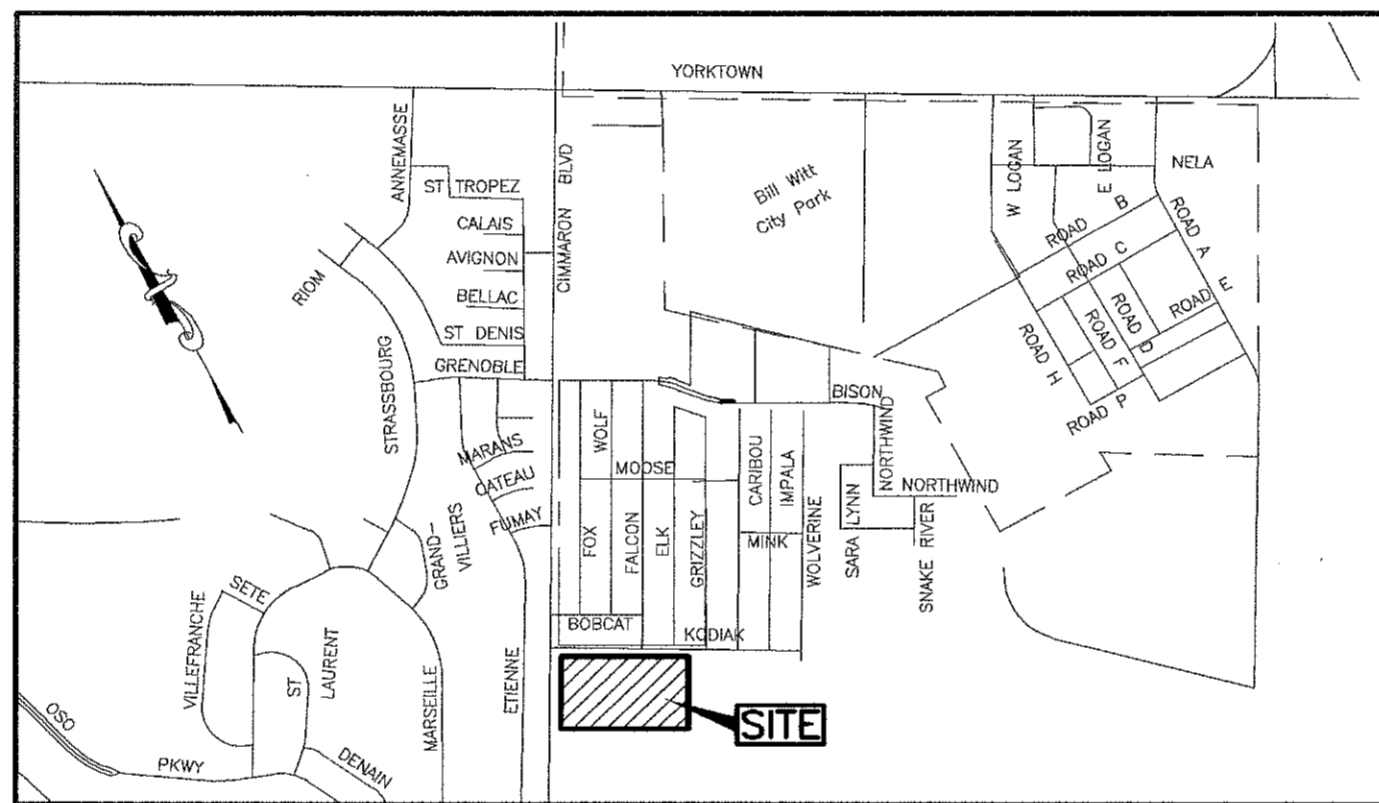


PLAT OF
SUNDANCE SUBDIVISION UNIT 1

BEING 12.518 ACRES OF LAND OUT OF AND PORTION OF LOTS 15 AND 16, SECTION 22, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, A MAP OF WHICH IS RECORDED IN VOLUME A, PAGES 41-43, MAP RECORDS OF NUECES COUNTY, TEXAS.



