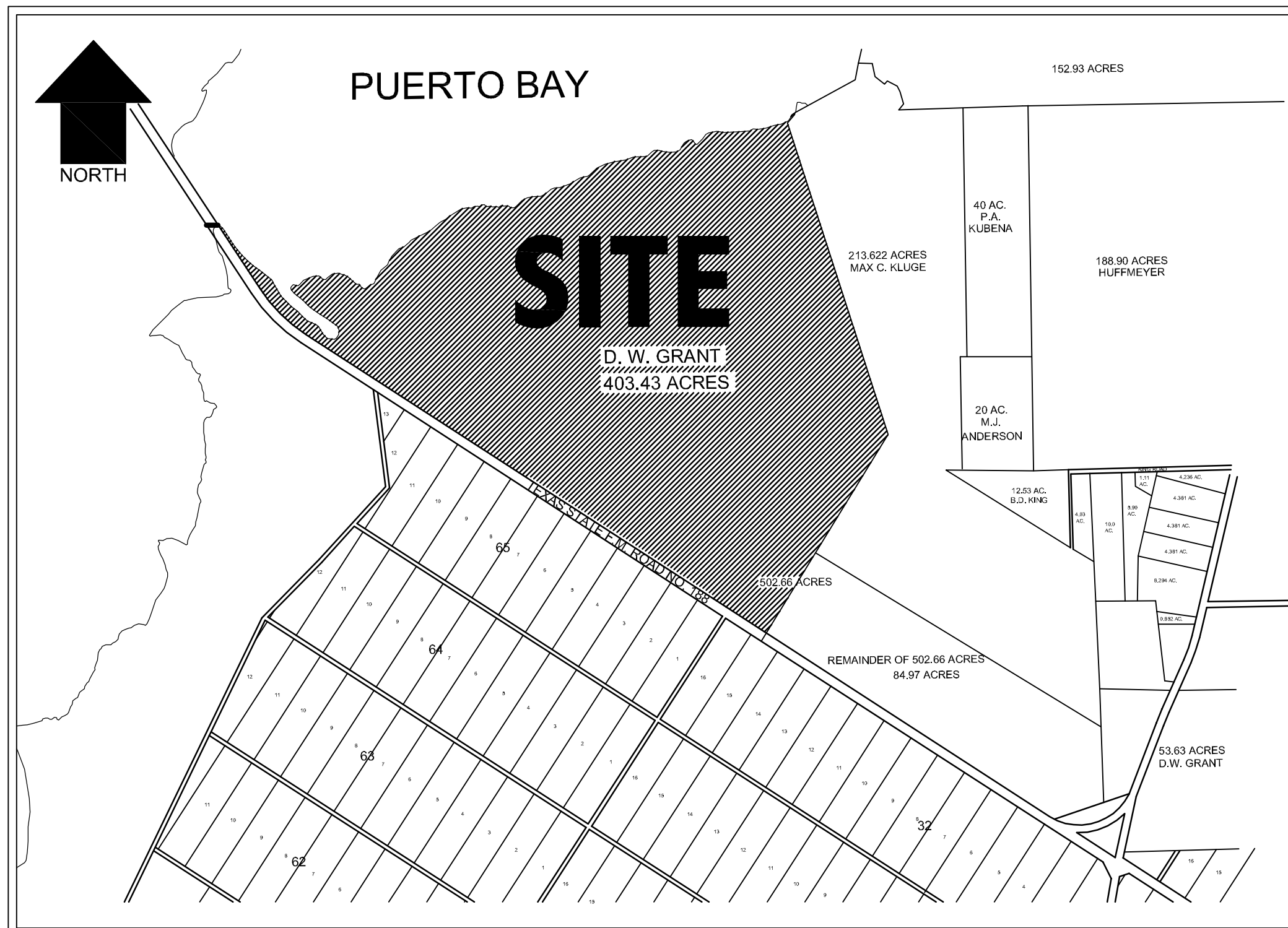
PLAT OF SUNSET BAY

Being a Final Plat of 403.43 Acres of land out of the Josiah Gilliland Survey, Abstract No. 71, Aransas County, Texas, and lying North of and adjacent to the North R.O.W. line of Texas State F.M. Road No. 188 and East of the Mean High Water Line of Puerto Bay, all in Aransas County, Texas.

