

# Plat of Greystone Subdivision Unit 1

19.778 acres of land out of Lots 2 and 3, Section 25, 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.

State of Texas  
County of Nueces

AMERICAN BANK, N.A., a National Association, hereby certifies that it holds a lien on the property owned by ALTY ENTERPRISES, INC., a Texas Corporation, as shown on the foregoing map and it approves of the subdivision and dedication for the purposes and considerations therein expressed.

This the 27 day of December, 2005

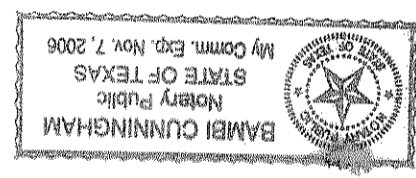
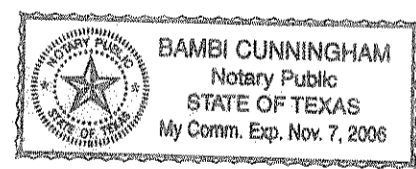
AMERICAN BANK, N.A.  
*[Signature]*  
By: JAMES T. PICKETT, Construction Lending Officer

State of Texas  
County of Nueces

This instrument was acknowledged before me by JAMES T. PICKETT, as Construction Lending Officer of AMERICAN BANK, N.A., a National Association, on behalf of said Bank.

This the 27 day of December, 2005

*[Signature]*  
Notary Public in and for the State of Texas



State of Texas  
County of Nueces

ALTY ENTERPRISES, 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 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 27th day of December, 2005

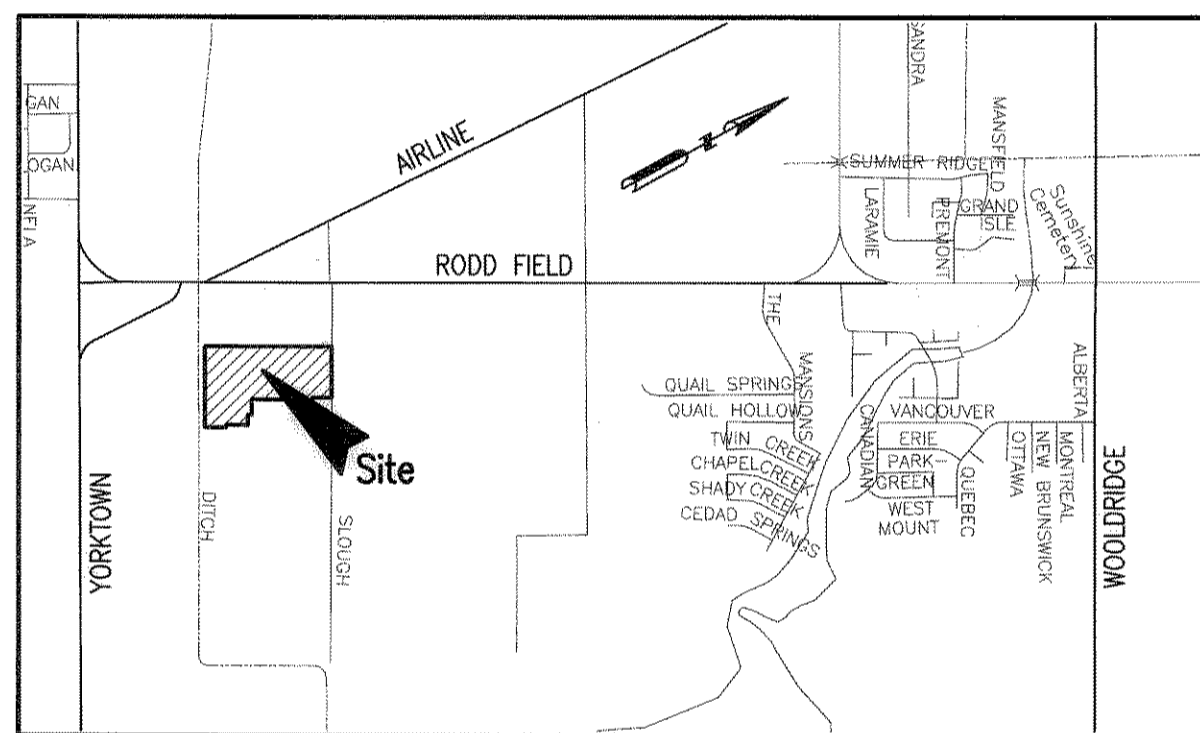
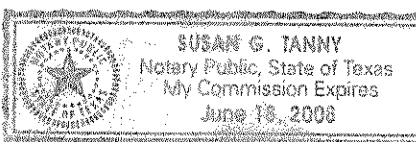
By: ALTY ENTERPRISES, INC.  
*[Signature]*  
By: LOUIS ALTY, President