LOCATION MAP N.T.S.

- NOTES:
- 1.) TOTAL PLATTED AREA CONTAINS 12.518 ACRES OF LAND. (INCLUDES STREET DEDICATION)
 - 2.) THE YARD REQUIREMENT AS DEPICTED, IS A 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 STAMPED "URBAN ENGR C.C. TX" AT ALL LOT CORNERS, EXCEPT WHERE NOTED.
 - 4.) THE RECEIVING WATERS FOR STORM WATER FROM THIS PROPERTY IS OSO CREEK. THE RECEIVING WATERS ARE NOT CLASSIFIED BY THE TNRCC AS HAVING "EXCEPTIONAL" AQUATIC LIFE.
 - 5.) BEARINGS ARE BASED ON THE EAST RIGHT-OF-WAY LINE OF CIMARRON BOULEVARD, SAME BEING THE WEST BOUNDARY LINE OF THIS PLAT, AS MONUMENTED ON THE GROUND AND SHOWN AS SOUTH 29°02'50" WEST.
 - 6.) THE 7.5 FOOT UTILITY EASEMENT SHOWN ALONG THE SOUTH BOUNDARY LINE OF LOTS 1-17, BLOCK 3, IS DEDICATED TO THE PUBLIC USE FOR INSTALLATION, OPERATION AND USE OF PUBLIC UTILITIES.
 - 7.) NO DRIVEWAY ACCESS TO BE PERMITTED ALONG CIMARRON BOULEVARD.

STATE OF TEXAS
COUNTY OF NUECES

SHELL DEVELOPMENT JOINT VENTURE, A JOINT VENTURE, HEREBY CERTIFY 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 7th DAY OF March, 2001.

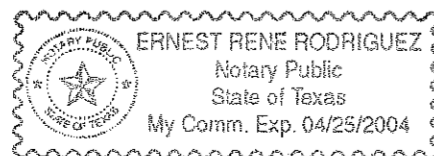
SHELL DEVELOPMENT JOINT VENTURE
Ben B. Wallace
BY: BEN B. WALLACE, PRESIDENT

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, AND THE CORPORATION ACKNOWLEDGED THIS INSTRUMENT AS MANAGING JOINT VENTURE ON BEHALF OF SHELL DEVELOPMENT JOINT VENTURE, A JOINT VENTURE.

THIS THE 7th DAY OF March, 2001.

Ernest Rene Rodriguez
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 4th DAY OF April, 2001.

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 18th DAY OF May, 2001.

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 26th DAY OF April, 2000.

Michael N. Gunning
MICHAEL N. GUNNING
SECRETARY

David Berlanga Sr.
DAVID BERLANGA, SR.
CHAIRMAN
01-041

STATE OF TEXAS
COUNTY OF NUECES

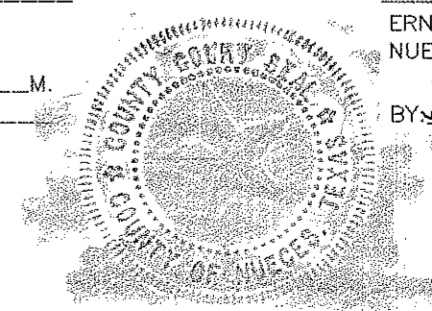
I, ERNEST BRIONES, CLERK OF THE COUNTY COURT IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE 7th DAY OF March, 2001, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE 21st DAY OF May, 2001, AT 2:03 O'CLOCK P.M. AND DULY RECORDED THE 21st DAY OF May, 2001, AT 2:03 O'CLOCK P.M., IN SAID COUNTY IN VOLUME 61, PAGE 67 & 68, 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. 2001020445
FILED FOR RECORD

AT 2:03 O'CLOCK P.M.
May 21, 2001

ERNEST BRIONES
CLERK COUNTY COURT
NUECES COUNTY, TEXAS



ERNEST BRIONES, COUNTY CLERK
NUECES COUNTY, TEXAS
BY: *Sandra G. Garcia*
DEPUTY
Sandra G. Garcia