Dated

November 14, 2006

LOCATOR MAP



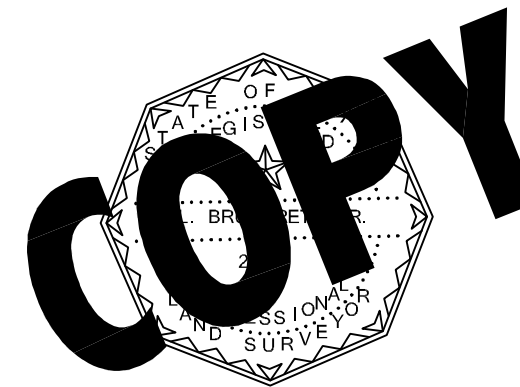
Surveyor Certification

State of Texas
County of Aransas

I, J. L. Brundrett, Jr., a Registered Professional Land Surveyor in the State of Texas, do hereby certify that the foregoing plat was prepared from surveys made on the ground under my direction and supervision and is true and correct, and that I have been engaged to set all lot and block corners and reference points and complete such operations without delay.

This the ____ day of _____, A.D. 200_

J. L. Brundrett, Jr., R.P.L.S. Reg. No. 2133



Lienholder's Certification

State of Massachusetts
County of Berkshire

Berkshire Bank
does hereby certify that I (we) are the holder(s) of a lien on the lands embraced within the boundaries of the foregoing plat, and that I (we) do accept and approve said plat for all purposes and considerations.

This the ____ day of _____, A.D. 200_

Berkshire Bank

Print Name: **Donna R. Halton**
Title: **Vice President**

State of Massachusetts
County of Berkshire

Before me, the undersigned authority, personally appeared **Donna R. Halton, Vice President of Berkshire Bank** known to me to be the person(s) whose name(s) are subscribed to the foregoing instrument of writing and acknowledged to me that (he)(she)(they) executed the same for the purposes and considerations therein expressed.

This the ____ day of _____, A.D. 200_

Notary Public, State of Massachusetts

Director of Environmental Health Certification

State of Texas
County of Aransas

This plat of the herein described property is approved by the Director of Environmental Health of Aransas County, Texas.

This the ____ day of _____, A.D. 200_

Director of Environmental Health

Commissioner Court Certification

State of Texas
County of Aransas

This plat of the herein described property is approved by the Commissioner's Court of Aransas County, Texas.

This the ____ day of _____, A.D. 200_

C. H. (Burt) Mills, Jr.

Owner Certification

State of Texas
County of Montgomery

Southeast Land Partners, LLC, a Delaware Limited Liability Company
does hereby certify that I (we) are the owner(s) of the lands embraced within the boundaries of the foregoing plat and that I (we) have had said land surveyed and platted as shown hereon and that I (we) do accept and approved said plat for all purposes and considerations.

This the ____ day of _____, A.D. 200_

Southeast Land Partners, LLC, a Delaware Limited Liability Company

Randy Gaul, Authorized Agent

State of Texas
County of _____

Before me, the undersigned authority, personally appeared **Randy Gaul, Authorized Agent for Southeast Land Partners, LLC, a Delaware Limited Liability Company** known to me to be the person(s) whose name(s) are subscribed to the foregoing instrument of writing and acknowledged to me that (he)(she)(they) executed the same for the purposes and considerations therein expressed.

This the ____ day of _____, A.D. 200_

Notary Public, State of Texas

Lienholder's Certification

State of Florida
County of Broward

PPM Brokerage Services, Inc.
does hereby certify that I (we) are the holder(s) of a lien on the lands embraced within the boundaries of the foregoing plat, and that I (we) do accept and approve said plat for all purposes and considerations.

This the ____ day of _____, A.D. 200_

PPM Brokerage Services, Inc.

Print Name: **Marc Landau**
Title: **Authorized Agent**

State of Florida
County of Broward

Before me, the undersigned authority, personally appeared **Marc Landau, Authorized Agent for PPM Brokerage Services, Inc.** known to me to be the person(s) whose name(s) are subscribed to the foregoing instrument of writing and acknowledged to me that (he)(she)(they) executed the same for the purposes and considerations therein expressed.

This the ____ day of _____, A.D. 200_

Notary Public, State of Florida

Firm Name & Address

Griffith & Brundrett
Surveying & Engineering, Inc.
411 S. Pearl St., P.O. Box 2322
Rockport, Texas 78381
Tel: 361-729-6479
Tel: 361-729-7933
Email: jerry@gbssurveyor.com
Website: www.gbssurveyor.com

County Clerk's Certification

State of Texas
County of Aransas

I, Peggy L. Friebele, Clerk of the County Court in and for Aransas County, Texas, do hereby certify that the foregoing instrument of writing dated the ____ day of _____, A.D. 200_ with its certificates of authentication was filed for record in my office the ____ day of _____, A.D. 200_ at ____ o'clock ____ m. and duly recorded the ____ day of _____, A.D. 200_ at ____ o'clock ____ m. in the Plat Records of Aransas County, Texas, in Volume ____ Page ____

Witness my hand and seal of the County Court, in and for Aransas County, Texas, at office in Rockport, Texas, the day and year last written above.

