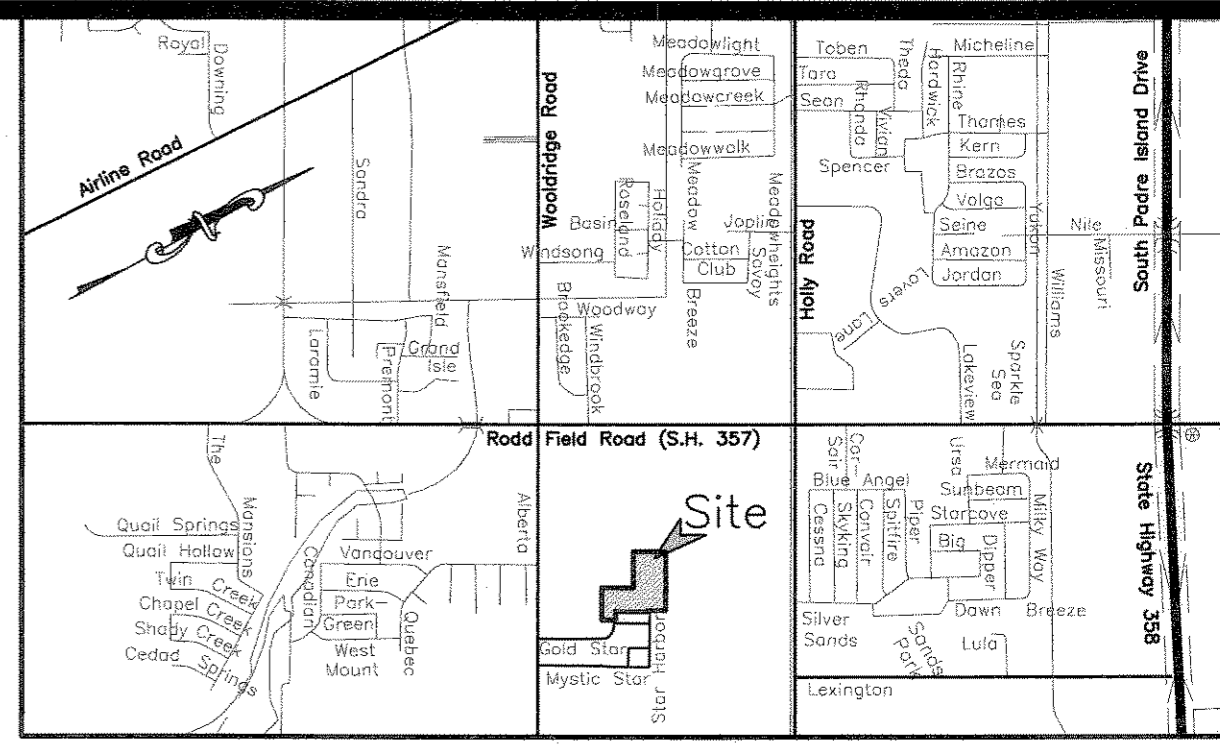


VOL 67 PG 329

Notes:

- 1.) Total platted area contains 6.988 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.) By graphic plotting only, this property is in Zone "C" of the Flood Insurance Rate Map, Community Panel Number 485464 0315 D, City of Corpus Christi, Texas, which bears an effective date of August 3, 1989 and is not in a Special Flood Hazard Area.
- 5.) Lot 45, Block 1 is dedicated to the City of Corpus Christi as drainage right-of-way by this plat.



LOCATION MAP N.T.S.

Plat of
Morningstar Estates Unit 3

6.988 acres of land out of Lots 13 and 14, Section 27, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Pages 41-43, Map Records of Nueces County, 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 herein and to complete such operations with due and reasonable diligence consistent with sound professional practice.

