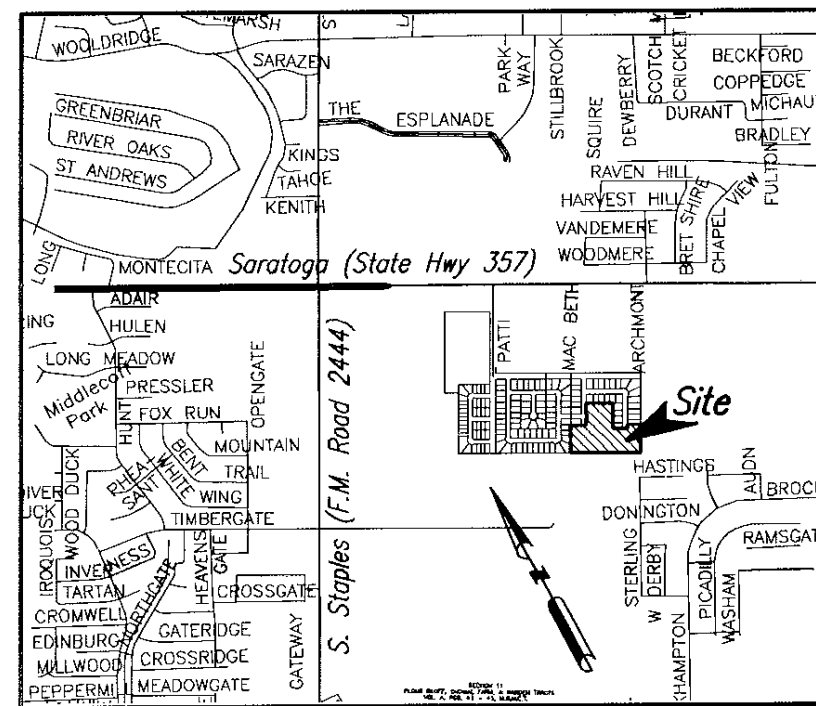


Notes:

- 1.) Total platted area contains 6.644 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 Basin. The receiving waters are classified by the TCEQ as having "Exceptional" aquatic life.
- 4.) Bearings are based on the recorded plat of The Village at Dunbarton Oak Unit 3, a map of which is recorded in Volume 62, Pages 164-165, 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.) Easement and Right-of-Way for Electric Transmission Line dated April 20, 1939, executed by Maggie Kosarek to Nueces Electric Cooperative, Inc., recorded under Clerk's File No. 532168, Volume 854, Page 162, Deed Records of Nueces County, Texas. (Blanket, affects subject property)
- 7.) Easement and Right-of-Way for Electric Transmission Line dated February 18, 1941, executed by Maggie Kosarek to Nueces Electric Cooperative, Inc., recorded under Clerk's File No. 532446, Volume 854, Page 546, Deed Records, Nueces County, Texas. (Blanket, affects subject property)
- 8.) No driveway access to be permitted onto Jessica Drive from Lots 41, 42, 43A, and 43B, in Block 1.

Plat of
The Village at Dunbarton Oak Unit 4

6.644 acres of land out of a 31.723 acre tract conveyed to Braselton Land Ventures, Inc., per deed, recorded in Document No. 2000011494, Official Public Records of Nueces County, Texas; said 6.644 acres of land being out of Lots 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.

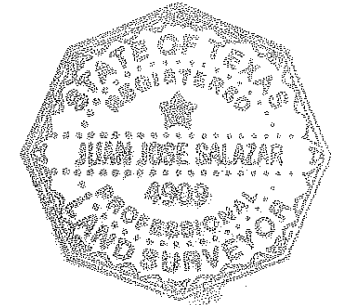


State of Texas
County of Nueces

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 26th day of July, 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 19th day of Aug, 2004

Angel R. Escobar, P.E.
Angel R. Escobar, P.E./R.P.L.S.
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 17th day of December, 2003

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

State of Texas
County of Nueces

I, Diana Barrera, Clerk of the County Court in and for said County, do hereby certify that the foregoing instrument dated the 20 day of August, 2004, with its certificate of authentication was filed for record in my office the 20 day of August, 2004, at 8:26 O'clock A.M., and duly recorded the 20 day of August, 2004, at 8:26 O'clock A.M., in said County in Volume 603, Page 115-116, Map Records.