Peggy L. Friebele

By: _____ Deputy

Clerk's File No. _____

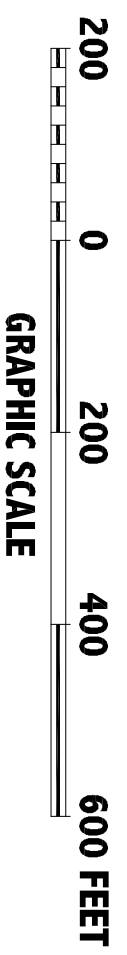
NORTH

SEE SHEET 4

SEE SHEET 5

SUNSET BAY

PLAT OF:



LEGEND

H.O.A.	Home Owners Association
D.E.	Drainage Easement
U.E.	Utility Easement
R.O.W.	Right of Way
FND.	Found
C.F. #	Clerk's File No.
D.R.A.C.T.	Deed Records of Amaras County, Texas

- NOTES**
- (1) 5/8" Steel Rebars found or set at all property corners unless otherwise shown.
 - (2) Plat Bearing used for Directional Control unless otherwise shown.
 - (3) 7.5" Utility Easements on both sides of all lots of Sunset Bay from front property line to back property line.
 - (4) All 5" Drainage Easements will be maintained by the Homeowners' Association and will not be maintained by Amaras County.

FLOOD DATA

This is to certify that I have consulted the Federal Flood Hazard Map dated 3-4-85 and found that the property described herein is 1 (or) is not 1 located in a Special Flood Hazard Area.

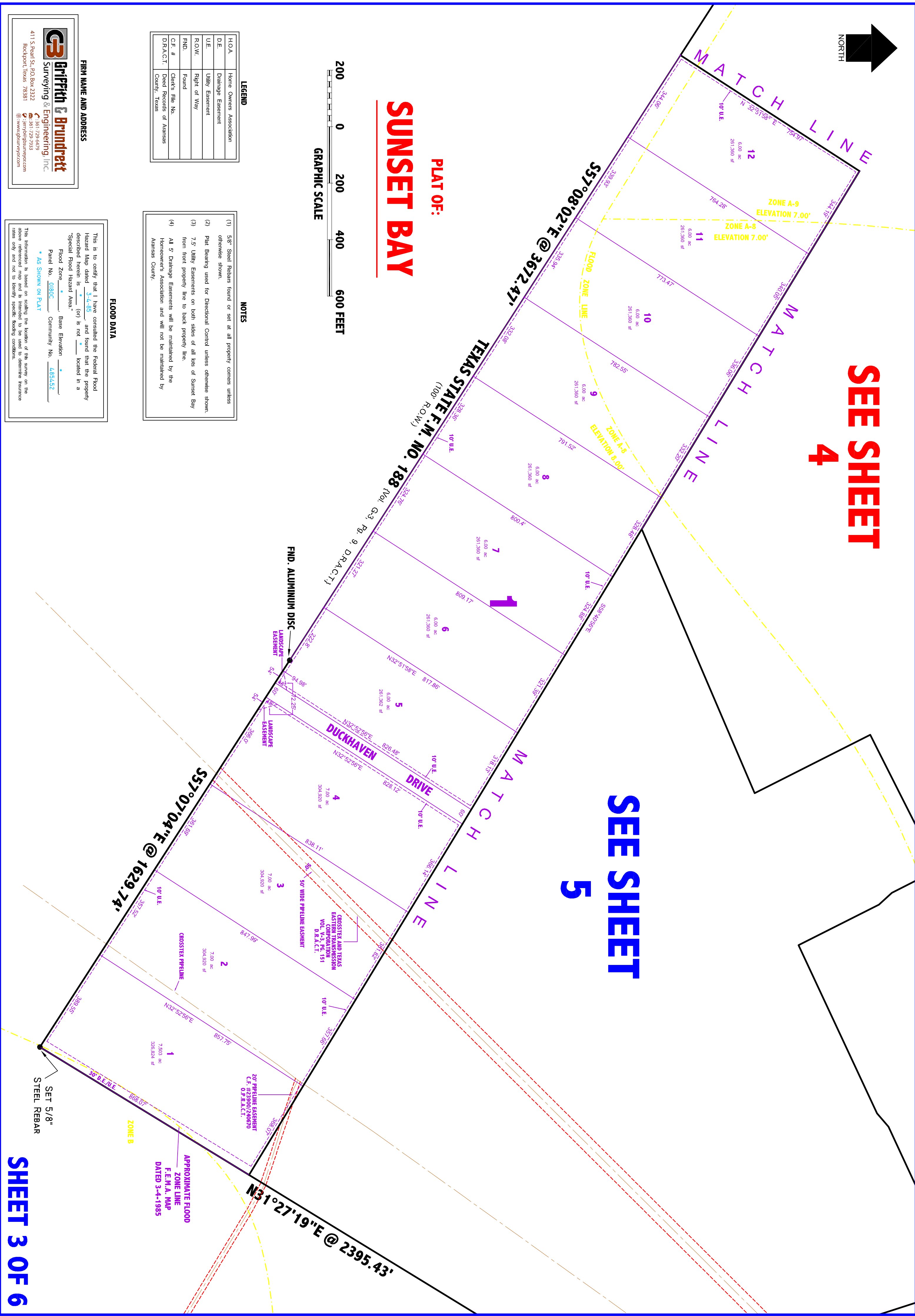
Flood Zone 1 Base Elevation 488.52
Panel No. 0180C Community No. 488452

