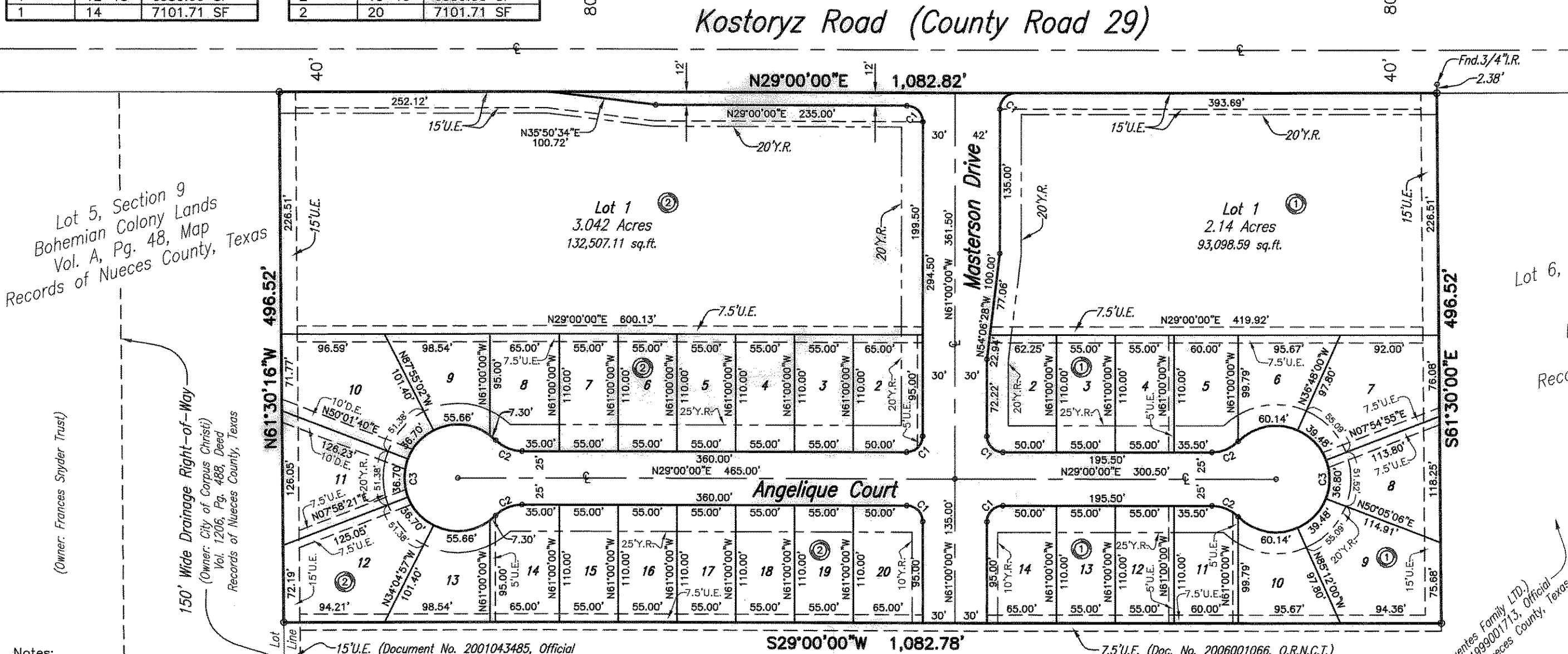
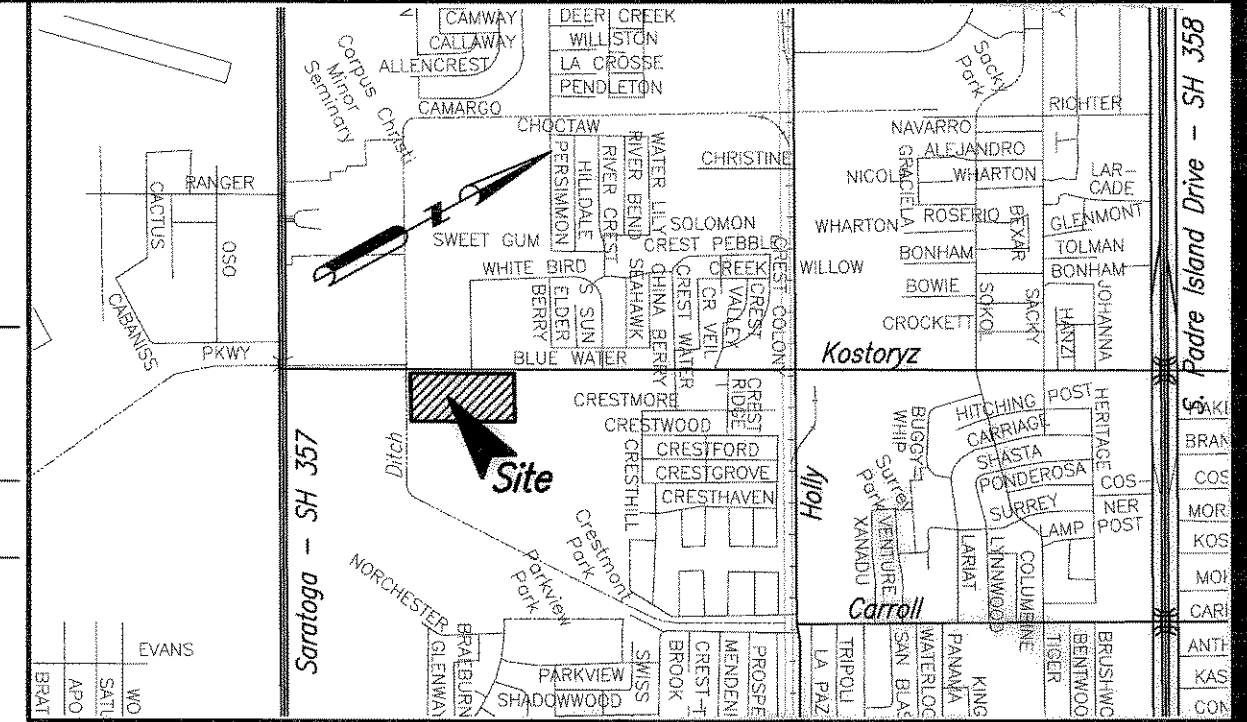


