

Plat of Mariposa Subdivision

23.060 acres of land out of a Lots 17, 18, 31, and 32, Section 21, 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

Hogan Development Company, L.P., a 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 24th day of September, 2003

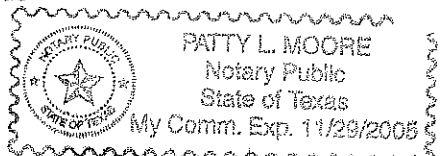
Seabreeze, LTD., Co., General Partner
Neill Amsler
By: Neill Amsler, Manager

State of Texas
County of Nueces

This instrument was acknowledged before me by Neill Amsler, as Manager of Seabreeze, LTD., Co., General Partner of Hogan Development Company, L.P., a Limited Partnership, on behalf of said partnership.

This the 24th day of September, 2003

Patty L. Moore
Notary Public in and for the State of Texas



State of Texas
County of Victoria

Prosperity Bank, a State Banking Corporation, hereby certifies that it holds a lien on the property owned by Hogan Development Company, L.P., a 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 24th day of Sept, 2003

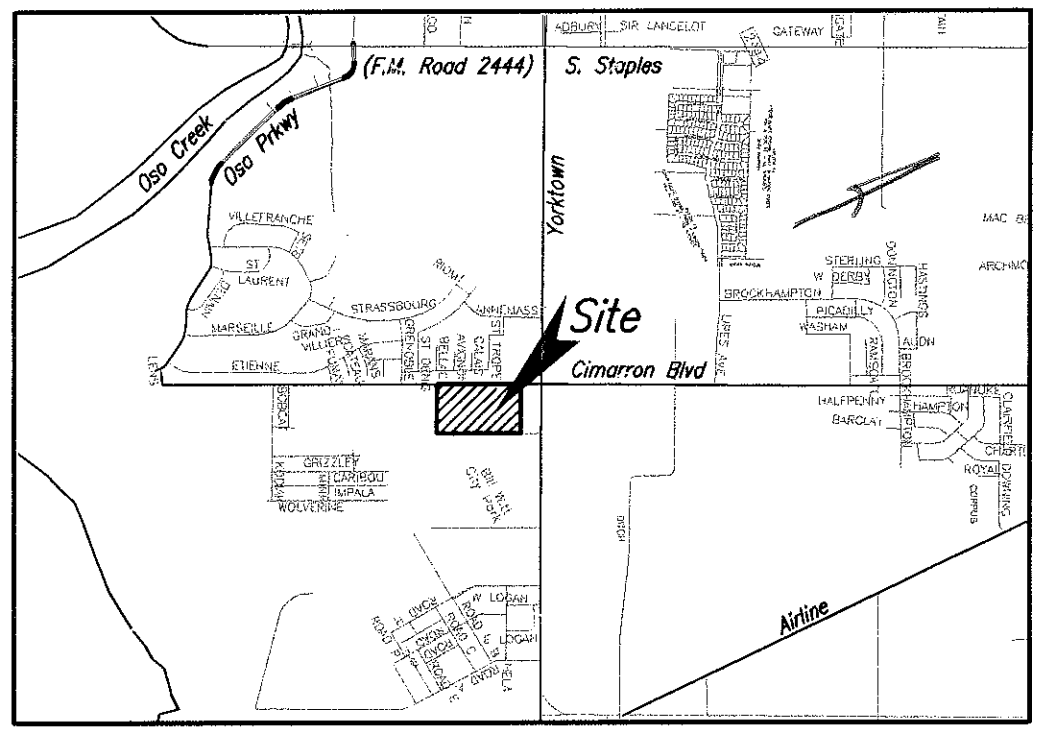
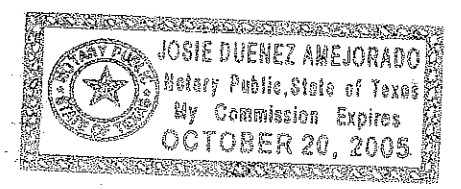
Prosperity Bank, a State Banking Corporation
Donald Bolton, Jr.
By: Donald Bolton, Jr., President

State of Texas
County of Victoria

This instrument was acknowledged before me by Donald Bolton, Jr., as President of Prosperity Bank, a State Banking Corporation, a State Banking Corporation, on behalf of said Corporation.

This the 24th day of September, 2003

Josie Duenez Amejorado
Notary Public in and for the State of Texas



LOCATION MAP N.T.S.

Notes:

- 1.) Total platted area contains 23.060 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 Lot 1, Block 14, Cimarron Crossing Unit 5, a map of which is recorded in Volume 60, Page 14, 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.) No driveway access to be permitted onto Cimarron Boulevard from Lots 1, 90 thru 94, Block 1 and all of Block 2.
- 7.) The 7.5 foot utility easement shown adjacent to the northeast boundary of Lots 80 thru 90, Block 1, are dedicated to the public use for the installation, operation and use of public utilities.
- 8.) Property owners may not construct or place any temporary or permanent structure within, on or over any public utility or drainage easement. Property owner may place paving or landscaping materials within a public utility or drainage easement if storm water conveyance capability is not reduced.