* AS SHOWN ON PLAT

The information is based on scaling the location of the survey on the above referenced map and is intended to be used to determine insurance rates only and not to identify specific flooding conditions.

FIRM NAME AND ADDRESS

GRIFFITH & BRUNDRETT
SURVEYING & ENGINEERING, INC.
411 S. Pearl St., P.O. Box 2322
Rockport, Texas 78381
P: 361.729.6479
F: 361.729.7933
E: info@griffithbrundrett.com
W: www.griffithbrundrett.com



FROM PT. #	TO PT. #	BEARING	DISTANCE	FROM PT. #	TO PT. #	BEARING	DISTANCE
128	129	N79°08'22"W	33.67'	180	181	N47°35'14"W	38.13'
129	130	S42°19'55"W	31.18'	181	182	S42°53'09"W	61.09'
130	131	N59°46'15"W	20.17'	182	183	N45°21'46"W	39.51'
131	132	N16°44'10"W	16.51'	183	184	S51°09'44"W	32.48'
132	133	S61°49'54"W	29.11'	184	192	N40°13'34"W	40.15'
133	134	S39°41'31"W	139.82'	192	193	S51°22'49"W	50.82'
134	137	N86°37'20"W	49.85'	193	194	N28°43'04"W	35.58'
137	138	N24°47'36"W	20.20'	194	195	N67°55'12"W	28.21'
138	139	N43°33'12"W	34.91'	195	196	S34°54'07"W	49.28'
139	140	S60°30'32"W	66.08'	196	197	S84°31'51"W	24.83'
140	141	S36°32'03"W	87.06'	197	198	N19°48'11"W	23.46'
141	143	S63°33'40"W	53.42'	198	199	S87°54'08"W	28.92'
143	146	N89°43'13"W	188.16'	199	200	S49°28'30"W	50.77'
146	147	N81°08'31"W	46.90'	200	202	N40°03'32"W	29.50'
147	148	S45°48'20"W	84.24'	202	203	S78°26'16"W	62.80'
148	149	N89°42'51"W	82.04'	203	204	S58°45'41"W	218.66'
149	150	S82°47'11"W	72.85'	204	207	S48°12'36"W	140.50'
150	153	S70°28'08"W	123.91'	207	208	S63°22'31"W	260.75'
153	155	S78°13'13"W	181.65'	208	213	S47°12'34"W	127.63'
155	156	S64°56'00"W	73.78'	213	214	S83°00'11"W	44.87'
156	157	S47°10'56"W	115.01'	214	215	S30°19'41"W	185.08'
157	159	S77°32'29"W	73.38'	215	217	S54°46'18"W	51.85'
159	160	S63°01'24"W	50.21'	217	218	S44°32'17"W	87.00'
160	168	S61°07'10"W	124.83'	218	219	S26°6'06"W	141.69'
168	169	S73°19'58"W	68.73'	219	220	S55°05'15"W	95.06'
169	170	S73°22'21"W	76.84'	220	221	N49°48'37"W	106.38'
170	171	S57°52'52"W	87.83'	221	222	N57°47'33"W	120.18'
171	172	N82°56'11"W	19.69'	222	223	N61°32'14"W	98.81'
172	173	S16°48'20"W	41.28'	223	224	S82°13'32"W	49.13'
173	174	S86°58'28"W	86.71'	224	225	S58°50'55"W	145.61'
174	175	S85°25'07"W	81.46'	225	226	N16°02'59"W	41.45'
175	176	S62°46'08"W	54.57'	226	227	N66°01'10"W	49.16'
176	177	S50°10'43"W	85.84'	227	228	S79°58'18"W	82.94'
177	178	S75°26'08"W	92.90'	228	229	S48°30'07"W	81.39'
178	179	N30°22'16"W	29.66'	229	250	S51°56'24"W	55.33'
179	180	S52°41'12"W	32.50'				

