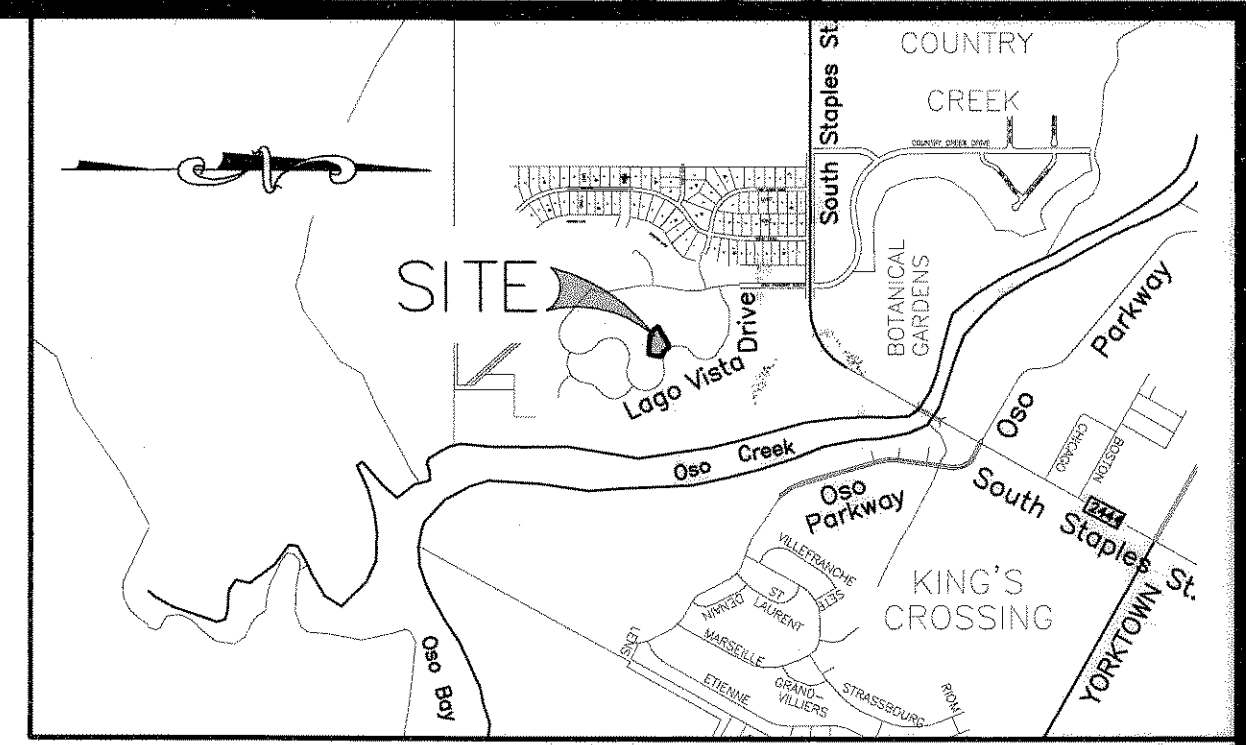


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LOCATION MAP N.T.S.

Plat of The Coves at Lago Vista Unit 1 Block 2, Lots 12B, 13A and 14B

being a replat of Lots 12A and 14A, Block 2, Amending Plat of The Coves at Lago Vista Unit 1, a map of which is recorded in Volume 66, Pages 98-101, 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 17 day of Dec. 2008 Roy H. Kumpf per Eric Cuern

State of Texas County of Nueces

First Victoria National Bank, hereby certifies that it holds a lien on the property owned by J & J Trust, as shown on the foregoing map and it approves of the subdivision and dedication for the purposes and considerations therein expressed.

This the 3rd day of December 2008

By: First Victoria National Bank

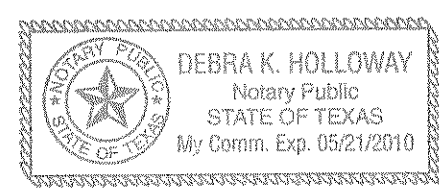
By: Carla Moore, Vice-President/Commercial Loan Officer

State of Texas County of Nueces

This instrument was acknowledged before me by Carla Moore, as Vice-President/Commercial Loan Officer of First Victoria National Bank.

This the 3rd day of December 2008

Debra K. Holloway Notary Public in and for the State of Texas



State of Texas County of Nueces

J & J Trust, 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 4th day of December 2008

By: J & J Trust

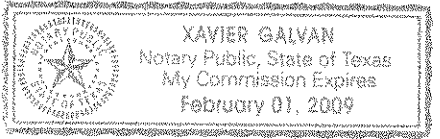
By: John Helm, Trustee

State of Texas County of Nueces

This instrument was acknowledged before me by John Helm, as Trustee of J & J Trust.

