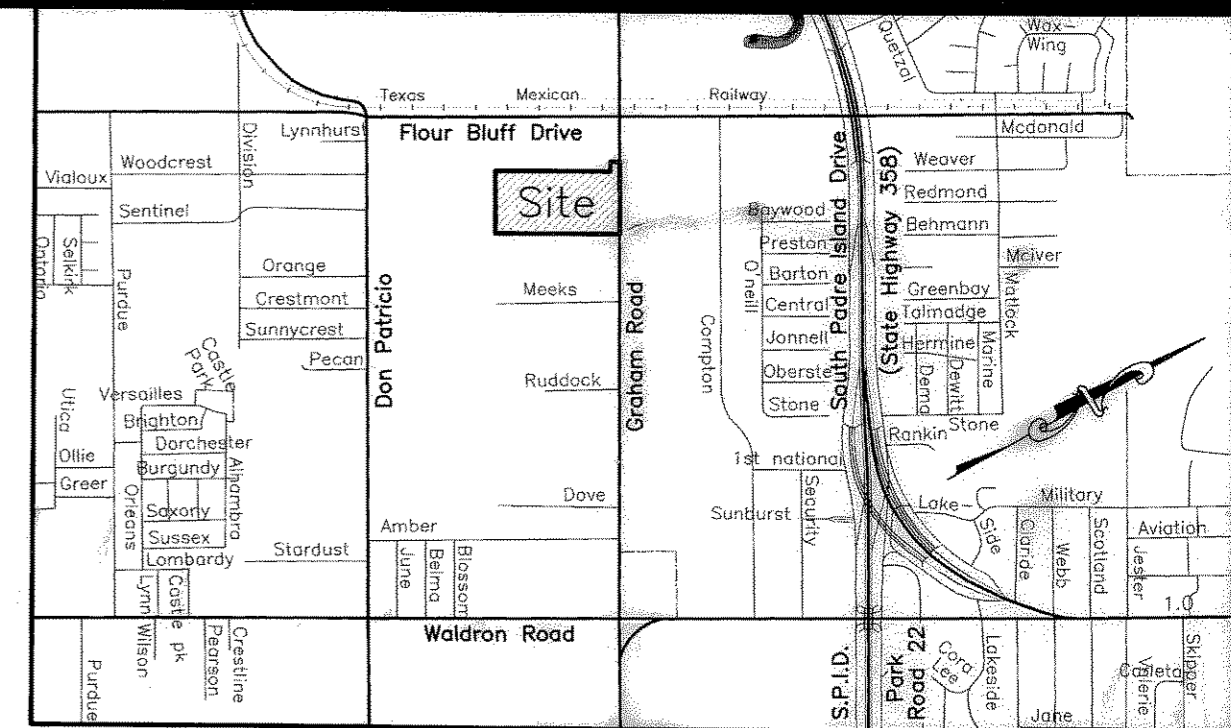


Notes:

- 1.) Total platted area contains 20.350 acres of land. (Includes Street Dedication)
- 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 Laguna Madre Basin. The TCEQ has classified the aquatic life use for Laguna Madre as "exceptional" and "oyster waters" and TCEQ also categorized the Laguna Madre as "contact recreation" use.
- 4.) Bearings are based on the recorded plat of Cornerstone Subdivision Unit 2, a map of which is recorded in Volume 64, Pages 11 and 12, Map Records of Nueces County, Texas.
- 5.) Private driveway access to Graham Road from Lots 1 and 16 is prohibited.
- 6.) By graphic plotting only, this property is in Zone "C" on Flood Insurance Rate Map, Community Panel No. 485464-0316 C, City of Corpus Christi, Texas, which bears an effective date of July 18, 1985 and is not in a Special Flood Hazard Area.
- 7.) A wastewater line with service lines has been installed. All property owners must connect to the wastewater line within 6 months of service availability.
- 8.) The construction, operation and maintenance of the detention pond is the sole responsibility of the property owner as depicted in the recorded deed restrictions.
- 9.) The removal of the detention pond and the installation of the new storm sewer line shall be shared on a pro rata basis by the homeowner's association as depicted in the recorded deed restrictions.
- 10.) The maintenance of the roadside and off-street ditches shall be the sole responsibility of the property owners.
- 11.) Flow lines for future driveways are the developer's responsibility
- 12.) Finished floors of all buildings shall be at least 24 inches above the center of the fronting roadway.
- 13.) Lot 17, Block 1 is a non-buildable lot. This lot is designated as a sanitary sewer lift station site.



LOCATION MAP N.T.S.

State of Texas
County of Nueces

HEP DEVELOPERS, 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 25 day of May, 2006

By: HEP DEVELOPERS

By: H.B. Hinton
H.B. HINTON, President

State of Texas
County of Nueces

This instrument was acknowledged before me by H.B. HINTON, as President of HEP DEVELOPERS.