This the 28th day of September, 2009
Juan J. Salazar
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 12th day of October, 2009
Juan Perales, Jr.
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 11th day of JUNE, 2008
Fayce Goode-Macon Rudy Garza
Fayce Goode-Macon Rudy Garza, Chairman
Secretary 0608058-P014

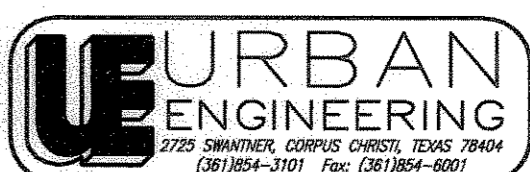
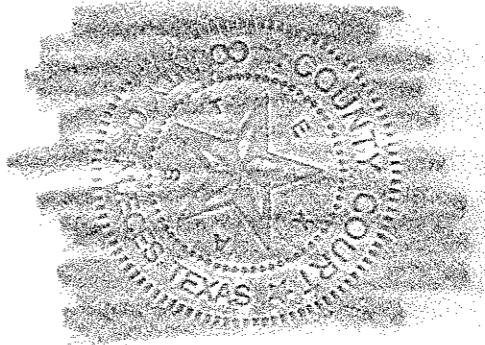
State of Texas
County of Nueces

I, Diana T. Barrera, Clerk of the County Court, in and for said County, do hereby certify that the foregoing instrument dated the 23rd day of September, 2009, with its certificate of authentication was filed for record in my office the 15th day of October, 2009, at 10:36 O'clock A.M., and duly recorded the 15th day of October, 2009, at 10:36 O'clock A.M., in said County in Volume 67, Page 329-330, 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. 2009041962
Filed for Record
at 10:36 O'clock A.M.
October 15, 2009

Diana T. Barrera
Diana T. Barrera, County Clerk
Nueces County, Texas
By: Sofia Serrano
DEPUTY SERRANO



DATE: March 9, 2008
SCALE: 1"=60'
JOB NO.: 36770.A8.00
SHEET: 1 of 2
DRAWN BY: XG

State of Texas
County of Nueces

Braselton Homes - Yorktown Crossing, Ltd., 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 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 23 day of SEPTEMBER, 2009

By: Braselton Homes - Yorktown Crossing, Ltd.
Fred Braselton
Fred Braselton, President

State of Texas
County of Nueces

This instrument was acknowledged before me by Fred Braselton, as President of Braselton Homes - Yorktown Crossing, Ltd..

This the 23 day of September, 2009

Vicki Adair
VICKI ADAIR
Notary Public in and for the State of Texas
My Commission Expires 2-18-2010

State of Texas
County of Nueces

Texas Champion Bank, hereby certifies that it holds a lien on the property owned by Braselton Homes - Yorktown Crossing, Ltd., as shown on the foregoing map and it approves of the subdivision and dedication for the purposes and considerations therein expressed.

This the 25 day of September, 2009

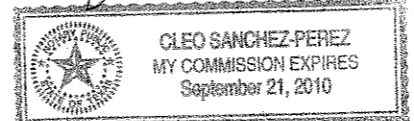
BY: Texas Champion Bank
By: Wayne C. Meyr
Wayne C. Meyr, Market President - Corpus Christi

State of Texas
County of Nueces

This instrument was acknowledged before me by Wayne C. Meyr, as Market President - Corpus Christi, Texas Champion Bank, on behalf of said Bank

This the 25 day of September, 2009

Cleo Sanchez-Perez
Notary Public in and for the State of Texas



VOL 67 PG 329

Plat of

Morningstar Estates Unit 3

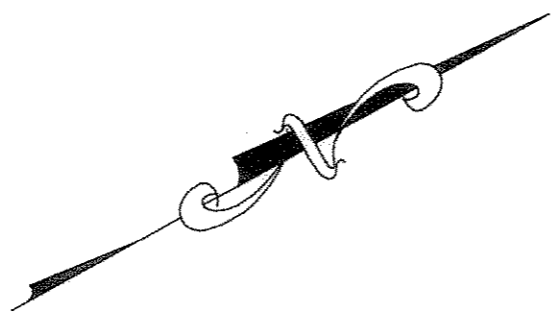
6.988 acres of land out of Lots 13 and 14, Section 27, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Pages 41-43, Map Records of Nueces County, Texas.

Notes:

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- Lot 45, Block 1 is dedicated to the City of Corpus Christi as drainage right-of-way by this plat.

