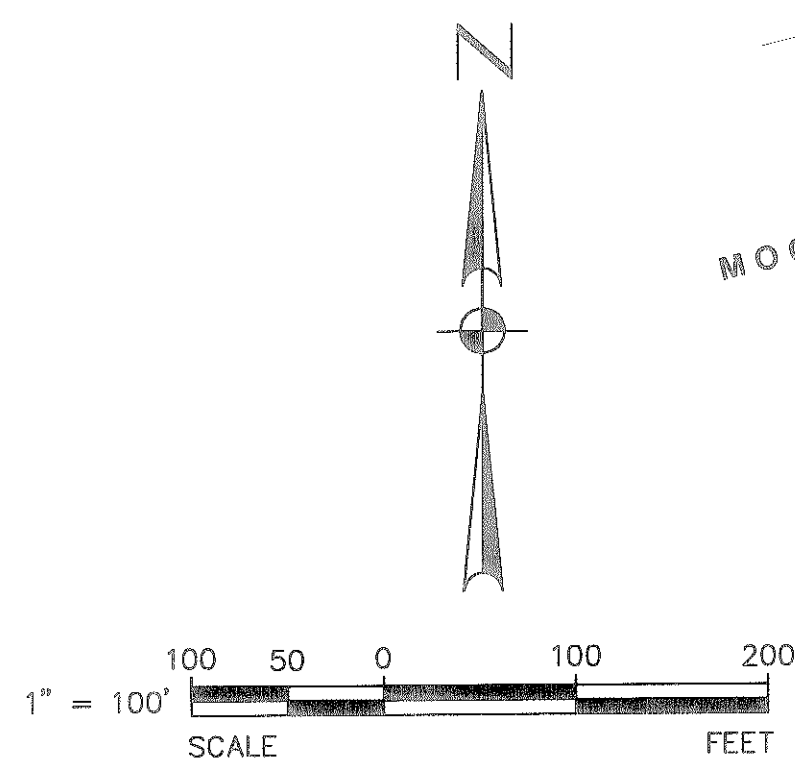


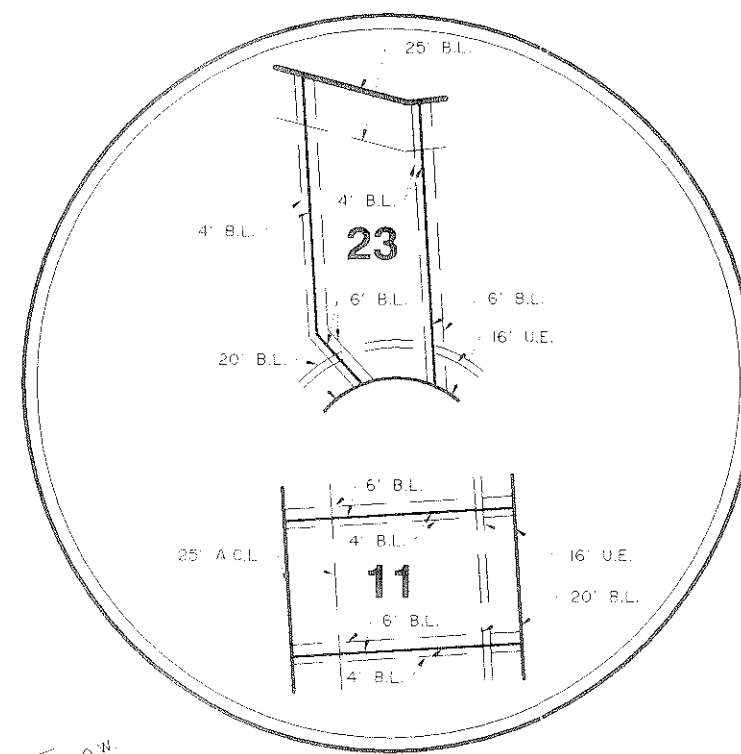
VICINITY MAP
NOT TO SCALE



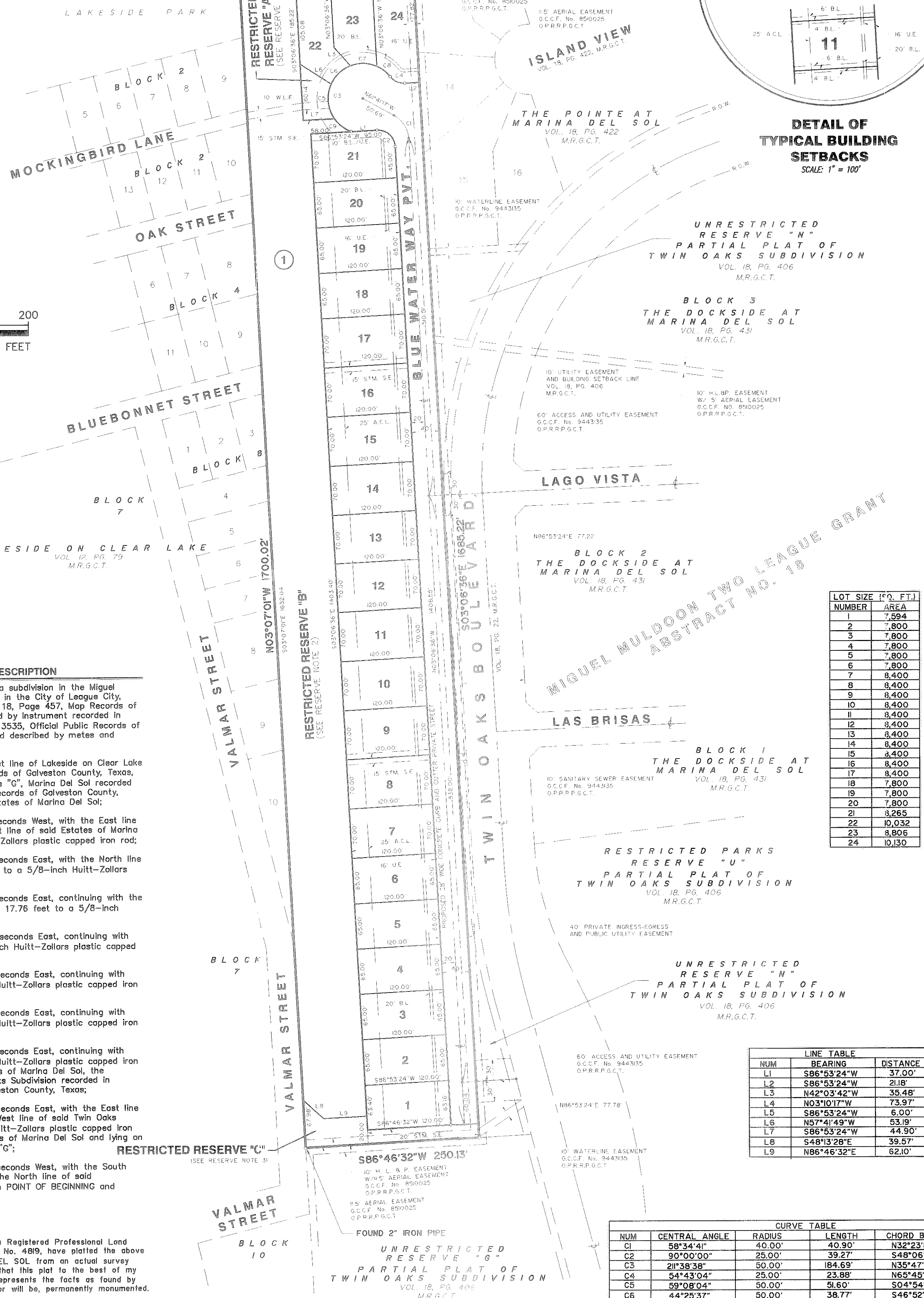
CLEAR LAKE

N79°53'53"E
60.69'
N24°37'48"E
17.76'
N72°00'35"E
3.02'

S70°50'23"E
68.48'
S78°02'24"E
52.43'
N83°22'38"E
68.82'



