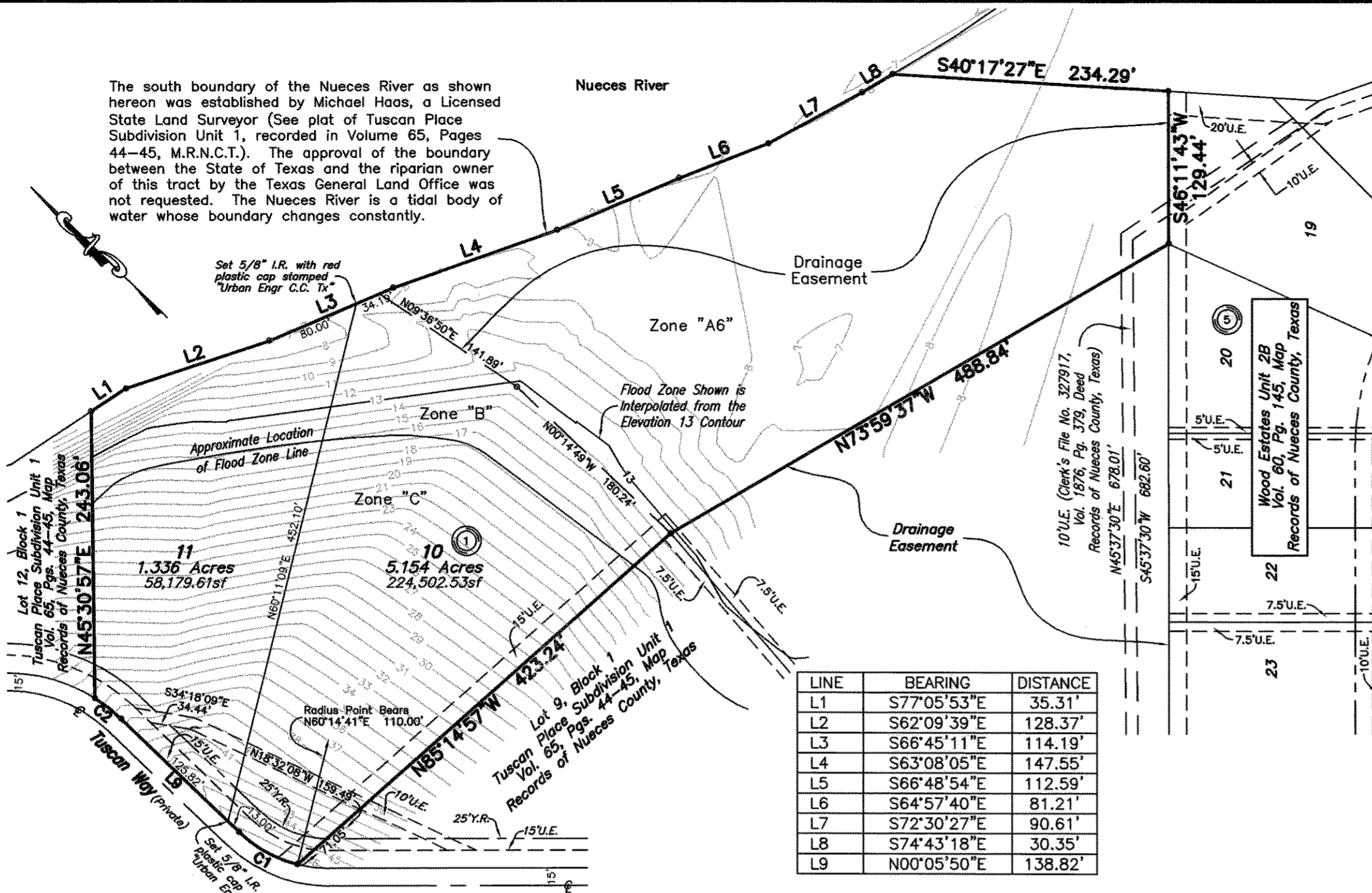
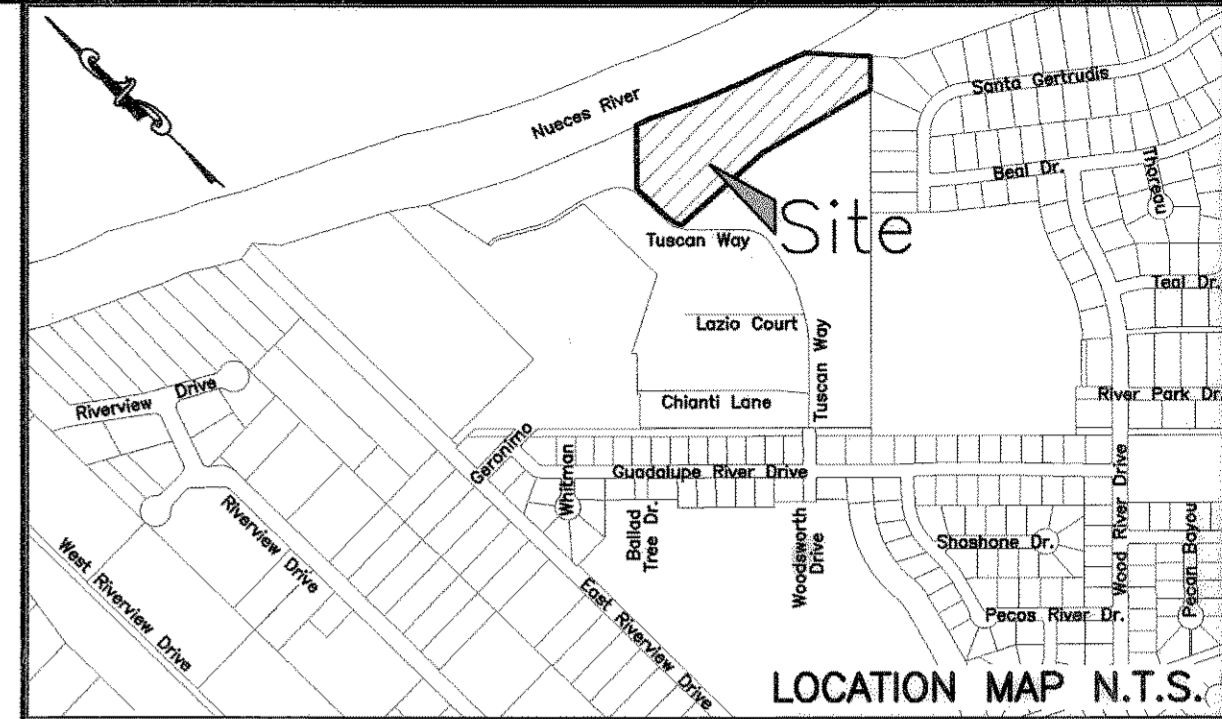


