

STATE OF TEXAS  
COUNTY OF NUECES

OAK PROPERTIES, A TEXAS GENERAL 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 19 DAY OF January 2004

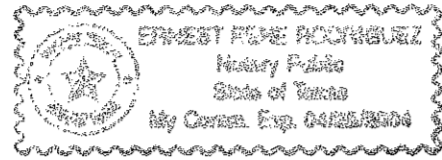
OAK PROPERTIES, A TEXAS GENERAL PARTNERSHIP  
*Gene Graham*  
BY: GENE GRAHAM, GENERAL PARTNER

STATE OF TEXAS  
COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGE BEFORE ME BY GENE GRAHAM, GENERAL PARTNER OF OAK PROPERTIES, A TEXAS GENERAL PARTNERSHIP, ON BEHALF OF SAID PARTNERSHIP.

THIS THE 19 DAY OF January 2004

*Ernest Briones*  
NOTARY PUBLIC IN AND FOR THE STATE OF 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 20 DAY OF January 2003

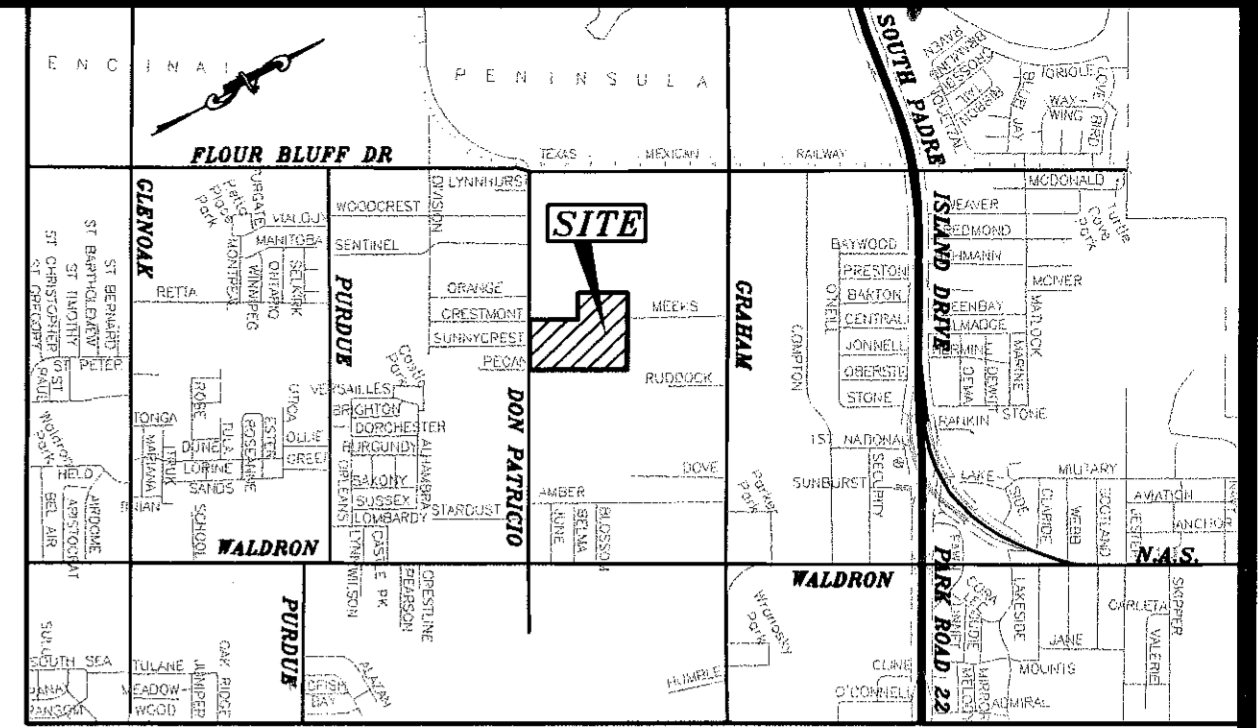
*Lawrence A. Jones, R.S.*  
LAWRENCE A. JONES, R.S. MANAGER  
PUBLIC HEALTH ENGINEER  
CORPUS CHRISTI, NUECES COUNTY, TEXAS

# PLAT OF CORNERSTONE SUBDIVISION UNIT 1

BEING 25.261 ACRES OF LAND OUT OF LOTS 29 AND 30, SECTION 48, 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.

