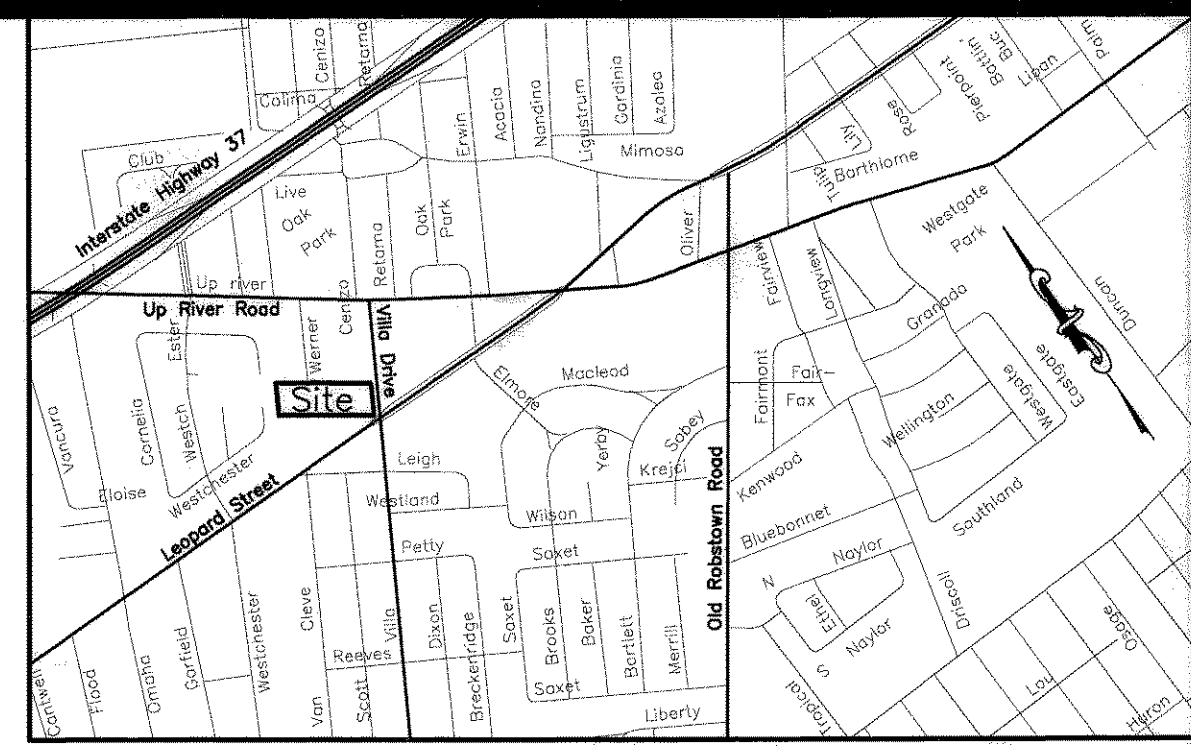
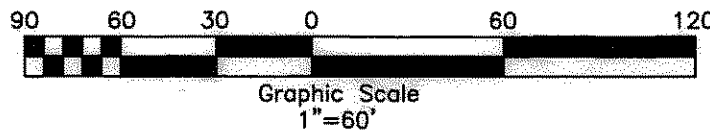
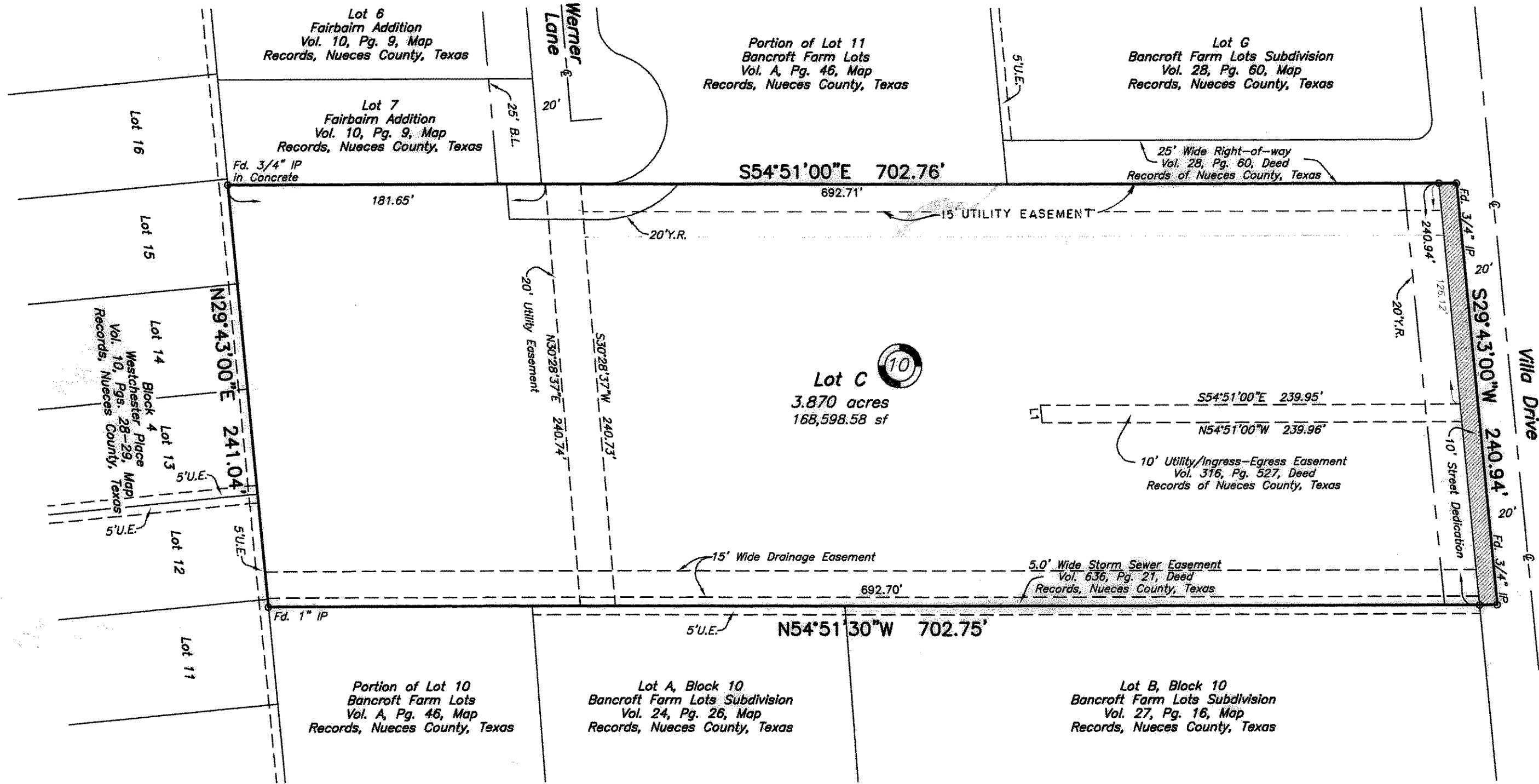