The south boundary of the Nueces River as shown hereon was established by Michael Haas, a Licensed State Land Surveyor (See plat of Tuscan Place Subdivision Unit 1, recorded in Volume 65, Pages 44-45, M.R.N.C.T.). The approval of the boundary between the State of Texas and the riparian owner of this tract by the Texas General Land Office was not requested. The Nueces River is a tidal body of water whose boundary changes constantly.



- Notes:
- Total platted area contains 6.49 acres of land.
 - Fd. 5/8 inch iron rods with red plastic cap stamped "URBAN ENGR C.C. TX" at all Lot corners, except where noted.
 - The receiving waters for storm water runoff is the Nueces River upstream of the Calallen Salt Water Intrusion Dam located 1.1 miles upstream from Nueces Bay. The TCEQ has classified the aquatic life use for this segment of the Nueces River as "high" and TCEQ also categorized the Nueces River as "contact recreation" use. Additional water quality protection measures must be observed for this receiving water due to the TCEQ designated as a "public water supply".
 - Bearings are based on the recorded plat of Tuscan Place Subdivision Unit 1, a map of which is recorded in Volume 65, Pages 44-45, Map Records of Nueces County, Texas.
 - By graphic plotting only, this property is in Zones "A6 (el 15)", "B" and "C" on Flood Insurance Rate Map, Community Panel No. 485494 0256 C, Nueces County, Texas, which bears an effective date of March 18, 1985 and is in a Special Flood Hazard Area.
 - The City of Corpus Christi has no responsibility for repair and maintenance of utility lines inside the boundary of Tuscan Place Subdivision, unless such utilities are installed in a dedicated public utility easement. Since the developer has chosen to construct the streets of concrete, instead of the City of Corpus Christi's flexible base pavement, if the City must remove any pavement to repair or maintain a city utility line, the City will only patch the pavement in a manner similar to that used on asphalt street surfaces. The City is not required to restore the paved surface with concrete to match the installed pavement.
 - All streets and designated common areas shall be dedicated as city utility easements. The Homeowner's Association reserves the right to install such items as fences, walls, security systems, sprinkler systems, and any other improvements, as long as it does not unreasonably interfere with normal city and franchise utility work. The City of Corpus Christi is not liable for any staining of concrete road surfaces caused by city vehicle and equipment.
 - The City of Corpus Christi is not responsible for any drainage within the Tuscan Place Subdivision. The Homeowner's Association will be responsible for any maintenance, storm water discharge into the receiving waters, and will need to ensure any discharges comply with applicable TCEQ regulations.
 - The conveyance to any grantee of any lot within Tuscan Place Subdivision shall include membership in the Homeowner's Association, which association shall hold title to all common areas in the subdivision. The Homeowner's Association will be responsible for maintenance of private streets.



