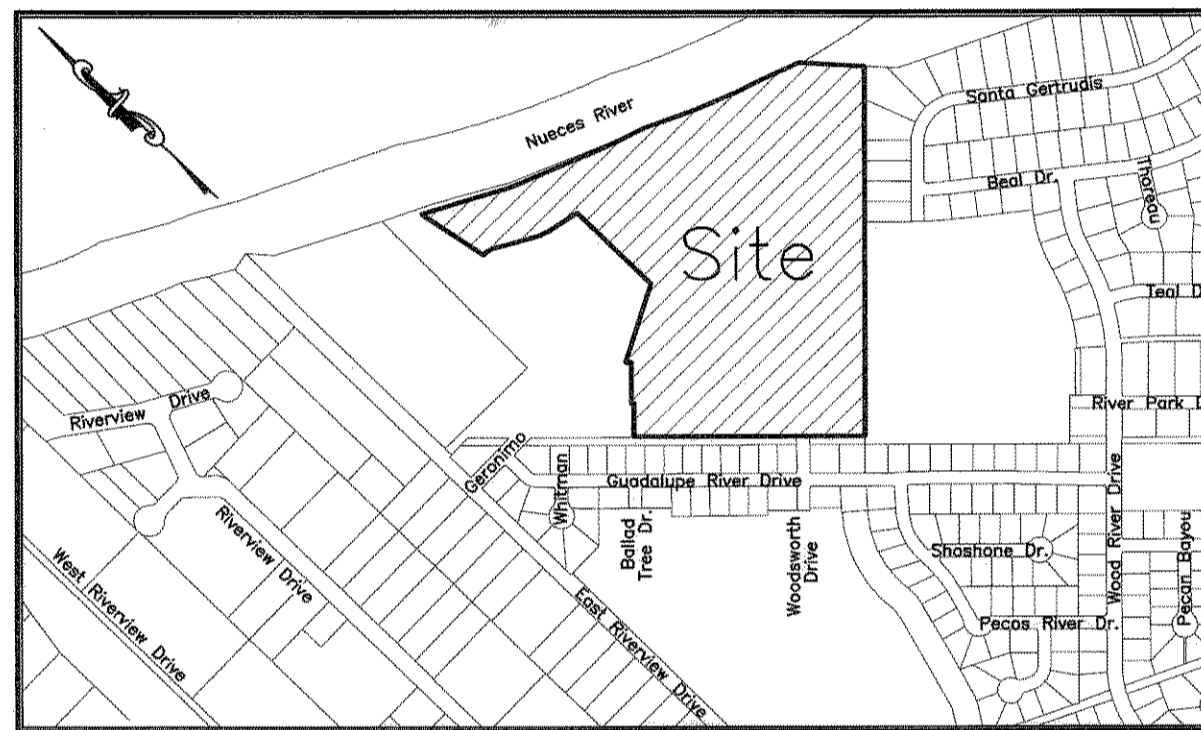


Notes:

- 1.) Total platted area contains 31.985 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. As of the date of this plat, the receiving waters are classified by the TCEQ as having "Exceptional" aquatic life.
- 4.) Bearings are based on the northwest boundary of Wood River Unit 9, a map of which is recorded in Volume 51, Pages 168-169, Map Records of Nueces County, Texas.
- 5.) By graphic plotting only, this property is in Zones "A6 (el 15)", "B" and "C" on Flood Insurance Rate Map, Community Panel No. 485494 0256 C, City of Corpus Christi, 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 Tuscan Place 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 asphalt 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 reserves the right to install such items as fences, walls, security systems, sprinkler systems, and any other improvements, as long as it does not unreasonably interfere with normal city and franchise 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 Tuscan Place Subdivision. 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.
- 9.) The conveyance to any grantee of any lot within Tuscan Place 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.
- 10.) Lot 1A, Block 1 and Lot 1A, Block 2 are "unbuildable" and are reserved for landscaping purposes.

Plat of Tuscan Place Subdivision Unit 1

31.985 acres of land out of a 61.30 acre tract out of a 400.00 acre tract of the Mariano Lopez DeHerrera Grant, Abstract 606, Nueces County, Texas; said 400.00 acres 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 out of a 205.80 acre tract conveyed to Bess L. Hurd, Et Vir, to Nina G. Stewart by deed dated August 29, 1940, and recorded in Volume 261, Page 235, Deed Records of Nueces County, Texas.



