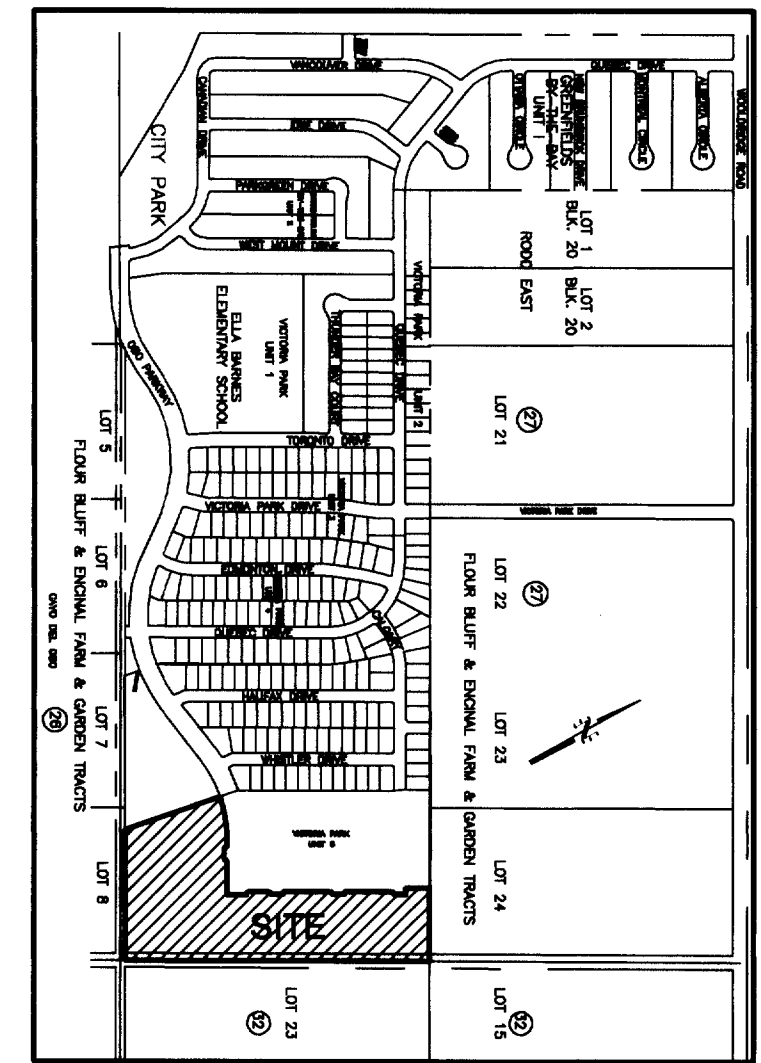


PLAT OF VICTORIA PARK UNIT 7

12.625 ACRES OF LAND OUT OF LOTS 25 AND 26, SECTION 27, 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.



LOCATION MAP N.T.S.

STATE OF TEXAS
COUNTY OF NUECES
SO-SAN CORPORATION, A TEXAS CORPORATION, HEREBY CERTIFIES THAT IT IS THE OWNER 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 7th DAY OF APRIL, 2003.

SO-SAN CORPORATION, A TEXAS CORPORATION
BY: [Signature]
GREG VOISIN, PRESIDENT

STATE OF TEXAS
COUNTY OF NUECES
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY GREG VOISIN, AS PRESIDENT OF SO-SAN CORPORATION, A TEXAS CORPORATION, ON BEHALF OF SAID CORPORATION.

THIS THE 7th DAY OF APRIL, 2003.

[Signature]
ERNEST REINE RODRIGUEZ
Notary Public
State of Texas
My Comm. Exp. 04/25/2004

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 SO-SAN CORPORATION, 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 9th DAY OF APRIL, 2003.

AMERICAN BANK, N.A., A NATIONAL ASSOCIATION
BY: [Signature]
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 ASSOCIATION.

THIS THE 9th DAY OF APRIL, 2003.

