

Plat of The Vineyards Unit 3

7.751 acres of land out of Lot 10, Section 20, 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 hereon and to complete such operations with due and reasonable diligence consistent with sound professional practice.

This the 20th day of April, 2004

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 Engineering Services of the City of Corpus Christi, Texas.

This the 14th day of May, 2004

Angel R. Escobar, P.E.
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 27th day of August, 2003

Harry J. Power David Berlanga, Sr.
FOR Michael N. Gunning David Berlanga, Sr., Chairman
Secretary

04-043

State of Texas
County of Nueces

I, Ernest Briones, Clerk of the County Court in and for said County, do hereby certify that the foregoing instrument dated the 18 day of May, 2004, with its certificate of authentication was filed for record in my office the 18 day of May, 2004, at 4:31 O'clock P.M., and duly recorded the 18 day of May, 2004, at 4:31 O'clock P.M., in said County in Volume 623, Page 188B-188C, Map Records.

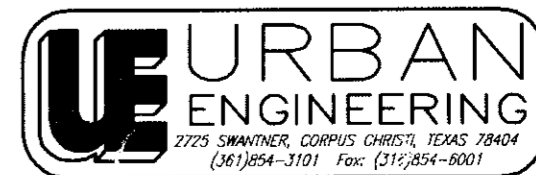
Witness my hand and seal of the County Court, in and for said County, at office in Corpus Christi, Texas, the day and year last written.

No. 2004023834
Filed for Record
at 4:31 O'clock P.M.,
May 18, 2004

Ernest Briones
Ernest Briones, County Clerk
Nueces County, Texas
By: J. M. Daza
Deputy

Ernest Briones
Clerk County Court
Nueces County, Texas

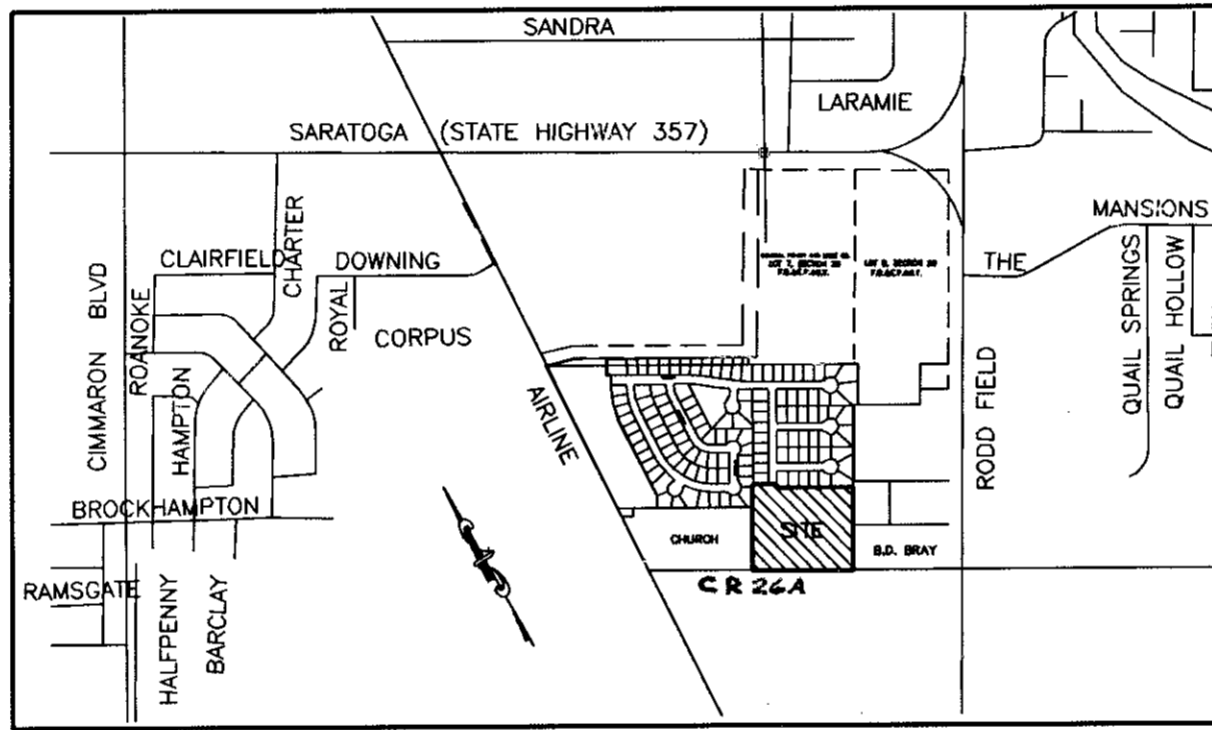
By: J. M. Daza
Deputy



DATE: APRIL 14, 2004
SCALE: 1" = 60'
JOB NO.: 04462.A3.00
SHEET: 1 OF 2
DRAWN BY: RR

Notes:

