

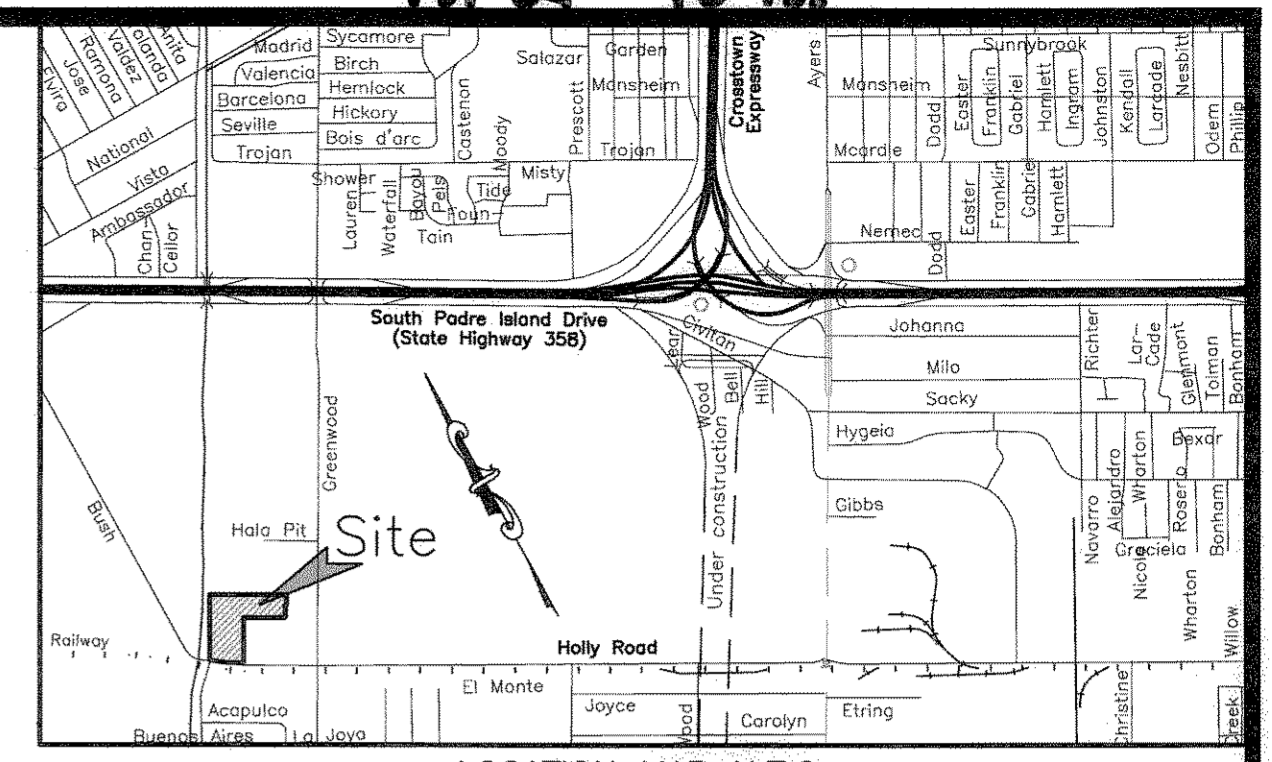
Plat of Cedar Grove Block 3, Lot 9

25.06 Acres out of Lot 2, Section 5, Bohemian Colony Lands Vol. A, Pg. 48, Map Records of Nueces County, Texas (Owner: City of Corpus Christi)

2.679 Acres out of Lot 2, Section 5, Bohemian Colony Lands Vol. A, Pg. 48, Map Records of Nueces County, Texas (Owner: St. John Baptist Church) (Doc. No. 2001011520)

2.782 Acres out of Lot 2, Section 5, Bohemian Colony Lands Vol. A, Pg. 48, Map Records of Nueces County, Texas (Owner: Grace Fallow Huckman) (Clerk's File No. 948688)

7.987 acres of land being all of Lot 2, Block 3, Cedar Grove, a map of which is recorded in Volume 57, Page 164, Map Records of Nueces County, Texas and a portion of Lot 2, Section 5, Bohemian Colony Lands, a map of which is recorded in Volume A, Page 48, Map Records of Nueces County, Texas.



LOCATION MAP N.T.S.

100.00' Wide Drainage Ditch out of Lot 2, Section 5, Bohemian Colony Lands Vol. A, Pg. 48, Map Records of Nueces County, Texas (Owner: City of Corpus Christi) (Recording Information not available)

Fd. 5/8" IR
N28°59'40"E 673.22'
682.97'

S61°06'42"E 352.01' S60°51'59"E 222.03' L1 S60°54'18"E 188.83'

L2

1.00 Acre out of Lot 2, Section 5, Bohemian Colony Lands Vol. A, Pg. 48, Map Records of Nueces County, Texas (Owner: Sergio G. Gonzalez) (Doc. No. 1996023841)

Lot 6, Block 3 Cedar Grove Vol. 63, Pg. 108, Map Records, Nueces County, Texas

Lot 7, Block 3 Cedar Grove Vol. 63, Pg. 108, Map Records, Nueces County, Texas

Lot 9
7.906 Acres
344,377.16 sq.ft.

