

Amending Plat of The Vineyards Unit 3

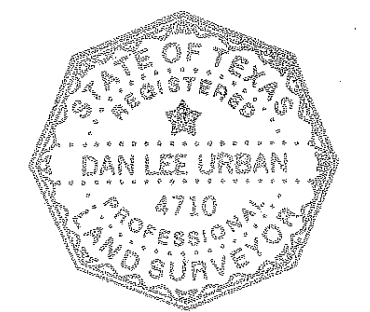
Being an amending plat of The Vineyards Unit 3, a map of which is recorded in Volume 63, Pages 123-124, Map Records of Nueces County, Texas.

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 11th day of JULY, 2004

Dan L Urban
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 14th day of JULY, 2004

Kevin Stowers
FOR: Angel R. Escobar, P.E./R.P.L.S.
Director of Engineering Services
Kevin Stowers
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 16th day of June, 2004

Michael N. Gunning David Berlanga, Sr.
Michael N. Gunning, Secretary David Berlanga, Sr., Chairman
04-071

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 16th day of July, 2004, with its certificate of authentication was filed for record in my office the 16th day of July, 2004, at 3:41 O'clock P.M., and duly recorded the 16th day of July, 2004, at 3:41 O'clock P.M., in said County in Volume 63, Page 160-161, Map Records.

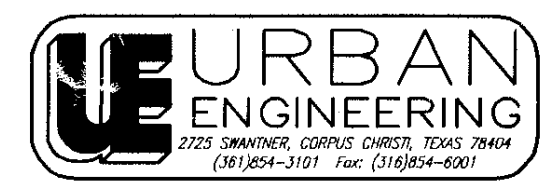
Witness my hand and seal of the County Court, in and for said County, at office in Corpus Christi, Texas, the day and year last written.

No. 2004035042
Filed for Record
at 3:41 O'clock P.M.
July 16, 2004

Ernest Briones
Ernest Briones, County Clerk
Nueces County, Texas
By: Pamela B. Arriaga
Deputy

Ernest Briones
Clerk County Court
Nueces County, Texas

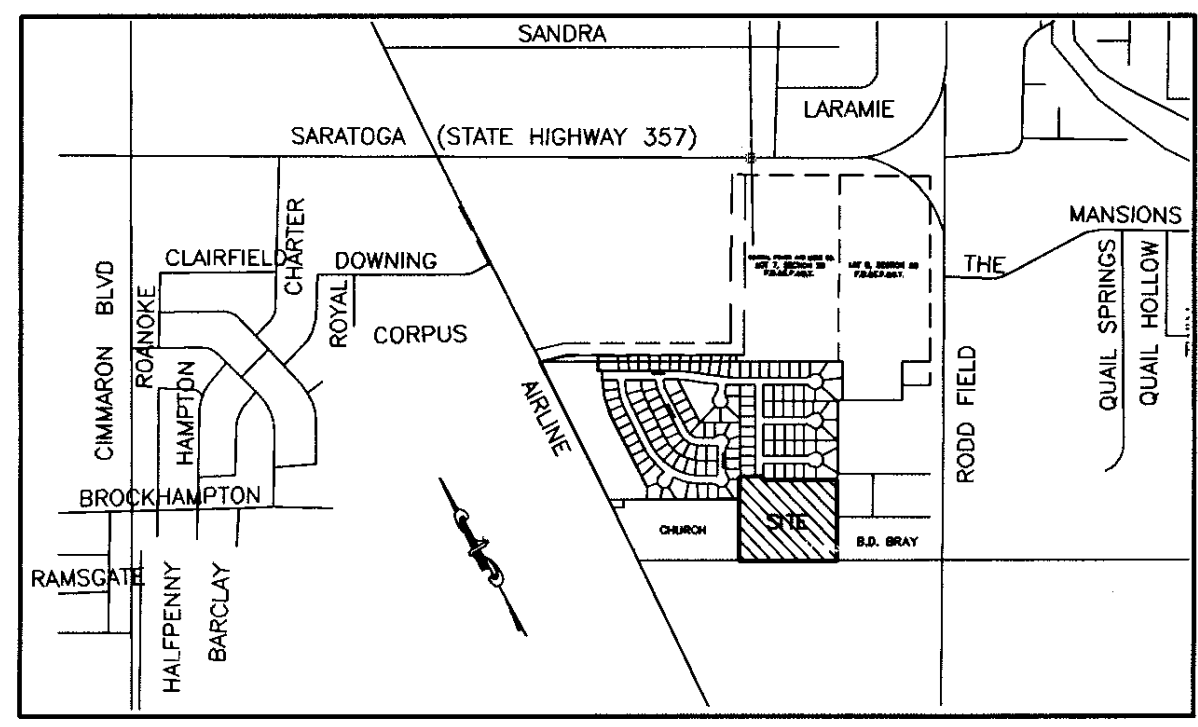
By: Pamela B. Arriaga
Deputy



DATE: MAY 28, 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 3, a map of which is recorded in Volume 63, Pages 123-124, 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 12 day of July, 2004

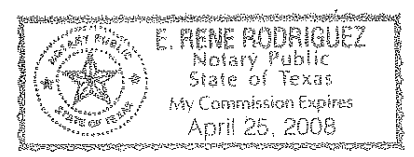
A & J Construction, Inc., a Texas Corporation
Louis Alty
By: Louis Alty, Vice-President

State of Texas
County of Nueces

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

This the 12 day of July, 2004

E. Rene 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 12th day of July, 2004

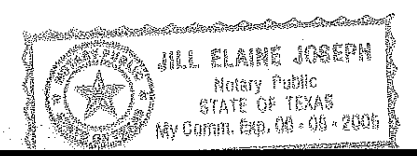
American Bank, N.A.
James T. Pickett
By: James T. Pickett, Construction Lending Officer