This the 25th day of May, 2006

By: Xavier Galvan
Notary Public in and for the State of 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 32 day of May, 2006

By: Lawrence A. Jones
Lawrence A. Jones, R.S. Manager
Public Health Engineer
Corpus Christi, Nueces County, Texas

Plat of
Westridge Acres Subdivision Unit 1

20.350 acres of land out of Lots 17 and 18, Section 48, 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

VALUEBANK TEXAS, hereby certifies that it holds a lien on the property owned by HEP DEVELOPERS, as shown on the foregoing map and it approves of the subdivision and dedication for the purposes and considerations therein expressed.

This the 22 day of May, 2006

By: VALUEBANK TEXAS

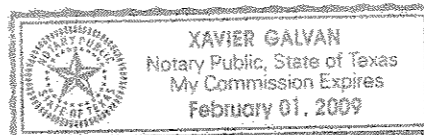
By: Raleigh Cosby
RALEIGH COSBY, Executive Vice President

State of Texas
County of Nueces

This instrument was acknowledged before me by RALEIGH COSBY, as Executive Vice President of VALUEBANK TEXAS.

This the 22nd day of May, 2006

By: Xavier Galvan
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 19th day of May, 2006

By: 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 31st day of MAY, 2006

By: Angel R. Escobar, PE
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 16th day of November, 2005

By: Michael N. Gunning and R. Bryan Stone
Michael N. Gunning, A.I.C.P. Secretary
1105 178-P75
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 16th day of November, 2005, with its certificate of authentication was filed for record in my office the 16th day of June, 2006. At 9:05 O'clock A.M., and duly recorded the 16th day of June, 2006, at 9:05 O'clock A.M., in said County in Volume 65, Page 112-113, Map Records.

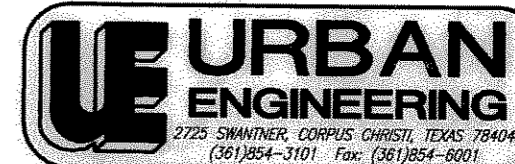
Witness my hand and seal of the County Court, in and for said County, at office in Corpus Christi, Texas, the day and year last written.

No. 2006027583

Filed for Record
at 9:05 O'clock A.M.
June 16, 2006

By: Diana T. Barrera
Diana T. Barrera, County Clerk
Nueces County, Texas
By: Jo Salazar
Deputy

