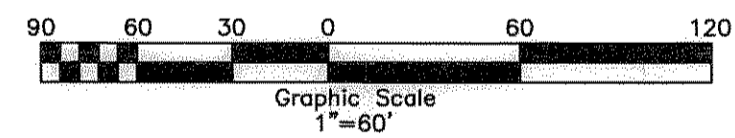


LINE	BEARING	DISTANCE
L1	N72°57'14"E	45.20'

C1 $\Delta=76^{\circ}08'43''$ $R=175.00'$ $T=137.08'$ $L=232.57'$	C2 $\Delta=58^{\circ}28'28''$ $R=175.00'$ $T=97.95'$ $L=178.60'$	C3 $\Delta=09^{\circ}22'09''$ $R=367.94'$ $T=30.15'$ $L=60.17'$
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State of Texas
County of Nueces

CEDAR RIDGE TOWNHOMES ASSOCIATION, 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 10th day of November, 2005.

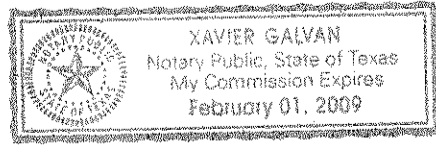
By: Joe Jasek
JOE JASEK, President

State of Texas
County of Nueces

This instrument was acknowledged before me by JOE JASEK, as President of CEDAR RIDGE TOWNHOMES ASSOCIATION, on behalf of said association.

This the 10th day of November, 2005.

Xavier Galvan
Notary Public in and for the State of Texas



Plat of
Cedar Ridge Unit 1
Block 7, Lots 1A, 1B and 1C

Being a replat of Lot 1, Block 7, Cedar Ridge Unit 1, a map of which is recorded in Volume 48, Pages 164-165, Map Records of Nueces County, Texas.

- Notes:
- Total platted area contains 5.412 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 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.
 - Bearings are based on the south boundary of Cedar Pass Drive, as monumented on the ground and shown as South 61°32'00" East on the recorded plat of Cedar Ridge Unit 1, a map of which is recorded in Volume 48, Pages 164-165, Map Records of Nueces County, Texas.
 - By graphic plotting only, this property is in Zone "C" on Flood Insurance Rate Map, Community Panel No. 485494 0520 D, City of Corpus Christi, Texas, which bears an effective date of June 4, 1987 and is not in a Special Flood Hazard Area.

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 10th day of November, 2005

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 29th day of Nov, 2005

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 2nd day of NOVEMBER, 2005

Michael N. Gunning
Michael N. Gunning
Secretary
1005165-P69

R. Bryon Stone
R. Bryon 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 10th day of November, 2005, with its certificate of authentication was filed for record in my office the 29th day of November, 2005. At 4:47 O'clock P.M., and duly recorded the 29th day of November, 2005, at 4:47 O'clock P.M., in said County in Volume 64, Page 271, 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.

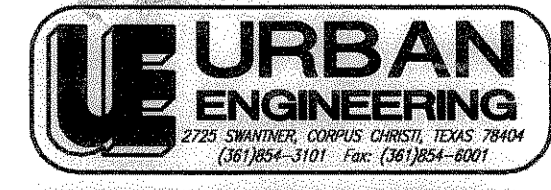
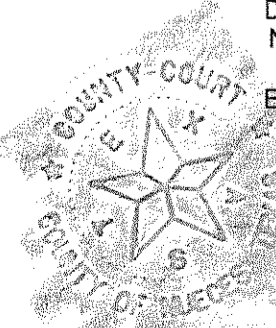
No. 2005061909
Filed for Record
at 4:47 O'clock P.M.
November 29, 2005

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

By: Himela B. Arriaga
Himela B. Arriaga
Deputy

Diana T. Barrera
Clerk County Court
Nueces County, Texas

By: Himela B. Arriaga
Deputy



DATE: Nov. 1, 2005
SCALE: 1"=60'
JOB NO.: 18492.A4.00
SHEET: 1 of 1
DRAWN BY: XG