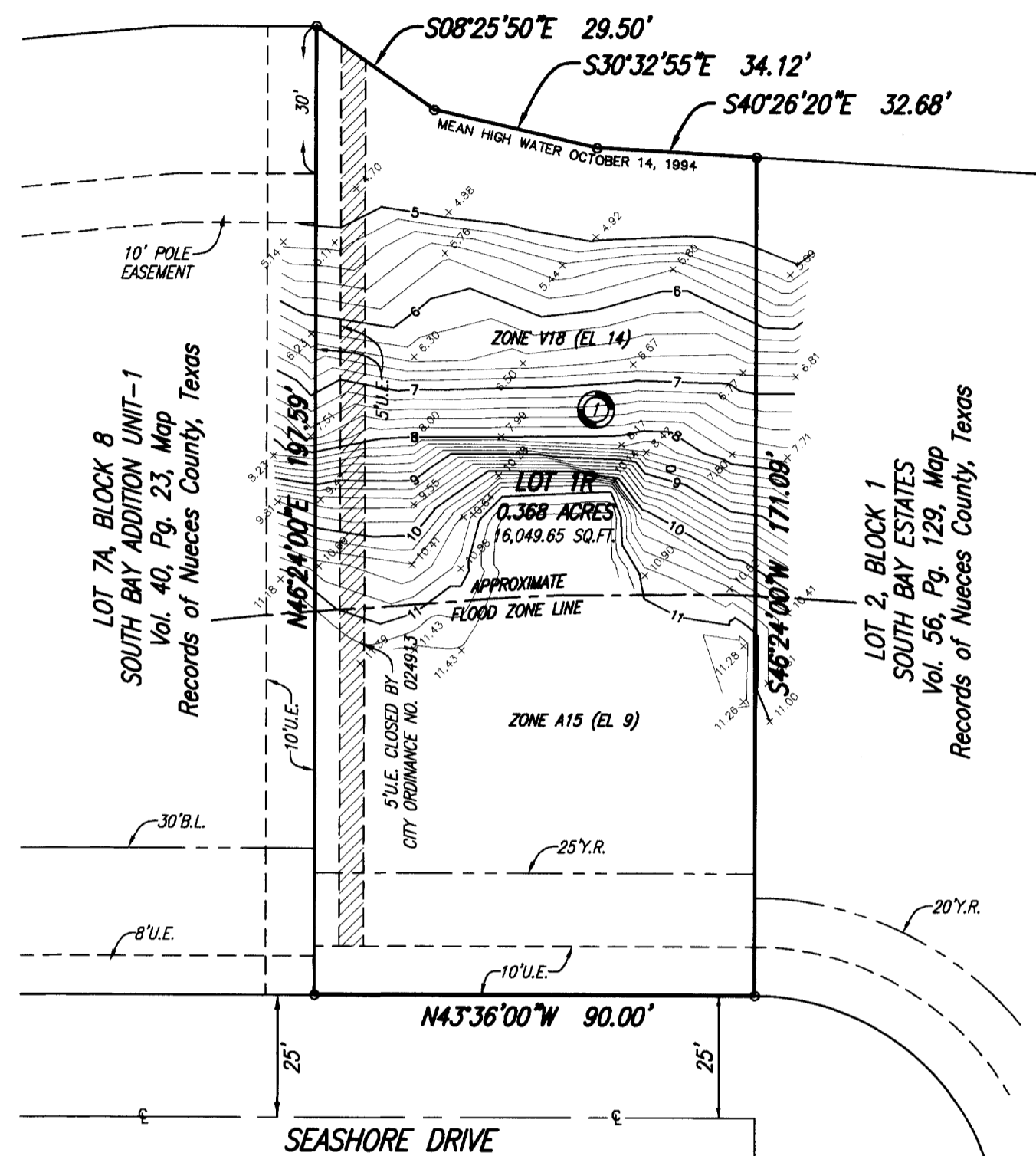


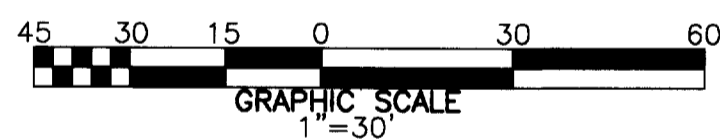
PLAT OF
SOUTH BAY ESTATES
BLOCK 1, LOT 1R

BEING A REPLAT OF LOT 1, BLOCK 1, SOUTH BAY ESTATES, A MAP OF WHICH IS RECORDED IN VOLUME 56, PAGE 129, MAP RECORDS OF NUECES COUNTY, TEXAS.



