

PLAT OF
LA CONCHA ESTATES

BEING 28.074 ACRES OUT OF A 43.50 ACRE TRACT DESCRIBED IN DEED RECORDED IN VOLUME 1889, PAGE 137, DEED RECORDS OF NUECES COUNTY, TEXAS; AND ALSO BEING OUT OF THE J.W. WATERBURY SURVEY NO. 596, LAND SCRIP 167, ABSTRACT 408, MUSTANG ISLAND, NUECES COUNTY, TEXAS.

NOTES:

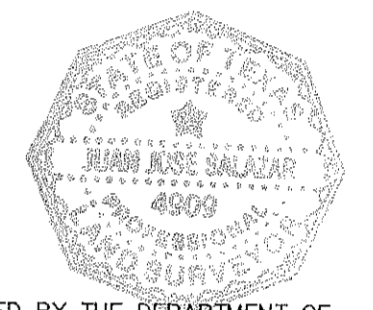
- 1.) TOTAL PLATTED AREA CONTAINS 28.074 ACRES OF LAND.
- 2.) THE YARD REQUIREMENT AS DEPICTED, IS REQUIREMENT OF THE ZONING ORDINANCE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- 3.) SET 5/8 INCH IRON RODS WITH RED PLASTIC CAP LABELED "URBAN ENGR. C.C. TX" AT ALL LOT CORNERS, EXCEPT WHERE NOTED.
- 4.) THE PUBLIC HAS AN EASEMENT ON THE GULF BEACH FROM MEAN LOW TIDE TO THE VEGETATION LINE.
- 5.) BEARINGS SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM-SOUTH ZONE.
- 6.) 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.
- 7.) SURVEYOR DID NOT PRE-ESTABLISH 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.
- 8.) LOTS 38 AND 39, BLOCK 1, ARE NOT BUILDABLE LOTS, THESE ARE TO BE DESIGNATED AS PARK AND ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- 9.) NO DRIVEWAY ACCESS TO STATE HIGHWAY 361 FROM LOT 1, BLOCK 2 AND LOT 1, BLOCK 3 SHALL BE PERMITTED.
- 10.) THE RECEIVING WATERS FOR STORM WATER FROM THIS PROPERTY IS THE GULF OF MEXICO. THE RECEIVING WATERS ARE NOT CLASSIFIED BY THE TNRC AS HAVING "EXCEPTIONAL" AQUATIC LIFE.
- 11.) STATE HIGHWAY 361 WILL NOT BE DEDICATED ON THE EAST SIDE OF THE ROAD AND WILL BE DEDICATED FROM THE WEST SIDE OF THE RIGHT-OF-WAY.
- 12.) NO DRIVEWAY ACCESS TO SEA WAY DRIVE FROM LOT 2, BLOCK 2, SHALL BE PERMITTED.
- 13.) NO DRIVEWAY ACCESS TO LA CONCHA BOULEVARD FROM LOT 1, BLOCK 1, SHALL BE PERMITTED.

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 4th DAY OF April, 2002

Juan J. Salazar
JUAN J. SALAZAR, 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 22nd DAY OF April, 2002

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 20th DAY OF June, 2001

Michael N. Gunning David Berlanga Sr.
MICHAEL N. GUNNING DAVID BERLANGA, SR., CHAIRMAN
SECRETARY

02-034

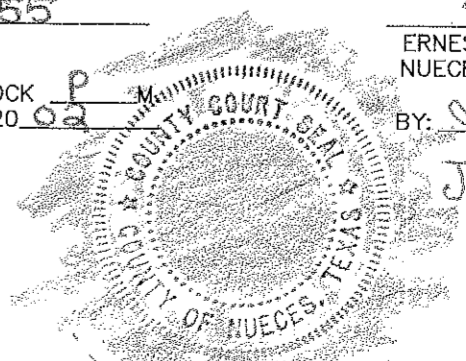
STATE OF TEXAS
COUNTY OF NUECES

I, ERNEST BRIONES, CLERK OF THE COUNTY COURT IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE 8 DAY OF April, 2002, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE 23 DAY OF April, 2002, AT 2:38 O'CLOCK P.M., AND DULY RECORDED THE 23 DAY OF April, 2002, AT 2:38 O'CLOCK P.M., IN SAID COUNTY IN VOLUME 61, PAGE 197-198, 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. 2002018455
FILED FOR RECORD