[Signature]
JILL ELAINE JOSEPH
Notary Public
State of Texas
My Comm. Exp. 06-05-2005

NOTES:

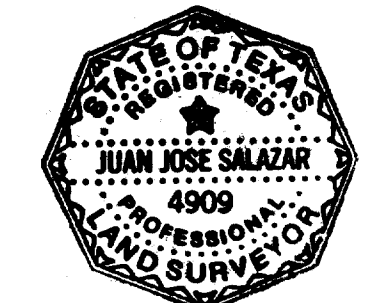
- 1.) TOTAL PLATTED AREA CONTAINS 12.625 ACRES OF LAND.
- 2.) SET 5/8 INCH IRON RODS WITH RED PLASTIC CAP STAMPED "URBAN ENGR C.C. TX" AT ALL LOT CORNERS, EXCEPT WHERE NOTED.
- 3.) THE RECEIVING WATERS FOR STORM WATER FROM THIS PROPERTY IS THE OSO BAY. THE RECEIVING WATERS ARE NOT CLASSIFIED BY THE TCEQ AS HAVING "EXCEPTIONAL" AQUATIC LIFE.
- 4.) BEARINGS ARE BASED ON THE RECORDED PLAT OF VICTORIA PARK UNIT 6, A MAP OF WHICH IS RECORDED IN VOLUME 62, PAGES 19-20, MAP RECORDS OF NUECES COUNTY, TEXAS.
- 5.) BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONES A13 (EL 10), B, AND C ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 485464 0315 D, CITY OF CORPUS CHRISTI, TEXAS, WHICH BEARS AN EFFECTIVE DATE OF AUGUST 3, 1989 AND PORTION OF THIS 12.625 ACRE TRACT IS IN A SPECIAL FLOOD HAZARD AREA.
- 6.) NO DRIVEWAY ACCESS TO BE PERMITTED TO OSO PARKWAY FROM LOTS 21-24, BLOCK 23, AND LOTS 1, 16-18, AND 23, BLOCK 24.
- 7.) NO DRIVEWAY ACCESS TO BE PERMITTED TO THE REMAINING RIGHT-OF-WAY ALONG THE EAST BOUNDARY OF THE SUBDIVISION.

STATE OF TEXAS
COUNTY OF NUECES

I, JUAN J. SALAZAR, 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 16th DAY OF April, 2003.

[Signature]
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 25th DAY OF April, 2003.

[Signature]
ANGEL R. ESCOBAR, P.E.
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 20th DAY OF November, 2002.

[Signature] [Signature]
MICHAEL N. GUNNING, SECRETARY DAVID BERLANGA, SR., CHAIRMAN
03-039

STATE OF TEXAS
COUNTY OF NUECES

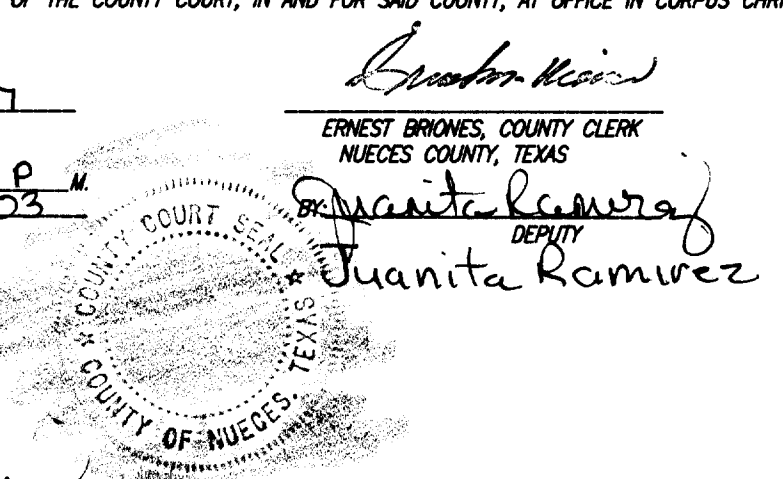
I, ERNEST BRIONES, CLERK OF THE COUNTY COURT IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE 7th DAY OF APRIL, 2003, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE 25th DAY OF APRIL, 2003, AT 4:22 O'CLOCK P.M., AND DULY RECORDED THE 25th DAY OF APRIL, 2003, AT 4:22 O'CLOCK P.M., IN SAID COUNTY IN VOLUME 62, PAGE 131-132, 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.

