

LOCATION MAP N.T.S.

PLAT OF  
King's Crossing<sup>TM</sup> Unit 1 Phase 1  
BLOCK 28, LOTS 1A AND 1B AND BLOCK 39, LOT 1A

BEING A REPLAT OF LOT 1, BLOCK 28, AND LOT 1, BLOCK 39, KING'S CROSSING UNIT 1, PHASE 1, A MAP OF WHICH IS RECORDED IN VOLUME 51, PAGES 53-65, MAP RECORDS OF NUECES COUNTY, TEXAS.

NOTES:

- 1.) TOTAL PLATTED AREA CONTAINS 124.358 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 CREEK. THE RECEIVING WATERS ARE NOT CLASSIFIED BY THE TCEQ AS HAVING "EXCEPTIONAL" AQUATIC LIFE.
- 4.) BEARINGS ARE BASED ON THE RECORDED PLAT OF KING'S CROSSING UNIT 1 PHASE 3, A MAP OF WHICH IS RECORDED IN VOLUME 51, PAGES 53-65, MAP RECORDS OF NUECES COUNTY, TEXAS.
- 5.) BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE A11 (EL 14) AND ZONE B, ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 485494 0520 D, NUECES COUNTY, TEXAS, WHICH BEARS AN EFFECTIVE DATE OF JUNE 4, 1987 AND IS IN A SPECIAL FLOOD HAZARD AREA.
- 6.) CONTOURS WERE TAKEN FROM THE RECORDED PLAT OF KING'S CROSSING UNIT 1 PHASE 1, A MAP OF WHICH IS RECORDED IN VOLUME 51, PAGES 53-65, MAP RECORDS OF NUECES COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF NUECES

KING'S CROSSING REALTY, LTD., A TEXAS LIMITED PARTNERSHIP, HEREBY CERTIFIES THAT WE ARE THE OWNERS OF LOT 1B, BLOCK 28 AS SHOWN ON 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 May, 2003

SHELL LAND MANAGEMENT COMPANY, INC., A TEXAS CORPORATION, GENERAL PARTNER

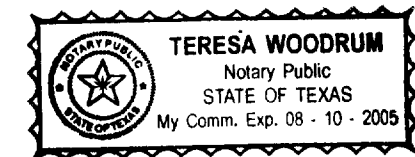
*Ben B. Wallace*  
BY: BEN B. WALLACE, PRESIDENT

STATE OF TEXAS  
COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY BEN B. WALLACE, AS PRESIDENT OF SHELL LAND MANAGEMENT COMPANY, INC., A TEXAS CORPORATION, GENERAL PARTNER OF KING'S CROSSING REALTY, LTD., A TEXAS LIMITED PARTNERSHIP, ON BEHALF OF SAID PARTNERSHIP.

THIS THE 15<sup>th</sup> DAY OF May, 2003

*Teresa Woodrum*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



STATE OF TEXAS  
COUNTY OF NUECES

OSO CREEK PROPERTIES, L.C., A LIMITED COMPANY, HEREBY CERTIFIES THAT WE ARE THE OWNERS OF LOT 1A, BLOCK 28 AND LOT 1A, BLOCK 39 AS SHOWN ON 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 15<sup>th</sup> DAY OF May, 2003

OSO CREEK PROPERTIES, L.C., A LIMITED COMPANY

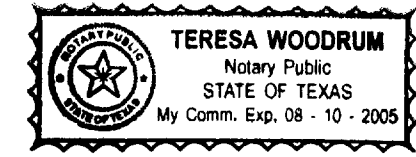
*Ben B. Wallace*  
BY: BEN B. WALLACE, MANAGER

STATE OF TEXAS  
COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY BEN B. WALLACE, AS MANAGER OF OSO CREEK PROPERTIES, L.C., A LIMITED COMPANY, ON BEHALF OF SAID COMPANY.