Amending Plat of Tuscan Place Subdivision Unit 1 Lots 10 and 11, Block 1

being an amending plat of Lots 10 and 11, Block 1, Tuscan Place Subdivision Unit 1, a map of which is recorded in Volume 65, Pages 44 through 45, 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 hereon and to complete such operations with due and reasonable diligence consistent with sound professional practice.

This the 3rd day of October, 2007

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 29th day of November, 2007

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 Director of Planning.

This the 30th day of November, 2007

Fayce Goode-Macori
Fayce Goode-Macori
Acting Director of Planning
0907128-NP083A25

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 2nd day of November, 2007, with its certificate of authentication was filed for record in my office the 30th day of November, 2007, at 3:51 O'clock P.M., and duly recorded the 30th day of November, 2007, at 3:51 O'clock P.M., in said County in Volume 67, Page 70, 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. 2007059455
Filed for Record
at 3:51 O'clock P.M.
November 30, 2007

Diana T. Barrera
Diana T. Barrera, County Clerk
Nueces County, Texas
By: Cluvia Ramirez
Deputy

State of Texas
County of Nueces

DAVID P. DESENBERG and LORI DESENBERG, hereby certify that they are the owners of the lands embraced within the boundaries of Lot 11, Block 1 on the foregoing plat; that they 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 3 day of November, 2007
By: David P. DeSenberg By: Lori DeSenberg
DAVID P. DESENBERG LORI DESENBERG

State of Texas
County of Nueces

This instrument was acknowledged before me by DAVID P. DESENBERG and LORI DESENBERG

This the 2nd day of November, 2007
Shelly C. Collins
Notary Public in and for the State of Texas



State of Texas
County of Nueces

ALICE LOAN COMPANY, INC., hereby certifies that it is the owner of the lands embraced within the boundaries of Lot 10, Block 1 on the foregoing plat; that it has 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.

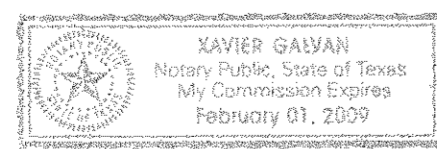
This the 24th day of October, 2007
By: ALICE LOAN COMPANY

By: Renée T. Burris
RENEE T. BURRIS, President

State of Texas
County of Nueces

This instrument was acknowledged before me by RENEE T. BURRIS, as President of ALICE LOAN COMPANY, INC., on behalf of said corporation.

This the 24th day of October, 2007
Xavier Galvan
Notary Public in and for the State of Texas



State of Texas
County of Nueces

FIRST NATIONAL BANK, hereby certifies that it holds a lien on the property owned by ALICE LOAN COMPANY, INC., as shown on the foregoing map and it approves of the subdivision and dedication for the purposes and considerations therein expressed.

This the 24th day of October, 2007

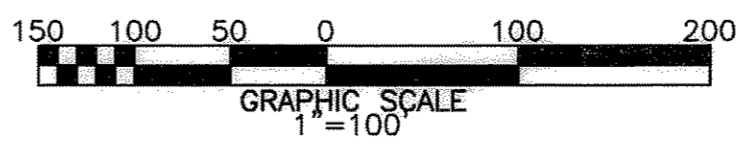
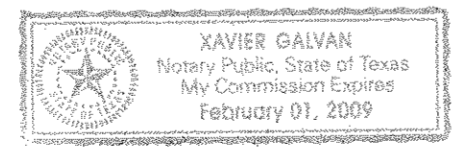
BY: FIRST NATIONAL BANK
By: Steve Rodriguez
STEVE RODRIGUEZ, Branch President

State of Texas
County of Nueces

This instrument was acknowledged before me by Steve Rodriguez, as Branch President of FIRST NATIONAL BANK, on behalf of said bank.

This the 24th day of October, 2007

Xavier Galvan
Notary Public in and for the State of Texas



DATE: August 17, 2007
SCALE: 1"=100'
JOB NO.: 11947.A701
SHEET: 1 OF 1
DRAWN BY: XG