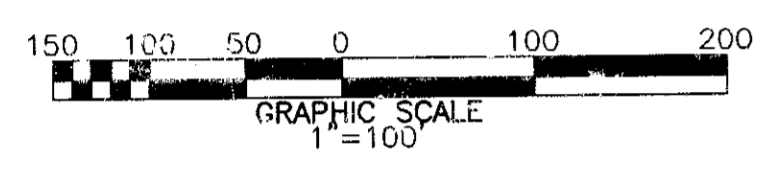


- Notes:
- 1.) Total platted area contains 9.132 acres of land.
 - 2.) The receiving waters for storm water from this property is the Laguna Madre and Corpus Christi Bay. The TCEQ has classified the aquatic life use for the Laguna Madre as "exceptional" and "oyster waters". TCEQ also categorized the Laguna Madre as "contact recreation" use.
 - 3.) Bearings are based on the recorded plat of Lot 24-B, Section 51, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume 63, Page 58, Map Records of Nueces County, Texas.
 - 4.) By graphic plotting only, this property is in Zone "C" on Flood Insurance Rate Map, Community Panel No. 485464 0356 C, City of Corpus Christi, Texas, which bears an effective date of July 18, 1985 and is not in a Special Flood Hazard Area.



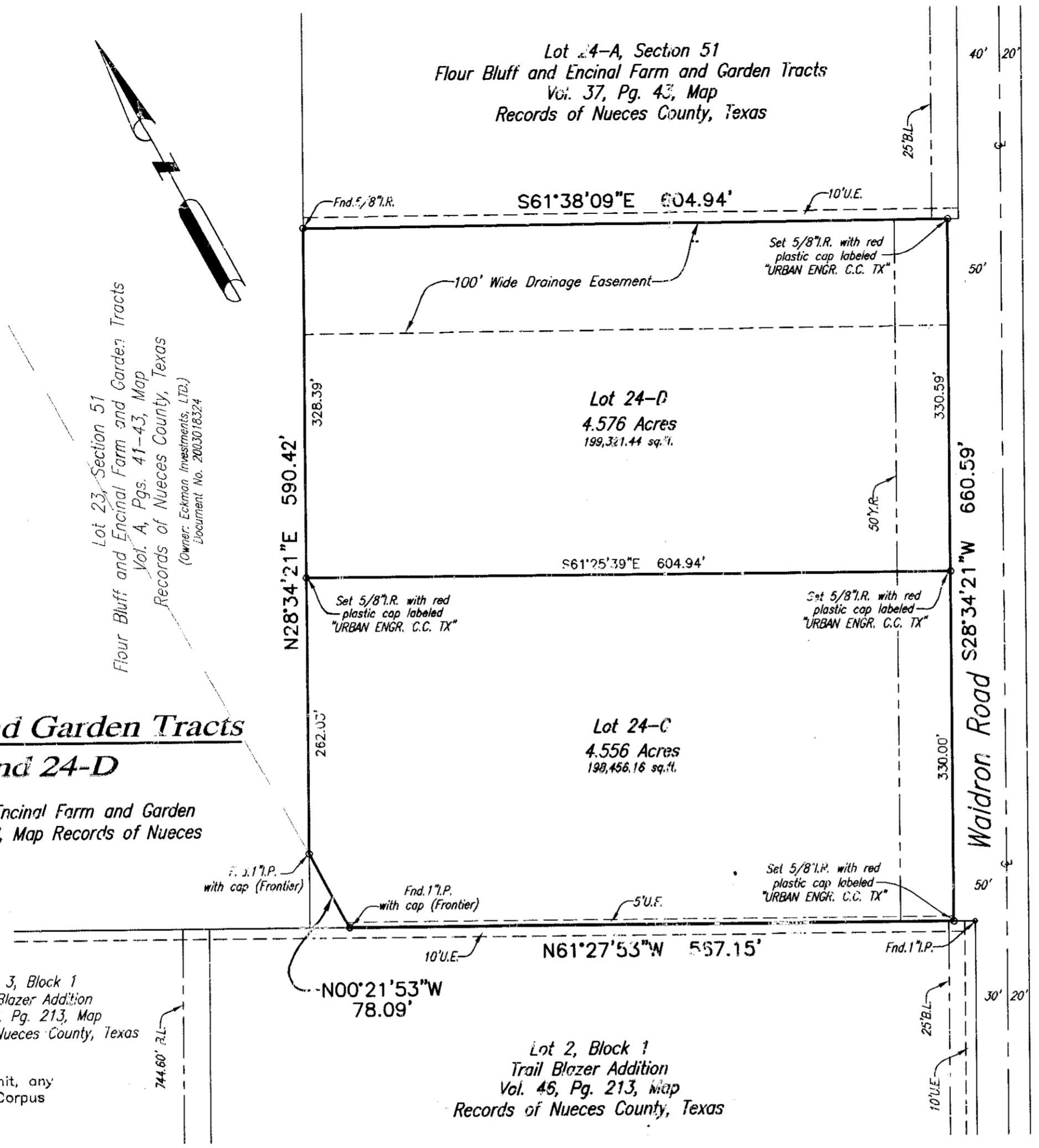
Lot 23, Section 51
Flour Bluff and Encinal Farm and Garden Tracts
Vol. 4, Pgs. 41-43, Map
Records of Nueces County, Texas
(owner, Eckman Investments, LTD.)
Loc. No. 2003016324