THIS THE 15<sup>th</sup> DAY OF May, 2003

*Teresa Woodrum*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



STATE OF TEXAS  
COUNTY OF NUECES

AMERICAN BANK, N.A., A NATIONAL ASSOCIATION, HEREBY CERTIFIES THAT IT HOLDS A LIEN ON LOT 1A, BLOCK 28 AND LOT 1A, BLOCK 39, AS SHOWN ON THE FOREGOING MAP AND IT APPROVES OF THE SUBDIVISION AND DEDICATION FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

THIS THE 15<sup>th</sup> DAY OF May, 2003

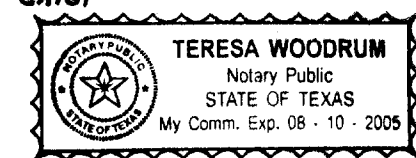
AMERICAN BANK, N.A.  
BY: *Richard F. Scario*  
WAYNE MEYR, SENIOR LENDING OFFICER  
Richard F. Scario, Chief

STATE OF TEXAS  
COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY WAYNE MEYR, AS SENIOR LENDING OFFICER OF AMERICAN BANK, N.A., A NATIONAL ASSOCIATION, ON BEHALF OF SAID BANK.

THIS THE 15<sup>th</sup> DAY OF May, 2003

*Teresa Woodrum*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

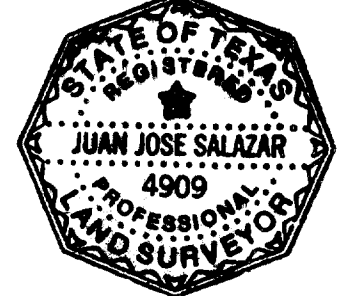


STATE OF TEXAS  
COUNTY OF NUECES

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 15<sup>th</sup> DAY OF May, 2003

*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 2<sup>nd</sup> DAY OF July, 2003

*Angel Escobar*  
ANGEL 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 23<sup>rd</sup> DAY OF October, 2003

*Michael N. Gunning* *David Berlanga Jr.*  
MICHAEL N. GUNNING, SECRETARY DAVID BERLANGA, SR., CHAIRMAN  
03-063

STATE OF TEXAS  
COUNTY OF NUECES

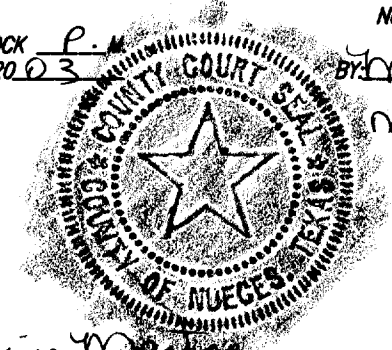
I, ERNEST BRIONES, CLERK OF THE COUNTY COURT IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE 15<sup>th</sup> DAY OF May, 2003, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE 3<sup>rd</sup> DAY OF July, 2003, AT 3:59 O'CLOCK P.M., AND DULY RECORDED THE 3<sup>rd</sup> DAY OF July, 2003, AT 3:59 O'CLOCK P.M., IN SAID COUNTY IN VOLUME 62, PAGE 166-170, 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. 2003035112  
FILED FOR RECORD