At 2:38 O'CLOCK P.
April 23, 2002

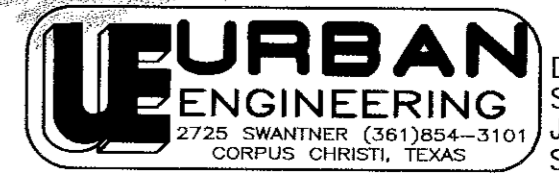


Ernest Briones
ERNEST BRIONES, COUNTY CLERK
NUECES COUNTY, TEXAS

By: Juanita Ramirez
DEPUTY
Juanita Ramirez

ERNEST BRIONES
CLERK COUNTY COURT
NUECES COUNTY, TEXAS

By: Juanita Ramirez
DEPUTY
Juanita Ramirez



DATE: APRIL 4, 2002
SCALE: 1"= 100'
JOB NO. 18394.A1.00
SHEET 1 OF 2

STATE OF TEXAS
COUNTY OF NUECES

FACEY ENTERPRISES NV, LTD., A DELAWARE 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 8th DAY OF April, 2002

FACEY ENTERPRISES NV, LTD.

Wellington Chan
BY: WELLINGTON CHAN, VICE-PRESIDENT AND SECRETARY

STATE OF TEXAS
COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGE BEFORE ME BY WELLINGTON CHAN, VICE-PRESIDENT AND SECRETARY OF FACEY ENTERPRISES NV, LTD., A DELAWARE CORPORATION.

THIS THE 8th DAY OF April, 2002



NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

LOT 2, BLOCK 1
LA CONCHA SUBDIVISION
Vol. 50, Pg. 20-21, Map
Records of Nueces County, Texas

4.944 ACRES OUT OF
SURVEY 596, LAND SCRIP 167
J.W. WATERBURY
(OWNER - MAYAN PRINCESS)

FILED FOR RECORD
AT 2:30 O'CLOCK P.M.
APR 23 2002
ERNEST M. BRIONES
CLERK COUNTY COURT
NUECES COUNTY, TEXAS
JUANITA MARY REZ

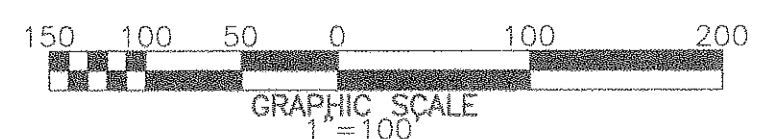
LINE TABLE

CURVE	BEARINGS	DISTANCE
L1	S31°38'00"W	42.66'
L2	S48°19'57"W	41.86'
L3	N58°22'00"W	25.44'
L4	N31°38'00"E	110.00'
L5	N58°22'00"W	60.00'
L6	N58°22'00"W	100.00'
L7	N58°22'00"W	25.44'
L8	N14°56'02"E	41.86'
L9	N31°38'00"E	42.66'
L10	N71°59'19"W	19.62'
L11	N38°07'05"W	31.11'
L12	N66°37'13"W	61.43'
L13	N03°53'39"E	40.20'
L14	S64°48'24"E	39.21'
L15	N15°42'46"W	34.85'
L16	S37°26'58"E	4.44'
L17	N58°22'00"W	33.01'

CURVE TABLE

CURVE	RADIUS	DELTA	TANGENT	LENGTH
C1	15.00'	91°19'00"	15.35'	23.91'
C2	15.00'	88°41'00"	14.66'	23.22'
C3	50.00'	16°41'57"	7.34'	14.57'
C4	10.00'	106°41'57"	13.44'	18.62'
C5	10.00'	90°00'00"	10.00'	15.71'
C6	10.00'	106°41'58"	13.44'	18.62'
C7	50.00'	16°41'57"	7.34'	14.57'
C8	380.50'	13°37'19"	45.45'	90.46'
C9	355.50'	13°37'19"	42.46'	84.52'
C10	330.50'	13°37'19"	39.47'	78.58'
C11	50.00'	33°52'14"	15.22'	29.56'
C12	75.00'	33°52'14"	22.84'	44.34'
C13	100.00'	33°52'14"	30.45'	59.12'
C14	100.00'	28°30'08"	25.40'	49.75'
C15	75.00'	28°30'08"	19.05'	37.31'
C16	50.00'	28°30'08"	12.70'	24.87'
C17	50.00'	31°11'33"	13.96'	27.22'
C18	75.00'	31°11'33"	20.94'	40.83'
C19	100.00'	31°11'33"	27.91'	54.44'
C20	34.50'	45°14'23"	14.38'	27.24'
C21	50.00'	270°28'46"	49.58'	236.04'
C22	318.92'	07°18'00"	20.34'	40.63'
C23	293.92'	07°18'00"	18.75'	37.45'
C24	268.92'	07°18'00"	17.15'	34.26'

