

State of Texas  
County of Nueces

VIRGINIA HILLS DEVELOPMENT, LLC, a Limited Liability Company, 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 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 17<sup>th</sup> day of November, 2004

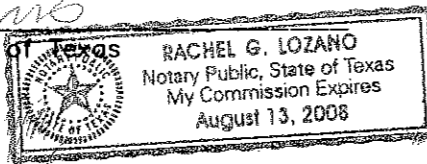
By: VIRGINIA HILLS DEVELOPMENT, LLC, a Limited Liability Company

Tony Brady  
By: TONY BRADY, Managing Member

State of Texas  
County of Nueces

This instrument was acknowledged before me by TONY BRADY, as Managing Member of VIRGINIA HILLS DEVELOPMENT, LLC, a Limited Liability Company, on behalf of said corporation.

This the 17<sup>th</sup> day of November, 2004

Rachel Lozano  
Notary Public in and for the State of Texas  


State of Texas  
County of Nueces

We, CARLYLE B. SLABAUGH and wife, JANE E. SLABAUGH, hereby certify that we hold a lien on the property owned by VIRGINIA HILLS DEVELOPMENT, LLC, a Limited Liability Company, as shown on the foregoing map and it approves of the subdivision and dedication for the purposes and considerations therein expressed.

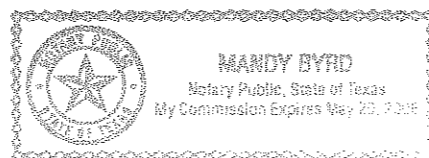
This the 16 day of November, 2004

Carlyle B. Slabough      Jane E. Slabough  
By: CARLYLE B. SLABAUGH      JANE E. SLABAUGH

State of Texas  
County of Nueces

This instrument was acknowledged before me by CARLYLE B. SLABAUGH and wife, JANE E. SLABAUGH.

This the 16 day of November, 2004

Mandy Byrd  
Notary Public in and for the State of Texas  


State of Texas  
County of Nueces

ESTUARY LAND COMPANY, LTD., a Texas Limited Partnership, hereby certifies that it holds a lien on the property owned by VIRGINIA HILLS DEVELOPMENT, LLC, a Limited Liability Company, as shown on the foregoing map and it approves of the subdivision and dedication for the purposes and considerations therein expressed.

This the 16 day of November, 2004

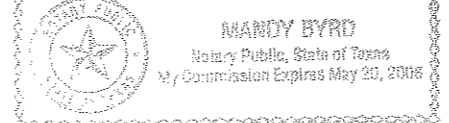
By: ESTUARY LAND COMPANY, LTD., a Texas Limited Partnership

C.B. Slabough, Jr.  
By: C.B. SLABAUGH, JR., Managing Member of ESTUARY, LLC, General Partner