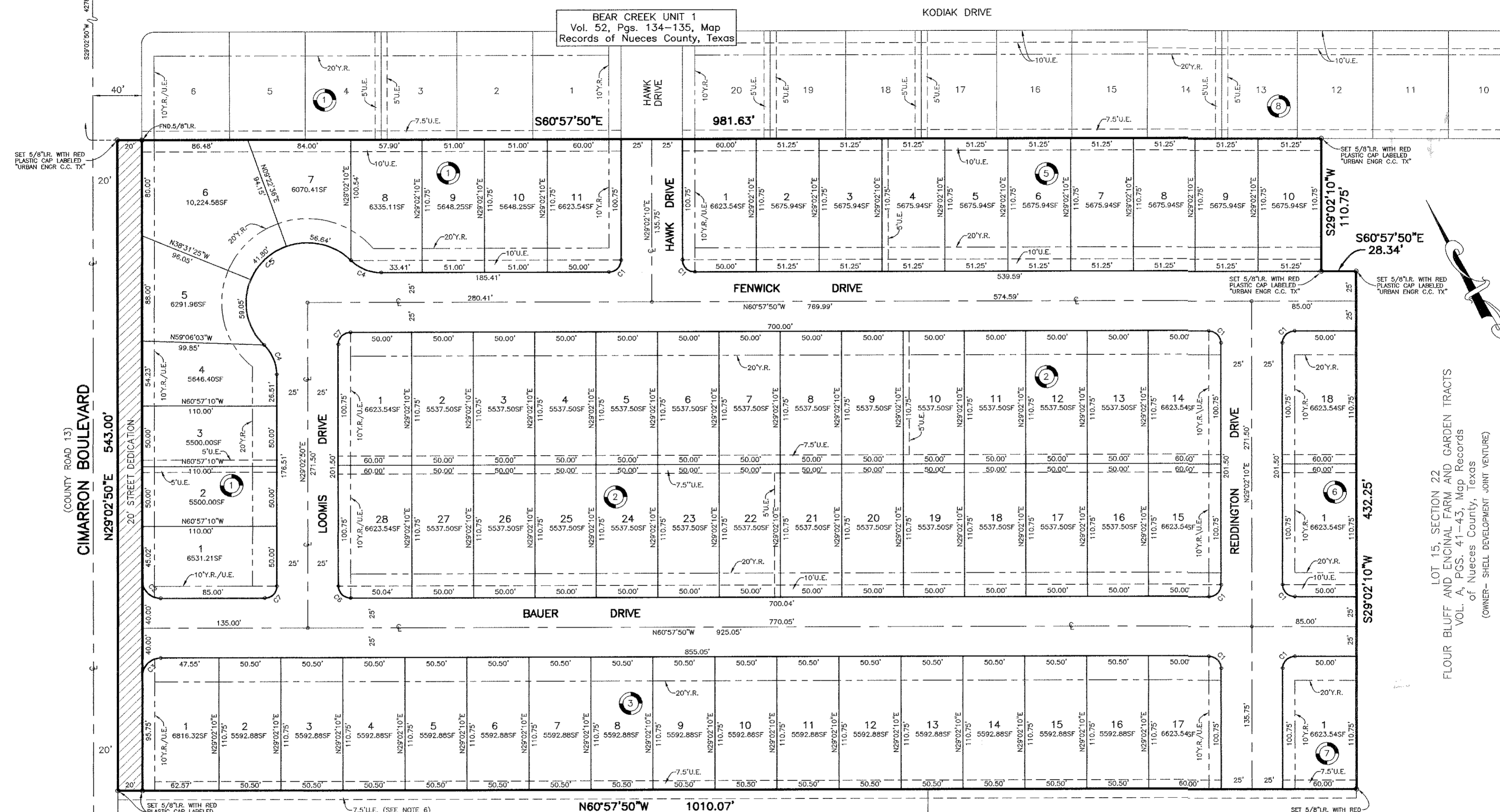
Sandra G. Garcia
DEPUTY
Sandra G. Garcia