### NOTES:

- TOTAL PLATTED AREA CONTAINS 25.261 ACRES OF LAND. (INCLUDES 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 FROM THIS PROPERTY IS THE LAGUNA MADRE. THE RECEIVING WATERS ARE CLASSIFIED BY THE TCEQ AS HAVING "EXCEPTIONAL" AQUATIC LIFE.
- BEARINGS ARE BASED ON THE NORTH BOUNDARY OF DON PATRICIO ROAD, SAME BEING THE SOUTH BOUNDARY OF THIS PLAT, AS MONUMENTED ON THE GROUND AND SHOWN AS NORTH 61°01'50" WEST.
- BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "C" ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 485464-0316-C, CITY OF CORPUS CHRISTI, TEXAS, WHICH BEARS AN EFFECTIVE DATE OF JULY 18, 1985 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.
- NO DRIVEWAY ACCESS TO BE PERMITTED TO DON PATRICIO ROAD.

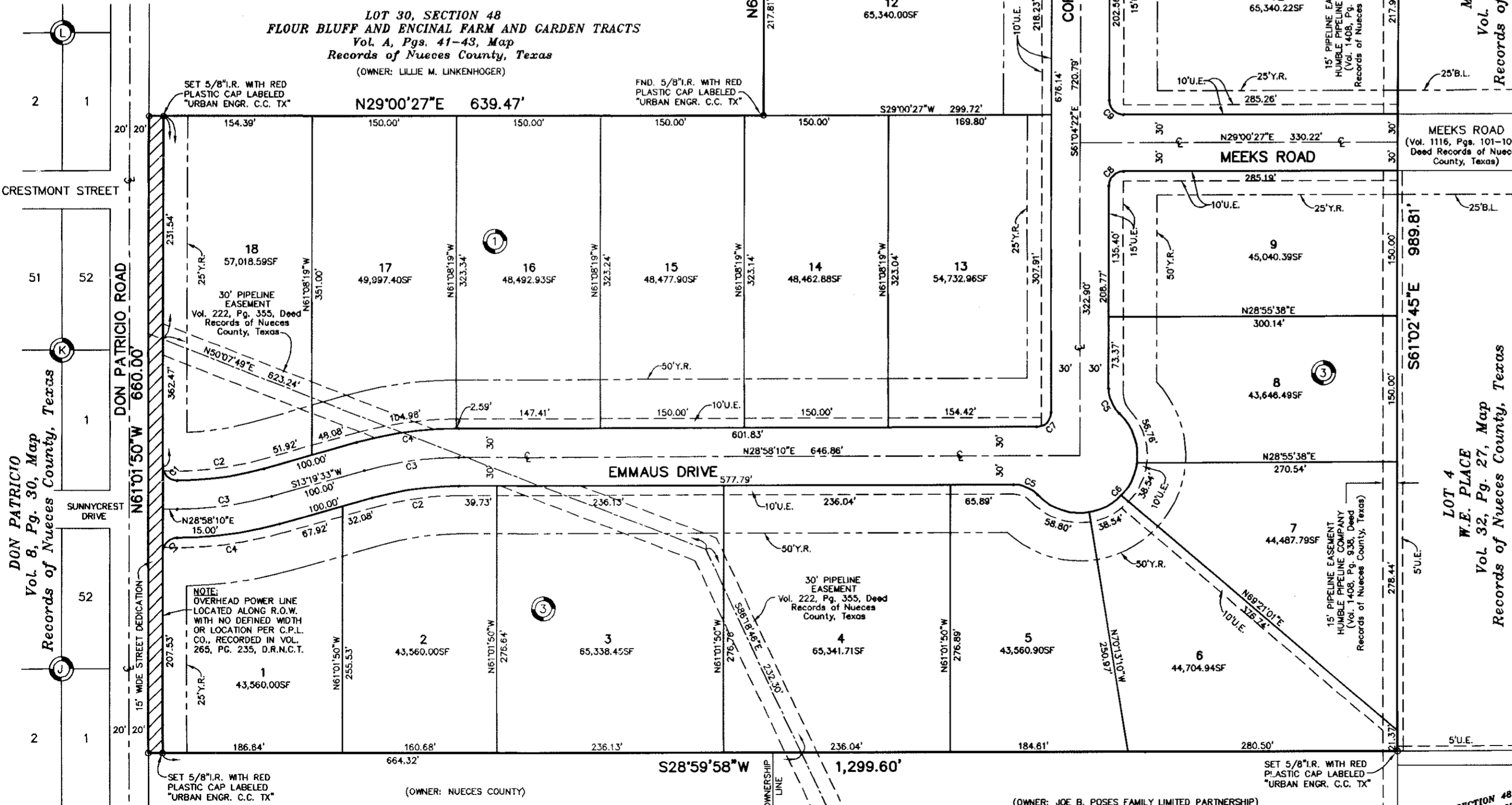


LOCATION MAP N.T.S.