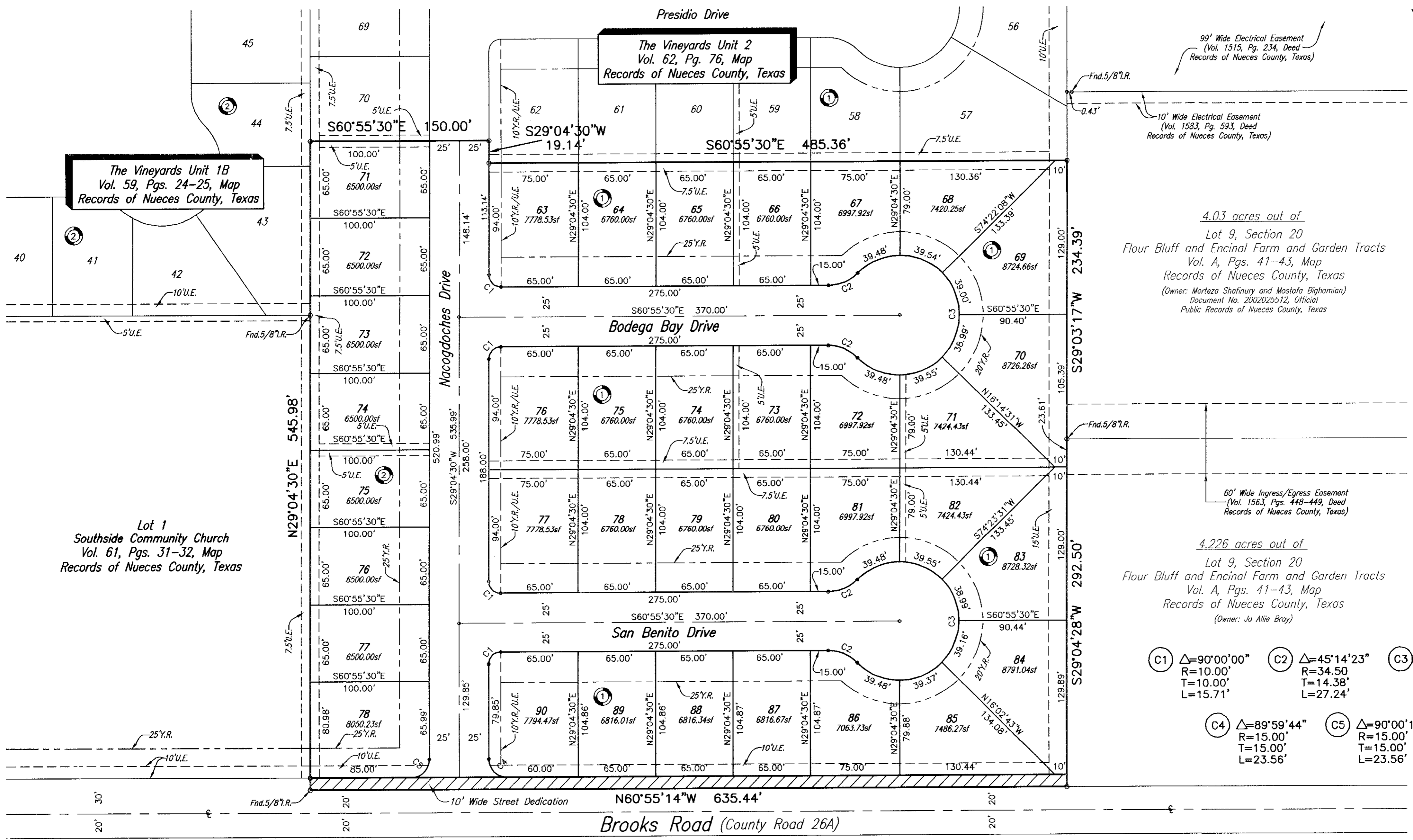
State of Texas
County of Nueces

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 12th day of July, 2004

Hill Elaine Joseph
Notary Public in and for the State of 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: Morteza Shafinury and Mostafa Bighamian)
 Document No. 2002025512, Official
 Public 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)

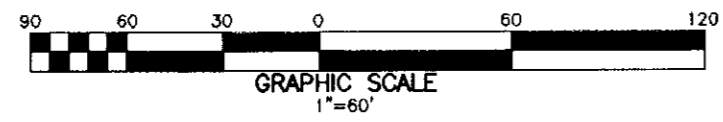
- (C1) $\Delta=90^{\circ}00'00''$
 R=10.00'
 T=10.00'
 L=15.71'
- (C2) $\Delta=45^{\circ}14'23''$
 R=34.50
 T=14.38'
 L=27.24'
- (C3) $\Delta=270^{\circ}28'46''$
 R=50.00'
 T=49.58'
 L=236.04'
- (C4) $\Delta=89^{\circ}59'44''$
 R=15.00'
 T=15.00'
 L=23.56'
- (C5) $\Delta=90^{\circ}00'16''$
 R=15.00'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

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**Amending Plat of
 The Vineyards Unit 3**

Being an amending plat of The Vineyards Unit 3, a map of which is recorded in Volume 63, Pages 123-124, Map Records of Nueces County, Texas.



URBAN ENGINEERING
 2725 SWANNINER, CORPUS CHRISTI, TEXAS 78404
 (361)884-3101 Fax: (361)854-6001

DATE: JULY 7, 2004
 SCALE: 1"= 60'
 JOB NO.: 04462.A3.00
 SHEET: 2 OF 2
 DRAWN BY: RR