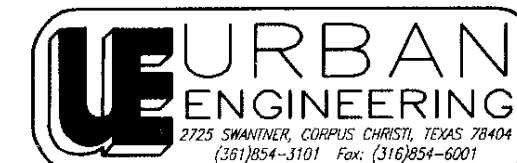
Witness my hand and seal of the County Court, in and for said County, at office in Corpus Christi, Texas, the day and year last written.

No. 2004043251
Filed for Record
at 8:26 O'clock A.M.
August 20, 2004

Diana T. Barrera (PBA)
Diana T. Barrera, County Clerk
Nueces County, Texas
By: Pamela S. Ortega
Deputy

Clerk County Court
Nueces County, Texas

Pamela S. Ortega
Deputy



DATE: JULY 7, 2004
SCALE: 1" = 60'
JOB NO.: 24264.A3.03
SHEET: 1 OF 2
DRAWN BY: RR

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 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 9 day of July, 2004

By: Fred Braselton
By: 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 9 day of July, 2004

Vicki Adair
Notary Public in and for the State of Texas
VICKI ADAIR
Notary Public, State of Texas
My Commission Expires

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 KING'S CROSSING REALTY, LTD., a TEXAS LIMITED PARTNERSHIP, as shown on the foregoing map and it approves of the subdivision and dedication for the purposes and considerations therein expressed.

This the 9th day of July, 2004

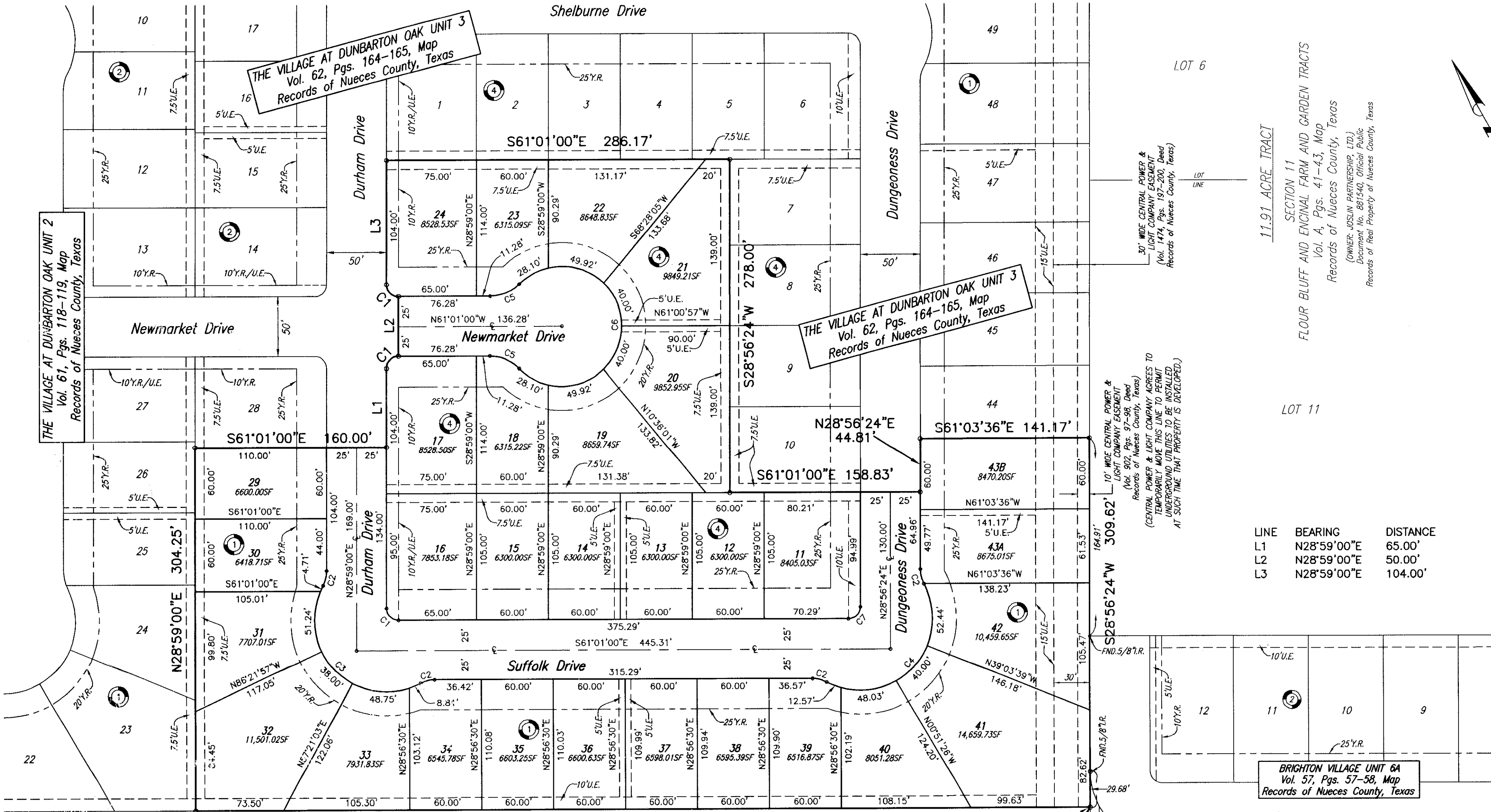
By: Wayne Meyr
By: WAYNE MEYR, SENIOR LENDING OFFICER