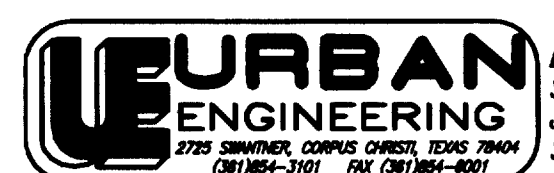
AT 3:59 O'CLOCK P.M.  
July 3, 2003

ERNEST BRIONES  
CLERK COUNTY COURT  
NUECES COUNTY, TEXAS

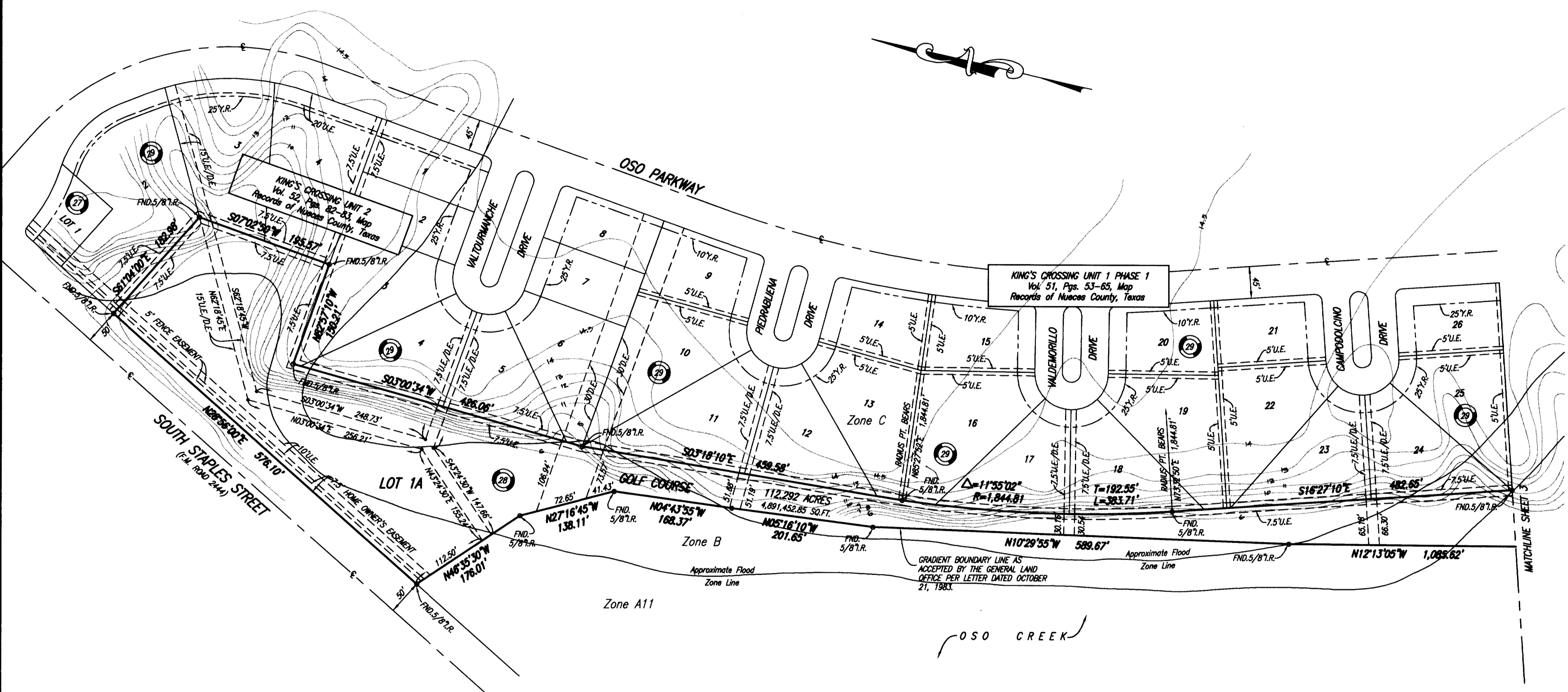


*Ernest Briones*  
ERNEST BRIONES, COUNTY CLERK  
NUECES COUNTY, TEXAS  
*Mary Louise Martinez*  
DEPUTY  
MARY LOUISE MARTINEZ

*Mary Louise Martinez*  
DEPUTY  
MARY LOUISE MARTINEZ



DATE: MAY 8, 2003  
SCALE: 1" = 100'  
JOB NO. 20354.99.01  
SHEET 1 OF 5



- NOTES:**
- 1.) TOTAL PLATTED AREA CONTAINS 124.358 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 CREEK. THE RECEIVING WATERS ARE NOT CLASSIFIED BY THE TCEQ AS HAVING "EXCEPTIONAL" AQUATIC LIFE.
  - 4.) BEARINGS ARE BASED ON THE RECORDED PLAT OF KING'S CROSSING UNIT 1 PHASE 3, A MAP OF WHICH IS RECORDED IN VOLUME 51, PAGES 53-65, MAP RECORDS OF NUECES COUNTY, TEXAS.
  - 5.) BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE A11 (EL 14) AND ZONE B, ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 485494 0520 D, NUECES COUNTY, TEXAS, WHICH BEARS AN EFFECTIVE DATE OF JUNE 4, 1987 AND IS IN A SPECIAL FLOOD HAZARD AREA.
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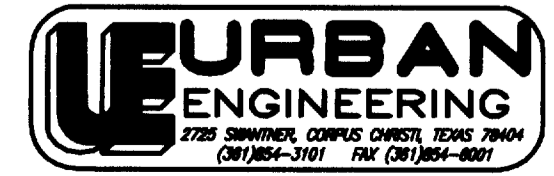
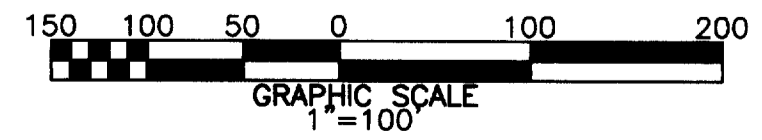
PLAT OF  
**King's Crossing™ Unit 1 Phase 1**  
 BLOCK 28, LOTS 1A AND 1B AND BLOCK 39, LOT 1A

BEING A REPLAT OF LOT 1, BLOCK 28, AND LOT 1, BLOCK 39, KING'S CROSSING UNIT 1, PHASE 1, A MAP OF WHICH IS RECORDED IN VOLUME 51, PAGES 53-65, MAP RECORDS OF NUECES COUNTY, TEXAS.