**Plat of
Flour Bluff and Encinal Farm and Garden Tracts
Section 51, Lots 24-C and 24-D**

Being a replat of Lot 24-B, Section 51, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume 63, Page 58, Map Records of Nueces County, Texas.

Lot 3, Block 1
Trail Blazer Addition
Vol. 46, Pg. 213, Map
Records of Nueces County, Texas

Lot 2, Block 1
Trail Blazer Addition
Vol. 46, Pg. 213, Map
Records of Nueces County, Texas



State of Texas
County of Nueces

This final plat approved by the Corpus Christi Nueces County Health Unit, any private water supply and/or sewage system shall be approved by the Corpus Christi-Nueces County Health Department prior to installation.

This the 18 day of October, 2004

Lawrence A. Jones
Lawrence A. Jones, R.S. Manager
Public Health Engineer
Corpus Christi, Nueces County, Texas

State of Texas
County of Nueces

I, WAYNE MEYR and wife, JANICE MEYR, hereby certify 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 19th day of October, 2004

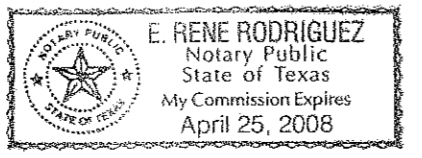
By: Wayne Meyr By: Janice Meyr
WAYNE MEYR JANICE MEYR

State of Texas
County of Nueces

This instrument was acknowledged before me by WAYNE MEYR and wife, JANICE MEYR.

This the 19th day of October, 2004

E. Rene Rodriguez
Notary Public in and for the State of Texas



State of Texas
County of Nueces

THE FIRST NATIONAL BANK OF WOODSBORO, hereby certifies that it holds a lien on the property owned by WAYNE MEYR and wife, JANICE MEYR, as shown on the foregoing map and it approves of the subdivision and dedication for the purposes and considerations therein expressed.

