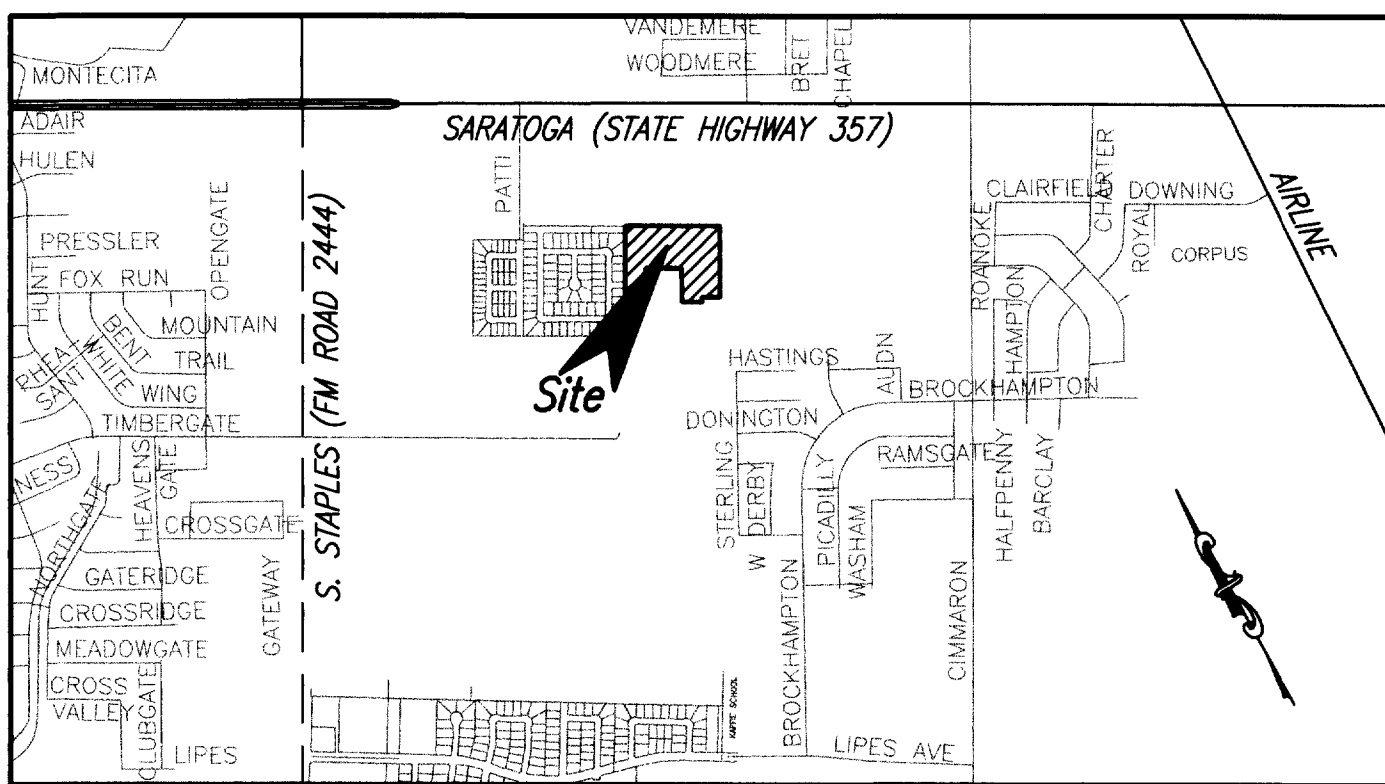


# PLAT OF THE VILLAGE AT DUNBARTON OAK UNIT 3

8.311 ACRES OF LAND OUT OF A 14.956 ACRE TRACT CONVEYED BY BRASELTON LAND VENTURES, INC., DESCRIBED IN SPECIAL WARRANTY DEED, RECORDED IN DOCUMENT NO. 20000011494, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS; SAID 14.956 ACRES OF LAND BEING OUT OF LOTS 4, 5, 12, AND 13, SECTION 11, 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.

STATE OF TEXAS  
COUNTY OF NUECES

AMERICAN BANK, N.A., A NATIONAL ASSOCIATION, HEREBY CERTIFIES THAT IT HOLDS A LIEN ON THE PROPERTY OWNED BY BRASELTON LAND VENTURES, INC., A TEXAS CORPORATION, AS SHOWN ON THE FOREGOING MAP AND IT APPROVES OF THE SUBDIVISION AND DEDICATION FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

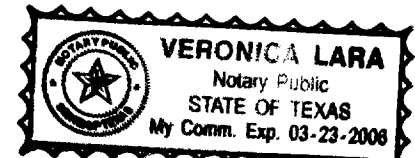
THIS THE 28<sup>th</sup> DAY OF May, 2003.

AMERICAN BANK, N.A.  
BY: Wayne Meyer  
WAYNE MEYER SENIOR LENDING OFFICER

STATE OF TEXAS  
COUNTY OF NUECES

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

THIS THE 28<sup>th</sup> DAY OF May, 2003.  
Veronica Lara  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



STATE OF TEXAS  
COUNTY OF NUECES

BRASELTON LAND VENTURES, INC., A TEXAS 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.

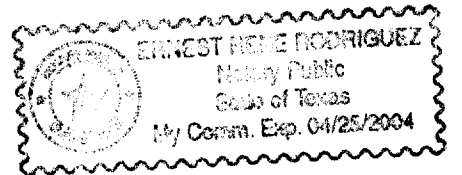
THIS THE 20 DAY OF May, 2003.