CURVE NO.	DELTA	RADIUS	TANGENT	CHORD	LENGTH
1	26°31'23"	120'	28.28'	55.06'	55.55'
2	28°02'29"	120'	29.97'	58.15'	58.73'
3	79°35'19"	120'	99.96'	153.61'	166.69'
4	30°58'06"	60'	16.62'	32.04'	32.43'
5	08°24'47"	60'	4.41'	8.80'	8.81'
6	35°15'22"	60'	19.07'	36.34'	36.92'
7	37°27'43"	60'	20.34'	38.53'	39.23'
8	93°40'43"	10'	10.66'	14.59'	16.35'
9	46°57'57"	34.50'	14.99'	27.49'	28.28'
10	273°54'09"	60'	56.05'	81.91'	286.83'
11	86°20'41"	10'	9.38'	13.68'	15.07'
12	103°41'02"	375'	477.26'	589.73'	678.61'
13	77°26'29"	435'	348.76'	544.21'	587.95'
14	116°17'29"	120'	193.13'	203.85'	243.56'
15	35°15'22"	120'	38.13'	72.68'	73.84'
16	30°40'38"	120'	32.92'	63.49'	64.25'
17	79°33'30"	180'	149.86'	230.34'	249.94'
18	28°02'47"	60'	14.99'	29.08'	29.37'
19	26°31'41"	60'	14.14'	27.53'	27.78'

- NOTES**
- 5/8" Steel Rebars found or set at all property corners unless otherwise shown.
 - Plat Bearing used for Directional Control unless otherwise shown.
 - 7.5' Utility Easements on both sides of all lots of Sunset Bay from front property line to back property line.
 - All 5' Drainage Easements will be maintained by the Homeowner's Association and will not be maintained by Aransas County.

LEGEND

H.O.A.	Home Owners Association
D.E.	Drainage Easement
U.E.	Utility Easement
R.O.W.	Right of Way
F.N.D.	Found
C.F. #	Clerk's File No.
D.R.A.C.T.	Deed Records of Aransas County, Texas

FLOOD DATA

This is to certify that I have consulted the Federal Flood Hazard Map dated 3-4-85 and found that the property described herein is (or) is not located in a "Special Flood Hazard Area."

