

**Plat of
New River Hills Subdivision**

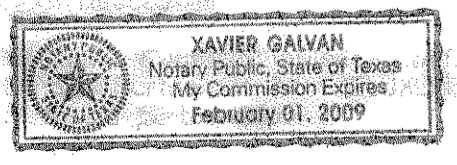
24.026 acres of land, being all of a 21.75 acre tract of land, more or less, out of a 400 acre tract of the Mariano L. DeHerrera Grant, Abstract No. 606, said 400 acre tract conveyed by Bess L. Hurd, et vir, to Nina G. Stewart, widow, by deed dated June 22, 1944, recorded in Volume 300, Page 153, Deed Records of Nueces County, Texas, and also a portion of a 4.573 acre tract of land described in Special Warranty Deed dated February 11, 2002 and recorded in Document No. 2002006359, Official Public Records of Nueces County, Texas, said 21.75 acre tract being the same property described in deed dated August 12, 1991 and recorded in Volume 2278, Pages 795-798, Deed Records of Nueces County, Texas.

State of Texas
County of Nueces
C.C. DELUXE PROPERTIES, LTD., a TEXAS LIMITED PARTNERSHIP, hereby certify 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 2ND day of APRIL, 2005
By: DELUXE GP, LLC, GENERAL PARTNER
Ralph H. Walker
RALPH H. WALKER, Manager

State of Texas
County of Nueces
This instrument was acknowledged before me by RALPH H. WALKER, as Manager of DELUXE GP, LLC, General Partner of C.C. DELUXE PROPERTIES, LTD., a Texas Limited Partnership, on behalf of said partnership.

This the 2ND day of APRIL, 2005
Xavier Galvan
Notary Public in and for the State of Texas



- Notes:**
- 1.) Total platted area contains 24.026 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 Nueces River Basin. The receiving waters are classified by the TCEQ as having "Exceptional" aquatic life.
 - 4.) Bearings are based on the south boundary of River Hill, a map of which is recorded in Volume 33, Page 91, Map Records of Nueces County, Texas, same being the north boundary of this plat and shown as South 58°47'45" East.
 - 5.) By graphic plotting only, this property is in Zone "C" on Flood Insurance Rate Map, Community Panel No. 485494 0257 C, Nueces County, Texas, which bears an effective date of March 18, 1985 and is not in a Special Flood Hazard Area.
 - 6.) No driveway access to be permitted to River Hill Drive or River Wood Drive.
 - 7.) For Lot 1, Block 5, C.C. Deluxe Properties, LTD, a Texas Limited Partnership in recording this plat of New River Hills Subdivision, has designated certain areas of land as common area/private detention pond intended for the use by the homeowners in Lot 1, Block 5, New River Hills Subdivision, for drainage and other related activities.

The designated areas are not dedicated hereby for the use by the general public but are dedicated to the common use of the homeowners in Lot 1, Block 5, New River Hills Subdivision, as more fully provided in the declaration of covenants, conditions and restrictions applicable to Lot 1, Block 5 said declarations of covenants, conditions and restrictions is here incorporated and made a part of this plat. Maintenance of this lot is the responsibility of the Homeowners as per these covenants.

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 2ND day of MAY, 2005
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 25TH day of MAY, 2005
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 19TH day of NOVEMBER, 2005
Michael N. Gunning David Berlanga Sr.
Michael N. Gunning David Berlanga, Sr. Chairman
Secretary
1003116-P66

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 25 day of May, 2005, with its certificate of authentication was filed for record in my office the 25 day of May, 2005, at 4:41 O'clock P.M., and duly recorded the 25 day of May, 2005, at 4:41 O'clock P.M., in said County in Volume 64, Pages 167-168, Map Records.

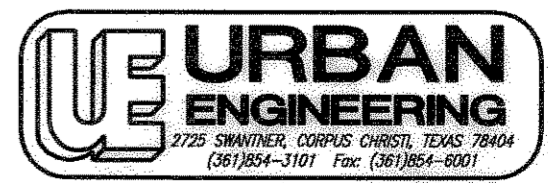
Witness my hand and seal of the County Court, in and for said County, at office in Corpus Christi, Texas, the day and year last written.