LOT 30, SECTION 48  
FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS  
Vol. A, Pgs. 41-43, Map  
Records of Nueces County, Texas  
(OWNER: LILLIE M. LINKENHOGER)

LOT 19, SECTION 48  
FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS  
Vol. A, Pgs. 41-43, Map  
Records of Nueces County, Texas  
(OWNER: NORMADON PROPERTIES, LTD.)  
DOCUMENT NO. 1998014921

- (C1) Δ=90°00'00" R=15.00' T=15.00' L=23.56'
- (C2) Δ=15°38'36" R=333.98' T=45.88' L=91.19'
- (C3) Δ=15°38'36" R=363.98' T=50.00' L=99.38'
- (C4) Δ=15°38'36" R=393.98' T=54.12' L=107.57'
- (C5) Δ=46°57'27" R=34.50' T=14.99' L=28.27'
- (C6) Δ=183°57'26" R=60.00' T=15.01' L=192.64'
- (C7) Δ=90°02'32" R=15.00' T=15.02' L=23.57'
- (C8) Δ=90°04'49" R=15.00' T=15.02' L=23.58'
- (C9) Δ=89°55'11" R=15.00' T=14.98' L=23.54'



LOT 3  
MEEKS PLACE  
Vol. 31, Pg. 60, Map  
Records of Nueces County, Texas

LOT 4  
W.E. PLACE  
Vol. 32, Pg. 27, Map  
Records of Nueces County, Texas

LOT 21, SECTION 48  
(OWNER: JASON S. POSES)  
DOCUMENT NO. 1998030556

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 19 DAY OF January 2004

*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 11 DAY OF Feb 2004

*Angel R. Escobar, PE*  
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 5th DAY OF December 2001

*Michael N. Gunning*      *David Berlanga Sr.*  
MICHAEL N. GUNNING      DAVID BERLANGA, SR., CHAIRMAN  
SECRETARY

04-014

STATE OF TEXAS  
COUNTY OF NUECES

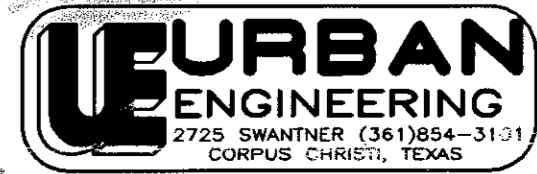
I, ERNEST BRIONES, CLERK OF THE COUNTY COURT IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE 19 DAY OF January, 2004, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE 13 DAY OF February 2004 AT 12:15 O'CLOCK P.M., AND DULY RECORDED THE 13 DAY OF February 2004 AT 12:15 O'CLOCK P.M., IN SAID COUNTY IN VOLUME 63, PAGE 75, 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. 2004007170  
FILED FOR RECORD

AT 12:15 O'CLOCK P.M.  
February 13 2004

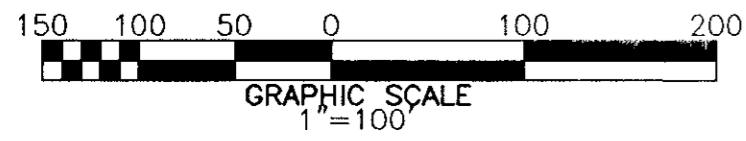
*Ernest Briones*  
ERNEST BRIONES, COUNTY CLERK  
NUECES COUNTY, TEXAS  
BY *Juanita Ramirez*  
JUANITA RAMIREZ  
DEPUTY



ERNEST BRIONES  
CLERK COUNTY COURT  
NUECES COUNTY, TEXAS

BY *Juanita Ramirez*  
JUANITA RAMIREZ  
DEPUTY

DATE: JAN. 19, 2004  
SCALE: 1"= 100'  
JOB NO. 37407.A1.00  
SHEET 1 OF 1



LOT 28, SECTION 48  
FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS  
Vol. A, Pgs. 41-43, Map  
Records of Nueces County, Texas

PECAN AVENUE  
51 52