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 Association.

This the 9th day of July, 2004

Veronica Lara
Notary Public in and for the State of Texas
VERONICA LARA
Notary Public
STATE OF TEXAS
My Comm. Exp. 03-23-2008



SECTION 11
 FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS
 Vol. A, Pgs. 41-43, Map
 Records of Nueces County, Texas
 (OWNER: JUSLIN PARTNERSHIP, LTD.)
 Document No. 861540, Official Public
 Records of Real Property of Nueces County, Texas

LOT 11

LINE	BEARING	DISTANCE
L1	N28°59'00"E	65.00'
L2	N28°59'00"E	50.00'
L3	N28°59'00"E	104.00'

BRIGHTON VILLAGE UNIT 6A
 Vol. 57, Pgs. 57-58, Map
 Records of Nueces County, Texas

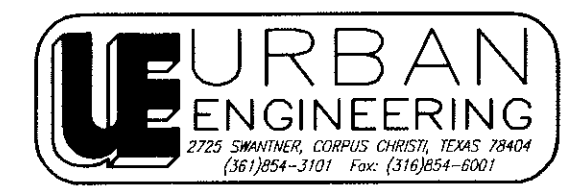
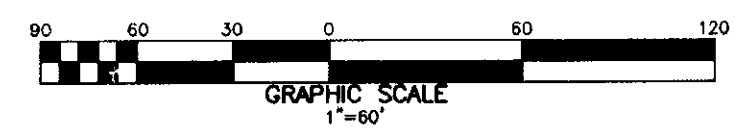
JESSICA DRIVE

60.00 ACRE TRACT
 SECTION 11
 FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS
 Vol. A, Pgs. 41-43, Map
 Records of Nueces County, Texas
 (OWNER: CANO DEVELOPMENT COMPANY)
 Vol. 2224, Pg. 575, Deed
 Records of Nueces County, Texas

Plat of
The Village at Dunbarton Oak Unit 4

6.644 acres of land out of a 31.723 acre tract conveyed to Braselton Land Ventures, Inc., per deed, recorded in Document No. 2000011494, Official Public Records of Nueces County, Texas; said 6.644 acres of land being out of Lots 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.

- (C1) Δ=90°00'00" R=10.00' T=10.00' L=15.71'
- (C2) Δ=28°04'21" R=25.00' T=6.25' L=12.25'
- (C3) Δ=146°08'42" R=60.00' T=----- L=153.04'
- (C4) Δ=146°11'18" R=60.00' T=----- L=153.08'
- (C5) Δ=45°14'23" R=34.50' T=14.37' L=27.24'
- (C6) Δ=270°28'46" R=50.00' T=----- L=236.04'
- (C7) Δ=90°02'36" R=10.00' T=10.01' L=15.72'



DATE: JULY 7, 2004
 SCALE: 1"= 60'
 JOB NO.: 24264.A3.03
 SHEET: 2 OF 2
 DRAWN BY: RR