DETAIL OF
TYPICAL BUILDING
SETBACKS
SCALE: 1" = 100'



| LOT NUMBER | AREA (SQ. FT.) |
|------------|----------------|
| 1 | 7,594 |
| 2 | 7,800 |
| 3 | 7,800 |
| 4 | 7,800 |
| 5 | 7,800 |
| 6 | 7,800 |
| 7 | 8,400 |
| 8 | 8,400 |
| 9 | 8,400 |
| 10 | 8,400 |
| 11 | 8,400 |
| 12 | 8,400 |
| 13 | 8,400 |
| 14 | 8,400 |
| 15 | 8,400 |
| 16 | 8,400 |
| 17 | 8,400 |
| 18 | 7,800 |
| 19 | 7,800 |
| 20 | 7,800 |
| 21 | 3,265 |
| 22 | 10,032 |
| 23 | 8,806 |
| 24 | 10,130 |

| LINE NUMBER | BEARING | DISTANCE |
|-------------|-------------|----------|
| L1 | S86°53'24"W | 37.00' |
| L2 | S86°53'24"W | 21.18' |
| L3 | N42°03'42"W | 35.48' |
| L4 | N03°10'17"W | 73.97' |
| L5 | S86°53'24"W | 6.00' |
| L6 | N57°41'49"W | 53.19' |
| L7 | S86°53'24"W | 44.90' |
| L8 | S48°13'28"E | 39.57' |
| L9 | N86°46'32"E | 82.10' |

| CURVE NUMBER | CENTRAL ANGLE | RADIUS | LENGTH | CHORD BEARING | CH DISTANCE |
|--------------|---------------|--------|---------|---------------|-------------|
| C1 | 58°34'41" | 40.00' | 40.90' | N32°23'57"W | 39.14' |
| C2 | 30°00'00" | 25.00' | 39.27' | S48°06'36"E | 35.36' |
| C3 | 21°38'38" | 50.00' | 184.69' | N85°17'09"E | 96.21' |
| C4 | 54°43'04" | 25.00' | 23.88' | N65°45'04"W | 22.98' |
| C5 | 59°08'04" | 50.00' | 51.60' | S04°54'41"E | 49.34' |
| C6 | 44°29'37" | 50.00' | 38.77' | S48°52'10"W | 37.81' |
| C7 | 44°29'37" | 50.00' | 38.77' | N88°42'13"W | 37.81' |
| C8 | 28°05'52" | 50.00' | 24.52' | N52°26'28"W | 24.27' |
| C9 | 35°33'27" | 50.00' | 31.03' | S52°15'26"E | 30.53' |

METES AND BOUNDS DESCRIPTION

BEING all of the Estates of Marina Del Sol, a subdivision in the Miguel Muldoon Two League Grant, Abstract No. 18, in the City of League City, Galveston County, Texas recorded in Volume 18, Page 457, Map Records of Galveston County, Texas and later abandoned by instrument recorded in Galveston County Clerk's File Number 2005013535, Official Public Records of Real Property of Galveston County, Texas and described by metes and bounds as follows:

BEGINNING at a 2-inch iron pipe on the East line of Lakeside on Clear Lake recorded in Volume 12, Page 79, Map Records of Galveston County, Texas, the Northwest corner of Unrestricted Reserve "C", Marina Del Sol recorded in Volume 15, Pages 22 through 24, Map Records of Galveston County, Texas, and the Southwest corner of said Estates of Marina Del Sol;

THENCE, North 03 degrees 07 minutes 01 seconds West, with the East line of said Lakeside on Clear Lake and the West line of said Estates of Marina Del Sol, 1,700.02 feet to a 5/8-inch Hult-Zollars plastic capped iron rod;

THENCE, North 72 degrees 00 minutes 35 seconds East, with the North line of said Estates of Marina Del Sol, 3.02 feet to a 5/8-inch Hult-Zollars plastic capped iron rod;

THENCE, North 24 degrees 37 minutes 48 seconds East, continuing with the North line of said Estates of Marina Del Sol, 17.76 feet to a 5/8-inch Hult-Zollars plastic capped iron rod;

THENCE, North 79 degrees 53 minutes 53 seconds East, continuing with the said North line, 60.69 feet to a 5/8-inch Hult-Zollars plastic capped iron rod;