State of Texas  
County of Nueces

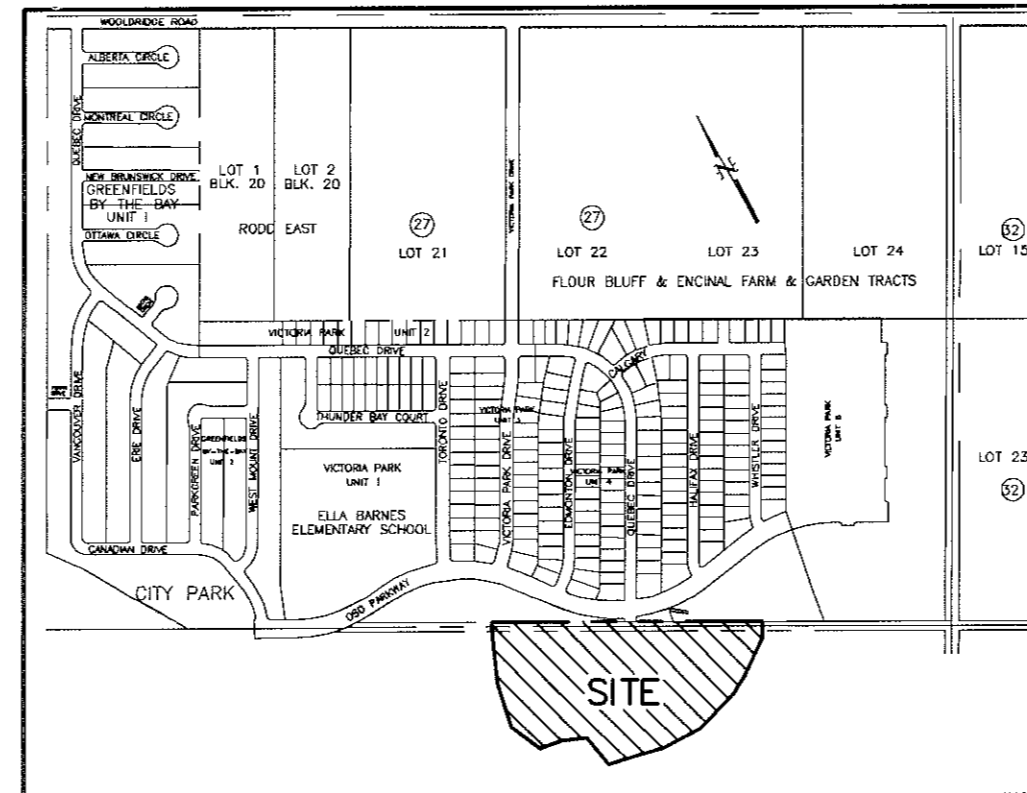
This instrument was acknowledged before me by C.B. SLABAUGH, JR., as Managing Member of ESTUARY, LLC, General Partner of ESTUARY LAND COMPANY, LTD., a Texas Limited Partnership, on behalf of said partnership.

This the 16 day of November, 2004

Mandy Byrd  
Notary Public in and for the State of Texas  


### Plat of Virginia Hills Subdivision

12.022 acres of land out of Lots 6 and 7, Section 26, 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.



LOCATION MAP N.T.S.

**Notes:**

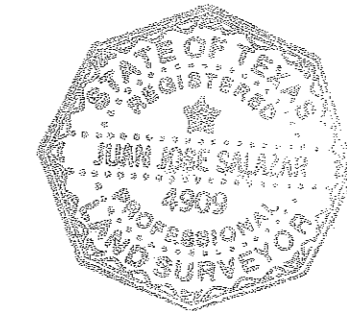
- 1.) Total platted area contains 12.022 acres of land.
- 2.) Set 5/8 inch iron rods with red plastic cap stamped "URBAN ENGR C.C. TX" at all Lot corners, except where noted.
- 3.) The receiving waters for storm water from this property is the Oso Bay Basin. The receiving waters are classified by the TCEQ as having "Exceptional" aquatic life.
- 4.) Bearings are based on the south boundary of Victoria Park Unit 4, a map of which is recorded in Volume 58, Pages 36-37, Map Records of Nueces County, Texas, same being the north boundary of this plat and shown as South 61°04'40" East.
- 5.) By graphic plotting only, this property is in Zones A13 (EL 10), B, and C on Flood Insurance Rate Map, Community Panel No. 485494 0540 C, Nueces County, Texas, which bears an effective date of March 18, 1985 and is in a Special Flood Hazard Area.
- 6.) The City of Corpus Christi has no responsibility for repair and maintenance of utility lines inside the boundary of Virginia Hills Subdivision, unless such utilities are installed in a dedicated public utility easement. Since the developer has chosen to construct the streets of concrete, instead of the City of Corpus Christi's flexible base pavement, if the City must remove any pavement to repair or maintain a City utility line, the City will only patch the pavement in a manner similar to that used on asphaltic street surfaces. The City is not required to restore the paved surface with concrete to match the installed pavement.
- 7.) All streets and designated common areas shall be dedicated as city utility easements. The Homeowner's Association reserve the right to install such items as fences, walls, security systems, sprinkler system, and any other improvement as long as it does not unreasonably interfere with normal city and franchised utility work. The City of Corpus Christi is not liable for any staining of concrete road surfaces caused by City vehicle and equipment.
- 8.) The City of corpus Christi is not responsible for any drainage within the Virginia Hills Subdivision. The Homeowners Association will be responsible for any maintenance storm water discharge into the receiving waters, and will need to ensure any discharges comply with applicable TCEQ regulations.
- 9.) The conveyance of any lot within the subject subdivision shall include membership in the Homeowner's Association, which association shall hold title to all common areas in the subdivision. The Homeowner's Association will be responsible for maintenance of private streets.