This the 4th day of December 2008

Notary Public in and for the State of Texas



Notes:

- 1.) Total platted area contains 1.954 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 runoff is the Oso Creek Basin. The TCEQ has not classified the aquatic life use for the Oso Creek, but it is recognized as an environmentally sensitive area. The Oso Creek flows directly into the Oso Bay. The TCEQ has classified the aquatic life use for Oso Bay as "exceptional" and "oyster waters" and categorized the receiving water as "contact recreation" use.
4.) Bearings are based on the recorded plat of The Coves at Lago Vista Unit 1, a map of which is recorded in Volume 66, Page 98-101, Map Records of Nueces County, Texas.
5.) By graphic plotting only, this property is in Zone "B" on Flood Insurance Rate Map, Community Panel No. 485494 0520 D, Nueces County, Texas, which bears an effective date of June 4, 1987 and portions are in a Special Flood Hazard Area.
6.) Development must, at a minimum, comply with the conditions set forth in the approved Special Permit (Zoning Case 0904-05).
7.) The City of Corpus Christi is not responsible for drainage within the private portion of The Coves at Lago Vista Unit 1 (Which includes Lots 12B, 13A and 14B, Block 2). The Homeowner's 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.
8.) The conveyance to any grantee of any lot within The Coves at Lago Vista 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.
9.) The City of Corpus Christi has no responsibility for repair and maintenance of utility lines inside the boundary of the private portion of The Coves at Lago Vista Unit 1 (Lots 6 thru 28, Block 1 and Lots 2 thru 18, Block 2), unless such utilities are in a public utility easement, street, alley, or the designated common areas.
10.) All streets and alleys shall be City and Franchised Utility and Drainage Easements for maintenance purposes. The Coves at Lago Vista Owners Association reserve the right to install such items as fences, walls, security systems, sprinklers system, and any other improvement as long as it does not unreasonably interfere with normal city utility and drainage maintenance work. The City will maintain only the utilities and not the streets.
11.) The owners of common properties within this plat agree to release, indemnify, defend, and hold harmless any governmental entity for damages to private streets occasioned by the reasonable use of government service vehicles; and/or damages to other persons' properties and/or vehicles claimed as a result in street design or construction.
12.) The Rear Restrictive Building Line is to restrict all actual building structures Example: Single family residences, pool houses, detached garages, outbuildings, etc. Swimming Pools, patios, flatwork, etc. are to be allowed within this area within the deed restriction requirements. Lot 12B, Block 2 is an exception to this rear restrictive building line and can construct only a deck, dock, and storage building within the guidelines of the deed restriction requirements in the designated dock/deck areas.

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 herein and to complete such operations with due and reasonable diligence consistent with sound professional practice.

This the 8th day of December 2008

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 Development Services of the City of Corpus Christi, Texas.

This the 19th day of December 2008

Juan Perales, Jr., P.E. Development Services Engineer

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 29th day of October 2008

Faryce Goode-Macon Secretary 1008105-P023 (08-22000009) Rudy Garza, Chairman

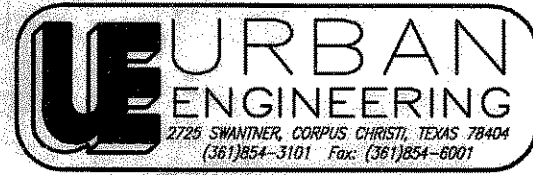
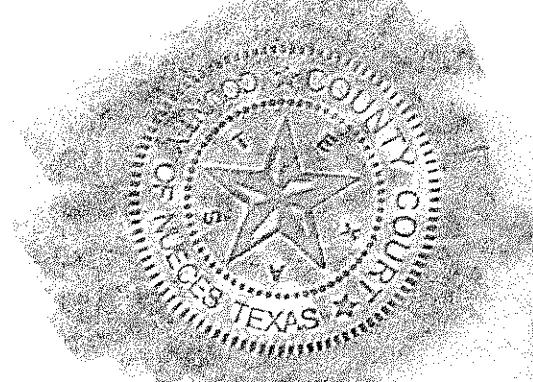
State of Texas County of Nueces

I, Diana T. Barrera, Clerk of the County Court, in and for said County, do hereby certify that the foregoing instrument dated the 4th day of December 2008, with its certificate of authentication was filed for record in my office the 10th day of December, 2008. At 11:23 O'clock A.M., and duly recorded the 24th day of December 2008, at 11:23 O'clock A.M. in said County in Volume 67, Page 249 & 250 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.

