

CURVE DATA

- (C1) Δ=90°00'00" R=15.00' T=15.00' L=23.56'
(C2) Δ=04°47'31" R=325.00' T=13.60' L=27.18'
(C3) Δ=04°47'31" R=300.00' T=12.55' L=25.09'
(C4) Δ=04°47'31" R=275.00' T=11.51' L=23.00'
(C5) Δ=04°47'31" R=350.00' T=14.65' L=29.27'
(C6) Δ=04°47'31" R=375.00' T=15.69' L=31.36'
(C7) Δ=90°00'00" R=10.00' T=10.00' L=15.71'
(C8) Δ=28°04'21" R=25.00' T=6.25' L=12.25'
(C9) Δ=146°08'41" R=60.00' T=11.53' L=153.04'

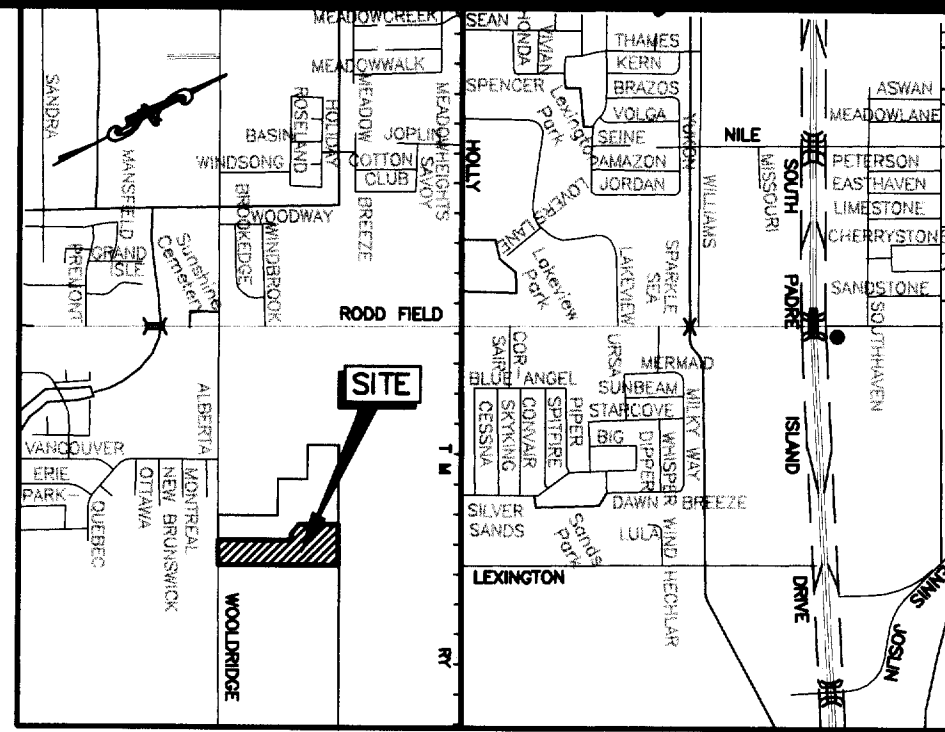
LOT 13, SECTION 27, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS VOLUME A, PAGES 41-43, MAP RECORDS OF NUECES COUNTY, TEXAS (OWNER - KEY LINE INVESTMENTS, L.L.C.)

LOT 12, SECTION 27, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS VOLUME A, PAGES 41-43, MAP RECORDS OF NUECES COUNTY, TEXAS (OWNER: DIOCESE OF CORPUS CHRISTI, DOC. NO. 2001028257)

LOT 5, SECTION 27, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS VOLUME A, PAGES 41-43, MAP RECORDS OF NUECES COUNTY, TEXAS (OWNER: LENORA M. STEEN)

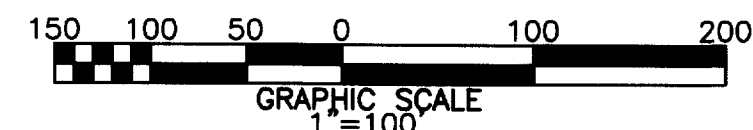
PLAT OF MORNINGSTAR ESTATES UNIT 1

10.292 ACRE TRACT OF LAND, OUT OF LOT THIRTEEN (13), SECTION TWENTY SEVEN (27), FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, A MAP OF WHICH IS RECORDED IN VOLUME A, PAGES 41, 42, AND 43, MAP RECORDS OF NUECES COUNTY, TEXAS.



NOTES:

- 1.) TOTAL PLATTED AREA CONTAINS 10.292 ACRES OF LAND. (INCLUDES STREET DEDICATION)
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. THE RECEIVING WATERS ARE NOT CLASSIFIED BY THE TCEQ AS HAVING "EXCEPTIONAL" AQUATIC LIFE.
4.) BEARINGS ARE BASED ON THE CENTERLINE OF WOOLDRIDGE ROAD SAME BEING THE SOUTHWEST BOUNDARY OF THIS PLAT AS MONUMENTED ON THE GROUND AND SHOWN AS NORTH 61°03'20" WEST ON THE RECORDED MAP OF THE FORUM MALL, A MAP OF WHICH IS RECORDED IN VOLUME 53, PAGE 115, MAP RECORDS OF NUECES COUNTY, TEXAS.
5.) BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "C" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 485464 0315 D, CITY OF CORPUS CHRISTI, TEXAS, WHICH BEARS AN EFFECTIVE DATE OF AUGUST 3, 1989 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.
6.) PROPERTY IS SUBJECT TO A "BLANKET TYPE" EASEMENT DATED MARCH 28, 1952 FROM CORA MAY PEARSE, WIDOW, TO CENTRAL POWER AND LIGHT COMPANY, RECORDED IN VOLUME 559, PAGE 302, DEED RECORDS OF NUECES COUNTY, TEXAS.
7.) NO DRIVEWAY ACCESS TO BE PERMITTED TO WOOLDRIDGE ROAD.