LOCATION MAP N.T.S.

I, Michael Haas, a Licensed State Land Surveyor in the State of Texas, hereby certify that the "Shoreline" boundary line shown hereon, represents the common boundary line between the subject property and the adjacent State of Texas owned submerged lands, as determined by me.

Michael Haas
Michael Haas, Licensed State Land Surveyor



State of Texas
County of Nueces

ALICE LOAN COMPANY, INC., 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 24 day of FEBRUARY, 2006.

By: ALICE LOAN COMPANY

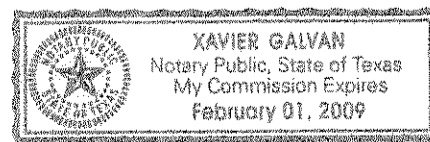
Renee T. Burris
RENEE T. BURRIS, Vice President

State of Texas
County of Nueces

This instrument was acknowledged before me by RENEE T. BURRIS, as Vice President of ALICE LOAN COMPANY, INC., on behalf of said corporation.

This the 24 day of February, 2006

Xavier Galvan
Notary Public in and for the State of Texas



State of Texas
County of Nueces

FIRST NATIONAL BANK, hereby certifies that it holds a lien on the property owned by ALICE LOAN COMPANY, INC., as shown on the foregoing map and it approves of the subdivision and dedication for the purposes and considerations therein expressed.

This the 24 day of February, 2006.

BY: FIRST NATIONAL BANK

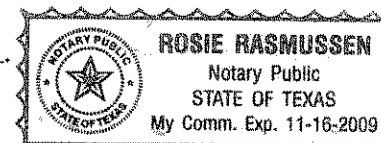
Steve Rodriguez
STEVE RODRIGUEZ, Branch President

State of Texas
County of Nueces

This instrument was acknowledged before me by Steve Rodriguez, as Branch President of FIRST NATIONAL BANK, on behalf of said bank.

This the 24 day of February, 2006

Rosie Rasmussen
Notary Public in and for the State of Texas



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 27th day of February, 2006

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 30th day of MARCH, 2006

Angel R. Escobar, R.P.L.S., FOR
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 30th day of JUNE, 2004

Michael N. Gunning *R. Bryan Stone*
Michael N. Gunning, A.I.C.P. R. Bryan Stone, Chairman
Secretary
0604102-P59

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 6 day of March, 2006, with its certificate of authentication was filed for record in my office the 6 day of March, 2006 AT 12:01 O'clock P.M., and duly recorded the 6 day of March, 2006, at 12:01 O'clock P.M., in said County in Volume 65, Page 4445, Map Records.

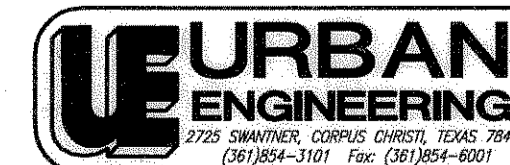
Witness my hand and seal of the County Court, in and for said County, at office in Corpus Christi, Texas, the day and year last written.

