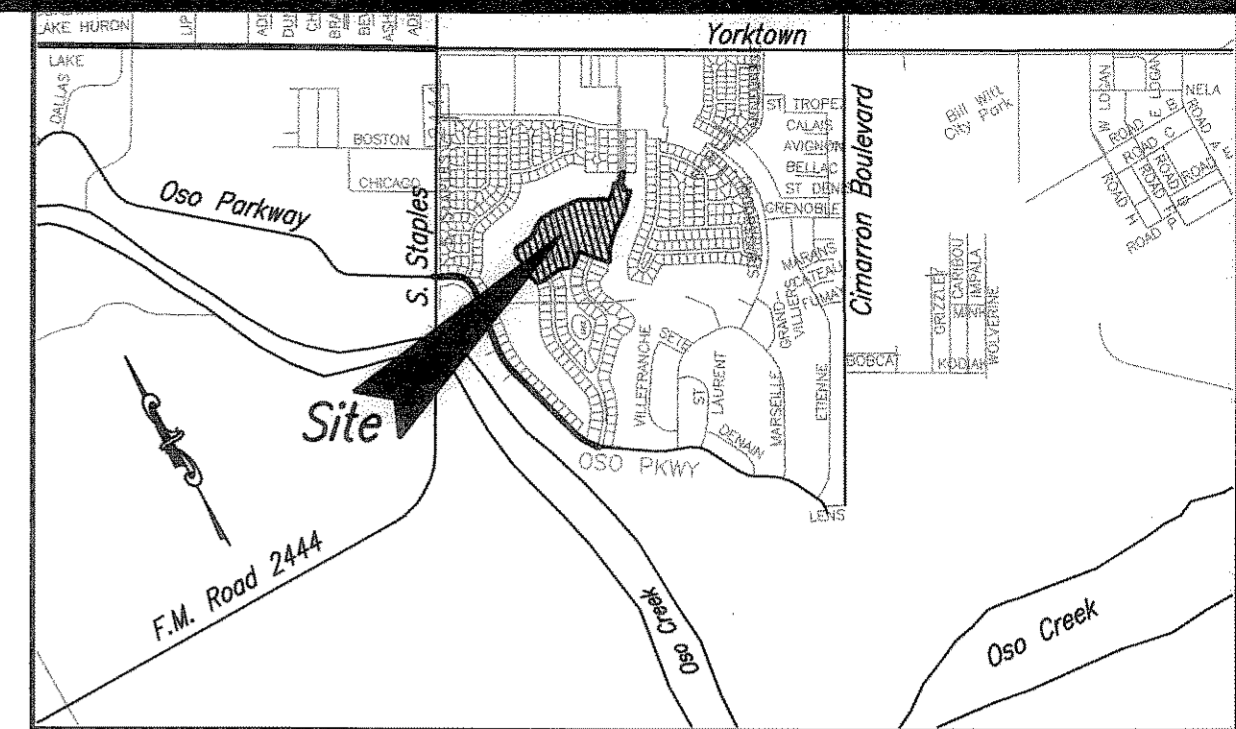


# Plat of King's Crossing Unit 10

22.166 acres of land out of Lots 2, 3, and 4, Section 9 Lots 29, 30 and 31, Section 10, 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; and portion of Lot 1, Block 25 and Lot 1, Block 41, King's Crossing Unit 1 Phase 3, Golf Course, a map of which is recorded in Volume 51, Pages 143-156, Map Records of Nueces County, Texas.

### Notes:

- 1.) Total platted area contains 22.166 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 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.
- 4.) Bearings are based on the recorded plat of King's Crossing Unit 9, a map of which is recorded in Volume 63, Pages 164-165, Map Records of Nueces County, Texas.
- 5.) By graphic plotting only, this property is in Zone "C" on Flood Insurance Rate Map, Community Panel No. 485494 0520 C, City of Corpus Christi, Texas, which bears an effective date of June 4, 1987 and is not 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 King's Crossing Unit 10, unless such utilities are in a public utility easement, street, alley, or the designated common areas.
- 7.) All streets and alleys shall be City and Franchised Utility and Drainage Easements for maintenance purposes. The King's Crossing Unit 10 Owners Association reserve the right to install such items as fences, walls, security systems, sprinklers system, and any other improvement as long as it does not unreasonably interfere with normal city utility and drainage maintenance work. The City will maintain only the utilities and not the streets.
- 8.) The conveyance to any grantee of any Lot within the subject subdivision shall include membership in the Homeowner's Association, which association shall hold title to all common areas in the subdivision. The homeowners association will be responsible for maintenance of private streets and common areas.
- 9.) Lot 40, Block 32 and Lot 35, Block 33 are non-buildable Lots.
- 10.) This portion of Lot 2, Block 36 is dedicated as a Private Ingress/Egress Easement to Kingsley Properties, L.P. d.b.a. King's Crossing Golf and Country Club.
- 11.) Lot 32, Block 61, King's Crossing Unit 18 and Lot 2, Block 36, King's Crossing Unit 10 are private street access for emergency services. A "Hammer Head" turnaround is provided in front of the gate entrance to the private subdivision.
- 12.) The owners of common properties within this plat agree to release, indemnify, defend, and hold harmless any governmental entity for damages to private streets occasioned by the reasonable use of government service vehicles; and/or damages to other persons' properties and/or vehicles claimed as a result in street design or construction.