No. 2003035112  
 FILED FOR RECORD  
 AT 3:59 O'CLOCK P.M.

JUL 03 2003

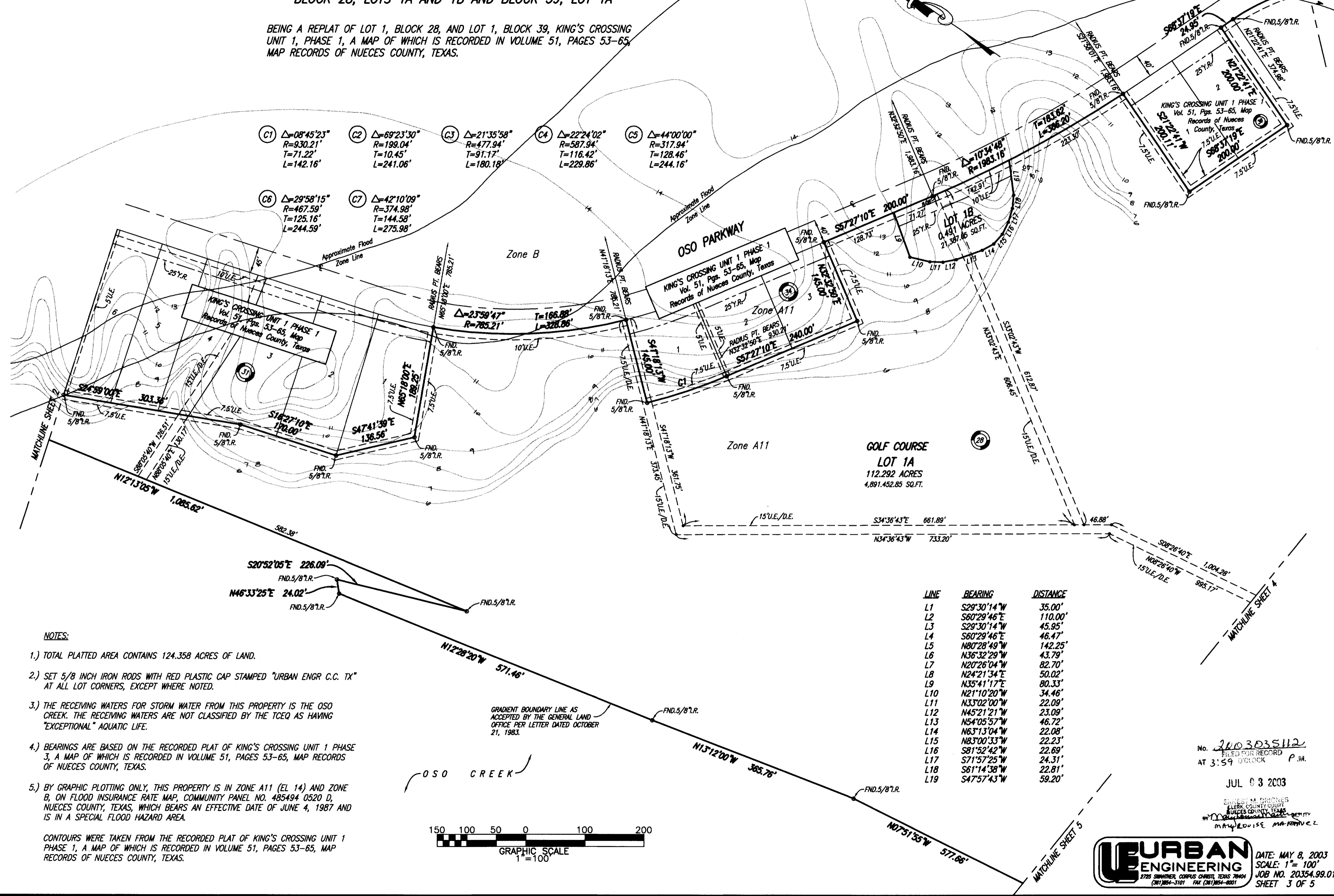
ERNEST M. BRIDGES  
 CLERK COUNTY COURT  
 NUECES COUNTY, TEXAS  
 MARY LOUISE MARTINEZ