- 1.) Total platted area contains 7.751 acres of land. (Includes Street Dedication).
- 2.) The receiving waters for storm water from this property is the Oso Bay Basin. The receiving waters are classified by the TCEQ as having "Exceptional" aquatic life.
- 3.) Bearings are based on the recorded plat of The Vineyards Unit 2, a map of which is recorded in Volume 62, Page 76, Map Records of Nueces County, Texas.
- 4.) By graphic plotting only, this property is in Zone "C" on Flood Insurance Rate Map, Community Panel No. 485494 0540 C, Nueces County, Texas, which bears an effective date of March 18, 1985 and is not in a Special Flood Hazard Area.
- 5.) No driveway access to be permitted onto County Road 26.
- 6.) No driveway access to be permitted to the 60 foot wide ingress/egress easement.



LOCATION MAP N.T.S.

State of Texas
County of Nueces

A & J Construction, Inc., a Texas Corporation, hereby certifies that we are the owners of the lands embraced within the boundaries of the foregoing plat; that we have 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 14 day of April, 2004

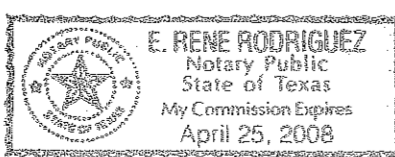
A & J Construction, Inc., a Texas Corporation
By: Louis Alt
By: Louis Alt, Vice-President

State of Texas
County of Nueces

This instrument was acknowledged before me by Louis Alt, Vice-President of A & J Construction, Inc., a Texas Corporation, on behalf of said corporation.

This the 14 day of April, 2004

René R. Rodriguez
Notary Public in and for the State of Texas



State of Texas
County of Nueces

American Bank, N.A., a National Association, hereby certifies that it holds a lien on the property owned by A & J Construction, Inc., a Texas Corporation, as shown on the foregoing map and it approves of the subdivision and dedication for the purposes and considerations therein expressed.

This the 15th day of April, 2004

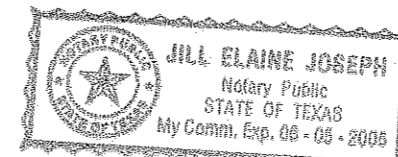
American Bank, N.A.
By: James T. Pickett
By: James T. Pickett, Construction Lending Officer