This the 21st day of October, 2004

BY: THE FIRST NATIONAL BANK OF WOODSBORO

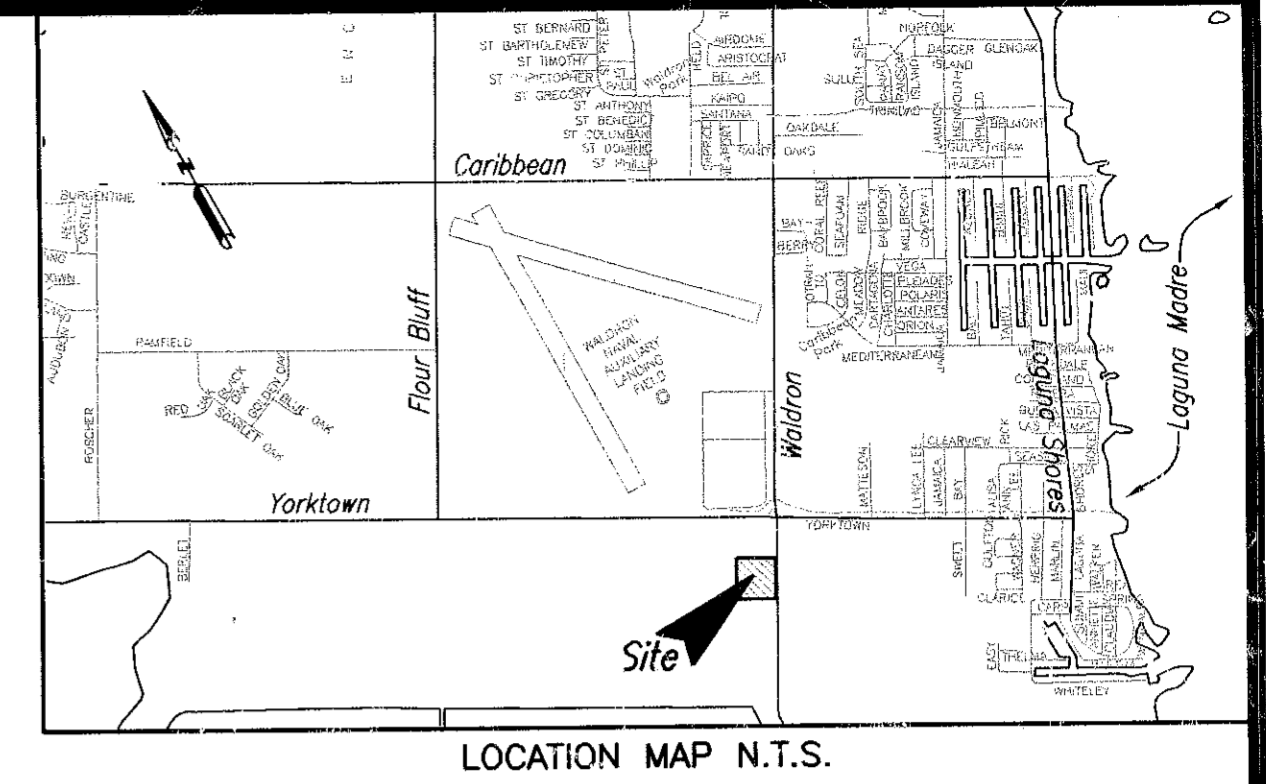
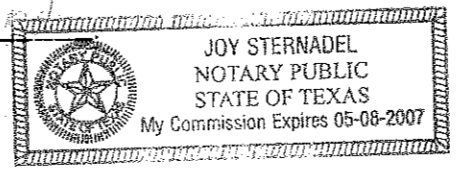
By: Arlen Fechner
ARLEN FECHNER, President

State of Texas
County of Nueces

This instrument was acknowledged before me by ARLEN FECHNER, as President of THE FIRST NATIONAL BANK OF WOODSBORO, on behalf of said Bank.

This the 21st day of October, 2004

Joy Starnadel
Notary Public in and for the State of Texas

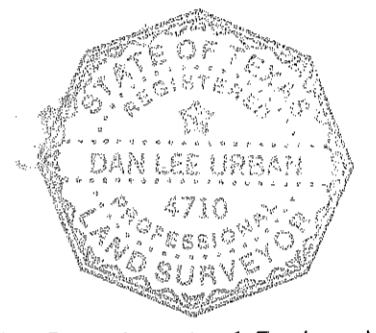


State of Texas
County of Nueces

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 18th day of October, 2004

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 25th day of Oct, 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 22nd day of SEPTEMBER, 2004

Michael N. Gunning David Berlanga Sr.
Michael N. Gunning David Berlanga, Sr., Chairman
Secretary 0804124-P70 04-100

I, Diana Barrera, Clerk of the County Court in and for said County, do hereby certify that the foregoing instrument dated the 21st day of October, 2004 with its certificate of authentication was filed for record in my office the 28th day of October, 2004, at 3:53 O'clock P.M., and duly recorded the 28th day of October, 2004, at 3:53 O'clock P.M., in said County in Volume 64, Page 16, 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.

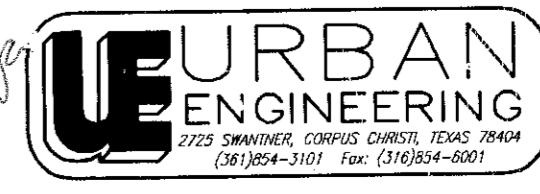
No. 20040516187
Filed for Record

at 3:53 O'clock P.M.
October 28, 2004

By: Pamela B. Arriaga
Deputy

Diana Barrera
Clerk County Court
Nueces County, Texas

By: Pamela B. Arriaga
Deputy



DATE: OCT. 18, 2004
SCALE: 1"= 100'
JOB NO.: 33557.A4.00
SHEET: 1 OF 1
DRAWN BY: RR