State of Texas
County of Nueces

I, Dan L. Urban, 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 1st day of OCTOBER, 2003

Dan L. Urban
Dan L. Urban, R.P.L.S.
Texas License No. 4710



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 9th day of JAN, 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 23rd day of April, 2003

Michael N. Gunning
Michael N. Gunning
Secretary

Shirley Mims
FOR David Berlanga, Sr., Chairman
Shirley Mims, Vice-Chairman

04-004

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 24 day of September, 2003, with its certificate of authentication was filed for record in my office the 14 day of January, 2004, AT 8:20 o'clock A.M., and duly recorded the 14 day of January, 2004, at 8:20 o'clock A.M., in said County in Volume 62, Page 60-61, 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.

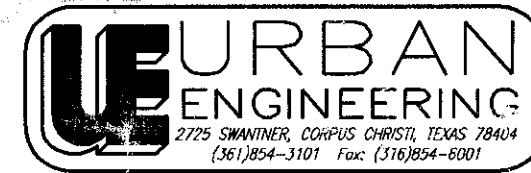
No. 2004001646
Filed for Record
at 8:20 o'clock A.M.
January 14, 2004

Ernest Briones
Ernest Briones, County Clerk
Nueces County, Texas

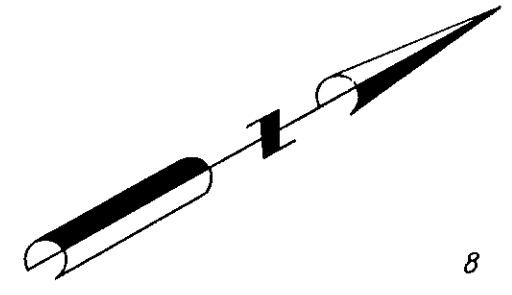
By Juanita Ramirez
Deputy
Juanita Ramirez

Ernest Briones
Clerk County Court
Nueces County, Texas

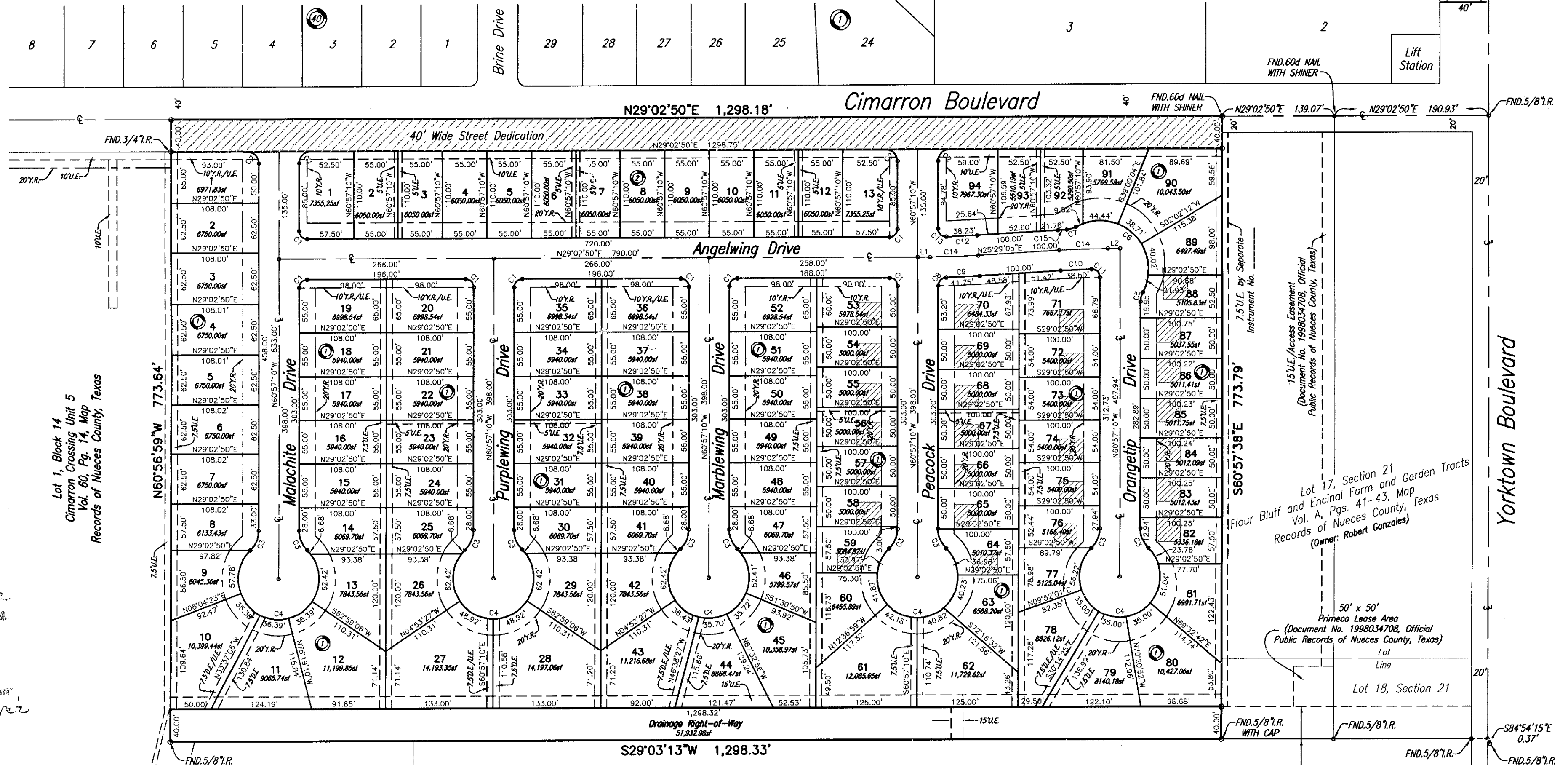
By Juanita Ramirez
Deputy
Juanita Ramirez



