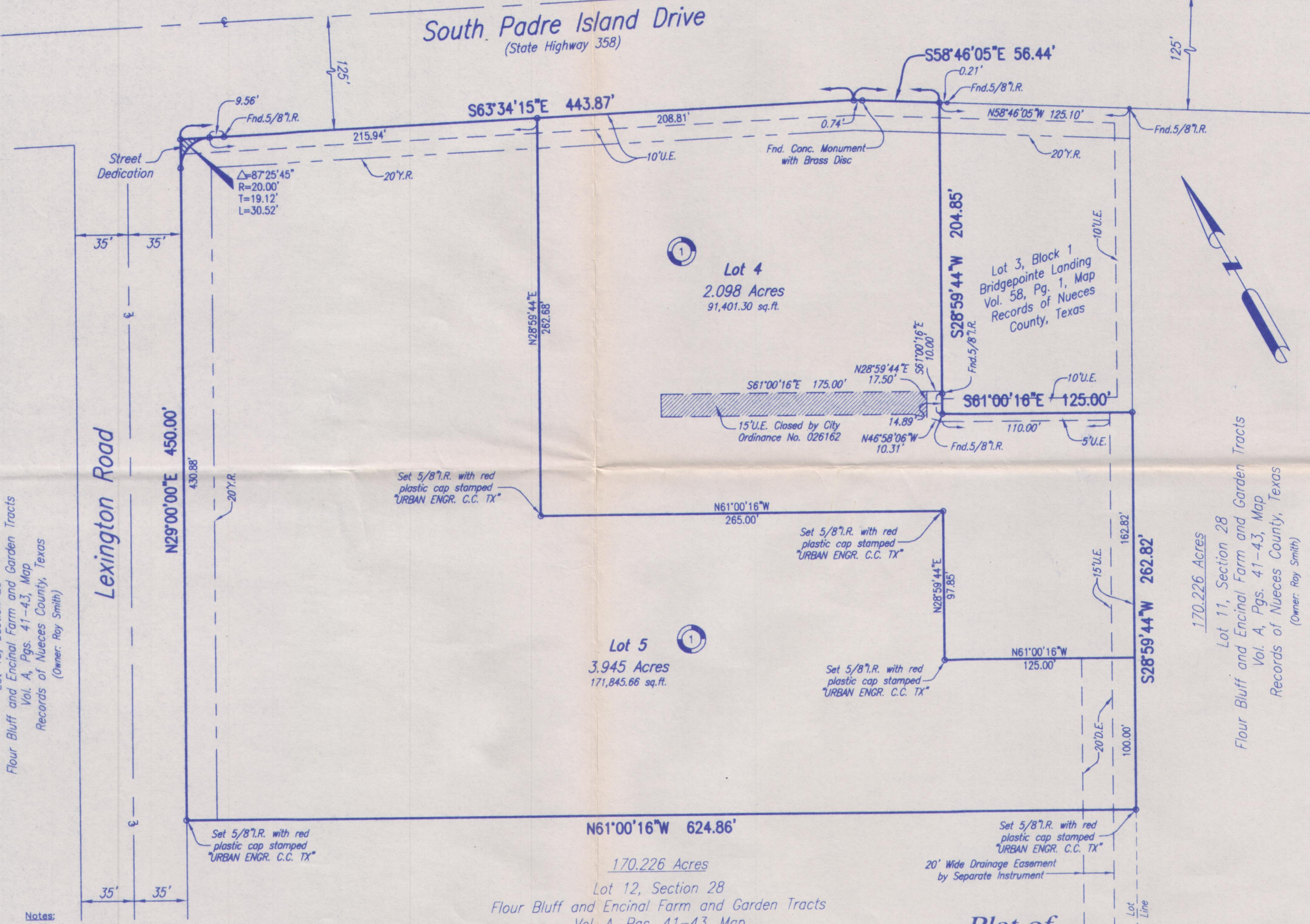


35.247 Acres
Lot 13, Section 28
Flour Bluff and Encinal Farm and Garden Tracts
Vol. A, Pgs. 41-43, Map
Records of Nueces County, Texas
(Owner: Roy Smith)



- Notes:
- 1.) Total platted area contains 6.043 acres of land. (Includes Street Dedication)
 - 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 water for storm water runoff is the Oso Bay Basin. The TCEQ has classified the aquatic life use for the Oso Bay as "exceptional" and "oyster waters" and also categorized the receiving water as "contact recreation" use.
 - 4.) Bearings are based on the recorded plat of Lots 2 and 3, Block 1, Bridgepointe Landing, a map of which is recorded in Volume 58, Page 1, Map Records of Nueces County, Texas.
 - 5.) By graphic plotting only, this property is in Zone "C" on Flood Insurance Rate Map, Community Panel No. 485464 0304 C, City of Corpus Christi, Texas, which bears an effective date of July 18, 1985 and is not in a Special Flood Hazard Area.
 - 6.) Shared access across lot lines will not be obstructed (TxDOT will allow a driveway from Lot 5, onto South Padre Island Drive).
 - 7.) If any property is developed with residential uses, park settlement fees will be required at the time of building permits.

State of Texas
County of Nueces

R. GUERRA FAMILY LIMITED PARTNERSHIP, hereby certifies that it is the owner of Lot 4 as shown on 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 29 day of March, 2005

By Rogelio Guerra By Maria Esmeralda Guerra
ROGELIO GUERRA, General Partner MARIA ESMERALDA GUERRA, General Partner

State of Texas
County of Nueces

This instrument was acknowledged before me by ROGELIO GUERRA and MARIA ESMERALDA GUERRA, as General Partners of the R. GUERRA FAMILY LIMITED PARTNERSHIP, on behalf of said partnership.