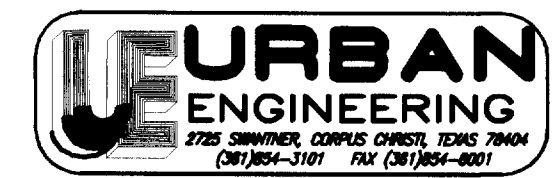
NO. 2003.02.1297
FILED FOR RECORD

AT 4:22 O'CLOCK P.M.
April 25, 2003

ERNEST BRIONES
CLERK COUNTY COURT
NUECES COUNTY, TEXAS



[Signature]
DEPUTY
Juanita Ramirez



DATE: SEPT. 20, 2002
SCALE: 1" = 60'
JOB NO. 08640.07.00
SHEET 1 OF 2

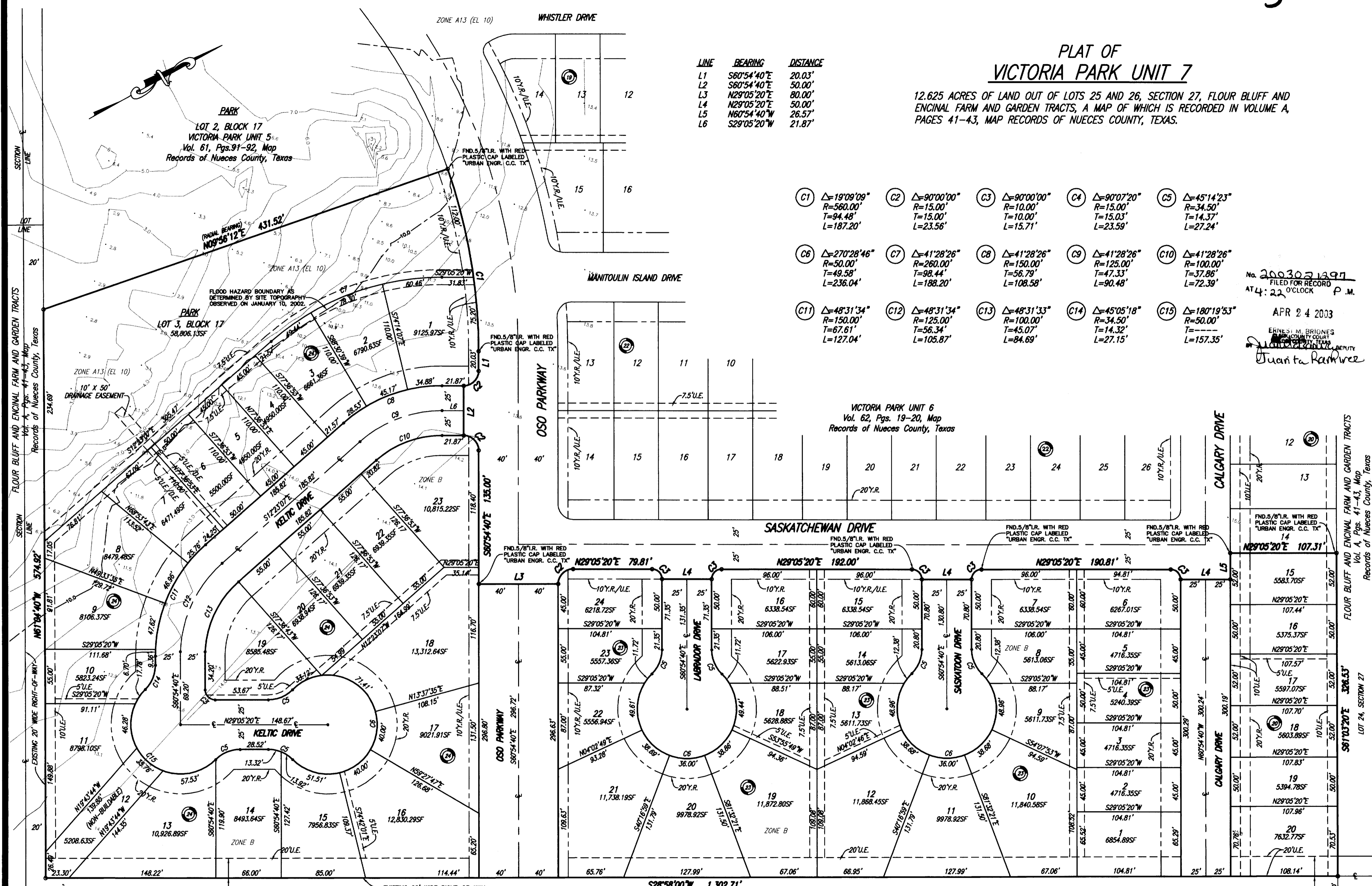
PLAT OF VICTORIA PARK UNIT 7

12.625 ACRES OF LAND OUT OF LOTS 25 AND 26, SECTION 27, 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	S60°54'40"E	20.03'
L2	S60°54'40"E	50.00'
L3	N29°05'20"E	80.00'
L4	N29°05'20"E	50.00'
L5	N60°54'40"W	26.57'
L6	S29°05'20"W	21.87'

C1	Δ=19°08'09" R=560.00' T=94.48' L=187.20'	C2	Δ=90°00'00" R=15.00' T=15.00' L=23.56'	C3	Δ=90°00'00" R=10.00' T=10.00' L=15.71'	C4	Δ=90°07'20" R=15.00' T=15.03' L=23.59'	C5	Δ=45°14'23" R=34.50' T=14.37' L=27.24'
C6	Δ=270°28'46" R=50.00' T=49.58' L=236.04'	C7	Δ=41°28'26" R=260.00' T=98.44' L=188.20'	C8	Δ=41°28'26" R=150.00' T=56.79' L=108.58'	C9	Δ=41°28'26" R=125.00' T=47.33' L=90.48'	C10	Δ=41°28'26" R=100.00' T=37.86' L=72.39'
