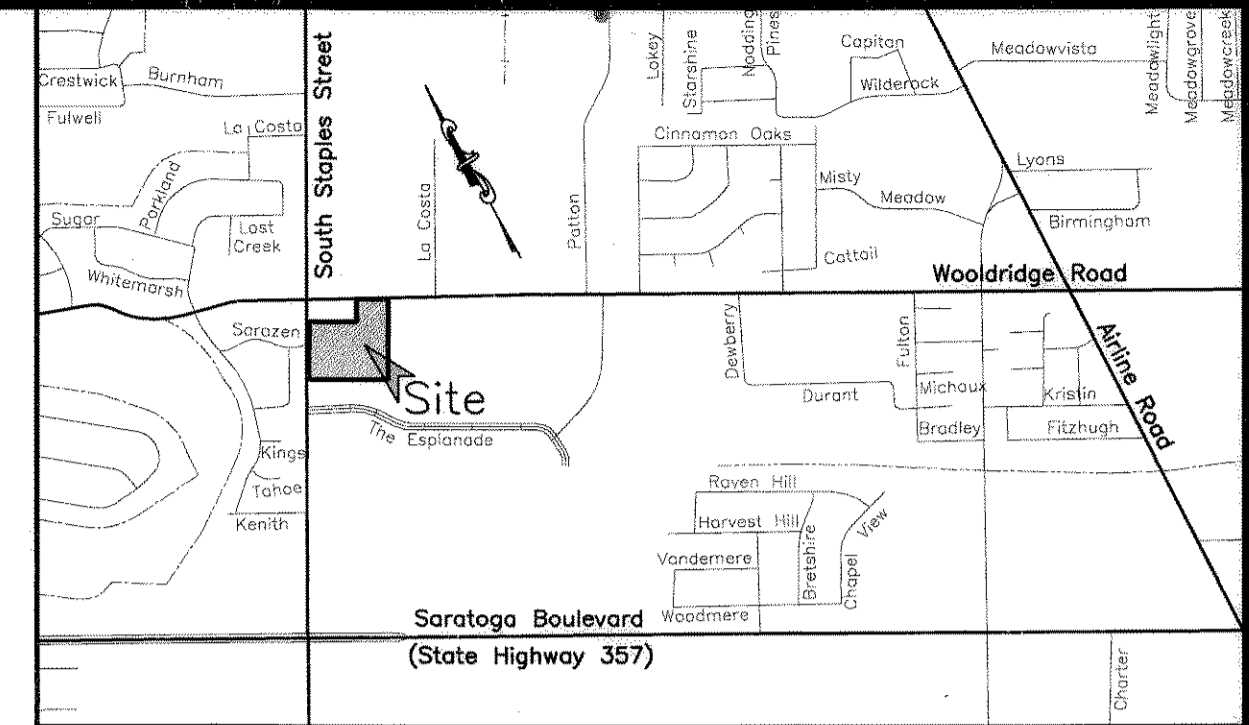
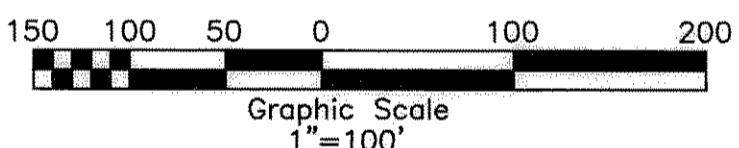


**Plat of  
Champion Way  
Block 1, Lots 1 and 2 and Block 2, Lot 1**

7.390 acres of land out of Lot 17, Section 12, 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.

LINE	BEARING	DISTANCE
L1	N04°41'59"W	21.91'

CURVE	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH
C1	89°55'19"	15.00'	14.98'	23.54'
C2	08°03'48"	324.69'	22.89'	45.70'
C3	08°03'48"	384.69'	27.11'	54.14'
C4	40°14'34"	34.50'	12.64'	24.23'
C5	170°18'36"	50.00'	589.87'	148.62'
C6	40°14'34"	34.50'	12.64'	24.23'
C7	89°49'29"	15.00'	14.95'	23.52'
C8	89°49'28"	15.00'	14.95'	23.52'
C9	08°03'48"	324.69'	22.89'	45.70'
C10	08°03'48"	384.69'	27.11'	54.14'
C11	90°04'41"	15.00'	15.02'	23.58'
C12	08°03'48"	354.69'	25.00'	49.92'
C13	08°03'48"	354.69'	25.00'	49.92'



LOCATION MAP N.T.S.