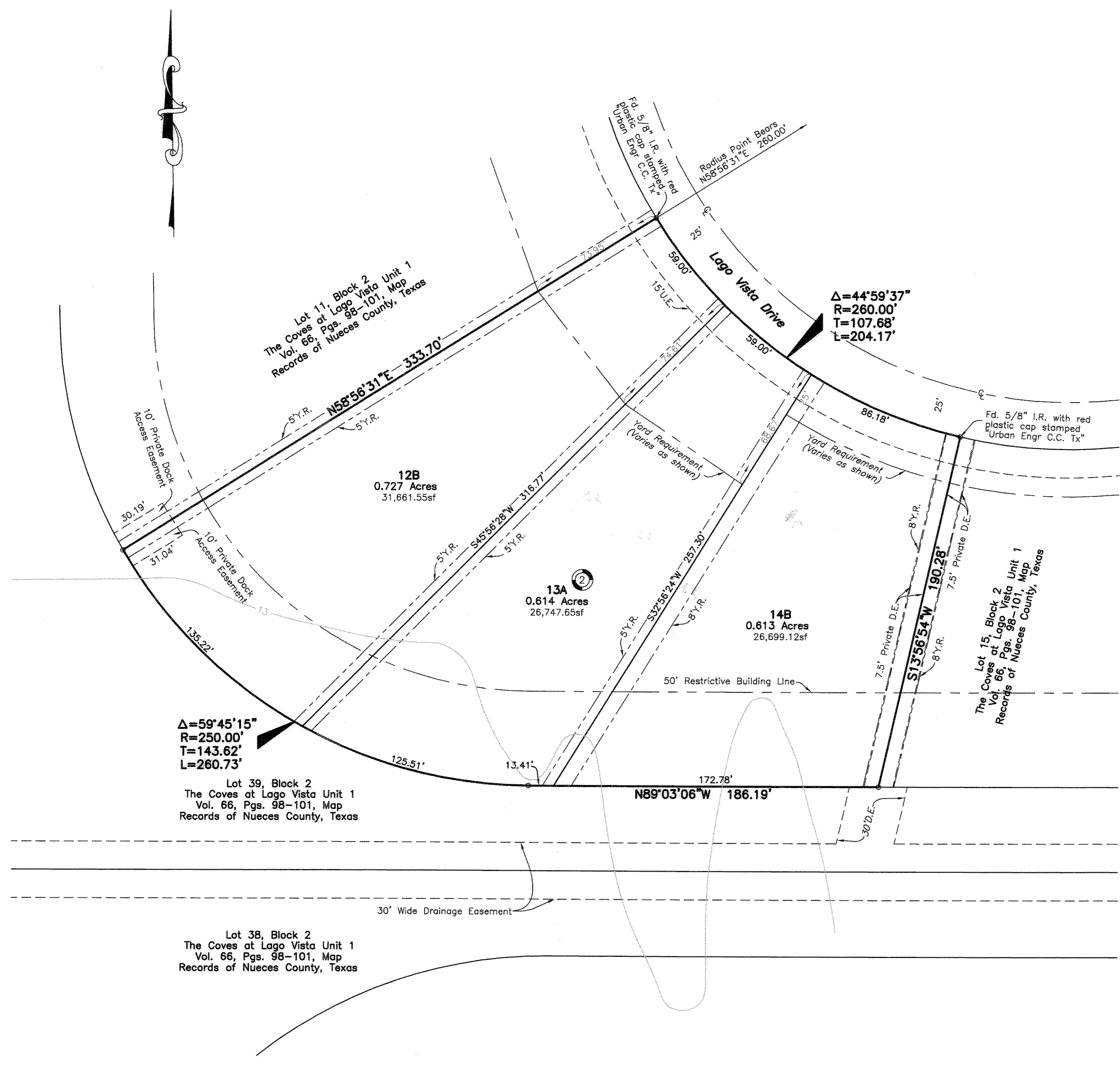
No. 2008055292 Filed for Record at 11:23 O'clock A.M. December 23, 2008

Diana T. Barrera, County Clerk Nueces County, Texas By: Norma Handy Deputy



DATE: Sept. 12, 2008 SCALE: 1"=40' JOB NO.: 38035.A8.00 SHEET: 1 of 2 DRAWN BY: XG

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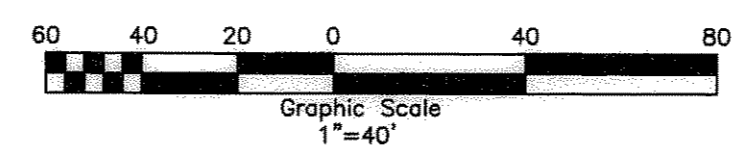


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Plat of
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Block 2, Lots 12B, 13A and 14B

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DATE: Sept. 12, 2008
SCALE: 1"=40'
JOB NO.: 38035.A8.00
SHEET: 2 of 2
DRAWN BY: XG

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