State of Texas  
County of Nueces

This instrument was acknowledged before me by LOUIS ALTY, as President of ALTY ENTERPRISES, INC., on behalf of said corporation.

This the 27th day of December, 2005

*[Signature]*  
Notary Public in and for the State of Texas



LOCATION MAP N.T.S.

**Notes:**

- 1.) Total platted area contains 19.778 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 water for storm water runoff is the Oso Bay Basin. The TCEQ has classified the aquatic life use for the Oso Bay as "exceptional" and "oyster waters" and also categorized the receiving water as "contact recreation" use.
- 4.) Bearings are based on the centerline of County Road 26 as monumented on the ground.
- 5.) By graphic plotting only, this property is in Zones "B" and "C" on Flood Insurance Rate Map, Community Panel No. 485494 0540 C, City of Corpus Christi, Texas, which bears an effective date of March 18, 1985 and is not in a Special Flood Hazard Area.
- 6.) Minimum Finished Floor Elevation must be at least 18" above fronting roadways.
- 7.) No Driveway Access to be permitted along Slough Road.
- 8.) The 5.00 foot wide and 7.50 foot wide utility easements shown adjacent to the southeast boundary of this plat are dedicated by separate instrument to the public use for the installation, operation and use of public utilities. Temporary Cul-de-sacs are also dedicated by separate instrument.
- 9.) Lot 1, Block 5, is a non-buildable lot. This lot is for landscaping purposes and will be maintained by the Homeowner's Association.

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 27<sup>th</sup> day of December, 2005

*[Signature]*  
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 13<sup>th</sup> day of Jan, 2006

*[Signature]*  
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 FEBRUARY, 2005

*[Signature]*  
Michael N. Gunning, A.I.C.P.  
Secretary  
0205013-PO6

*[Signature]*  
R. Bryan Stone, 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 12<sup>th</sup> day of January, 2006, with its certificate of authentication was filed for record in my office the 13<sup>th</sup> day of January, 2006. At 3:49 O'clock P.M., and duly recorded the 13<sup>th</sup> day of January, 2006, at 3:49 O'clock P.M., in said County in Volume 16, Pages 4-5, Map Records.

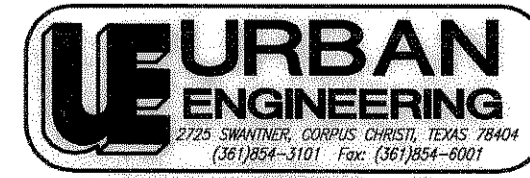
Witness my hand and seal of the County Court, in and for said County, at office in Corpus Christi, Texas, the day and year last written.