3.333 Acres out of Lot 2, Section 5, Bohemian Colony Lands Vol. A, Pg. 48, Map Records of Nueces County, Texas (Owner: Jesse T. Sosa & Joanne Sosa) (Doc. No. 2002055414)

S52°26'14"W 0.27'
Fd. 5/8" I.R.

N60°47'41"W 434.10'

15' U.E.

7.5' U.E.

7.5' U.E.

N28°59'40"E 673.22'
682.97'

Radius Point Bears N41°34'43"E 1340.00'

Radius Point Bears N29°12'08"E 1350.00'

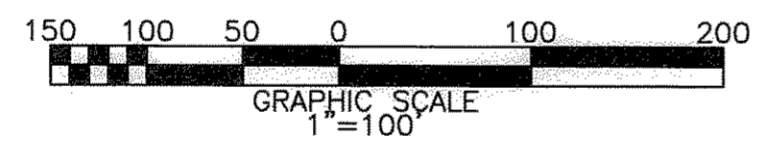
20' Access Easement (Vol. 1118, Pg. 314, D.R.M.C.T.)

35.0' U.E. (Doc. No. 1996020511, O.P.R.M.C.T.)

Δ=12°23'20"
R=1340.00'
T=145.44'
L=289.75'

Δ=12°16'53"
R=1350.00'
T=145.24'
L=289.37'

Holly Road



LINE	BEARING	DISTANCE
L1	S60°07'18"E	35.94'
L2	S30°27'39"W	104.20'
L3	N60°45'17"W	10.06'
L4	S29°38'08"W	131.83'
L5	N60°48'15"W	62.97'
L6	N60°48'15"W	62.64'
L7	N28°59'40"E	10.24'
L8	S29°03'14"W	10.00'

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 6th day of APRIL, 2005
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 12th day of April, 2005
Angel R. Escobar
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 10th day of MARCH, 2005
Michael N. Gunning
Michael N. Gunning
Secretary
0205016-NP09
David Berlanga Sr.
David Berlanga, Sr., Chairman

State of Texas
County of Nueces

I, Diana T. Barrera, Clerk of the County Court in and for said County, do hereby certify that the foregoing instrument dated the 13 day of April, 2005, with its certificate of authentication was filed for record in my office the 13 day of April, 2005, at 4:20 O'clock P.M., and duly recorded the 13 day of April, 2005, at 4:20 O'clock P.M., in said County in Volume 64, Page 133, Map Records.

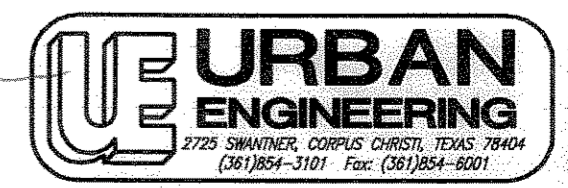
Witness my hand and seal of the County Court, in and for said County, at office in Corpus Christi, Texas, the day and year last written.

No. 2005018309
Filed for Record
at 4:20 O'clock P.M.
April 13, 2005

Diana T. Barrera
Diana T. Barrera, County Clerk
Nueces County, Texas
By: *[Signature]*
Deputy

Diana T. Barrera
Clerk County Court
Nueces County, Texas

By: *[Signature]*
Deputy



DATE: April 6, 2005
SCALE: 1"=100'
JOB NO.: 33530.A4.00
SHEET: 1 OF 1
DRAWN BY: XG

State of Texas
County of Nueces

Haas - Anderson Construction Ltd., a Limited Partnership, 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 8th day of April, 2005

By: HAAS - ANDERSON CONSTRUCTION, LTD.

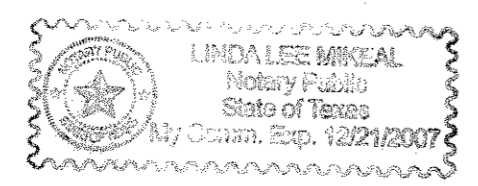
Daryl O. Haas
DARYL O. HAAS, President

State of Texas
County of Nueces

This instrument was acknowledged before me by DARYL O. HAAS, as President of HAAS - ANDERSON CONSTRUCTION, LTD., a Limited Partnership, on behalf of said partnership.

This the 8th day of April, 2005

Linda Lee Mikel
Notary Public in and for the State of Texas



Notes:

- Total platted area contains 7.987 acres of land, including street dedication.
- Set 5/8 inch iron rods with red plastic cap stamped "URBAN ENGR C.C. TX" at all Lot corners, except where noted.
- The receiving waters for storm water runoff is the Oso Creek Basin. The TCEQ has not classified the aquatic life use for the Oso Creek, but it is recognized as an environmentally sensitive area. The Oso Creek flows directly into the Oso Bay. The TCEQ has classified the aquatic life use for Oso Bay as "exceptional" and "oyster waters" and categorized the receiving water as "contact recreation" use.
- Bearings are based on the recorded plat of Cedar Grove, Lot 2, Block 3, a map of which is recorded in Volume 57, Page 164, Map Records of Nueces County, Texas.
- By graphic plotting only, this property is in Zone "C" on Flood Insurance Rate Map, Community Panel No. 485464 0277 C, City of Corpus Christi, Texas, which bears an effective date of July 18, 1985 and is not in a Special Flood Hazard Area.

Vol. 64, Pg. 133