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 16<sup>th</sup> day of November, 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 23<sup>rd</sup> day of November, 2004

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 9<sup>th</sup> day of October, 2003

Michael N. Gunning      David Berlanga Sr.  
Michael N. Gunning      David Berlanga, Sr., Chairman  
Secretary      04-108  
0903101-P57

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 17 day of November, 2004, with its certificate of authentication was filed for record in my office the 17 day of November, 2004, at 3:22 O'clock P.M., and duly recorded the 17 day of November, 2004, at 3:22 O'clock P.M., in said County in Volume 64, Page 33, 34, Map Records.

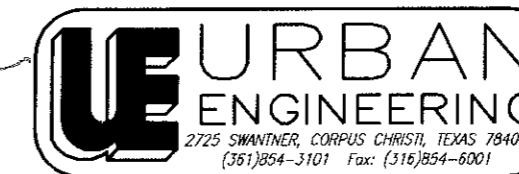
Witness my hand and seal of the County Court, in and for said County, at office in Corpus Christi, Texas, the day and year last written.

No. 2004061133  
Filed for Record  
at 3:22 O'clock P.M.  
November 21, 2004

Diana T. Barrera  
Diana T. Barrera, County Clerk  
Nueces County, Texas  
By: Janette M. Barrera  
Deputy

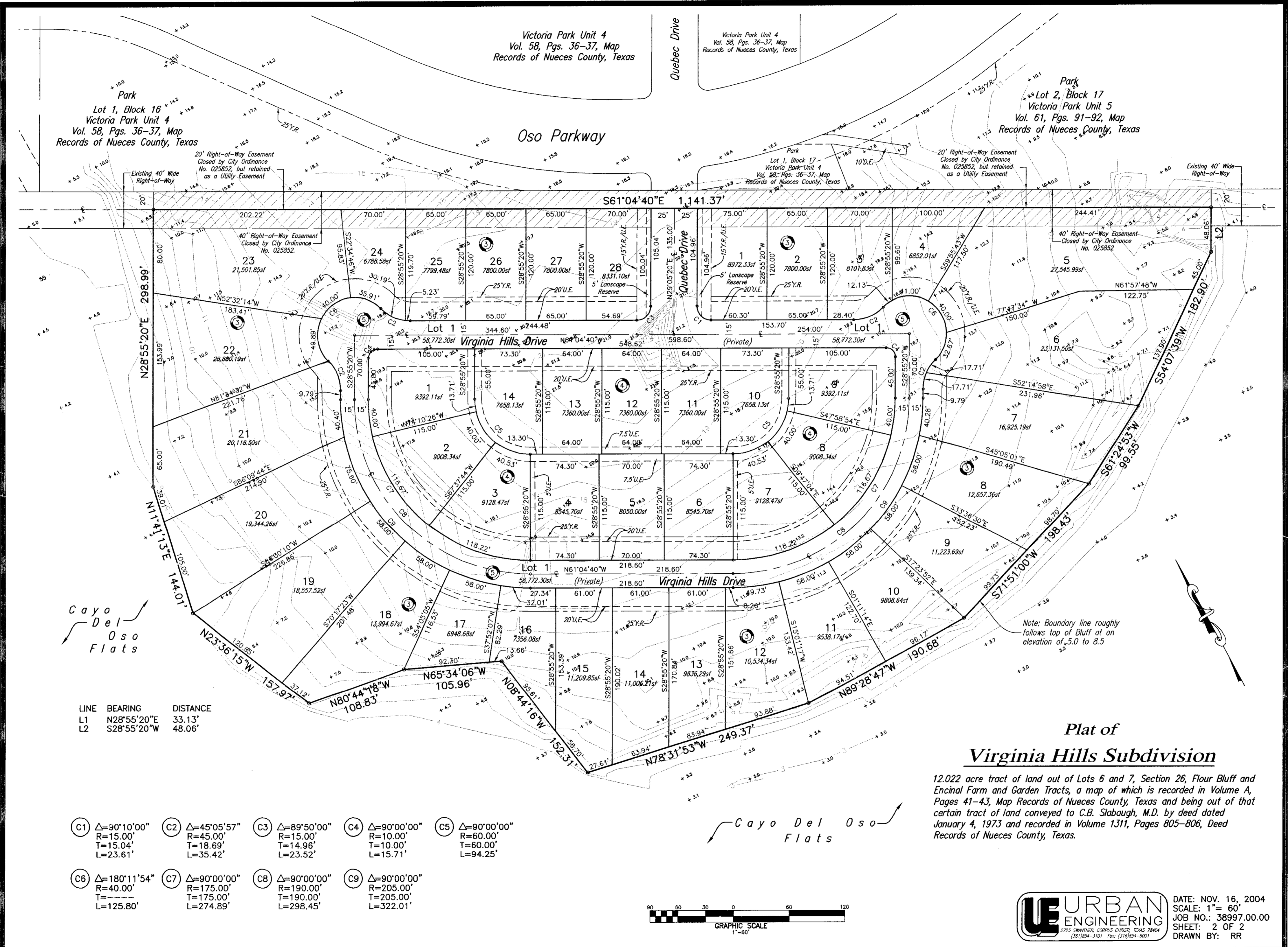
Diana T. Barrera  
Clerk County Court  
Nueces County, Texas