LOCATION MAP N.T.S.

State of Texas  
County of Nueces

KING'S CROSSING JOINT OWNERS, hereby certifies that it holds a lien on the property owned by KING'S CROSSING REALTY, LTD., a Texas 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 20<sup>th</sup> day of June, 2005

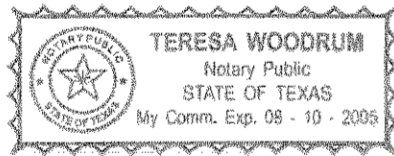
By: KING'S CROSSING JOINT OWNERS

By: BEN B. WALLACE  
BEN B. WALLACE, Trustee

State of Texas  
County of Nueces

This instrument was acknowledged before me by BEN B. WALLACE, as Trustee of KING'S CROSSING JOINT OWNERS.

This the 20<sup>th</sup> day of June, 2005



Notary Public in and for the State of Texas

State of Texas  
County of Nueces

HAAS ANDERSON CONSTRUCTION, LTD., a Texas Limited Partnership, hereby certifies that it holds a lien on the property owned by KING'S CROSSING REALTY, LTD., a Texas 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 2<sup>nd</sup> day of June, 2005

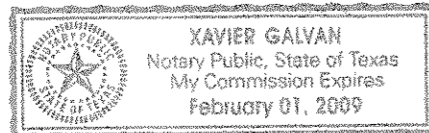
By: HAAS-ANDERSON MANAGEMENT, L.C., General Partner

By: DARRYL O. HAAS  
DARRYL O. HAAS, President

State of Texas  
County of Nueces

This instrument was acknowledged before me by DARRYL O. HAAS, as President of HAAS-ANDERSON MANAGEMENT, L.C., General Partner of HAAS ANDERSON CONSTRUCTION, LTD., a Texas Limited Partnership, on behalf of said partnership.

This the 2<sup>nd</sup> day of June, 2005



Notary Public in and for the State of Texas

State of Texas  
County of Nueces

KING'S CROSSING REALTY, LTD., a Texas Limited Partnership, hereby certifies that it is the owners 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 19<sup>th</sup> day of May, 2005

By: SHELL LAND MANAGEMENT COMPANY, INC.  
General Partner

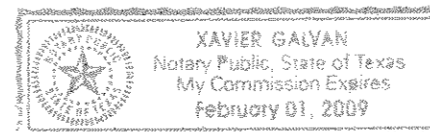
By: JOHN WALLACE  
JOHN WALLACE, Vice President

State of Texas  
County of Nueces

This instrument was acknowledged before me by JOHN WALLACE, as Vice President of SHELL LAND MANAGEMENT COMPANY, INC., General Partner of KING'S CROSSING REALTY, LTD., a Texas Limited Partnership, on behalf of said partnership.

This the 19<sup>th</sup> day of May, 2005

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 20<sup>th</sup> day of June, 2005

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 26<sup>th</sup> day of July, 2005

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 20<sup>th</sup> day of October, 2004

By: Michael N. Gunning  
Michael N. Gunning  
Secretary  
1004-170-P92

By: David Berlanga Sr.  
David Berlanga, Sr., Chairman

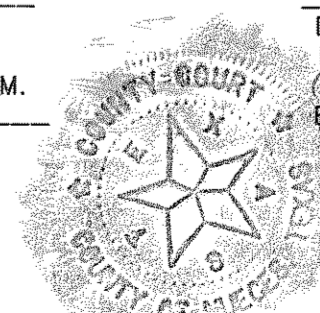
State of Texas  
County of Nueces

I, Diana T. Barrera, Clerk of the County Court in and for said County, do hereby certify that the foregoing instrument dated the 26 day of July, 2005, with its certificate of authentication was filed for record in my office the 26 day of July, 2005, at 4:47 O'clock P.M., and duly recorded the 26 day of July, 2005, at 4:47 O'clock P.M., in said County in Volume 164, Pages 205-206, 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. 2005038050  
Filed for Record  
at 4:47 O'clock P.M.  
July 26, 2005