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 25<sup>th</sup> day of July, 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 6<sup>th</sup> day of August, 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 Planning Commission.

This the 4<sup>th</sup> day of OCTOBER, 2006  
Faryce Goode-Macon  
 Faryce Goode-Macon  
 Secretary  
 0806153-NP084  
R. Bryan Stone  
 R. Bryan Stone, Chairman

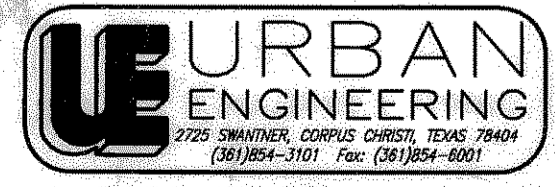
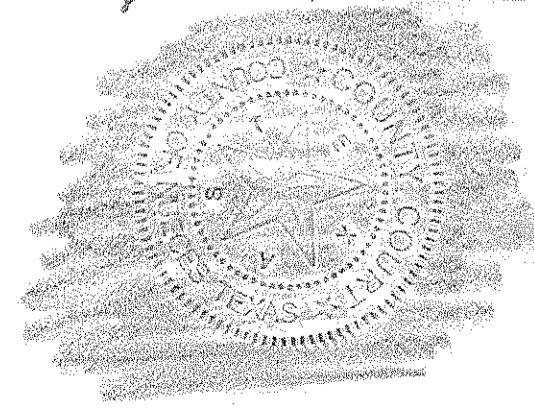
State of Texas  
County of Nueces

I, Diana T. Barrera, Clerk of the County Court in and for said County, do hereby certify that the foregoing instrument dated the 26<sup>th</sup> day of July, 2007, with its certificate of authentication was filed for record in my office the 7<sup>th</sup> day of August, 2007. At 2:59 O'clock P.M., and duly recorded the 7<sup>th</sup> day of August, 2007, at 2:59 O'clock P.M., in said County in Volume 67, Page 11, 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. 2007040674  
 Filed for Record  
 at 2:59 O'clock P.M.  
August, 2007

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



DATE: August 4, 2006  
 SCALE: 1"=100'  
 JOB NO.: 40497.00.00  
 SHEET: 1 of 1  
 DRAWN BY: XG  
 © 2006 by Urban Engineering

State of Texas  
County of Nueces

TEXAS CHAMPION BANK, 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 26<sup>th</sup> day of July, 2007

By: TEXAS CHAMPION BANK

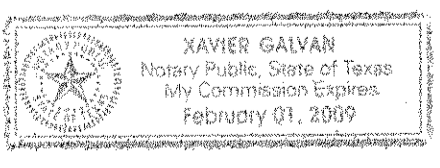
Wayne C. Meyr  
 WAYNE C. MEYR, Market President - Corpus Christi

State of Texas  
County of Nueces

This instrument was acknowledged before me by WAYNE C. MEYR, as Market President - Corpus Christi, on behalf of said bank.

This the 26<sup>th</sup> day of July, 2007

Xavier Galvan  
 Notary Public in and for the State of Texas



**Notes:**

- Total platted area contains 7.390 acres of land.
- Set 5/8 inch iron rods with red plastic cap stamped "URBAN ENGR C.C. TX" at all Lot corners, except where noted.
- 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.
- Bearings are based on the recorded plat of The Esplanade, a map of which is recorded in Volume 50, Page 159, Map Records of Nueces County, Texas.
- By graphic plotting only, this property is in Zone "C" on Flood Insurance Rate Map, Community Panel No. 485464 0284 C, City of Corpus Christi, Texas, which bears an effective date of July 18, 1985 and is not in a Special Flood Hazard Area.
- Private driveway access to Wooldridge Road is prohibited.
- If any lot develops with residential uses, a park settlement fee will be assessed during the permitting phase of the residential development.