

LOCATION MAP N.T.S.

Plat of King's Crossing Unit 17

8.419 acres of land out of Lots 18, 19, 30, and 31, Section 10, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Pages 41-43, Map Records of San Patricio County, Texas.

Notes:

- 1.) Total platted area contains 8.419 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.) Bearings are based on the recorded plat of King's Crossing Unit 15, a map of which is recorded in Volume 62, Pages 139-140, 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 0520 D, City of Corpus Christi, Texas, which bears an effective date of June 4, 1987 and is not in a Special Flood Hazard Area.
- 5.) The 7.5 foot wide utility easement shown adjacent to the east boundary of Lots 1-4, Block 63 are dedicated to the public use for the installation, operation and use of public utilities.
- 6.) No driveway access to be permitted to Strasbourg Drive from Lots 29-32, Block 61, Lots 7-8, Block 62, and Lot 1, Block 63.
- 7.) The receiving waters for storm water from this property is the Oso Creek Basin. The receiving waters are not classified by the TCEQ as having "Exceptional" aquatic life.

State of Texas
County of Nueces

King's Crossing Realty, LTD., a Texas Limited Partnership, 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 4th day of February, 2004

Shell Land Management, Inc., a Texas Corporation, General Partner

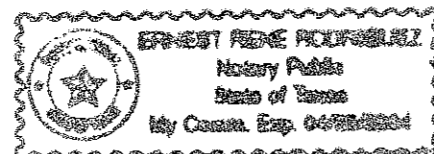
Ben B. Wallace
By: Ben B. Wallace, President

State of Texas
County of Nueces

This instrument was acknowledged before me by Ben B. Wallace, as President of Shell Land Management, Inc., a Texas Corporation, General Partner of King's Crossing Realty, LTD., a Texas Limited Partnership, on behalf of said partnership.

This the 4th day of February, 2004

Ernest Briones
Notary Public in and for the State of Texas



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 2nd day of February, 2004

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 23rd day of Feb, 2004

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 18th day of June, 2003

Michael N. Gunning David Berlanga Sr.
Michael N. Gunning, Secretary David Berlanga, Sr., Chairman

04-020

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 4 day of February, 2004, with its certificate of authentication was filed for record in my office the 26 day of February, 2004. At 10:44 o'clock A.M., and duly recorded the 26 day of February, 2004, at 10:44 o'clock A.M., in said County in Volume 63, Page 81-82, Map Records.

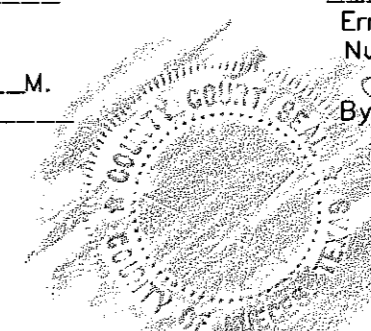
Witness my hand and seal of the County Court, in and for said County, at office in Corpus Christi, Texas, the day and year last written.

No. 2004008832
Filed for Record

at 10:44 o'clock A.M.
February 26, 2004

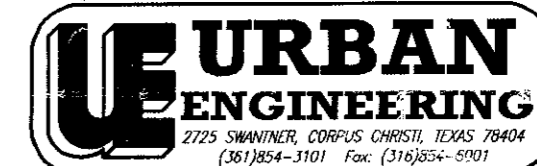
Ernest Briones
Clerk County Court
Nueces County, Texas