C11	Δ=48°31'34" R=150.00' T=67.61' L=127.04'	C12	Δ=48°31'34" R=125.00' T=56.34' L=105.87'	C13	Δ=48°31'33" R=100.00' T=45.07' L=84.69'	C14	Δ=45°05'18" R=34.50' T=14.32' L=27.15'	C15	Δ=180°19'53" R=50.00' T=--- L=157.35'

No. 2003021397
FILED FOR RECORD
AT 4:22 O'CLOCK P.M.
APR 24 2003
ERNEST M. BRIONES
NUECES COUNTY CLERK
JUANITA RANNEY
DEPUTY

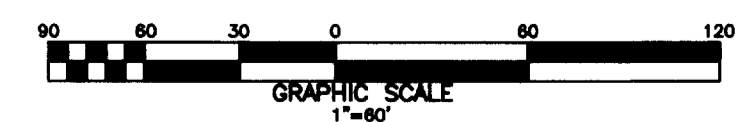


20' WIDE RIGHT-OF-WAY CLOSED BY CITY ORDINANCE NO. 025078 BUT RETAINED AS A UTILITY EASEMENT

ORIGINAL RIGHT-OF-WAY LINE

20' WIDE RIGHT-OF-WAY CLOSED BY CITY ORDINANCE NO. 025078 BUT RETAINED AS A UTILITY EASEMENT

LOT 23, SECTION 32
FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS
Vol. A, Pgs. 41-43, Map Records of Nueces County, Texas



URBAN ENGINEERING
2728 SHIMMER CIRCLE, SUITE 200, DALLAS, TEXAS 75244
(214) 254-3101 FAX (214) 254-8001

DATE: APR. 17, 2003
SCALE: 1"= 60'
JOB NO. 08640.07.00
SHEET 2 OF 2