Janette M. Barrera  
Deputy



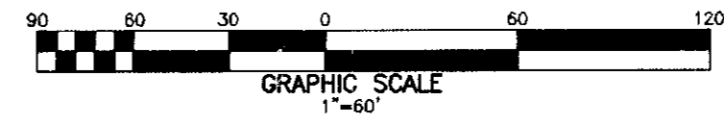
DATE: NOV. 16, 2004  
SCALE: 1"= 60'  
JOB NO.: 38997.00.00  
SHEET: 1 OF 2  
DRAWN BY: RR

Vol: 64 Pg: 33



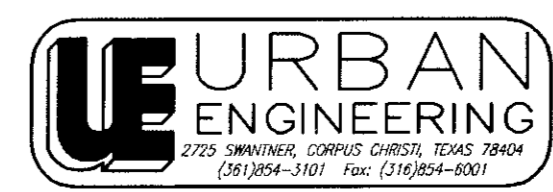
| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| L1   | N28°55'20"E | 33.13'   |
| L2   | S28°55'20"W | 48.06'   |

|   |   |   |   |  |
|---|---|---|---|--|
| (C1) Δ=90°10'00"<br>R=15.00'<br>T=15.04'<br>L=23.61'  | (C2) Δ=45°05'57"<br>R=45.00'<br>T=18.69'<br>L=35.42'    | (C3) Δ=89°50'00"<br>R=15.00'<br>T=14.96'<br>L=23.52'    | (C4) Δ=90°00'00"<br>R=10.00'<br>T=10.00'<br>L=15.71'    | (C5) Δ=90°00'00"<br>R=60.00'<br>T=60.00'<br>L=94.25' |
| (C6) Δ=180°11'54"<br>R=40.00'<br>T=-----<br>L=125.80' | (C7) Δ=90°00'00"<br>R=175.00'<br>T=175.00'<br>L=274.89' | (C8) Δ=90°00'00"<br>R=190.00'<br>T=190.00'<br>L=298.45' | (C9) Δ=90°00'00"<br>R=205.00'<br>T=205.00'<br>L=322.01' |  |



**Plat of  
Virginia Hills Subdivision**

12.022 acre tract of land out of Lots 6 and 7, Section 26, 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 and being out of that certain tract of land conveyed to C.B. Slabaugh, M.D. by deed dated January 4, 1973 and recorded in Volume 1311, Pages 805-806, Deed Records of Nueces County, Texas.



DATE: NOV. 16, 2004  
SCALE: 1"= 60'  
JOB NO.: 38997.00.00  
SHEET: 2 OF 2  
DRAWN BY: RR

Vol: 64 Pg: 34