By: Juanita Ramirez
Deputy
Juanita Ramirez



Ernest Briones
Ernest Briones, County Clerk
Nueces County, Texas

By: Juanita Ramirez
Deputy
Juanita Ramirez



DATE: FEB. 2, 2004
SCALE: 1" = 80'
JOB NO.: 20354.17.00
SHEET: 1 OF 2

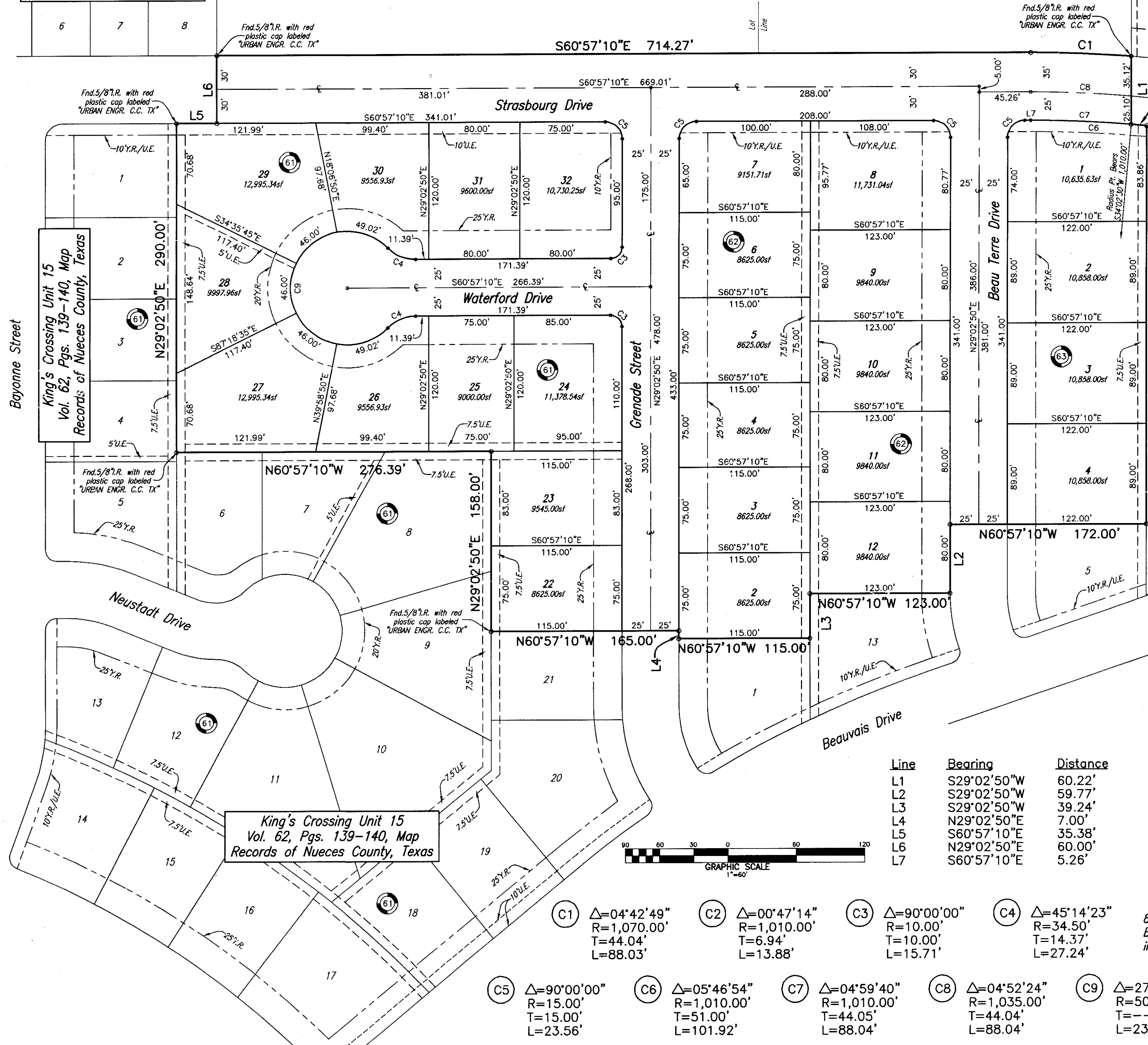
Flour Bluff and Encinal Farm and Garden tracts
 Vol. A, Pgs. 41-43, Map
 Records of Nueces County, Texas
 (Owner: Ben B. Wallace Trustee)
 Document No. 1997019955, Official Public
 Records of Nueces County, Texas

Lot 1, Block 2
 King's Crossing Unit 13
 Vol. 60, Pg. 164, Map
 Records of Nueces County, Texas

King's Crossing Unit 13
 Vol. 62, Pgs. 39-40, Map
 Records of Nueces County, Texas

Lot 18, Section 10

Lot 19, Section 10

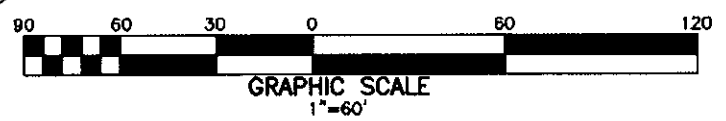


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Lot 19, Section 10
 Flour Bluff and Encinal Farm and Garden Tracts
 Vol. A, Pgs. 41-43, Map
 Records of Nueces County, Texas
 (Owner: Ben B. Wallace Trustee)
 Document No. 1997019955, Official Public
 Records of Nueces County, Texas

Lot 30, Section 10
 Flour Bluff and Encinal Farm and Garden tracts
 Vol. A, Pgs. 41-43, Map
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 (Owner: Ben B. Wallace Trustee)
 Document No. 1997019955, Official Public
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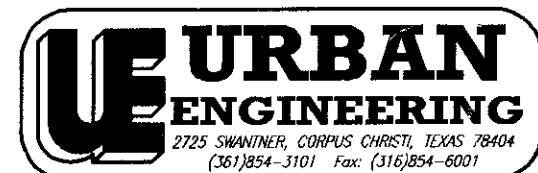
Line	Bearing	Distance
L1	S29°02'50"W	60.22'
L2	S29°02'50"W	59.77'
L3	S29°02'50"W	39.24'
L4	N29°02'50"E	7.00'
L5	S60°57'10"E	35.38'
L6	N29°02'50"E	60.00'
L7	S60°57'10"E	5.26'



- (C1) Δ=04°42'49" R=1,070.00' T=44.04' L=88.03'
- (C2) Δ=00°47'14" R=1,010.00' T=6.94' L=13.88'
- (C3) Δ=90°00'00" R=10.00' T=10.00' L=15.71'
- (C4) Δ=45°14'23" R=34.50' T=14.37' L=27.24'
- (C5) Δ=90°00'00" R=15.00' T=15.00' L=23.56'
- (C6) Δ=05°46'54" R=1,010.00' T=51.00' L=101.92'
- (C7) Δ=04°59'40" R=1,010.00' T=44.05' L=88.04'
- (C8) Δ=04°52'24" R=1,035.00' T=44.04' L=88.04'
- (C9) Δ=270°28'46" R=50.00' T=--- L=236.04'

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Plat of
King's Crossing Unit 17



DATE: FEB. 2, 2004
 SCALE: 1" = 60'
 JOB NO.: 20354.17.00
 SHEET: 2 OF 2

No. 2004 0088 32
 FILED FOR RECORD
 110-44
 FEB 26 2004
 Juanita Ramirez