THENCE, South 70 degrees 50 minutes 23 seconds East, continuing with said North line, 68.48 feet to a 5/8-inch Hult-Zollars plastic capped iron rod;

THENCE, South 75 degrees 02 minutes 24 seconds East, continuing with said North line, 52.43 feet to a 5/8-inch Hult-Zollars plastic capped iron rod;

THENCE, North 83 degrees 22 minutes 38 seconds East, continuing with said North line, 65.82 feet to a 5/8-inch Hult-Zollars plastic capped iron rod for the Northeast corner of said Estates of Marina Del Sol, the Northwest corner of Partial Plot of Twin Oaks Subdivision recorded in Volume 18, Page 406, Map Records of Galveston County, Texas;

THENCE, South 03 degrees 06 minutes 36 seconds East, with the East line of said Estates of Marina Del Sol and the West line of said Twin Oaks Subdivision, 1,685.22 feet to a 5/8-inch Hult-Zollars plastic capped iron rod for the Southeast corner of said Estates of Marina Del Sol and lying on the North line of said Unrestricted Reserve "C";

THENCE, South 86 degrees 46 minutes 32 seconds West, with the South line of said Estates of Marina Del Sol and the North line of said Unrestricted Reserve "C", 250.13 feet to the POINT OF BEGINNING and containing 9.7736 acres of land.

This is to certify that I, Steven E. Williams, a Registered Professional Land Surveyor for the State of Texas, Registration No. 489, have plotted the above and foregoing subdivision of CASA MARINA DEL SOL from an actual survey made on the ground and under my direction; that this plot is the best of my knowledge, information, and belief accurately represents the facts as found by that survey, and that all corners have been, or will be, permanently monumented.