LOT 1, BLOCK 20, RODD EAST VOLUME 34, PAGE 141-142, MAP RECORDS OF NUECES COUNTY, TEXAS
LOT 20, BLOCK 20, VOLUME 34, PAGE 141-142, MAP RECORDS OF NUECES COUNTY, TEXAS
LOT 28, BLOCK 20, VOLUME 34, PAGE 141-142, MAP RECORDS OF NUECES COUNTY, TEXAS

STATE OF TEXAS COUNTY OF NUECES SWEET BAY DEVELOPMENT, L.P., A TEXAS 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 10 DAY OF March 2003

BY: SWEET BAY MANAGEMENT, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, GENERAL PARTNER

BY: Pamela D. Mize, Member

STATE OF TEXAS COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY PAMELA D. MIZE, MEMBER OF SWEET BAY MANAGEMENT, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, GENERAL PARTNER, OF SWEET BAY DEVELOPMENT, L.P., A TEXAS LIMITED PARTNERSHIP, ON BEHALF OF SAID PARTNERSHIP.

THIS THE 10th DAY OF March 2003

BY: Lou Solis



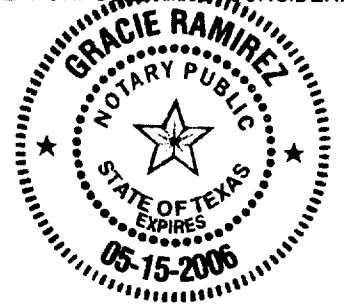
STATE OF TEXAS COUNTY OF NUECES

FIRST NATIONAL BANK, A TEXAS BANKING CORPORATION, HEREBY CERTIFIES THAT IT HOLDS A LIEN ON THE PROPERTY OWNED BY SWEET BAY DEVELOPMENT, L.P., AS SHOWN ON THE FOREGOING MAP AND IT APPROVES OF THE SUBDIVISION AND DEDICATION FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

THIS THE 10 DAY OF March 2003

FIRST NATIONAL BANK, A TEXAS BANKING CORPORATION

BY: Steve Botello



STATE OF TEXAS COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY STEVE BOTELLO, AS FIRST NATIONAL BANK, A TEXAS BANKING CORPORATION, ON BEHALF OF SAID CORPORATION.

THIS THE 10 DAY OF March 2003

BY: Michael N. Gunning

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

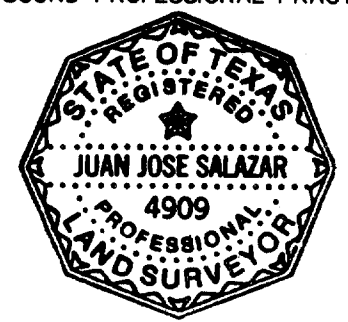
STATE OF TEXAS COUNTY OF NUECES

I, JUAN J. SALAZAR, 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 7th DAY OF MARCH 2003

BY: Juan J. Salazar

JUAN J. SALAZAR, R.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 11th DAY OF April 2003

BY: Angel R. Escobar, P.E.

ANGEL R. ESCOBAR, P.E. 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 27th DAY OF February 2002

BY: Michael N. Gunning

MICHAEL N. GUNNING SECRETARY

BY: David Berlanga Sr.

DAVID BERLANGA, SR., CHAIRMAN

03-033

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 10 DAY OF March 2003, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE 14 DAY OF April 2003, AT 4:53 O'CLOCK P.M., AND DULY RECORDED THE 14 DAY OF April 2003, AT 4:53 O'CLOCK P.M., IN SAID COUNTY IN VOLUME 62, PAGE 121, 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.

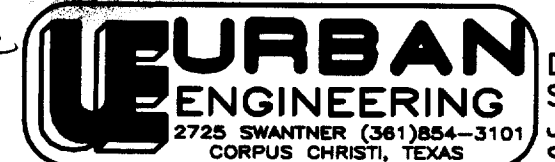
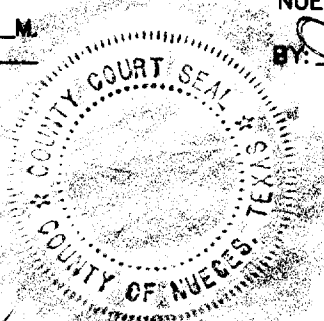
NO. 2003018938 FILED FOR RECORD

AT 4:53 O'CLOCK P.M. April 14, 2003

ERNEST BRIONES CLERK COUNTY COURT NUECES COUNTY, TEXAS

BY: Juanita Ramirez

JUANITA RAMIREZ DEPUTY



DATE: MAR. 4, 2003 SCALE: 1"= 100' JOB NO. 36770.A1.01 SHEET 1 OF 1