No. 2005026499
Filed for Record
at 4:41 O'clock P.M.
May 25, 2005

Diana T. Barrera
Diana T. Barrera, County Clerk
Nueces County, Texas
By: Pamela P. Arrigo
Deputy

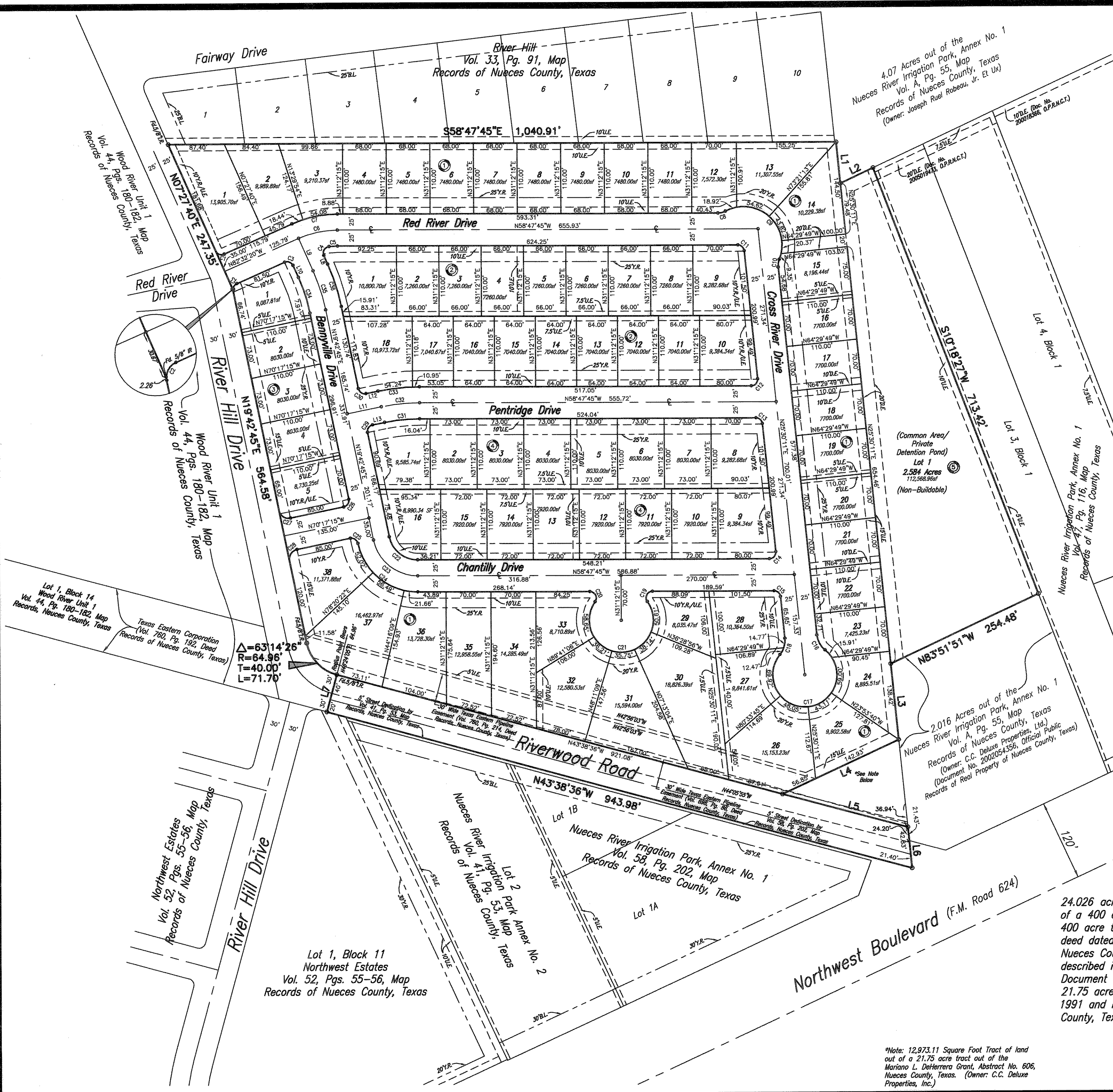
Diana T. Barrera
Clerk County Court
Nueces County, Texas