By: Diana T. Barrera  
Diana T. Barrera, County Clerk  
Nueces County, Texas  
By: Pamela B. Arriaga  
Deputy



Diana T. Barrera  
Clerk County Court  
Nueces County, Texas

By: Pamela B. Arriaga  
Deputy



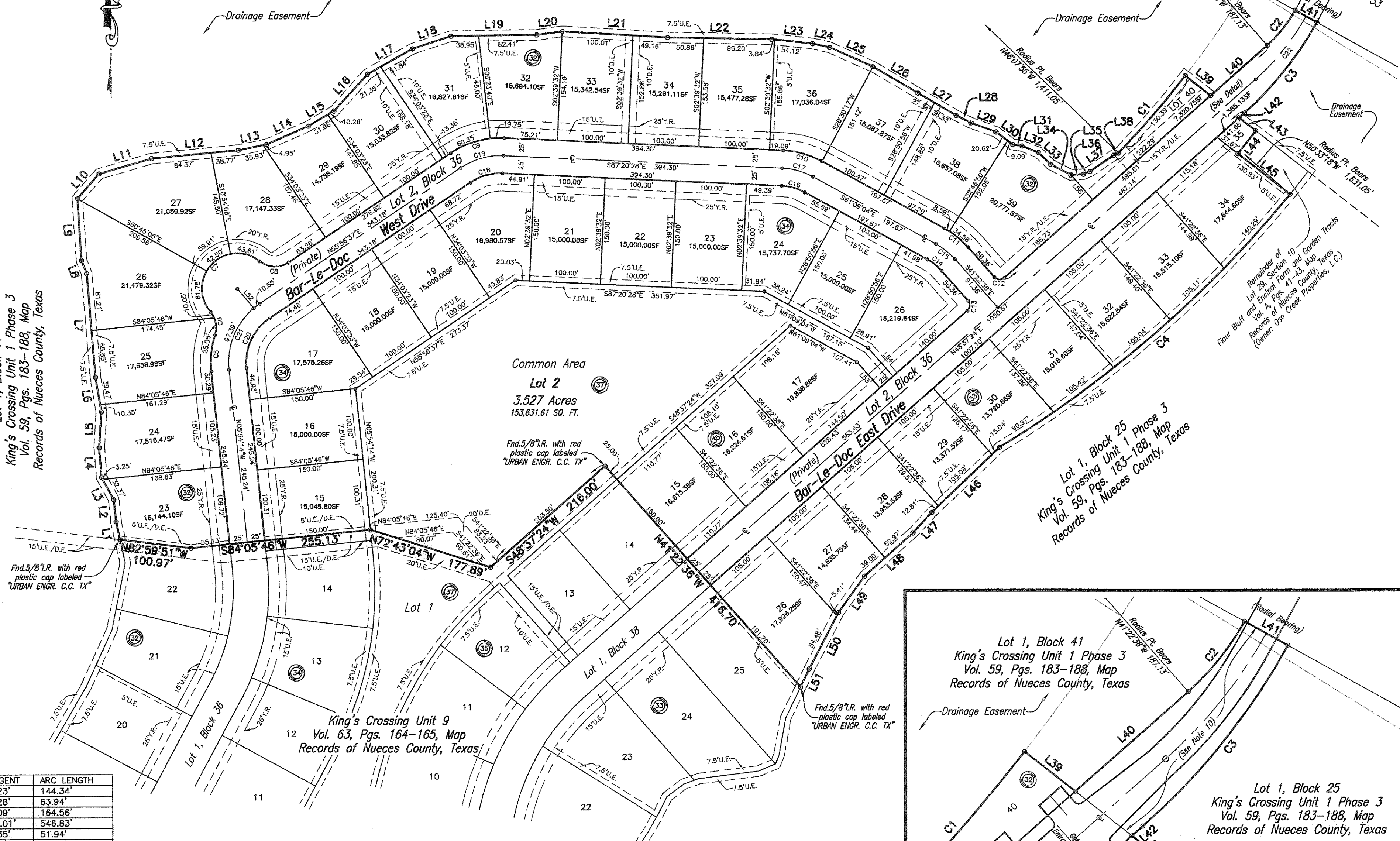
DATE: OCT. 19, 2004  
SCALE: 1" = 100'  
JOB NO.: 20354.A4.01  
SHEET: 1 OF 2  
DRAWN BY: RR