LINE	BEARING	DISTANCE
L1	S61°03'20"E	14.25'
L2	N61°03'20"W	28.23'
L3	N61°03'20"W	28.23'
L4	S61°03'20"E	28.23'
L5	S65°47'04"E	7.14'

CURVE	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH
C1	28°04'21"	25.00'	6.25'	12.25'
C2	143°13'27"	60.00'	180.49'	149.98'
C3	25°09'06"	25.00'	5.58'	10.97'
C4	90°00'00"	10.00'	10.00'	15.71'
C5	85°16'17"	10.00'	9.21'	14.88'
C6	04°43'44"	500.00'	20.64'	41.27'
C7	04°43'44"	525.00'	21.68'	43.33'
C8	04°43'44"	550.00'	22.71'	45.39'
C9	94°43'43"	10.00'	10.86'	16.53'
C10	04°43'44"	325.00'	13.42'	26.82'
C11	04°43'44"	300.00'	12.39'	24.76'
C12	04°43'44"	275.00'	11.35'	22.70'
C13	45°14'23"	34.50'	14.38'	27.24'
C14	27°02'46"	50.00'	49.58'	236.04'
C15	45°14'23"	34.50'	14.37'	27.24'



Flour Bluff and Encinal Farm and Garden Tracts
Vol. A, Pgs. 41-43, Map
Records of Nueces County, Texas
(Owner: Bluebonnet Gardens, Inc.)