Flood Zone: _____ Base Elevation: _____

Panel No. 0180C Community No. 485452

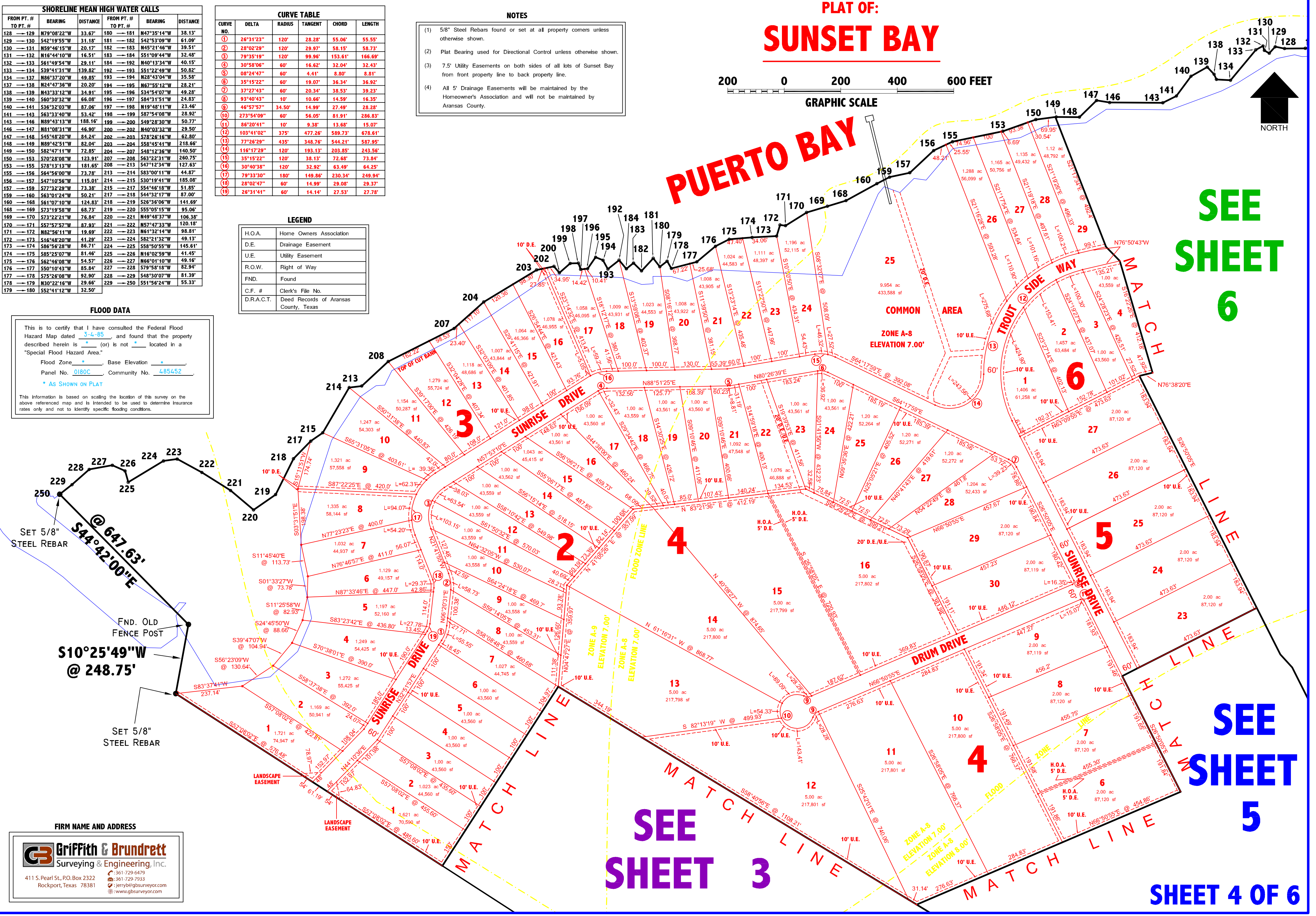
* AS SHOWN ON PLAT

This information is based on scaling the location of this survey on the above referenced map and is intended to be used to determine insurance rates only and not to identify specific flooding conditions.

PLAT OF:
SUNSET BAY



SEE SHEET 6



SET 5/8" STEEL REBAR @ 647.63'
S44°42'00"E

F.N.D. OLD FENCE POST

S10°25'49"W @ 248.75'

SET 5/8" STEEL REBAR

FIRM NAME AND ADDRESS

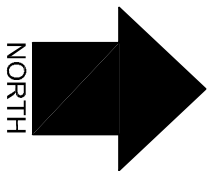
Griffith & Brundrett
Surveying & Engineering, Inc.

411 S. Pearl St., P.O. Box 2322
Rockport, Texas 78381

361-729-6479
361-729-7933
jerry@griffithsurveyor.com
www.griffithsurveyor.com

SEE SHEET 3

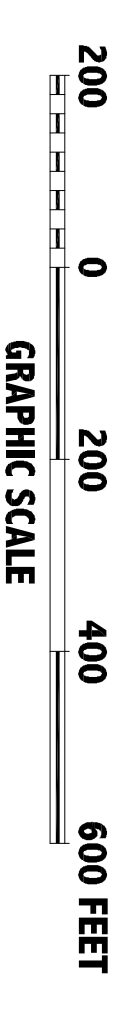
SEE SHEET 5



SEE SHEET 4

SEE SHEET 6

PLAT OF: **SUNSET BAY**



CURVE NO.	DELTA	RADIUS	TANGENT	CHORD	LENGTH
20	56°04'59"	60'	31.96'	54.41'	58.73'
21	44°05'21"	120'	48.59'	90.08'	92.34'
22	69°50'37"	10'	6.98'	11.45'	12.18'
23	44°05'21"	60'	24.30'	45.04'	46.17'
24	64°13'43"	10'	6.28'	10.63'	11.21'
25	90°00'42"	10'	10.00'	14.14'	15.71'
26	19°17'57"	60'	10.20'	20.11'	20.21'
27	58°04'42"	120'	63.91'	112.82'	117.45'

NOTES

- (1) 5/8" Steel Rebars found or set at all property corners unless otherwise shown.
- (2) Plat Bearing used for Directional Control unless otherwise shown.
- (3) 7.5" Utility Easements on both sides of all lots of Sunset Bay from front property line to back property line.
- (4) All 5' Drainage Easements will be maintained by the Homeowners' Association and will not be maintained by Aransas County.