LINE	BEARING	DISTANCE
L1	N12°31'17"W	25.74'
L2	N05°58'29"W	31.65'
L3	N28°11'30"W	35.62'
L4	N04°27'38"W	42.26'
L5	N03°40'26"E	50.35'
L6	N09°37'28"W	49.82'
L7	N04°44'51"W	147.06'
L8	N21°35'10"W	19.64'
L9	N03°45'56"W	87.52'
L10	N41°27'44"E	46.42'
L11	N73°55'36"E	77.30'
L12	N84°29'36"E	123.14'
L13	N78°24'31"E	40.88'
L14	N66°21'50"E	64.59'
L15	N59°36'18"E	42.22'
L16	N42°12'01"E	70.50'
L17	N60°40'34"E	73.19'
L18	N71°42'28"E	57.10'
L19	N89°13'00"E	121.36'
L20	N82°16'42"E	36.18'
L21	S86°34'49"E	149.17'
L22	S88°51'31"E	147.06'
L23	S83°44'42"E	57.96'
L24	S77°25'35"E	24.90'
L25	S65°32'54"E	66.93'
L26	S59°48'11"E	73.60'
L27	S59°24'19"E	62.67'
L28	S63°13'50"E	23.37'
L29	S70°02'52"E	37.59'
L30	S52°43'04"E	29.71'
L31	S82°06'40"E	13.07'
L32	S68°05'16"E	24.90'
L33	S45°48'59"E	24.26'
L34	S62°43'13"E	32.43'
L35	N86°35'47"E	17.40'
L36	N67°05'45"E	10.24'
L37	N55°35'00"E	40.72'
L38	N66°29'09"E	7.44'
L39	S51°59'35"E	45.45'
L40	N48°37'24"E	106.59'
L41	S60°57'10"E	35.00'
L42	S48°37'24"W	10.27'
L43	S51°59'35"E	30.00'
L44	S38°00'25"W	40.94'
L45	S51°59'35"E	93.16'
L46	S46°14'53"W	132.94'
L47	S42°47'13"W	39.43'
L48	S48°13'04"W	91.97'
L49	S35°51'05"W	62.50'
L50	S27°38'26"W	89.89'
L51	S25°49'44"W	28.33'
L52	N40°06'17"W	35.72'
L53	N41°22'36"W	48.93'
L54	N41°22'36"W	53.28'
L55	N41°22'36"W	46.55'

Lot 1, Block 41  
King's Crossing Unit 1 Phase 3  
Vol. 59, Pgs. 183-188, Map  
Records of Nueces County, Texas

Lot 1, Block 41  
King's Crossing Unit 1 Phase 3  
Vol. 59, Pgs. 183-188, Map  
Records of Nueces County, Texas

King's Crossing Unit 18  
Vol. 64, Pgs. 13-14, Map  
Records of Nueces County, Texas

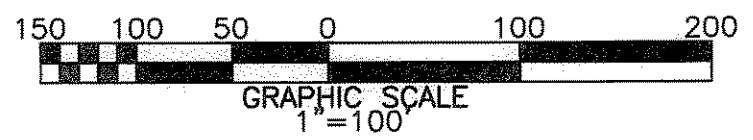


Lot 1, Block 25  
King's Crossing Unit 1 Phase 3  
Vol. 59, Pgs. 183-188, Map  
Records of Nueces County, Texas

CURVE	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH
C1	05°51'40"	1411.05'	72.23'	144.34'
C2	19°34'34"	187.13'	32.28'	63.94'
C3	19°34'34"	481.63'	83.09'	164.56'
C4	19°12'33"	1631.05'	276.01'	546.83'
C5	23°48'33"	125.00'	26.35'	51.94'
C6	58°18'42"	34.50'	19.25'	35.11'
C7	169°28'21"	50.00'	542.72'	147.89'
C8	73°07'22"	34.50'	25.59'	44.03'
C9	36°42'55"	125.00'	41.48'	80.10'
C10	26°11'25"	125.00'	29.08'	57.14'
C11	19°46'28"	125.00'	21.79'	43.14'
C12	90°00'00"	10.00'	10.00'	15.71'
C13	90°00'00"	10.00'	10.00'	15.71'
C14	19°46'28"	75.00'	13.07'	25.88'
C15	19°46'28"	100.00'	17.43'	34.51'
C16	26°11'25"	75.00'	17.45'	34.28'
C17	26°11'25"	100.00'	23.26'	45.71'
C18	36°42'55"	75.00'	24.89'	48.06'
C19	36°42'55"	100.00'	33.18'	64.08'
C20	61°50'51"	75.00'	44.93'	80.96'
C21	61°50'51"	100.00'	59.91'	107.94'
C22	19°34'34"	334.36'	57.69'	114.25'