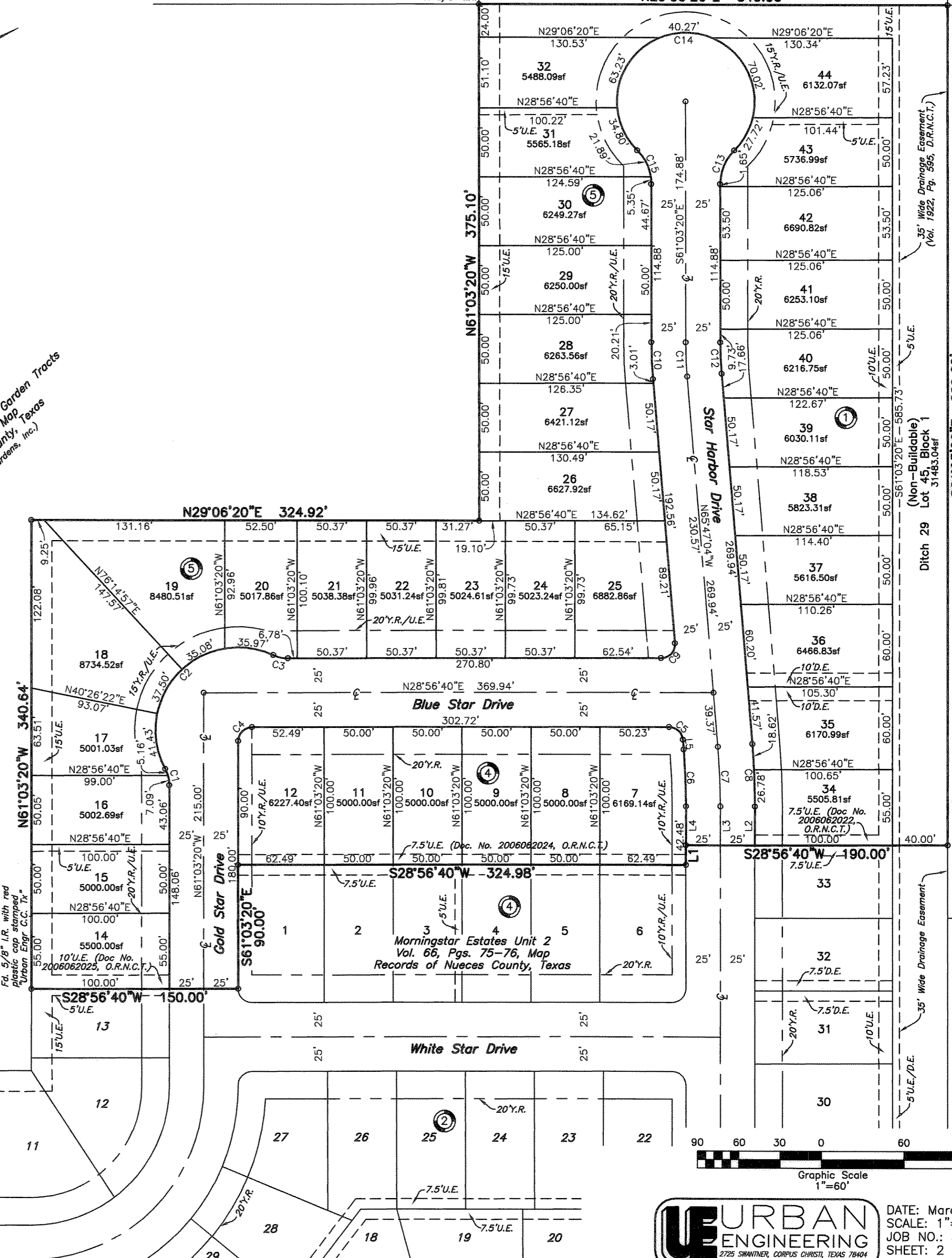
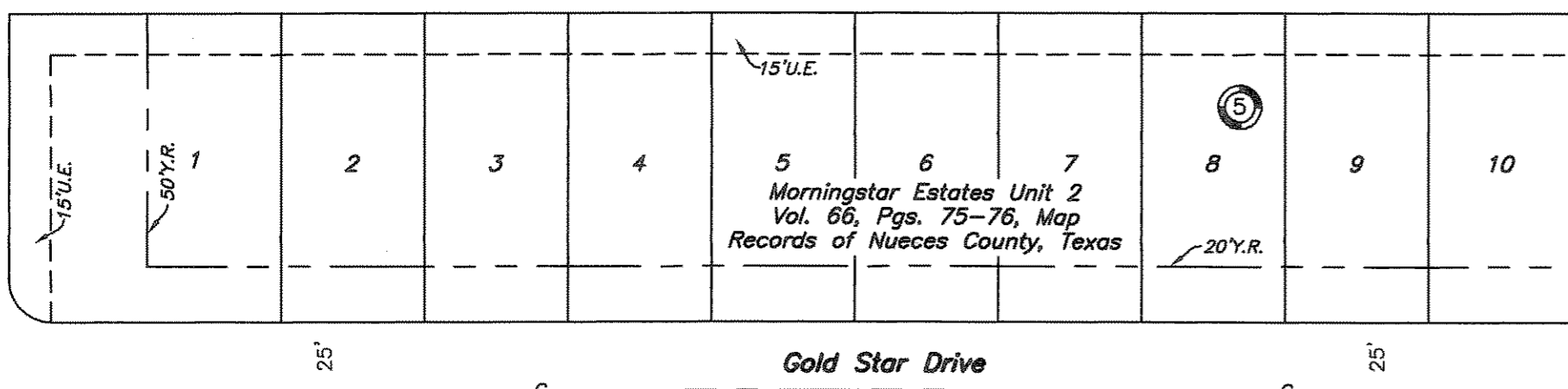
Lot 3, Block 1
The Forum Mall
Vol. 50, Pgs. 5 and 6, Map
Records of Nueces County, Texas

1.412 Acres out of
Lot 15, Section 27
Flour Bluff and Encinal Farm and Garden Tracts
Vol. A, Pgs. 41-43, Map
Records of Nueces County, Texas
(Owner: Live Oak Construction, Inc.)

Lot 2, Section 27
Vol. A, Pgs. 41-43, Map
Records of Nueces County, Texas
(Owner: Margo Lyn Moore)

Lot 3, Section 27
Flour Bluff and Encinal Farm and Garden Tracts
Vol. A, Pgs. 41-43, Map
Records of Nueces County, Texas
(Owner: Margo Lyn Moore)

Lot 4, Section 27
Flour Bluff and Encinal Farm
and Garden Tracts
Vol. A, Pgs. 41-43, Map
Records of Nueces County, Texas
(Owner: Margo Lyn Moore)



URBAN ENGINEERING
2725 SWANWATER, CORPUS CHRISTI, TEXAS 78404
(361)854-3101 Fax: (361)854-6001

DATE: March 9, 2008
SCALE: 1"=60'
JOB NO.: 36770.AB.00
SHEET: 2 of 2
DRAWN BY: XG