By: Pamela P. Arrigo
Deputy



DATE: March 17, 2005
SCALE: 1" = 100'
JOB NO.: 36753.A3.00
SHEET: 1 OF 2
DRAWN BY: XG

Vol: 64 Pg: 167

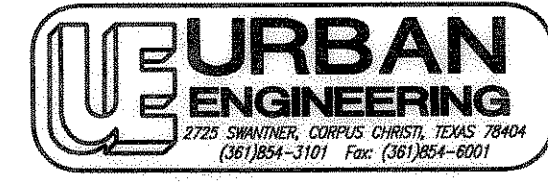


CURVE	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH
C1	90°00'00"	10.00'	10.00'	15.71'
C2	77°44'55"	10.00'	8.06'	13.57'
C3	90°00'00"	10.00'	10.00'	15.71'
C4	107°43'08"	10.00'	13.69'	18.80'
C5	06°01'27"	125.00'	6.58'	13.14'
C6	23°44'35"	150.00'	31.53'	62.16'
C7	23°44'35"	175.00'	36.79'	72.52'
C8	28°04'21"	25.00'	6.25'	12.25'
C9	140°26'39"	60.00'	166.86'	147.07'
C10	28°04'21"	25.00'	6.25'	12.25'
C11	84°17'57"	10.00'	9.05'	14.71'
C12	95°42'03"	10.00'	11.05'	16.70'
C13	84°17'57"	10.00'	9.05'	14.71'
C14	95°42'03"	10.00'	11.05'	16.70'
C15	84°17'57"	10.00'	9.05'	14.71'
C16	45°14'23"	34.50'	14.37'	27.24'
C17	270°28'46"	50.00'	49.58'	236.04'
C18	45°14'23"	34.50'	14.38'	27.24'
C19	125°41'07"	10.00'	19.49'	21.94'
C20	125°41'07"	10.00'	19.49'	21.94'
C21	251°22'14"	50.00'	69.62'	219.36'
C22	78°30'30"	45.00'	36.77'	61.66'
C23	78°30'30"	70.00'	57.20'	95.92'
C24	78°30'30"	95.00'	77.63'	130.17'
C25	90°00'00"	10.00'	10.00'	15.71'
C26	90°00'00"	10.00'	10.00'	15.71'
C27	90°00'00"	15.00'	15.00'	23.56'
C28	90°00'00"	15.00'	15.00'	23.56'
C29	90°00'00"	10.00'	10.00'	15.71'
C30	90°00'00"	10.00'	10.00'	15.71'
C31	11°29'30"	275.00'	27.67'	55.16'
C32	11°29'30"	300.00'	30.19'	60.17'
C33	11°29'30"	325.00'	32.70'	65.18'
C34	12°15'05"	275.00'	29.51'	58.80'
C35	12°15'05"	300.00'	32.20'	64.15'
C36	12°15'05"	325.00'	34.88'	69.49'

LINE	BEARING	DISTANCE
L1	S25°30'11"W	65.02'
L2	S84°06'52"E	56.36'
L3	S25°30'11"W	118.96'
L4	N83°40'26"W	199.78'
L5	S43°38'36"E	201.92'
L6	S25°30'11"W	64.23'
L7	N46°23'08"E	60.00'
L8	N07°27'40"E	14.91'
L9	S07°27'40"W	55.36'
L10	N07°27'40"E	20.36'
L11	S70°17'15"E	54.19'
L12	N70°17'15"W	19.19'
L13	S70°17'15"E	19.19'

**Plat of
New River Hills Subdivision**

24.026 acres of land, being all of a 21.75 acre tract of land, more or less, out of a 400 acre tract of the Mariano L. DeHerrera Grant, Abstract No. 606, said 400 acre tract conveyed by Bess L. Hurd, et vir, to Nina G. Stewart, widow, by deed dated June 22, 1944, recorded in Volume 300, Page 153, Deed Records of Nueces County, Texas, and also a portion of a 4.573 acre tract of land described in Special Warranty Deed dated February 11, 2002 and recorded in Document No. 2002006359, Official Public Records of Nueces County, Texas, said 21.75 acre tract being the same property described in deed dated August 12, 1991 and recorded in Volume 2278, Pages 795-798, Deed Records of Nueces County, Texas.



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DRAWN BY: XG

*Note: 12,973.11 Square Foot Tract of land out of a 21.75 acre tract out of the Mariano L. DeHerrera Grant, Abstract No. 606, Nueces County, Texas. (Owner: C.C. Deluxe Properties, Inc.)