LEGEND

H.O.A.	Home Owners Association
D.E.	Drainage Easement
U.E.	Utility Easement
ROW.	Right of Way
FND.	Found
C.F. #	Client's File No.
D.R.A.C.T.	Deed Records of Aransas County, Texas

FLOOD DATA

This is to certify that I have consulted the Federal Flood Hazard Map dated 3-4-85 and found that the property described herein is 3 (or) is not * located in a "Special Flood Hazard Area."

Flood Zone: 3 Base Elevation: 4.85452

Panel No. 0180C Community No. 485452

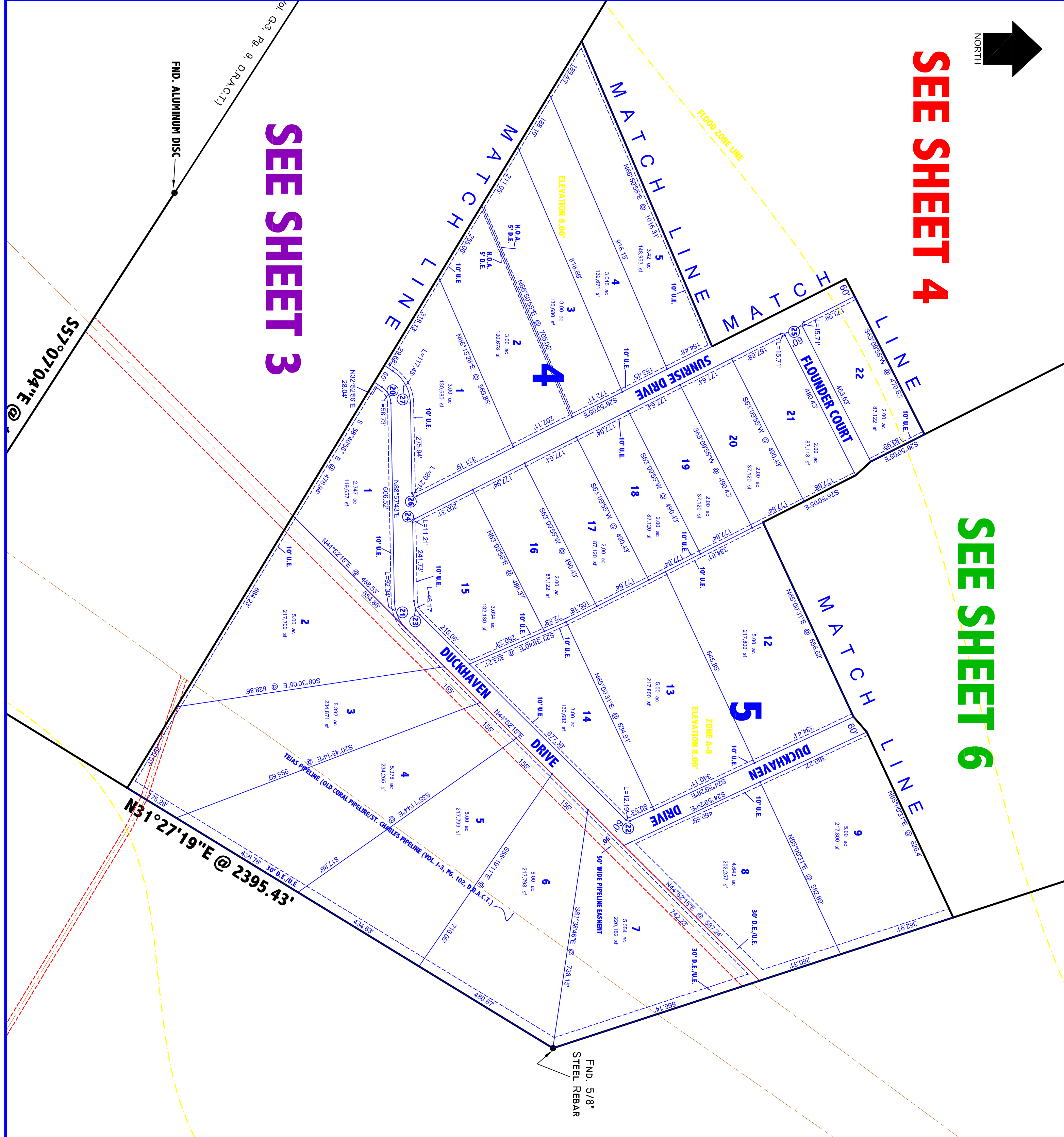
* AS SHOWN ON PLAT

This information is based on scaling the location of the survey on the zone reference map and is intended to be used to determine insurance fees only and not to bringy specific insuring conditions.

