

LOCATION MAP N.T.S.

Lot 12
2.908 Acres
126,689.38 sq.ft.

CURVE	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH
C1	35°41'20"	270.00'	86.92'	168.18'
C2	38°18'42"	165.00'	57.32'	110.33'

LINE	BEARING	DISTANCE
L1	S02°25'00"E	10.01'
L2	S33°16'20"W	42.90'
L3	S14°50'04"W	13.25'
L4	S02°45'38"E	45.32'
L5	N02°45'38"W	45.12'
L6	N14°50'04"E	14.78'
L7	N54°09'44"W	42.05'
L8	N29°49'52"W	16.00'
L9	N64°33'55"W	18.86'

State of Texas
County of Nueces
Graphic Scale
1"=40'

BAY VISTA APARTMENTS I, 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 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 10th day of January, 2006

By: BAY VISTA APARTMENTS I, LTD

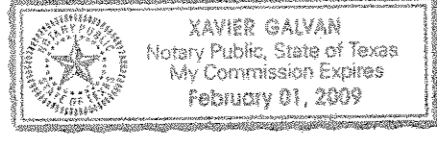
By: CC BAY VISTA G.P., LLC, General Partner

By: [Signature]
JAMES P. CHARNQUIST, Authorized Signatory

State of Texas
County of Nueces

This instrument was acknowledged before me by JAMES P. CHARNQUIST, as Authorized Signatory of C.C. BAY VISTA G.P., LLC, a general partner of BAY VISTA APARTMENTS I, LTD. on behalf of said partnership.

This the 10th day of January, 2006



Notary Public in and for the State of Texas

**Plat of
Furman Addition
Block 2, Lot 12**

2.923 acres of land out of Lots 1 through 11, Block 2, a portion of Lots 4, 5 and 6, Block 3, a portion of Bay View Avenue which was relocated by Deed recorded in Volume 212, Page 185, Deed Records of Nueces County, Texas, a portion of Carancahua Street and Hancock Avenue closed by City Ordinance No. 026126, recorded in Document No. 2005012350, Official Public Records of Nueces County, Texas and a 20 foot wide alley closed by City Ordinance No. 026125, recorded in Document No. 2005012349, Official Public Records of Nueces County, Texas; all as shown on the map of Furman Addition, a map of which is recorded in Volume A, Page 21, Map Records of Nueces County, Texas.

Notes:

- 1.) Total platted area contains 2.923 acres of land (including 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 waters for storm water from this property is the Corpus Christi Bay. The TCEQ has classified the aquatic life use for the Corpus Christi Bay as "exceptional" and "oyster waters". TCEQ also categorized the Corpus Christi Bay as "contact recreation" use.
- 4.) Bearings are based on the recorded plat of Furman Addition, a map of which is recorded in Volume A, Page 21, 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 0167 C, City of Corpus Christi, Texas, which bears an effective date of July 18, 1985 and is not in a Special Flood Hazard Area.

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 10th day of JANUARY, 2006
[Signature]
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 17th day of JAN, 2006
[Signature]
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 5th day of OCTOBER, 2005
[Signature]
Michael N. Gunning, A.I.C.P.
Secretary
1005153 - NP86
[Signature]
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 10th day of January, 2006, with its certificate of authentication was filed for record in my office the 18th day of January, 2006, at 3:31 O'clock P.M., and duly recorded the 18th day of January, 2006, at 3:31 O'clock P.M., in said County in Volume 65, Page 13, Map Records.

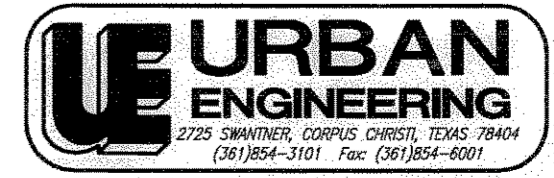
Witness my hand and seal of the County Court, in and for said County, at office in Corpus Christi, Texas, the day and year last written.

No. 2006002808
Filed for Record
at 3:31 O'clock P.M.
January 18, 2006

[Signature]
Diana T. Barrera, County Clerk
Nueces County, Texas
By: [Signature]
Deputy

Diana T. Barrera
Clerk County Court
Nueces County, Texas

By: [Signature]
Deputy



DATE: Sept. 16, 2005
SCALE: 1"=40'
JOB NO.: 39657.00.01
SHEET: 1 of 1
DRAWN BY: XG