

C1	Δ=90°00'00"	R=10.00'	T=10.00'	L=15.71'
C2	Δ=106°41'57"	R=10.00'	T=13.44'	L=18.62'
C3	Δ=16°41'57"	R=50.00'	T=7.34'	L=14.57'
C4	Δ=45°14'23"	R=34.50'	T=14.37'	L=27.24'
C5	Δ=270°28'46"	R=50.00'	T=---	L=236.04'
C6	Δ=18°02'00"	R=550.00'	T=87.28'	L=173.11'
C7	Δ=24°14'32"	R=525.00'	T=112.75'	L=222.13'
C8	Δ=17°17'03"	R=500.00'	T=75.99'	L=150.83'
C9	Δ=42°13'07"	R=34.50'	T=13.32'	L=25.42'
C10	Δ=48°49'25"	R=34.50'	T=15.66'	L=29.40'
C11	Δ=270°17'34"	R=50.00'	T=---	L=235.87'
C12	Δ=39°41'47"	R=100.00'	T=36.10'	L=69.28'
C13	Δ=39°41'47"	R=75.00'	T=27.07'	L=51.96'
C14	Δ=39°41'47"	R=50.00'	T=18.05'	L=34.64'
C15	Δ=26°35'48"	R=34.50'	T=8.15'	L=16.01'
C16	Δ=143°11'36"	R=60.00'	T=9.32'	L=149.95'
C17	Δ=30°14'31"	R=34.50'	T=---	L=18.21'
C18	Δ=267°15'35"	R=50.00'	T=---	L=233.23'
C19	Δ=57°01'04"	R=34.50'	T=18.74'	L=34.33'
C20	Δ=21°26'48"	R=140.00'	T=---	L=52.40'

LINE	BEARING	DISTANCE
L1	S58°22'00"E	100.00'
L2	S58°22'00"E	60.00'
L3	S58°22'00"E	25.44'
L4	N48°19'57"E	41.86'
L5	N31°38'00"E	42.66'
L6	S44°26'42"E	133.00'
L7	N58°13'41"E	41.60'
L8	N70°14'43"W	20.00'
L9	N09°02'22"W	20.00'
L10	N68°59'34"E	53.00'
L11	N18°40'13"W	13.50'
L12	N58°22'00"W	35.64'
L13	N12°01'44"E	20.00'

**Plat of  
La Concha Estates Unit 2**

17.762 acres of land out of the W. J. Waterbury Survey 596, Land Scrip 167, Abstract 408, Mustang Island, Nueces County, Texas.

State of Texas  
County of Nueces

FACEY ENTERPRISES NV, L.P., a Delaware Corporation, 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 15<sup>th</sup> day of November, 2004.

By: FACEY ENTERPRISES NV, L.P., a Delaware Corporation

By: Wellington Chan  
WELLINGTON CHAN, Vice-President/Secretary

State of Texas  
County of Nueces

This instrument was acknowledged before me by WELLINGTON CHAN, as Vice-President/Secretary of FACEY ENTERPRISES NV, L.P., a Delaware Corporation, on behalf of said corporation.

This the 15<sup>th</sup> day of November, 2004.

By: E. Rene Rodriguez  
Notary Public in and for the State of Texas

- Notes:**
- 1.) Total platted area contains 17.762 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 Gulf of Mexico. The receiving waters are classified by the TCEQ as having "Exceptional" aquatic life.
  - 4.) By graphic plotting only, this property is in Zones "A12 (EL 9)", "V14 (EL 12)", and "V14 (EL 14)" on Flood Insurance Rate Map, Community Panel No. 485464 0335 D, City of Corpus Christi, Texas, which bears an effective date of September 17, 1992 and is in a Special Flood Hazard Area.
  - 5.) The public has an easement on the Gulf Beach from mean low tide to the Vegetation Line.
  - 6.) Bearings shown are based on the Texas Coordinate System—South Zone.
  - 7.) Land abutting the Gulf of Mexico is subject to the 1000 foot sand dune protection line as adopted by the Nueces County Commissioners Court on October 23, 1973.
  - 8.) Surveyor did not pre-established mean high water line and/or acquire a General Land Office approval of the line abutting the Gulf of Mexico. Boundary line shown was established as the mean high tide line (Elevation 1.64 NGVD) per survey made by Urban Engineering, dated January 14, 1982.
  - 9.) No driveway access to be permitted onto Sea Way Drive from Lot 2, Block 3.
  - 10.) Lots 60 and 87, Block 1, are not buildable lots, these are to be designated as park and are to be maintained by the Homeowner's Association.