By: Steven E. Williams, RPLS
Texas Registration No. 489

- NOTES:**
- THIS PROPERTY IS LOCATED WITHIN THE CLEAR CREEK INDEPENDENT SCHOOL DISTRICT.
 - U.E. INDICATES UTILITY EASEMENT
 - BL. INDICATES BUILDING LINE
 - STM S.E. INDICATES STORM SEWER EASEMENT
 - SAN S.E. INDICATES SANITARY SEWER EASEMENT
 - W.L.E. INDICATES WATER LINE EASEMENT
 - G.C.C.F. No. = GALVESTON COUNTY CLERK'S FILE NUMBER
 - M.R.G.C.T. = MAP RECORDS GALVESTON COUNTY, TEXAS
 - D.R.G.C.T. = DEED RECORDS GALVESTON COUNTY, TEXAS
 - O.P.R.P.G.C.T. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF GALVESTON COUNTY, TEXAS
 - A.C.L. = ARCHITECTURAL CONTROL LINE - BUILDINGS OF ANY KIND BEYOND THIS LINE REQUIRE THE CONSENT OF THE ARCHITECTURAL CONTROL COMMITTEE OF THE MARINA DEL SOL HOMEOWNERS' ASSOCIATION.
 - BEARINGS ARE BASED ON THE PLAT OF THE ESTATES OF MARINA DEL SOL AS RECORDED IN VOLUME 18, PAGE 457, MAP RECORDS OF GALVESTON COUNTY, TEXAS.
 - THIS TRACT OF LAND IS LOCATED WITHIN ZONE "AE" - BASE FLOOD ELEVATIONS DETERMINED ACCORDING TO FEMA FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 485488 008 D, DATED SEPTEMBER 22, 1999.
 - THE SURVEYOR DID NOT ABSTRACT THE PROPERTY, EASEMENTS AND OTHER MATTERS OF RECORD SHOWN HEREON ARE BASED ON THE TITLE COMMITMENT BY LAWYERS TITLE INSURANCE CORPORATION WITH EFFECTIVE DATE OF MAY 2, 2005, G.F. No. 103300079.
 - THIS PROPERTY LIES WHOLLY WITHIN THE CORPORATE LIMITS OF THE CITY OF LEAGUE CITY.
 - ALL PROPERTY CORNERS SHOWN HEREON ARE 5/8-INCH HUITT-ZOLLARS PLASTIC CAPPED IRON RODS, UNLESS OTHERWISE NOTED.
 - ACCORDING TO THE DOCUMENT RECORDED IN GALVESTON COUNTY CLERK'S FILE NO. 9404446, WITHIN MARINA DEL SOL THERE EXISTS A 1-FOOT UNIVERSAL EASEMENT OVER ALL ADJOINING LOTS AND COMMON PROPERTIES FOR ACCOMMODATING CERTAIN ENCROACHMENTS.
 - ACCORDING TO THE DOCUMENT RECORDED IN GALVESTON COUNTY CLERK'S FILE NO. 9404446, WITHIN MARINA DEL SOL THERE EXISTS A 10-FOOT WIDE EASEMENT ALONG AND AROUND ANY BODIES OF WATER AND DRAINAGE WAYS SITUATED ON THE COMMON PROPERTIES.
 - BENCHMARK: CITY OF LEAGUE CITY GPS STATION 60. 5/8-INCH IRON ROD IN THE CENTERLINE OF ENTERPRISE AVENUE AT WATERSIDE DRIVE. ELEVATION: 61.01 FEET.
 - THE P.U.D. APPLICATION FOR CASA MARINA DEL SOL, WHICH WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF LEAGUE CITY ON JANUARY 13, 2004 APPROVED THE FOLLOWING VARIANCES: 1) LOT WIDTH LESS THAN 60 FEET (FOR LOT 22, BLOCK 1) THE WIDTH IS 50 FEET. 2) OFFSET SIDE LOT BUILDING LINES - 6 FOOT AND 4 FOOT BACK-TO-BACK SIDE LOT BUILDING LINES IN LIEU OF 5 FOOT BACK-TO-BACK SIDE LOT BUILDING LINES. 3) 20 FOOT FRONT BUILDING LINES IN LIEU OF 25 FOOT FRONT BUILDING LINES.
 - THE MAXIMUM IMPERVIOUS AREA FOR THE LOTS IN THIS SUBDIVISION SHALL BE LESS THAN 55% OF THE TOTAL AREA OF THOSE LOTS.
 - THE ESTATES OF MARINA DEL SOL, A SUBDIVISION RECORDED PLAT RECORD 18, MAP NUMBER 457 OF THE MAP RECORDS OF GALVESTON COUNTY, TEXAS HAS BEEN ABANDONED BY THAT CERTAIN INSTRUMENT RECORDED IN GALVESTON COUNTY CLERK'S FILE NUMBER 200503535 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF GALVESTON COUNTY, TEXAS.
 - THIS TRACT OF LAND IS SUBJECT TO THE TERMS, CONDITIONS, AND STIPULATIONS WITHIN EASEMENT AGREEMENT RECORDED IN G.C.C.F. No. 9443335 O.P.R.P.G.C.T. THE EASEMENTS ARE SHOWN HEREON.

- RESERVE NOTES:**
- RESTRICTED RESERVE "A" IS RESTRICTED TO LANDSCAPING AND PARK PURPOSES ONLY.
 - RESTRICTED RESERVE "B" IS RESTRICTED TO RECREATION, LANDSCAPING, DRAINAGE, AND UTILITY PURPOSES ONLY.
 - RESTRICTED RESERVE "C" IS RESTRICTED TO LANDSCAPING AND PARK PURPOSES ONLY.

RESERVE AREAS:

| | |
|--------------|-------------------------------------|
| RESERVE "A" | 0.0603 ACRE/2627 SQ. FT. |
| RESERVE "B" | 3.4195 ACRES/148,952 SQ. FT. |
| RESERVE "C" | 0.1652 ACRE/7198 SQ. FT. |
| TOTAL | 3.6450 ACRES/158,777 SQ. FT. |

STATE OF TEXAS
COUNTY OF HARRIS

KNOW ALL MEN BY THESE PRESENTS

We, CASA MARINA DEL SOL, L.P., acting by and through Ohad Yannay, President, Authorized Agent of CASA MARINA DEL SOL, L.P., owners of a 9.7736 acre tract described on the attached map of CASA MARINA DEL SOL, do hereby make and establish said sections of said subdivision and development plan of said property according to all lines, designations, dedications, restrictions and notations on said map and hereby reserve, except and hold privately unto CASA MARINA DEL SOL, L.P., its successors and assigns all drives, streets, lanes, ways, alleys, parks, water courses, drains and common areas shown thereon except we do covenant and agree that within the boundaries of each drive or street shown on said plan, there is established and shall be maintained easements for gas, water, electricity, telephone and other utility companies franchised by the City for the benefit and general use of the owners, heirs and assigns of the property located within the boundaries of this plot, but not otherwise and no public right-of-way of ingress or egress is established hereby.