DATE: SEPT. 11, 2003
SCALE: 1"= 100'
JOB NO. 32316.A2.00
SHEET 1 OF 2



King's Crossing Unit 1 Phase 3
Vol. 51, Pgs. 143-156, Map
Records of Nueces County, Texas



No. 2004-001646
FILED FOR RECORD
AT 8:20 O'CLOCK A.M.

JAN 14 2004

SWANITA RUIZ

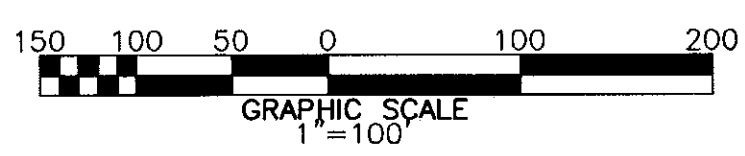
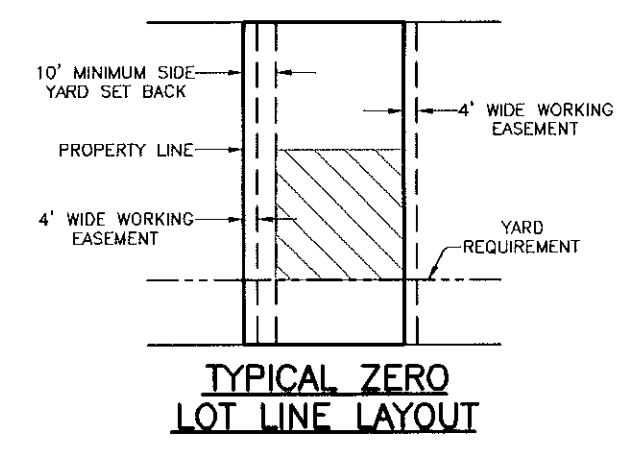
45' Wide Drainage Easement
(File No. 522364, Vol. 2035, Pg. 651,
Deed Records of Nueces County, Texas)

Cimarron Crossing Unit 5
Vol. 59, Pg. 46, Map
Records of Nueces County, Texas

(C1) Δ=90°00'00" R=10.00' T=10.00' L=15.71'	(C2) Δ=90°00'00" R=15.00' T=15.00' L=23.56'	(C3) Δ=45°14'23" R=34.50' T=14.38' L=27.24'	(C4) Δ=270°28'46" R=50.00' T=49.58' L=236.04'	(C5) Δ=28°04'21" R=25.00' T=6.25' L=12.25'
(C6) Δ=147°56'02" R=60.00' T=----- L=154.92'	(C7) Δ=26°55'18" R=25.00' T=5.98' L=11.75'	(C8) Δ=88°51'14" R=10.00' T=9.80' L=15.51'	(C9) Δ=02°24'59" R=990.00' T=20.88' L=41.75'	(C10) Δ=02°20'48" R=940.00' T=19.25' L=38.50'
(C11) Δ=91°12'57" R=10.00' T=10.21' L=15.92'	(C12) Δ=02°19'49" R=940.00' T=19.12' L=38.23'	(C13) Δ=91°13'56" R=10.00' T=10.22' L=15.92'	(C14) Δ=03°33'45" R=965.00' T=30.01' L=60.00'	(C15) Δ=00°37'22" R=990.00' T=5.38' L=10.76'

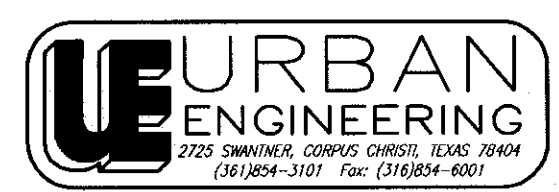
Bill Witt Park
Lot 18, Section 21
Flour Bluff and Encinal Farm and Garden Tracts
Vol. A, Pgs. 41-43, Map
Records of Nueces County, Texas
(Owner: United States of America)
Vol. 2069, Pg. 40, Deed
Records of Nueces County, Texas

LINE	BEARING	DISTANCE
L1	N29°02'50"E	15.00'
L2	N29°02'50"E	15.27'



Plat of Mariposa Subdivision

23.060 acres of land out of c Lots 17, 18, 31, and 32, Section 21, 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.



DATE: SEPT. 11, 2003
SCALE: 1"= 100'
JOB NO. 32316.A2.00
SHEET 2 OF 2