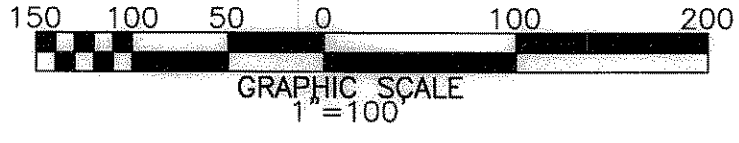
BLOCK	LOT	AREA
1	2	7070.36 SF
1	3-4	6050.00 SF
1	5	6522.30 SF
1	6	6703.39 SF
1	7	11,078.23 SF
1	8	8146.74 SF
1	9	11,206.80 SF
1	10	6703.39 SF
1	11	6522.14 SF
1	12-13	6050.00 SF
1	14	7101.71 SF

BLOCK	LOT	AREA
2	2	7101.71 SF
2	3-7	6050.00 SF
2	8	7002.30 SF
2	9	6684.88 SF
2	10	11,484.87 SF
2	11	9414.51 SF
2	12	11,359.36 SF
2	13	6684.88 SF
2	14	7002.30 SF
2	15-19	6050.00 SF
2	20	7101.71 SF

CURVE	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH
C1	90°00'00"	15.00'	15.00'	23.56'
C2	45°14'23"	34.50'	14.37'	27.24'
C3	27°28'46"	50.00'	49.58'	236.04'



- Notes:
- Total platted area contains 12.342 acres of land.
  - 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 Oso Creek Basin. As of the date of this plat, the receiving waters are not classified by the TCEQ as having "Exceptional" aquatic life, but it is recognized as an environmentally sensitive area.
  - Bearings are based on Kostoryz Road as monumented on the ground and shown as North 29°00'00" East on the recorded plat of Lot 39, Block 6, Crestmont Unit 2, a map of which is recorded in Volume 53, Page 44, Map Records of Nueces County, Texas.
  - By graphic plotting only, this property is in Zone "C" on Flood Insurance Rate Map, Community Panel No. 485464 0283 C, City of Corpus Christi, Texas, which bears an effective date of July 18, 1985 and is not in a Special Flood Hazard Area.
  - A private residential driveway onto Masterson Drive shall be prohibited.
  - The 7.50 foot wide utility easement shown adjacent to the southeast boundary of this plat is dedicated by separate instrument to the public use for the installation, operation and use of public utilities.