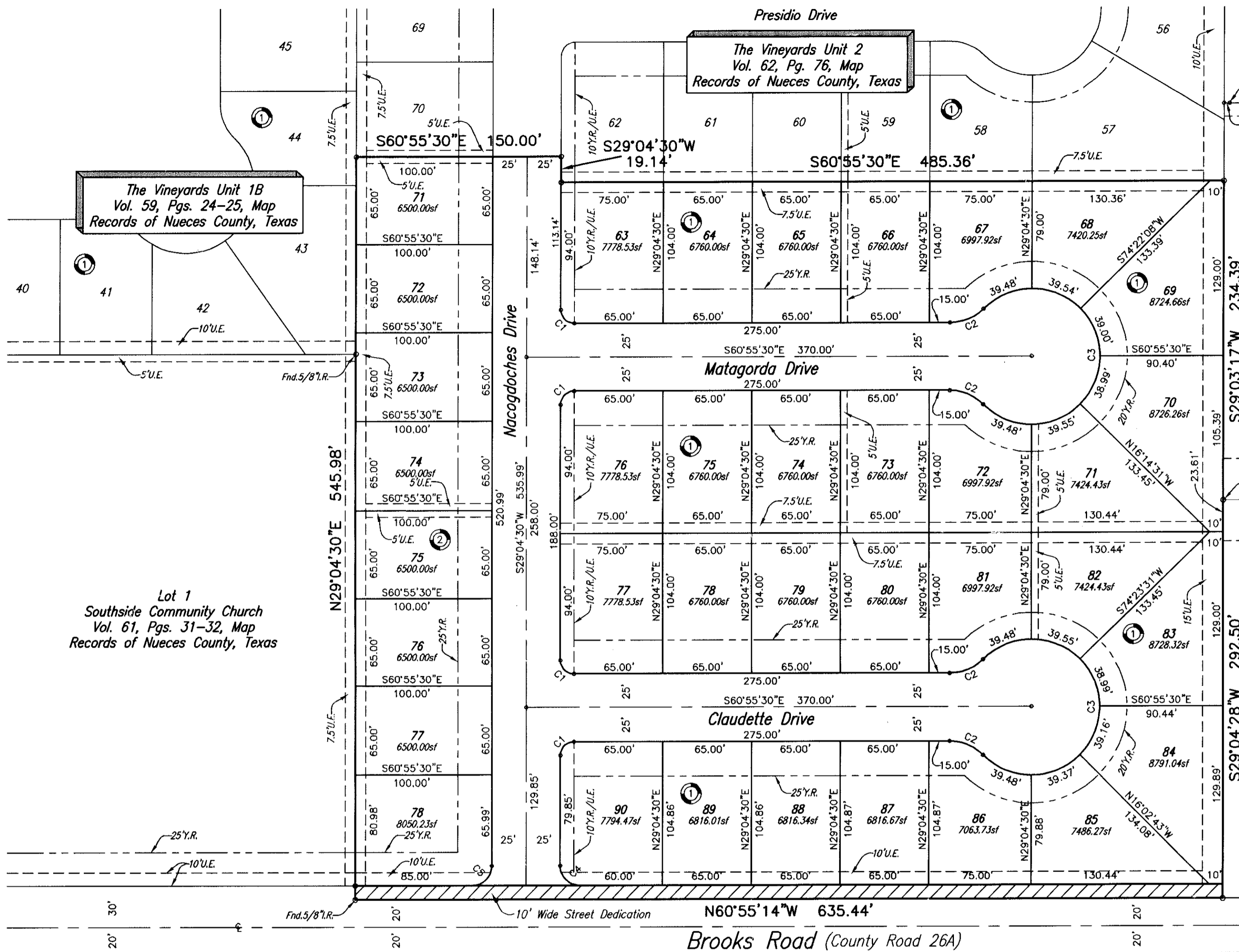
State of Texas
County of Nueces

This instrument was acknowledged before me by James T. Pickett, as Construction Lending Officer of American Bank, N.A., a National Association, on behalf of said Bank.

This the 15th day of April, 2004

Jill Elaine Joseph
Notary Public in and for the State of Texas





99' Wide Electrical Easement
 (Vol. 1515, Pg. 234, Deed
 Records of Nueces County, Texas)

10' Wide Electrical Easement
 (Vol. 1583, Pg. 533, Deed
 Records of Nueces County, Texas)

4.03 acres out of
 Lot 9, Section 20
 Flour Bluff and Encinal Farm and Garden Tracts
 Vol. A, Pgs. 41-43, Map
 Records of Nueces County, Texas
 (Owner: Mordecai Shafiq and Mostafa Bighamian)
 Document No. 2002025912, Official
 Public Records of Nueces County, Texas

60' Wide Ingress/Egress Easement
 (Vol. 1563, Pgs. 448-449, Deed
 Records of Nueces County, Texas)

4.226 acres out of
 Lot 9, Section 20
 Flour Bluff and Encinal Farm and Garden Tracts
 Vol. A, Pgs. 41-43, Map
 Records of Nueces County, Texas
 (Owner: Jo Allie Bray)

C1 $\Delta=90^{\circ}00'00''$ R=10.00' T=10.00' L=15.71'	C2 $\Delta=45^{\circ}14'23''$ R=34.50 T=14.38' L=27.24'	C3 $\Delta=270^{\circ}28'46''$ R=50.00' T=49.58' L=236.04'
C4 $\Delta=89^{\circ}59'44''$ R=15.00' T=15.00' L=23.56'	C5 $\Delta=90^{\circ}00'16''$ R=15.00' T=15.00' L=23.56'	

The Vineyards Unit 1B
 Vol. 59, Pgs. 24-25, Map
 Records of Nueces County, Texas

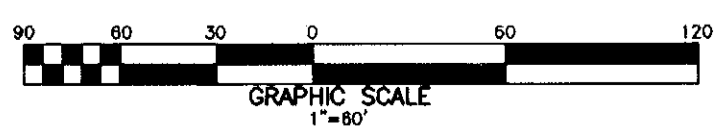
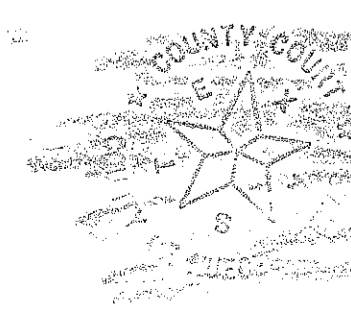
Lot 1
 Southside Community Church
 Vol. 61, Pgs. 31-32, Map
 Records of Nueces County, Texas

Presidio Drive
 The Vineyards Unit 2
 Vol. 62, Pg. 76, Map
 Records of Nueces County, Texas

Notes:

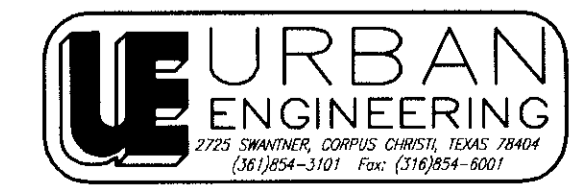
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No. 2004023834
 FILED FOR RECORD
 O'CLOCK .M.
 MAY 19 2004
 COUNTY CLERK
 NUECES COUNTY, TEXAS



Plat of
The Vineyards Unit 3

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