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LINE	BEARING	DISTANCE
L1	N29°45'00"E	10.04'



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 26th day of January, 2007

Juan J. Salazar
Juan J. Salazar, R.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 26th day of February, 2007

Juan Peralas, Jr.
Juan Peralas, 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 15th day of NOVEMBER, 2006

Faryce Goode-Macon R. Bryan Stone
Faryce Goode-Macon R. Bryan Stone, Chairman
Secretary 1106202-NP120

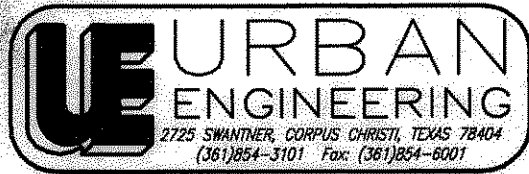
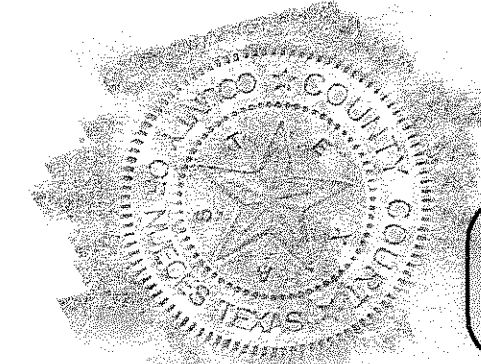
State of Texas
County of Nueces

I, Diana T. Barrera, Clerk of the County Court in and for said County, do hereby certify that the foregoing instrument dated the 27th day of February, 2007, with its certificate of authentication was filed for record in my office the 27th day of February, 2007, at 9:39 O'clock A. M., and duly recorded the 27th day of February, 2007, at 9:39 O'clock A. M., in said County in Volume 166, Page 112, 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. 2007010455
Filed for Record
at 9:39 O'clock A. M.
February 27, 2007

Diana T. Barrera
Diana T. Barrera, County Clerk
Nueces County, Texas
By: Norma Handy
Norma Handy, Deputy



DATE: OCT. 13, 2006
SCALE: 1"=60'
JOB NO.: 36755.A6.01
SHEET: 1 of 1
DRAWN BY: XG
© 2006 by Urban Engineering

State of Kansas
County of Sedgwick

EL PASO CUATRO, LLC, 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 January, 2007

By: EL PASO CUATRO, LLC

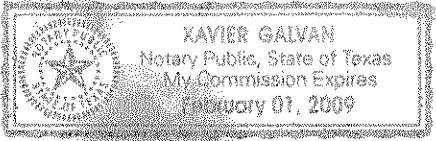
By: Maurice L. Sheets, Member

State of Kansas
County of Sedgwick

This instrument was acknowledged before me by Maurice L. Sheets, as a Member of EL PASO CUATRO, LLC, on behalf of said partnership.

This the 23rd day of January, 2007

Xavier Galvan
Notary Public in and for the State of Texas



Plat of

Bancroft Farm Lots Subdivision
Lot C, Block 10

3.870 acre tract of land out Lot 10, Bancroft Farm Lots, a map of which is recorded in Volume A, Page 46, Map Records of Nueces County, Texas.

Notes:

- 1.) Total platted area contains 3.870 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 runoff is the Corpus Christi Inner Harbor Basin. The TCEQ has classified the aquatic life use for the Corpus Christi Inner Harbor as "intermediate".
- 4.) Bearings are based on the northwest boundary of Villa Drive, as monumented on the ground and shown as South 29°43'00" West.
- 5.) By graphic plotting only, this property is in Zone "C" of the Flood Insurance Rate Map, Community Panel Number 485464 0165 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.) If the property is developed with residential uses, a park settlement fee will be assessed during the building permit phase.

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