No. 200602236  
Filed for Record  
at 3:49 O'clock P.M.  
January 13, 2006

*[Signature]*  
Diana T. Barrera, County Clerk  
Nueces County, Texas  
By: *[Signature]*  
Deputy

Diana T. Barrera  
Clerk County Court  
Nueces County, Texas

*[Signature]*  
Deputy



DATE: Nov. 8, 2005  
SCALE: 1" = 100'  
JOB NO.: 39779.00.00  
SHEET: 1 OF 2  
DRAWN BY: RR

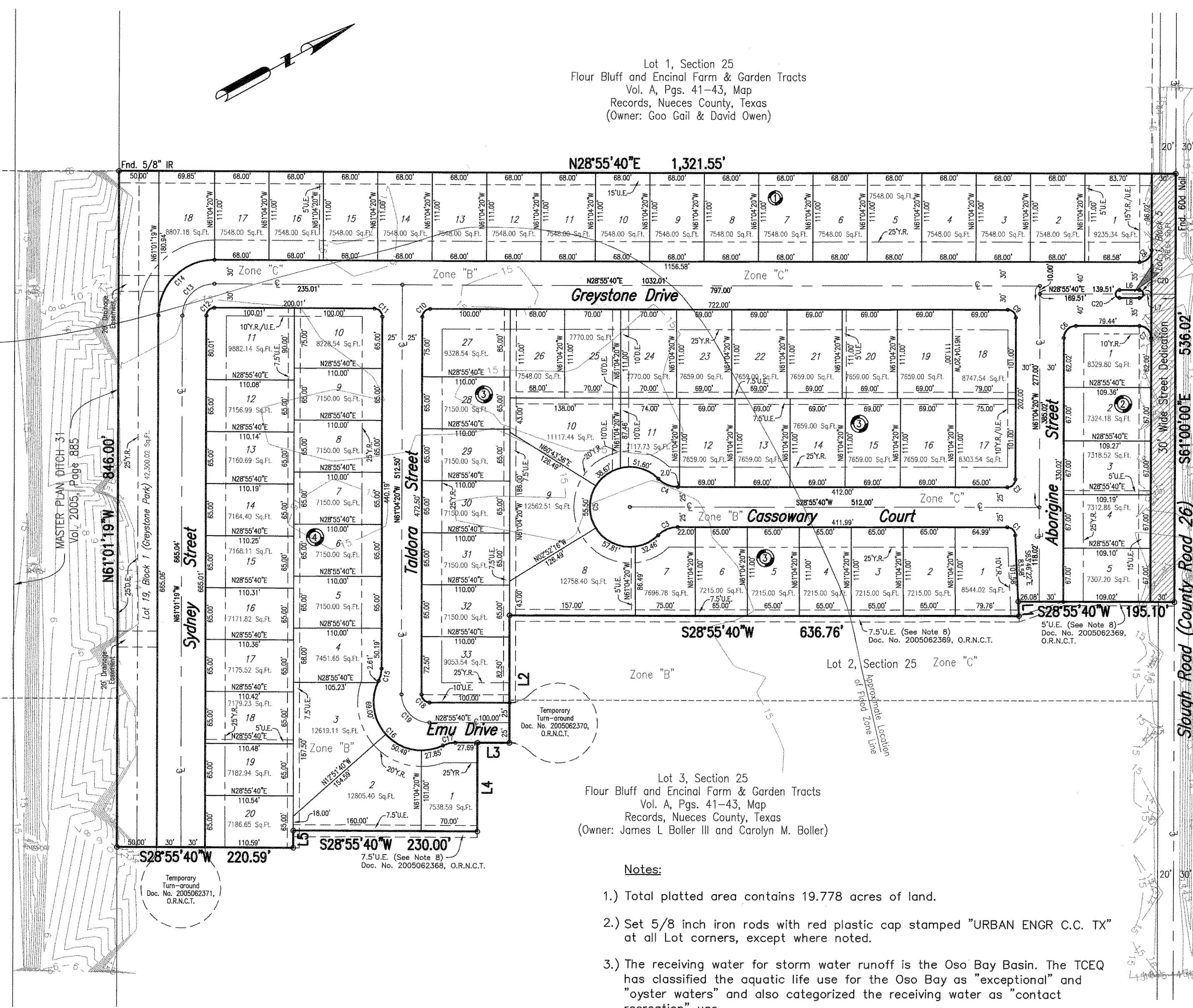
Section 25  
Flour Bluff and Encinal Farm & Garden Tracts  
Vol. A, Pgs. 41-43, Map  
Records, Nueces County, Texas  
(Owner: Robert I. Jones et ux Earlene B. Jones)