By: Jo Salazar
Deputy

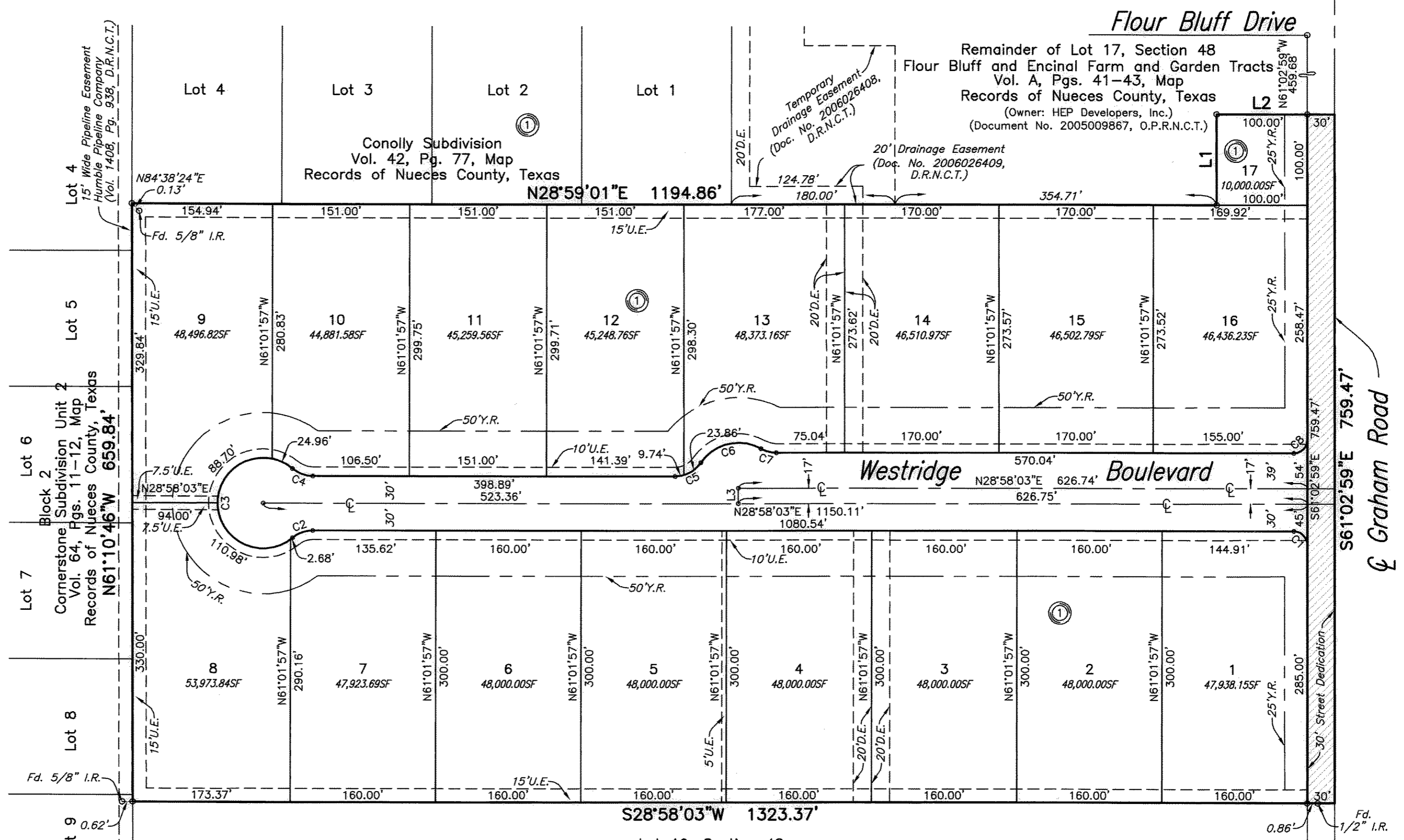
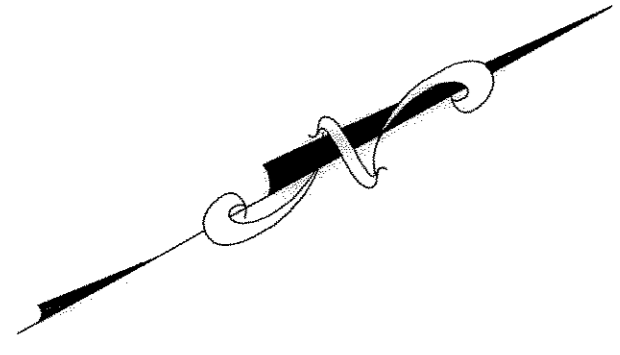


DATE: Nov. 15, 2005
SCALE: 1"=100'
JOB NO.: 40044.00.00
SHEET: 1 of 2
DRAWN BY: XG

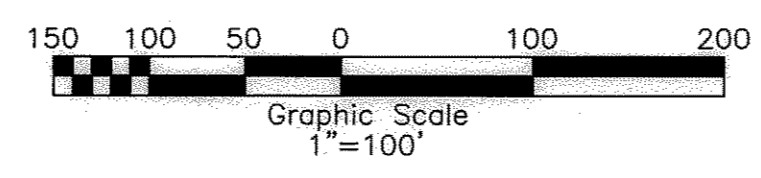
Vol 65 Pg 112

CURVE	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH
C1	89°58'58"	15.00'	15.00'	23.56'
C2	40°14'34"	34.50'	12.64'	24.23'
C3	260°29'08"	50.00'	59.08'	227.32'
C4	40°14'34"	34.50'	12.64'	24.23'
C5	55°47'48"	34.50'	18.27'	33.60'
C6	85°21'31"	50.00'	46.11'	74.49'
C7	29°33'43"	34.50'	9.10'	17.80'
C8	90°01'02"	15.00'	15.00'	23.57'

LINE	BEARING	DISTANCE
L1	N61°02'59"W	100.00'
L2	N28°59'01"E	130.00'
L3	N61°01'57"W	17.00'



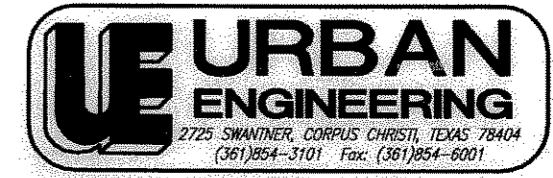
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Lot 19, Section 48
 Flour Bluff and Encinal Farm and Garden Tracts
 Vol. A, Pgs. 41-43, Map
 Records of Nueces County, Texas
 (Owner: Jack L. Marchand, II and wife, Roseann Marchand)
 (Document No. 2004004567, O.P.R.N.C.T.)

**Plat of
 Westridge Acres Subdivision Unit 1**

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DATE: Nov. 15, 2005
 SCALE: 1"=100'
 JOB NO.: 40044.00.00
 SHEET: 2 of 2
 DRAWN BY: XG

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