NOTES:

- 1.) TOTAL PLATTED AREA CONTAINS 0.368 ACRES (16,049.65 SQUARE FEET) OF LAND.
- 2.) 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.
- 3.) BEARINGS ARE BASED ON THE RECORDED PLAT OF LOT 1, BLOCK 1, SOUTH BAY ESTATES, A MAP OF WHICH IS RECORDED IN VOLUME 56, PAGE 129, MAP RECORDS OF NUECES COUNTY, TEXAS.
- 4.) BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE A15 (EL 9) AND ZONE V18 (EL 14) ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 485464 0304 C, CITY OF CORPUS CHRISTI, TEXAS, WHICH BEARS AN EFFECTIVE DATE OF JULY 18, 1985 AND IS IN A SPECIAL FLOOD HAZARD AREA.
- 5.) SET 5/8 INCH IRON ROD WITH RED PLASTIC CAPS LABELED "URBAN ENGR. C.C. TX" AT ALL LOT CORNERS.
- 6.) BOUNDARY LINE HEREON ABUTTING THE CAYO DEL OSO IS BASED ON THE LETTER DATED OCTOBER 14, 1994 BY THE TEXAS GENERAL LAND OFFICE AND MAY NOT BE THE LINE OF OWNERSHIP BETWEEN THE STATE OF TEXAS AND THE LITTORAL OWNER OF THIS TRACT. THE CAYO DEL OSO IS A TIDAL BODY OF WATER WHOSE BOUNDARY CHANGES CONSTANTLY. PER CLIENT'S REQUEST, THE SURVEYOR DID NOT PERFORM A SHORELINE SURVEY AND DID NOT REQUEST THE APPROVAL OF SAID SHORELINE BOUNDARY FROM THE STATE OF TEXAS GENERAL LAND OFFICE TO DETERMINE THE LOCATION OF SAID OWNERSHIP LINE.



STATE OF TEXAS
COUNTY OF NUECES

I, SUSAN M. NORDBY, HEREBY CERTIFY THAT I AM THE OWNER OF THE LANDS EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING PLAT; THAT I 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 26 DAY OF March, 2003.