No. 2006 011627
Filed for Record

at 12:01 O'clock P.M.
March 6, 2006

Diana T. Barrera
Clerk County Court
Nueces County, Texas

Janet Barrera
Deputy

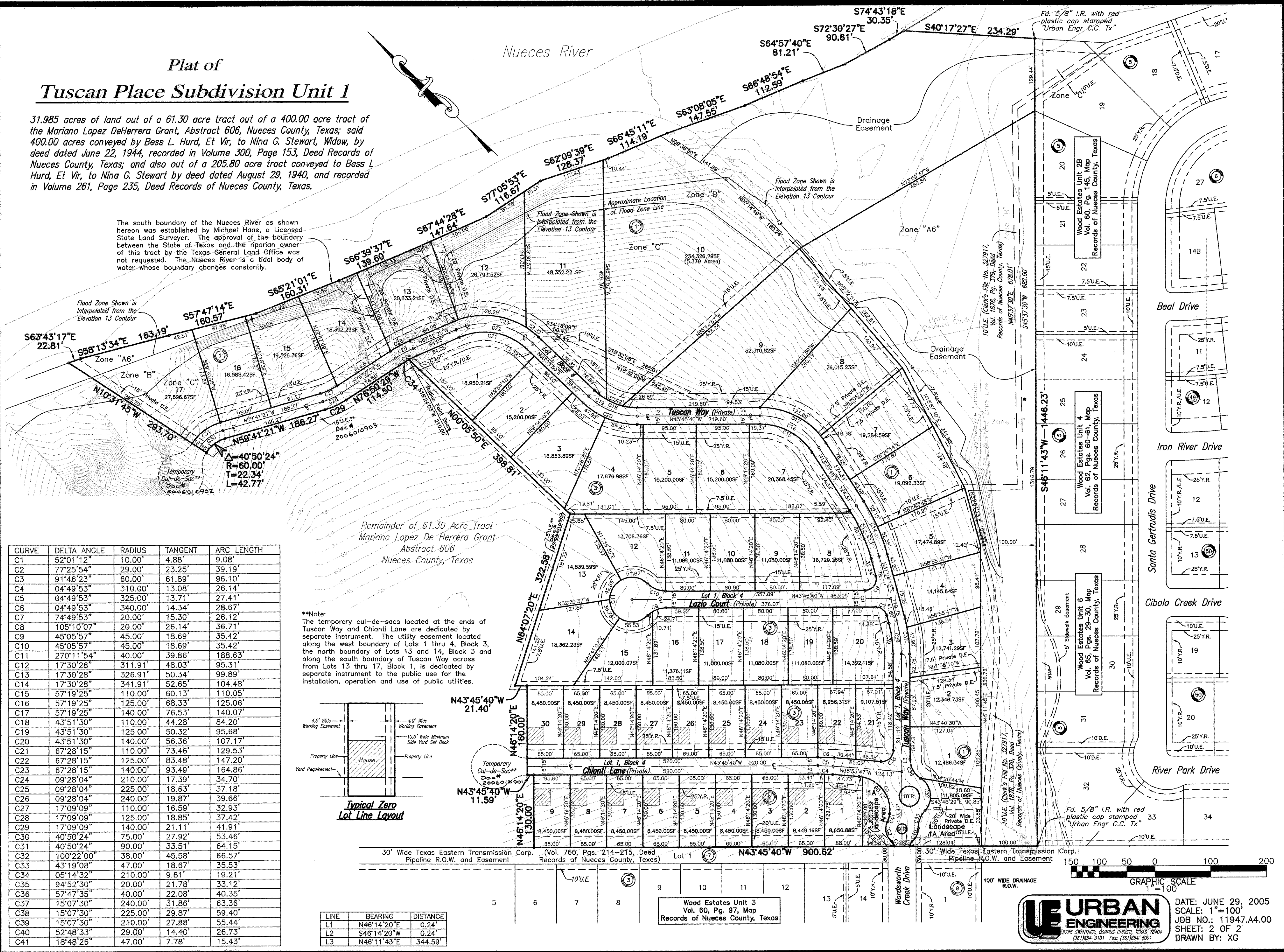


DATE: JUNE 30, 2004
SCALE: 1"=100'
JOB NO.: 11947.A4.00
SHEET: 1 OF 2
DRAWN BY: XG

Plat of Tuscan Place Subdivision Unit 1

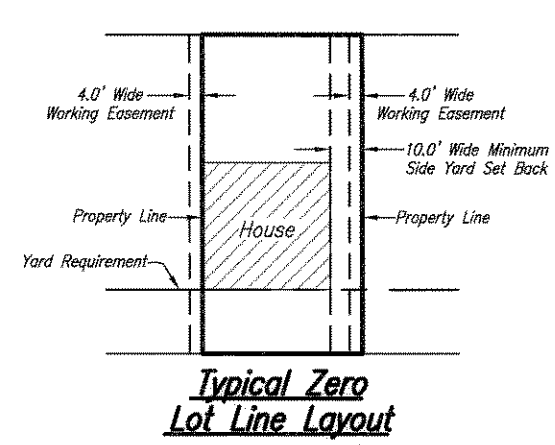
31.985 acres of land out of a 61.30 acre tract out of a 400.00 acre tract of the Mariano Lopez DeHerrera Grant, Abstract 606, Nueces County, Texas; said 400.00 acres conveyed by Bess L. Hurd, Et Vir, to Nina G. Stewart, Widow, by deed dated June 22, 1944, recorded in Volume 300, Page 153, Deed Records of Nueces County, Texas; and also out of a 205.80 acre tract conveyed to Bess L. Hurd, Et Vir, to Nina G. Stewart by deed dated August 29, 1940, and recorded in Volume 261, Page 235, Deed Records of Nueces County, Texas.