Section 25  
Flour Bluff and Encinal Farm & Garden Tracts  
Vol. A, Pgs. 41-43, Map  
Records, Nueces County, Texas  
(Owner: Fellowship of Oso Creek)

Section 26  
Flour Bluff and Encinal Farm & Garden Tracts  
Vol. A, Pgs. 41-43, Map  
Records, Nueces County, Texas  
(Owner: John C. Brooke)

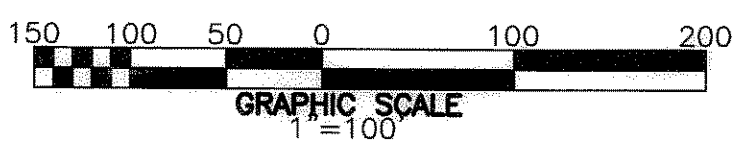
Lot 1, Section 25  
Flour Bluff and Encinal Farm & Garden Tracts  
Vol. A, Pgs. 41-43, Map  
Records, Nueces County, Texas  
(Owner: Goo Gail & David Owen)

Lot 31, Section 26  
Flour Bluff and Encinal Farm & Garden Tracts  
Vol. A, Pgs. 41-43, Map  
Records, Nueces County, Texas  
(Owner: John C. Brooke IV)



CURVE	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH
C1	87°17'58"	10.00'	9.54'	15.24'
C2	90°00'00"	10.00'	10.00'	15.71'
C3	45°14'23"	34.50'	14.38'	27.24'
C4	45°14'23"	34.50'	14.38'	27.24'
C5	270°28'46"	50.00'	49.58'	236.04'
C6	90°00'00"	15.00'	15.00'	23.56'
C7	90°04'20"	15.00'	15.02'	23.58'
C8	89°55'40"	15.00'	14.98'	23.54'
C9	90°00'00"	10.00'	10.00'	15.71'
C10	90°00'00"	10.00'	10.00'	15.71'
C11	90°00'00"	10.00'	10.00'	15.71'
C12	89°56'59"	10.00'	9.99'	15.70'
C13	89°56'59"	40.00'	39.96'	62.80'
C14	89°56'59"	70.00'	69.94'	109.89'
C15	26°35'48"	34.50'	8.15'	16.01'
C16	143°11'36"	60.00'	180.33'	149.95'
C17	26°35'48"	34.50'	8.15'	16.01'
C18	90°00'00"	10.00'	10.00'	15.71'
C19	90°00'00"	35.00'	35.00'	54.98'
C20	180°00'00"	5.00'	0.00'	15.71'

LINE	BEARING	DISTANCE
L1	S63°46'22"E	18.00'
L2	S61°04'20"E	159.50'
L3	S28°55'40"W	40.00'
L4	S61°04'20"E	111.00'
L5	S61°04'20"E	21.50'
L6	N28°55'40"E	25.00'
L7	S28°55'40"W	10.07'
L8	S28°55'40"W	25.00'



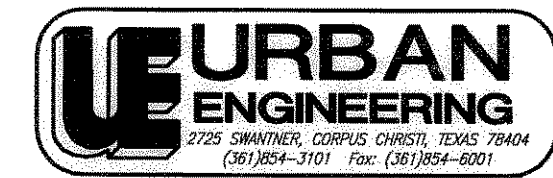
Lot 3, Section 25  
Flour Bluff and Encinal Farm & Garden Tracts  
Vol. A, Pgs. 41-43, Map  
Records, Nueces County, Texas  
(Owner: James L. Boller III and Carolyn M. Boller)

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**Greystone Subdivision Unit 1**

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