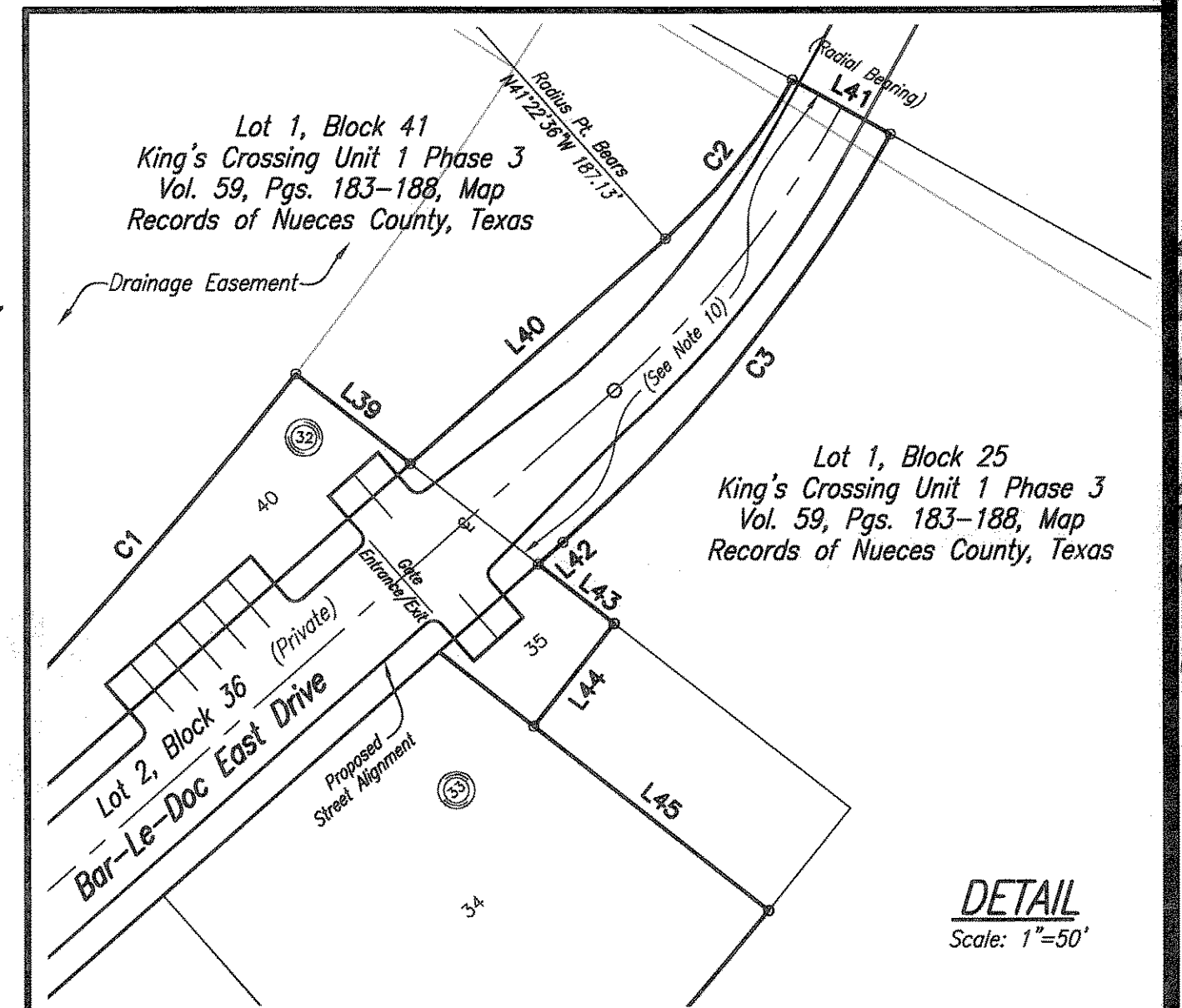
Plat of  
**King's Crossing Unit 10**

22.166 acres of land out of Lots 2, 3, and 4, Section 9 Lots 29, 30 and 31, Section 10, 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; and portion of Lot 1, Block 25 and Lot 1, Block 41, King's Crossing Unit 1 Phase 3, Golf Course, a map of which is recorded in Volume 51, Pages 143-156, Map Records of Nueces County, Texas.



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

DATE: OCT. 19, 2004  
SCALE: 1" = 100'  
JOB NO.: 20354.A4.01  
SHEET: 2 OF 2  
DRAWN BY: RR



**DETAIL**  
Scale: 1" = 50'

Vol: 64 Pg: 206