This the 29th day of March, 2005

Saverio J. Salas
Notary Public in and for the State of Texas

State of Texas
County of Nueces

MAY DEV., L.P., a Limited Partnership, hereby certifies that it is the owner of Lot 5 as shown on 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 29th day of MARCH, 2005

By: GP MAY DEV., LLC., a Limited Liability Corporation

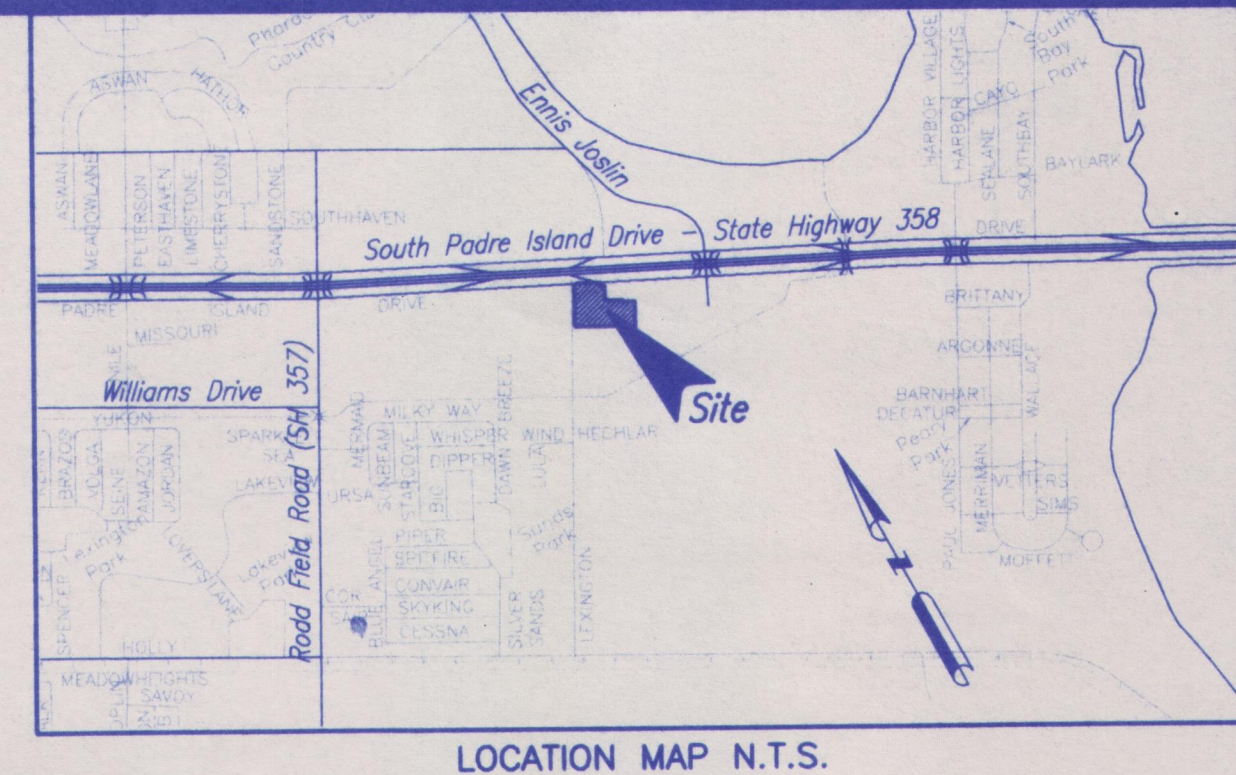
By W. Alex May
W. ALEX MAY, Managing Member

State of Texas
County of Nueces

This instrument was acknowledged before me by W. ALEX MAY, as Managing Member of GP MAY DEV., LLC., a Limited Liability Corporation, as General Partner of MAY DEV., L.P., a Limited Partnership, on behalf of said partnership.

This the 29th day of March, 2005

Saverio J. Salas
Notary Public in and for the State of Texas



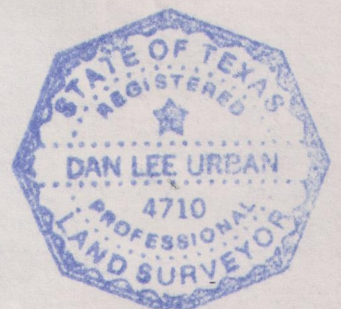
LOCATION MAP N.T.S.

State of Texas
County of Nueces

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 29th day of MARCH, 2005

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

This the 31st day of MARCH, 2005

Angel R. Escobar, P.E.
Angel R. Escobar, P.E./R.P.L.S.
Director of Engineering Services

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 NOVEMBER, 2004

Michael N. Gunning David Berlanga Jr.
Michael N. Gunning David Berlanga Jr., Chairman
Secretary
170483-NP94

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 ___ day of ___, 20___ with its certificate of authentication was filed for record in my office the 1st day of APRIL, 2005 AT 8:28 O'clock A.M., and duly recorded the ___ day of ___, 20___ at ___ O'clock ___M., in said County in Volume 64, Page 119, 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. 2005016143
Filed for Record

at ___ O'clock ___M., 20___

Diana T. Barrera, County Clerk
Nueces County, Texas

By: _____
Deputy

Diana T. Barrera
Clerk County Court
Nueces County, Texas

By: _____
Deputy



DATE: DEC. 9, 2004
SCALE: 1"= 60'
JOB NO.: 39507.00.00
SHEET: 1 OF 1
DRAWN BY: RR