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 22<sup>nd</sup> day of November, 2004.

By: 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 17<sup>th</sup> day of December, 2004.

By: Angel R. Escobar  
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 25<sup>th</sup> day of FEBRUARY, 2004.

By: Michael N. Gunning  
Michael N. Gunning  
Secretary  
030423-NP07

By: David Berlanga Jr.  
David Berlanga, Sr., Chairman  
04-115

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 11<sup>th</sup> day of December, 2004, with its certificate of authentication was filed for record in my office the 17<sup>th</sup> day of December, 2004, at 3:47 O'clock P.M., and duly recorded the 17<sup>th</sup> day of December, 2004, at 3:47 O'clock P.M., in said County in Volume 104, Pages 53-54, Map Records.

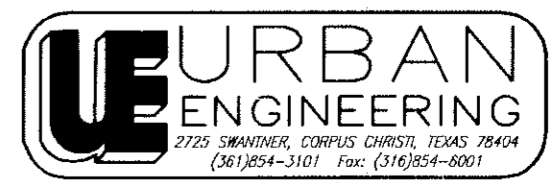
Witness my hand and seal of the County Court, in and for said County, at office in Corpus Christi, Texas, the day and year last written.

No. 2004064942  
Filed for Record  
at 3:47 O'clock P.M.  
December 17, 2004

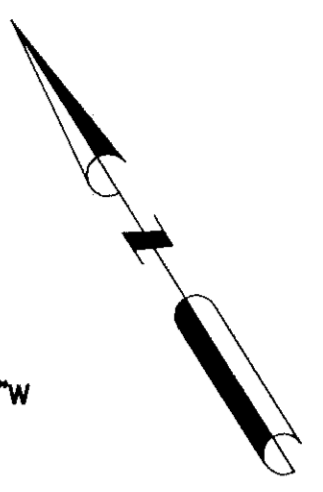
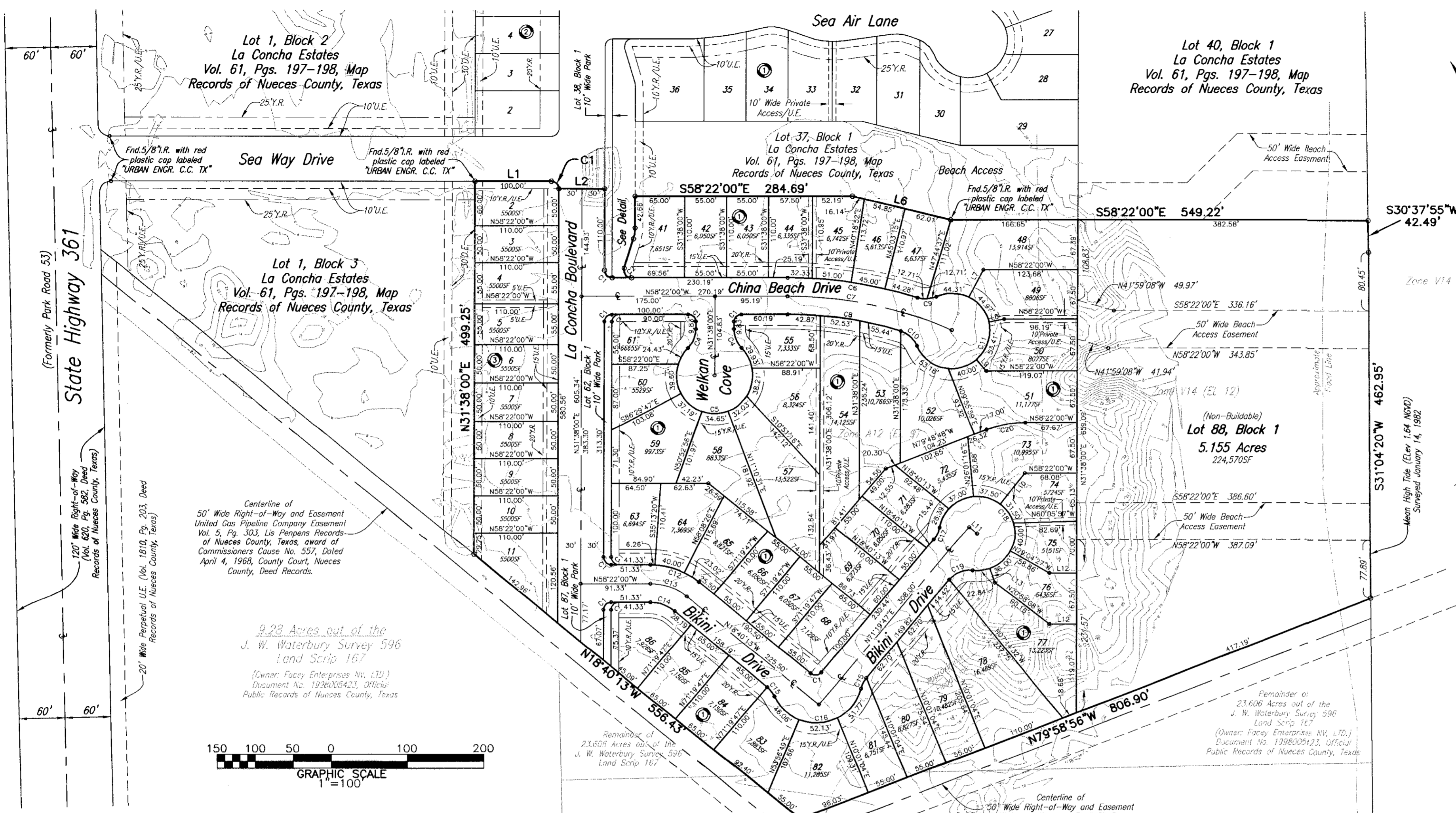
By: Diana T. Barrera  
Diana T. Barrera, County Clerk  
Nueces County, Texas  
By: Amelia B. Amigo  
Deputy