DATE: OCT. 11, 2000
SCALE: 1" = 60'
JOB NO. 24158.99.02
SHEET 1 OF 2

YORKTOWN BOULEVARD

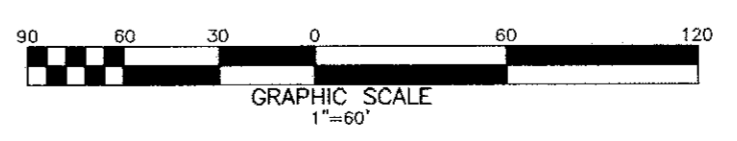
- (C1) $\Delta = 90^{\circ}00'00''$
R = 10.00'
T = 10.00'
L = 15.71'
- (C2) $\Delta = 90^{\circ}00'40''$
R = 15.00'
T = 15.00'
L = 23.56'
- (C3) $\Delta = 89^{\circ}59'20''$
R = 15.00'
T = 15.00'
L = 23.56'
- (C4) $\Delta = 45^{\circ}14'23''$
R = 34.50'
T = 14.38'
L = 27.24'
- (C5) $\Delta = 180^{\circ}28'06''$
R = 50.00'
T = -----
L = 157.49'
- (C6) $\Delta = 90^{\circ}00'40''$
R = 10.00'
T = 10.00'
L = 15.71'
- (C7) $\Delta = 89^{\circ}59'20''$
R = 10.00'
T = 10.00'
L = 15.71'



- NOTES:
- 1.) TOTAL PLATTED AREA CONTAINS 12.518 ACRES OF LAND. (INCLUDES STREET DEDICATION)
 - 2.) THE YARD REQUIREMENT AS DEPICTED, IS A 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 STAMPED "URBAN ENGR C.C. TX" AT ALL LOT CORNERS, EXCEPT WHERE NOTED.
 - 4.) THE RECEIVING WATERS FOR STORM WATER FROM THIS PROPERTY IS OSO CREEK. THE RECEIVING WATERS ARE NOT CLASSIFIED BY THE TNRC AS HAVING "EXCEPTIONAL" AQUATIC LIFE.
 - 5.) BEARINGS ARE BASED ON THE EAST RIGHT-OF-WAY LINE OF CIMARRON BOULEVARD, SAME BEING THE WEST BOUNDARY LINE OF THIS PLAT, AS MONUMENTED ON THE GROUND AND SHOWN AS SOUTH 29°02'50" WEST.
 - 6.) THE 7.5 FOOT UTILITY EASEMENT SHOWN ALONG THE SOUTH BOUNDARY LINE OF LOTS 1-17, BLOCK 3, IS DEDICATED TO THE PUBLIC USE FOR INSTALLATION, OPERATION AND USE OF PUBLIC UTILITIES.
 - 7.) NO DRIVEWAY ACCESS TO BE PERMITTED ALONG CIMARRON BOULEVARD.

SECTION 22
FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS
VOL. A, PGS. 41-43, Map Records
of Nueces County, Texas
(OWNER - SHELL DEVELOPMENT JOINT VENTURE)

PLAT OF
SUNDANCE SUBDIVISION UNIT 1
BEING 12.518 ACRES OF LAND OUT OF AND PORTION OF LOTS 15
AND 16, SECTION 22, FLOUR BLUFF AND ENCINAL FARM AND GARDEN
TRACTS, A MAP OF WHICH IS RECORDED IN VOLUME A, PAGES 41-43,
MAP RECORDS OF NUECES COUNTY, TEXAS.



URBAN ENGINEERING
2725 SWANTNER 854-3101
CORPUS CHRISTI, TEXAS

DATE: OCT. 11, 2000
SCALE: 1" = 60'
JOB NO. 24158.99.02
SHEET 2 OF 2

C:\Sdsk\Sundance\Unit1\Sundance-1.DWG