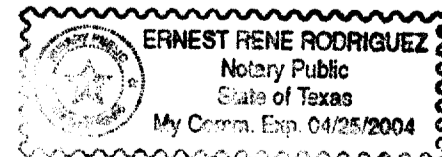
Susan M. Nordby
SUSAN M. NORDBY

STATE OF TEXAS
COUNTY OF NUECES

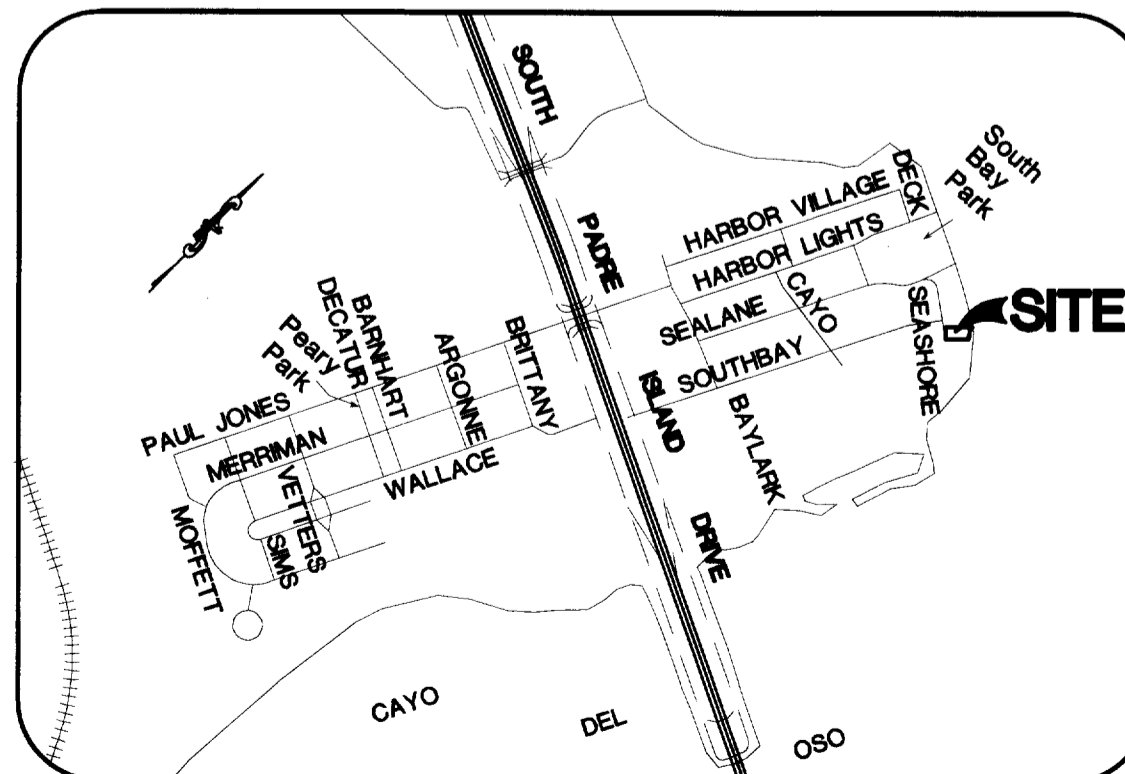
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY SUSAN M. NORDBY.

THIS THE 26th DAY OF March, 2003.

E. Rene Rodriguez
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



LOCATION MAP N.T.S.



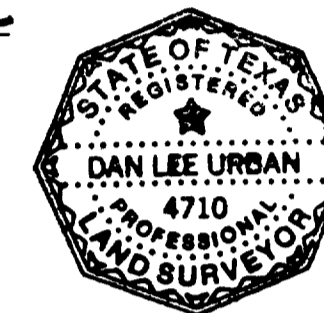
STATE OF TEXAS
COUNTY OF NUECES

I, DAN L. URBAN, 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 December, 2002

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 17th DAY OF April, 2003

Angel R. Escobar, P.E.
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 23rd DAY OF October, 2002

Michael N. Gunning
MICHAEL N. GUNNING
SECRETARY

David Berlanga Sr.
DAVID BERLANGA, SR., CHAIRMAN

03-036

STATE OF TEXAS
COUNTY OF NUECES

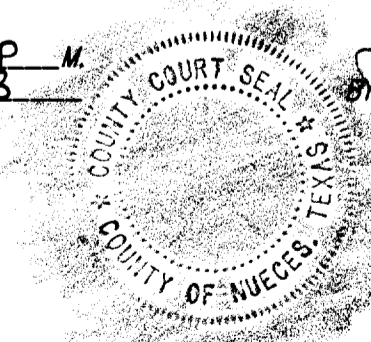
I, ERNEST BRIONES, CLERK OF THE COUNTY COURT IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE 26 DAY OF March, 2003, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE 24 DAY OF April, 2003, AT 12:51 O'CLOCK P.M., AND DULY RECORDED THE 24 DAY OF April, 2003, AT 12:51 O'CLOCK P.M., IN SAID COUNTY IN VOLUME 62, PAGE 127, 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. 2003020969
FILED FOR RECORD

AT 12:51 O'CLOCK P.M.
April 24, 2003

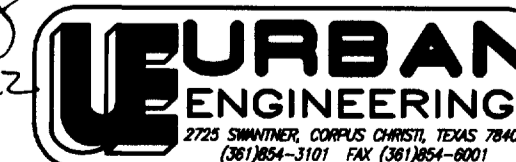
ERNEST BRIONES
CLERK COUNTY COURT
NUECES COUNTY, TEXAS



Ernest Briones
ERNEST BRIONES, COUNTY CLERK
NUECES COUNTY, TEXAS

Juanita Ramirez
DEPUTY
JUANITA RAMIREZ

Juanita Ramirez
DEPUTY
JUANITA RAMIREZ



DATE: DEC. 10, 2002
SCALE: 1" = 30'
JOB NO. 16477A2.00
SHEET 1 OF 1