FIRM NAME AND ADDRESS

Griffith & Brundrett
Surveying & Engineering, Inc.
411 S. Pearl St., P.O. Box 2322
Rockport, Texas 78381
Phone: 361-296-6979
Fax: 361-729-7933
Email: jbrundr@griffithsurveyor.com
Website: www.griffithsurveyor.com

SHEET 5 OF 6

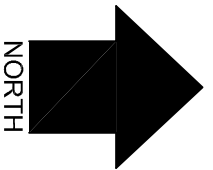


SEE SHEET 3

4

5

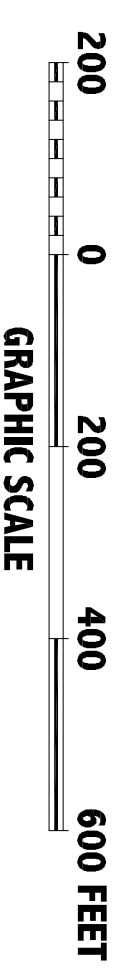
SEE SHEET 4



PUERTO BAY

PLAT OF:

SUNSET BAY



FROM FT. #	BEARING	DISTANCE	
248	0°11'120"	575'41.50"W	56.82'
120	—121	527°05'24"W	143.30'
121	—122	565°04'23"W	416.21'
122	—128	589°20'20"W	73.40'
128	—129	079°08'22"W	33.67'
129	—130	542°19'55"W	31.18'
130	—131	059°46'15"W	20.17'
131	—132	016°44'10"W	16.51'
132	—133	561°49'54"W	29.11'
133	—134	539°41'31"W	139.82'
134	—137	068°37'20"W	49.85'
137	—138	024°47'36"W	20.20'
138	—139	043°33'12"W	34.91'
139	—140	560°30'32"W	66.08'
140	—141	536°32'03"W	87.06'
141	—143	563°33'40"W	53.42'
143	—146	069°43'13"W	188.16'
146	—147	081°08'31"W	46.90'
147	—148	545°48'20"W	84.24'
148	—149	089°42'51"W	82.04'

CURVE NO.	DELTA	RADIUS	TANGENT	CHORD	LENGTH
28	91°50'42"	10'	10.33'	14.37'	16.03'
29	88°10'42"	10'	9.66'	13.92'	15.39'
30	46°57'57"	34.50'	14.99'	27.49'	28.28'
31	273°54'09"	60'	56.05'	81.91'	286.83'
32	144°21'44"	120'	15.12'	30.0'	36.08'
33	30°52'57"	60'	16.58'	31.95'	32.34'
34	11°38'28"	120'	12.23'	24.34'	24.34'
35	273°53'00"	60'	56.07'	81.93'	286.81'
36	11°38'28"	60'	6.12'	12.17'	12.19'
37	30°52'57"	120'	33.15'	63.90'	64.68'
38	144°21'44"	60'	7.56'	15.0'	18.04'

NOTES

- (1) 5/8" Steel Rebars found or set at all property corners unless otherwise shown.
- (2) Plat Bearing used for Directional Control unless otherwise shown.
- (3) 7.5' Utility Easements on both sides of all lots of Sunset Bay from front property line to back property line.
- (4) All 5' Drainage Easements will be maintained by the Homeowners Association and will not be maintained by Aransas County.

LEGEND

HOA	Home Owners Association
D.E.	Drainage Easement
U.E.	Utility Easement
ROW.	Right of Way
FIND.	Found
C.F. #	Clerk's File No.
D.R.A.C.T.	Deed Records of Aransas County, Texas

FLOOD DATA

This is to certify that I have consulted the Federal Flood Hazard Map dated 3-4-85 and found that the property described herein is Zone A-8 and is not Zone A-1 located in a Special Flood Hazard Area. Base Elevation 4.85452
 Flood Zone Zone A-8 Community No. 485452
 Panel No. 0180C

*** AS SHOWN ON PLAT ***

This information is based on scaling the location of this survey on the above referenced map and is intended to be used to determine insurance rates only and not to identify specific flooding conditions.

FIRM NAME AND ADDRESS

Briprith & Brundrett
 Surveying & Engineering, INC.
 411 S. Pearl St., P.O. Box 2222
 Rockport, Texas 78381
 Phone: 361-729-6479
 Fax: 361-729-7833
 Website: www.briprithandbrundrett.com

SEE SHEET 4

SEE SHEET 3