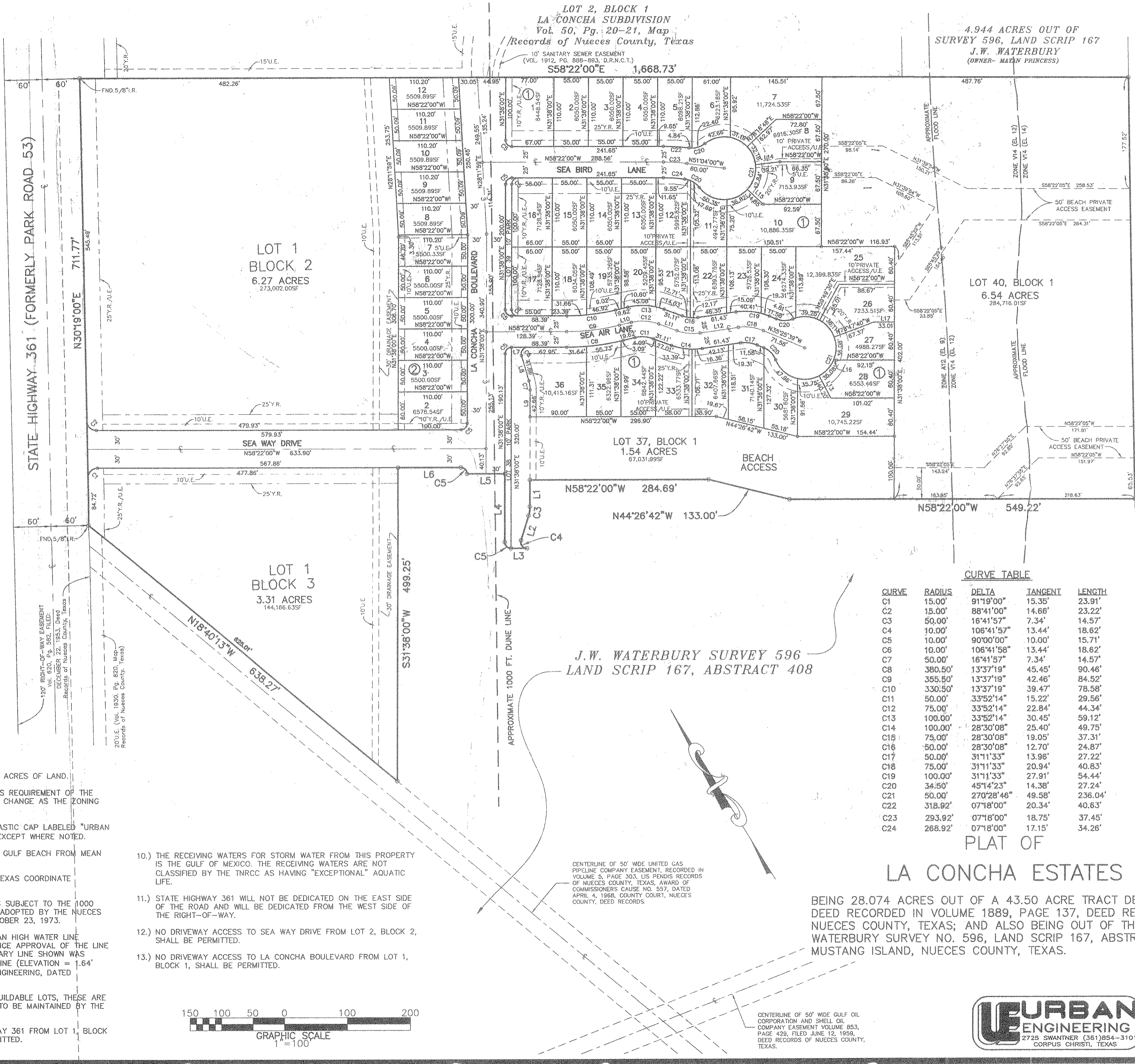
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CENTERLINE OF 50' WIDE GULF OIL CORPORATION AND SHELCO COMPANY EASEMENT VOLUME 853, PAGE 429, FILED JUNE 12, 1959, DEED RECORDS OF NUECES COUNTY, TEXAS.

URBAN ENGINEERING
2725 SWANTNER (361)854-3101
CORPUS CHRISTI, TEXAS

DATE: APRIL 4, 2002
SCALE: 1"= 100'
JOB NO. 18394.A1.00
SHEET 2 OF 2



Gulf of Mexico

MEAN HIGH TIDE (ELEV. = 1.64' NGVD) SURVEYED JANUARY 14, 1982 (SEE NOTE 7)