BRASELTON LAND VENTURES, INC.  
BY: Fred Braselton  
FRED BRASELTON, PRESIDENT

STATE OF TEXAS  
COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY FRED BRASELTON, AS PRESIDENT OF BRASELTON LAND VENTURES, INC., A TEXAS CORPORATION, ON BEHALF OF SAID CORPORATION.

THIS THE 20 DAY OF May, 2003.  
Ernest Briones  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



NOTES:

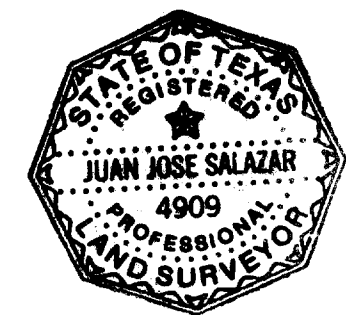
- 1.) TOTAL PLATTED AREA CONTAINS 8.311 ACRES OF LAND.
- 2.) SET 5/8 INCH IRON RODS WITH RED PLASTIC CAP STAMPED "URBAN ENGR C.C. TX" AT ALL LOT CORNERS, EXCEPT WHERE NOTED.
- 3.) THE RECEIVING WATERS FOR STORM WATER FROM THIS PROPERTY IS THE OSO BAY. THE RECEIVING WATERS ARE NOT CLASSIFIED BY THE TCEQ AS HAVING "EXCEPTIONAL" AQUATIC LIFE.
- 4.) BEARINGS ARE BASED ON THE EAST BOUNDARY OF THE VILLAGE AT DUNBARTON OAK UNIT 2, A MAP OF WHICH IS RECORDED IN VOLUME 61, PAGES 118-119, MAP RECORDS OF NUECES COUNTY, TEXAS.
- 5.) BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "C" 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 NOT IN A SPECIAL FLOOD HAZARD AREA.
- 6.) THE 7.5 FOOT UTILITY EASEMENT SHOWN ADJACENT TO THE SOUTH BOUNDARY OF LOTS 1-5, BLOCK 4; ADJACENT TO THE WEST BOUNDARY OF LOTS 7-10, BLOCK 4; AND ADJACENT TO THE SOUTH BOUNDARY OF LOT 10, BLOCK 4 ARE DEDICATED TO THE PUBLIC USE FOR THE INSTALLATION, OPERATION AND USE OF PUBLIC UTILITIES.
- 7.) NO DRIVEWAY ACCESS TO BE PERMITTED ONTO DUNBARTON OAK DRIVE FOR LOT 19, BLOCK 2 AND LOTS 50-57, BLOCK 1.

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 28<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 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 9<sup>th</sup> DAY OF October, 2002.

Michael Gunning David Berlanga Sr.  
MICHAEL N. GUNNING, SECRETARY DAVID BERLANGA, SR., CHAIRMAN  
03-062

STATE OF TEXAS  
COUNTY OF NUECES

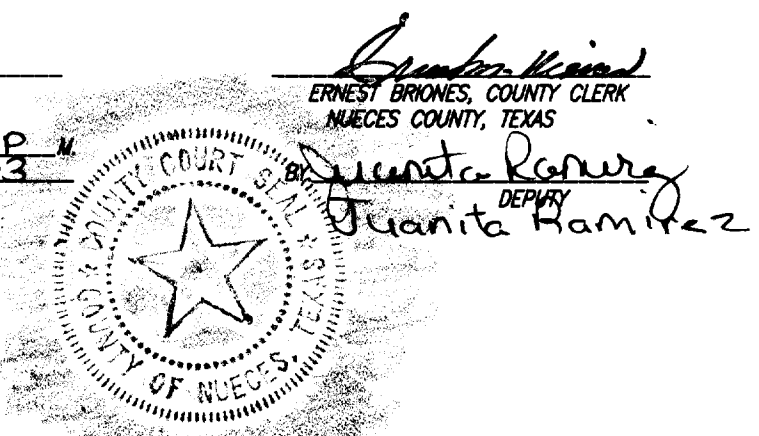
I, ERNEST BRIONES, CLERK OF THE COUNTY COURT IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE 20 DAY OF May, 2003, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE 3 DAY OF July, 2003, AT 3:56 O'CLOCK P.M., AND DULY RECORDED THE 3 DAY OF July, 2003, AT 3:56 O'CLOCK P.M., IN SAID COUNTY IN VOLUME 162, PAGE 164-165, 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.

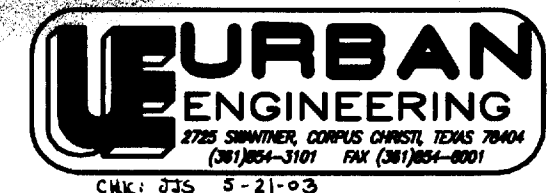
NO. 2003035111  
FILED FOR RECORD

AT 3:56 O'CLOCK P.M.  
July 3, 2003

ERNEST BRIONES  
CLERK COUNTY COURT  
NUECES COUNTY, TEXAS



BY: Juanita Ramirez  
DEPUTY  
Juanita Ramirez



DATE: JAN. 6, 2003  
SCALE: 1" = 60'  
JOB NO. 24264.A2.03  
SHEET 1 OF 2