### Plat of Bridges Mill Village Unit 1

12.342 acres of land out of Lot 6, Section 9, Bohemian Colony Lands, a map of which is recorded in Volume A, Page 48, Map Records of Nueces County, Texas.

State of Texas  
County of Nueces

PUNTES FAMILY 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<sup>th</sup> day of January, 2006

By: PUNTES FAMILY LIMITED PARTNERSHIP

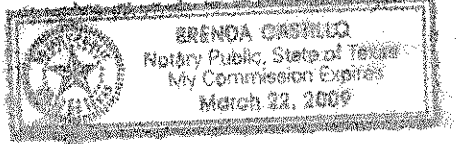
By: DR. JAIRO A. PUENTES, General Partner

State of Texas  
County of Nueces

This instrument was acknowledged before me by DR. JAIRO A. PUENTES, as a General Partner of PUNTES FAMILY LIMITED PARTNERSHIP, on behalf of said partnership.

This the 10<sup>th</sup> day of January, 2006

Brenda Castells  
Notary Public in and for the State of Texas



State of Texas  
County of Nueces

THE LAREDO NATIONAL BANK, hereby certifies that it holds a lien on the property granted by VENETIAN L.P., a limited partnership as shown on the foregoing map and it approves of the subdivision and dedication for the purposes and considerations therein expressed.

This the 17<sup>th</sup> day of January, 2006

BY: THE LAREDO NATIONAL BANK

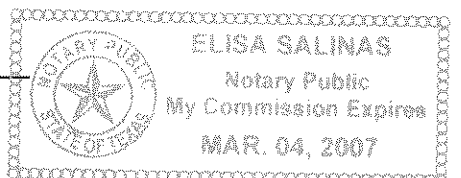
By: MARK HINOJOSA, Assistant Vice-President

State of Texas  
County of Nueces

This instrument was acknowledged before me by MARK HINOJOSA, as Assistant Vice-President of THE LAREDO NATIONAL BANK, on behalf of said bank.

This the 17 day of January, 2006

Elisa Salinas  
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 17<sup>th</sup> day of January, 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 20<sup>th</sup> day of Jan, 2006

Angel R. Escobar P.E.  
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 8<sup>th</sup> day of SEPTEMBER, 2004

Michael N. Gunning  
Michael N. Gunning, A.I.C.P.  
Secretary  
0804143-P82

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 23 day of January, 2006, with its certificate of authentication was filed for record in my office the 23 day of January, 2006, at 9:41 O'clock A. M., and duly recorded the 23 day of January, 2006, at 9:41 O'clock A. M., in said County in Volume 65, Page 17 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.

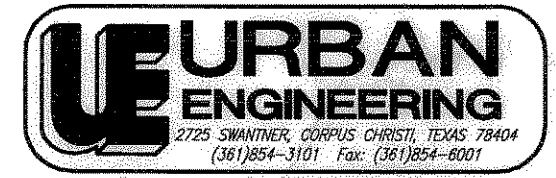
No. 2006 00 3399  
Filed for Record

at 9:41 O'clock A. M.  
January 23, 2006

By: Diana T. Barrera  
Diana T. Barrera, County Clerk  
Nueces County, Texas

By: Janice M. Barrera  
Deputy

By: Janice M. Barrera  
Deputy



DATE: Dec. 1, 2005  
SCALE: 1" = 100'  
JOB NO.: 37109.A4.00  
SHEET: 1 OF 1  
DRAWN BY: RR