Diana T. Barrera  
Clerk County Court  
Nueces County, Texas

By: Amelia B. Amigo  
Deputy

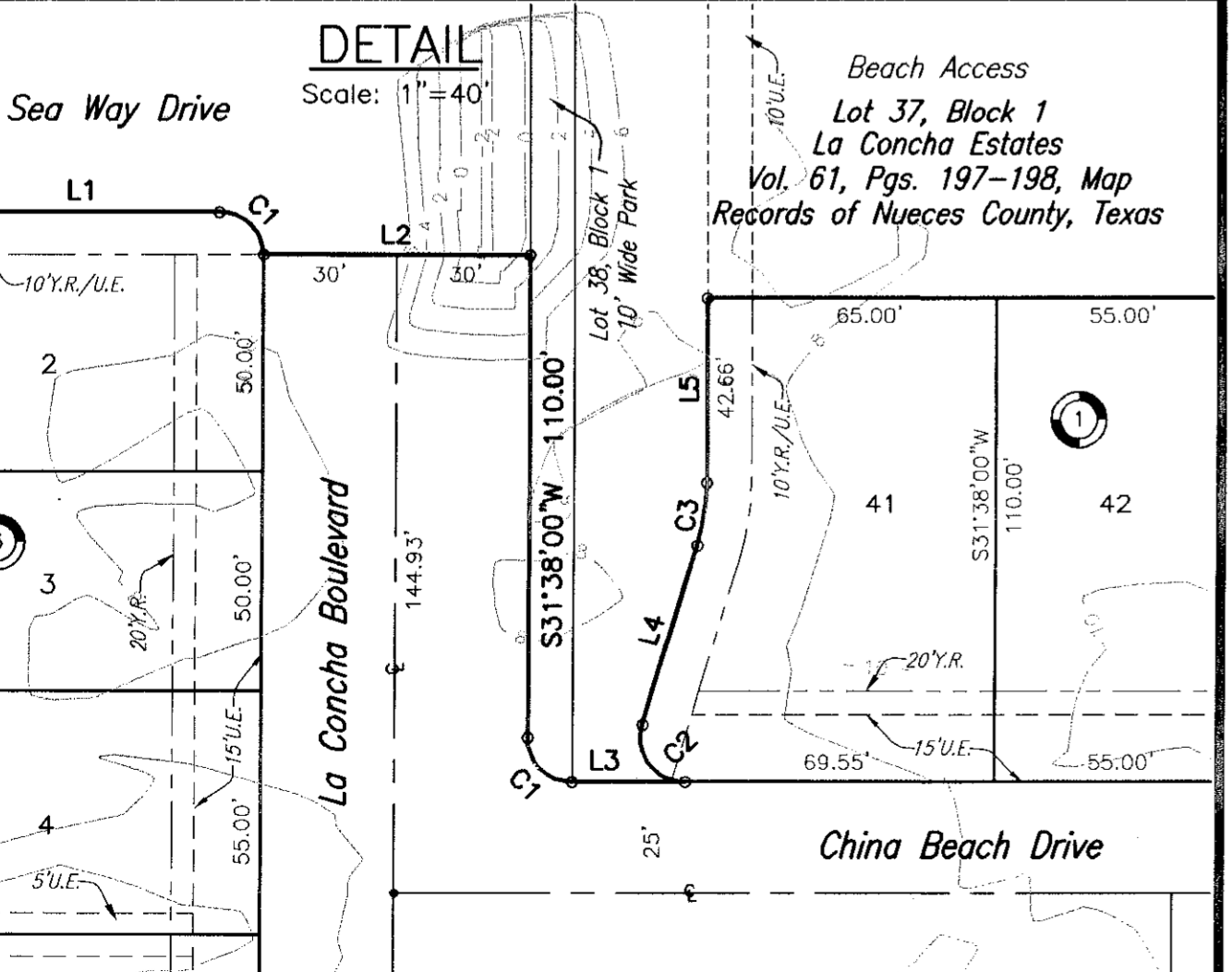
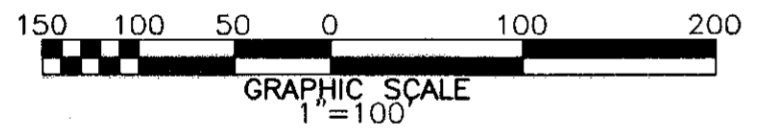


DATE: NOV. 12, 2004  
SCALE: 1"= 100'  
JOB NO.: 18394.A4.00  
SHEET: 1 OF 2  
DRAWN BY: RR



Centerline of  
50' Wide Right-of-Way and Easement  
United Gas Pipeline Company Easement  
Vol. 5, Pg. 303, Lis Penens Records  
of Nueces County, Texas, award of  
Commissioners Cause No. 537, Dated  
April 4, 1968, County Court, Nueces  
County, Deed Records.

9.28 Acres out of the  
J. W. Waterbury Survey 596  
Land Scrip 167  
(Owner: Facey Enterprises NW, LTD.)  
Document No. 1926005423, Official  
Public Records of Nueces County, Texas



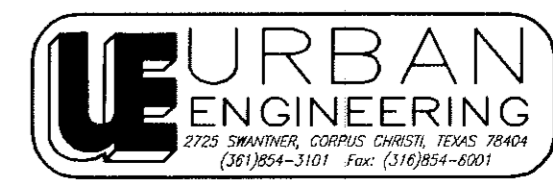
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904.158 Acres  
J. W. Waterbury Survey 596  
Land Scrip 167  
(Owner: Facey Enterprises NW, LTD.)  
Document No. 1926005423, Official  
Public Records of Nueces County, Texas

**Plat of  
La Concha Estates Unit 2**

17.762 acres of land out of the J. W. Waterbury Survey 596,  
Land Scrip 167, Abstract 408, Mustang Island, Nueces County,  
Texas.



DATE: NOV. 12, 2004  
SCALE: 1"= 100'  
JOB NO.: 18394.A4.00  
SHEET: 2 OF 2  
DRAWN BY: RR