The south boundary of the Nueces River as shown hereon was established by Michael Haas, a Licensed State Land Surveyor. The approval of the boundary between the State of Texas and the riparian owner of this tract by the Texas General Land Office was not requested. The Nueces River is a tidal body of water whose boundary changes constantly.



CURVE	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH
C1	52°01'12"	10.00'	4.88'	9.08'
C2	77°25'54"	29.00'	23.25'	39.19'
C3	91°46'23"	60.00'	61.89'	96.10'
C4	04°49'53"	310.00'	13.08'	26.14'
C5	04°49'53"	325.00'	13.71'	27.41'
C6	04°49'53"	340.00'	14.34'	28.67'
C7	74°49'53"	20.00'	15.30'	26.12'
C8	105°10'07"	20.00'	26.14'	36.71'
C9	45°05'57"	45.00'	18.69'	35.42'
C10	45°05'57"	45.00'	18.69'	35.42'
C11	27°01'11"54"	40.00'	39.86'	188.63'
C12	17°30'28"	311.91'	48.03'	95.31'
C13	17°30'28"	326.91'	50.34'	99.89'
C14	17°30'28"	341.91'	52.65'	104.48'
C15	57°19'25"	110.00'	60.13'	110.05'
C16	57°19'25"	125.00'	68.33'	125.06'
C17	57°19'25"	140.00'	76.53'	140.07'
C18	43°51'30"	110.00'	44.28'	84.20'
C19	43°51'30"	125.00'	50.32'	95.68'
C20	43°51'30"	140.00'	56.36'	107.17'
C21	67°28'15"	110.00'	73.46'	129.53'
C22	67°28'15"	125.00'	83.48'	147.20'
C23	67°28'15"	140.00'	93.49'	164.86'
C24	09°28'04"	210.00'	17.39'	34.70'
C25	09°28'04"	225.00'	18.63'	37.18'
C26	09°28'04"	240.00'	19.87'	39.66'
C27	17°09'09"	110.00'	16.59'	32.93'
C28	17°09'09"	125.00'	18.85'	37.42'
C29	17°09'09"	140.00'	21.11'	41.91'
C30	40°50'24"	75.00'	27.92'	53.46'
C31	40°50'24"	90.00'	33.51'	64.15'
C32	100°22'00"	38.00'	45.58'	66.57'
C33	43°19'08"	47.00'	18.67'	35.53'
C34	05°14'32"	210.00'	9.61'	19.21'
C35	94°52'30"	20.00'	21.78'	33.12'
C36	57°47'35"	40.00'	22.08'	40.35'
C37	15°07'30"	240.00'	31.86'	63.36'
C38	15°07'30"	225.00'	29.87'	59.40'
C39	15°07'30"	210.00'	27.88'	55.44'
C40	52°48'33"	29.00'	14.40'	26.73'
C41	18°48'26"	47.00'	7.78'	15.43'

****Note:**
The temporary cul-de-sacs located at the ends of Tuscan Way and Chianti Lane are dedicated by separate instrument. The utility easement located along the west boundary of Lots 1 thru 4, Block 3, and the north boundary of Tuscan Way across from Lots 13 thru 17, Block 1, is dedicated by separate instrument to the public use for the installation, operation and use of public utilities.



LINE	BEARING	DISTANCE
L1	N46°14'20"E	0.24'
L2	S46°14'20"W	0.24'
L3	N46°11'43"E	344.59'

URBAN ENGINEERING
 2725 SWANWATER, CORPUS CHRISTI, TEXAS 78404
 (361)854-3101 Fax: (361)854-6001

DATE: JUNE 29, 2005
 SCALE: 1"=100'
 JOB NO.: 11947.A4.00
 SHEET: 2 OF 2
 DRAWN BY: XG