FURTHER, we do hereby covenant and agree that those drives and ways located within the boundaries of this plot specifically noted as private drives and ways, shall be hereby established and maintained as private drives and ways by CASA MARINA DEL SOL, L.P. and its successors and assigns to the use of the property located within the boundaries of this map and always available for the general use of said owners and to the firemen, firefighting equipment, police and other emergency vehicles of whatever nature in the exercise of the police powers of the municipality only, at all times for the use and benefit of the owners of the land within the boundaries of this map and do hereby bind ourselves, our heirs, and assigns to warrant and forever defend the title to the land so designated and established as private streets.

WITNESS my hand in the County of Galveston, State of Texas, this ____ day of _____, 2005.

CASA MARINA DEL SOL, L.P.

By: Ohad Yannay
President

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Ohad Yannay, known to me to be the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein set forth.

WITNESS MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2005.

Notary Public in and for the State of Texas

My Commission Expires: _____

STATE OF TEXAS
COUNTY OF HARRIS

WE, PREFERRED BANK, Owners and holders of a lien on the property described herein as CASA MARINA DEL SOL, said lien evidenced by that certain Vendor's Lien of record in Galveston County Clerk's File No. 2004053321, Official Public Records of Real Property of Galveston County, Texas, do hereby in all things subordinate said lien to said plot and confirm that PREFERRED BANK is the present owner of said lien and has not assigned the same nor any part thereof.

WITNESS MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2005.

By: _____
Print Name:
Title:

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared _____ of PREFERRED BANK, known to me to be the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein and herein set forth.

WITNESS MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2005.

Notary Public in and for the State of Texas

My Commission Expires: _____

STATE OF TEXAS
COUNTY OF GALVESTON

I, Mary Ann Daigle, County Clerk, Galveston County, Texas do hereby certify that this written instrument was filed for record in my office on _____, 2005 at _____ o'clock, _____ M., and duly recorded on _____, 2005, at _____ o'clock, _____ M. in Plat Record _____, Map Number _____, Galveston County Map Records.

WITNESS MY HAND AND SEAL OF OFFICE, at Galveston, Texas, the day and date last above written.

Mary Ann Daigle
County Clerk
Galveston County, Texas

STATE OF TEXAS
COUNTY OF GALVESTON

I, Mary Ann Daigle, County Clerk, Galveston County, Texas do hereby certify that this written instrument was filed for record in my office on _____, 2005 at _____ o'clock, _____ M., and duly recorded on _____, 2005, at _____ o'clock, _____ M. in Plat Record _____, Map Number _____, Galveston County Map Records.

WITNESS MY HAND AND SEAL OF OFFICE, at Galveston, Texas, the day and date last above written.

Mary Ann Daigle
County Clerk
Galveston County, Texas

By: Deputy

APPROVED
FINAL PLAT OF

CASA MARINA DEL SOL

A SUBDIVISION OF 9.7736 ACRES OF LAND IN THE MIGUEL MULDOON TWO LEAGUE GRANT, ABSTRACT NO. 18, CITY OF LEAGUE CITY, GALVESTON COUNTY, TEXAS

CONTAINING: 1 BLOCK WITH 3 RESERVES AND 24 LOTS

ENGINEER/SURVEYOR
HUITT-ZOLLARS
HUITT-ZOLLARS, INC.
1500 S. DAIRY ASHFORD, SUITE 200
HOUSTON, TEXAS 77077
(281) 496-0066

OWNER/DEVELOPER
CASA MARINA DEL SOL, L.P.
4141 SOUTHWEST FREEWAY, SUITE 300
HOUSTON, TX 77027
PHONE: (713) 840-8800
FAX: (713) 840-8831