DATE: MAY 8, 2003  
 SCALE: 1"= 100'  
 JOB NO. 20354.99.01  
 SHEET 2 OF 5

PLAT OF  
**King's Crossing™ Unit 1 Phase 1**  
 BLOCK 28, LOTS 1A AND 1B AND BLOCK 39, LOT 1A

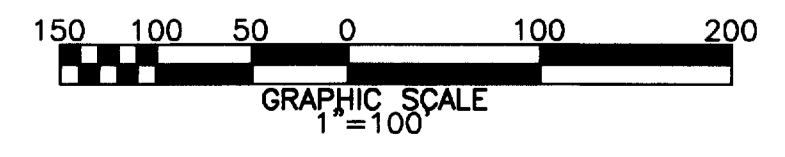
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- C1 Δ=08°45'23" R=930.21' T=71.22' L=142.16'
- C2 Δ=69°23'30" R=199.04' T=10.45' L=241.06'
- C3 Δ=21°35'58" R=477.94' T=91.17' L=180.18'
- C4 Δ=22°24'02" R=587.94' T=116.42' L=229.86'
- C5 Δ=44°00'00" R=317.94' T=128.46' L=244.16'
- C6 Δ=29°58'15" R=467.59' T=125.16' L=244.59'
- C7 Δ=42°10'09" R=374.98' T=144.58' L=275.98'

LINE	BEARING	DISTANCE
L1	S29°30'14"W	35.00'
L2	S80°29'46"E	110.00'
L3	S29°30'14"W	45.95'
L4	S60°29'46"E	46.47'
L5	N80°28'49"W	142.25'
L6	N36°32'29"W	43.79'
L7	N20°26'04"W	82.70'
L8	N24°21'34"E	50.02'
L9	N35°41'17"E	80.33'
L10	N21°10'20"W	34.46'
L11	N33°02'00"W	22.09'
L12	N45°21'21"W	23.09'
L13	N54°05'57"W	46.72'
L14	N63°13'04"W	22.08'
L15	N83°00'33"W	22.23'
L16	S81°52'42"W	22.69'
L17	S71°57'25"W	24.31'
L18	S81°14'38"W	22.81'
L19	S47°57'43"W	59.20'

- NOTES:
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JUL 8 2003

ERNEST M. DRONNES  
 CLERK OF COUNTY COURTS  
 NUECES COUNTY, TEXAS  
 MARYLOUISE MARRINCE

**URBAN ENGINEERING**  
 2725 SUMMITER, CORPUS CHRISTI, TEXAS 78404  
 (937) 864-3101 FAX (937) 864-8001

DATE: MAY 8, 2003  
 SCALE: 1"= 100'  
 JOB NO. 20354.99.01  
 SHEET 3 OF 5

PLAT OF  
**King's Crossing™ Unit 1 Phase 1**  
 BLOCK 28, LOTS 1A AND 1B AND BLOCK 39, LOT 1A

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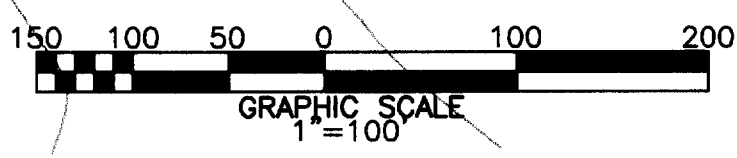
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L8	N24°21'34"E	50.02'

GOLF COURSE  
 LOT 1A  
 112.292 ACRES  
 4,891,452.85 SQ.FT.

GOLF COURSE  
 LOT 1A  
 11.575 ACRES  
 504,215.48 SQ.FT.



**URBAN ENGINEERING**  
 2725 SWIMMER CREEK DRIVE, TEXAS 78044  
 (361) 984-3101 FAX (361) 984-9001

DATE: MAY 8, 2003  
 SCALE: 1" = 100'  
 JOB NO. 20354.99.01  
 SHEET 4 OF 5

No. 2003035112  
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ERNEST M. BRIONES  
 CLERK, NUECES COUNTY, TEXAS  
 MARY LOUISE MARTINEZ

