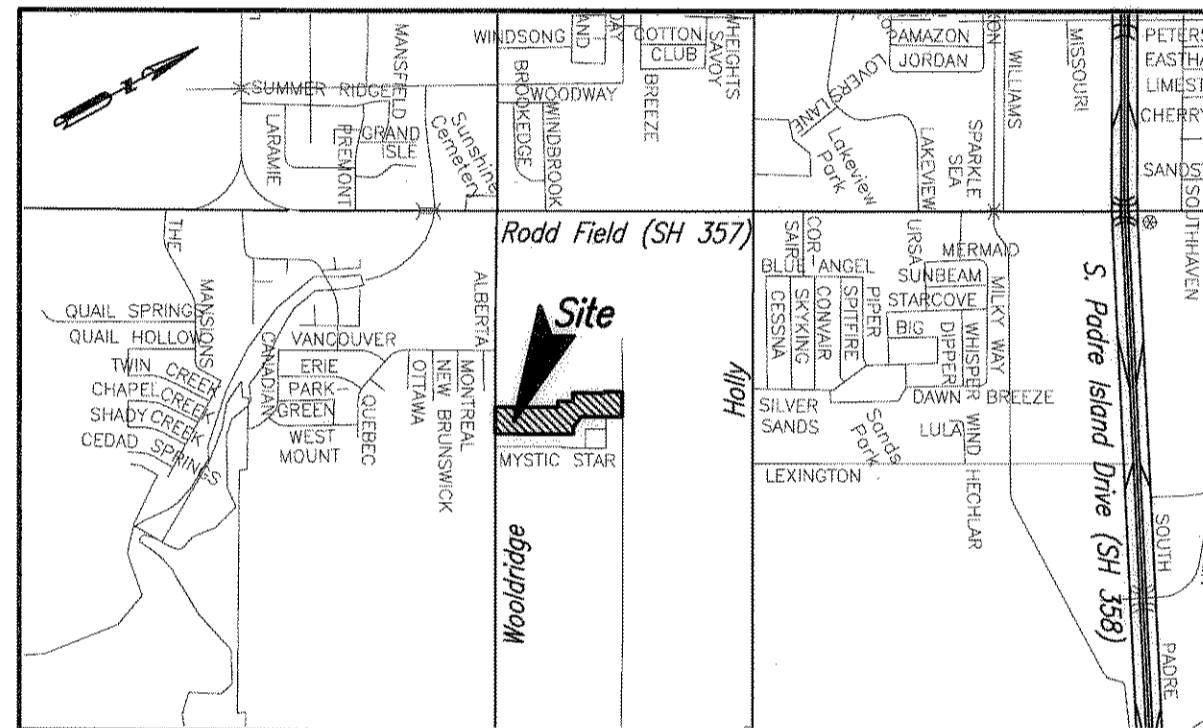


Plat of Morningstar Estates Unit 2

8.431 acres of land out of Lots 13 and 14, Section 27, 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.

Notes:

- 1.) Total platted area contains 8.431 acres of land, including 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 from this property is the Oso Bay Basin. As of the date of this plat, the receiving waters are classified by the TCEQ as having "Exceptional" aquatic life.
- 4.) Bearings based on the recorded plat of Morningstar Estates Unit 1, a map of which is recorded in Volume 62, Page 121, Map Records of Nueces County, Texas.
- 5.) By graphic plotting only, this property is in Zone "C" of the Flood Insurance Rate Map, Community Panel Number 485464 0315 D, City of Corpus Christi, Texas, which bears an effective date of August 3, 1989 and is not in a Special Flood Hazard Area.
- 6.) No driveway access to be permitted onto Woodridge Road.
- 7.) The 7.50 foot utility easement shown adjacent to the northwest boundary of Lots 1-6, Block 4, are dedicated to the public for the use of installation, operation and use of public utilities.
- 8.) Easement and Right-of-Way dated March 28, 1952, executed by CORA MAY PEARSE, a widow, to CENTRAL POWER AND LIGHT COMPANY, recorded on July 19, 1952, in File No. 352787, Volume 559, Page 302, of the Deed Records of Nueces County, Texas. (Blanket easement, affects the subject tract).
- 9.) No Fences within 5 foot utility/drainage easement along Lots 29-33, Block 1.



LOCATION MAP N.T.S.

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 2nd day of January, 2007

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 Development Services of the City of Corpus Christi, Texas.

This the 10 day of JANUARY, 2007

Mary Frances Teniente
Mary Frances Teniente, P.E.
Development Services Engineer

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 JUNE, 2004

Fayce Goode-Macon
Fayce Goode-Macon
Secretary
0604082-P48
R. Bryan Stone
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 11 day of January, 2007, with its certificate of authentication was filed for record in my office the 11th day of January, 2007, at 12:23 O'clock P.M., and duly recorded the 11 day of January, 2007, at 12:23 O'clock P.M., in said County in Volume 66, Page 75, 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. 2007001604
Filed for Record

at 12:23 O'clock P.M.
January 11, 2007

Diana T. Barrera
Diana T. Barrera, County Clerk
Nueces County, Texas
By: Manuelita Perez
Deputy

State of Texas
County of Nueces

GCE PROPERTIES, 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 16th day of November, 2006

By: GCE PROPERTIES, INC.

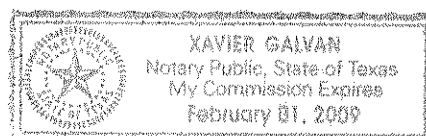
By: Michael L. Bridges
MICHAEL L. BRIDGES, President

State of Texas
County of Nueces

This instrument was acknowledged before me by MICHAEL L. BRIDGES, as President of GCE PROPERTIES, INC., on behalf of said corporation.

This the 16th day of November, 2006

Xavier Galvan
Notary Public in and for the State of Texas



State of Texas
County of Nueces

FIRST NATIONAL BANK, hereby certifies that it holds a lien on the property owned by GCE PROPERTIES, INC., as shown on the foregoing map and it approves of the subdivision and dedication for the purposes and considerations therein expressed.

This the 16 day of Nov., 2006

BY: FIRST NATIONAL BANK

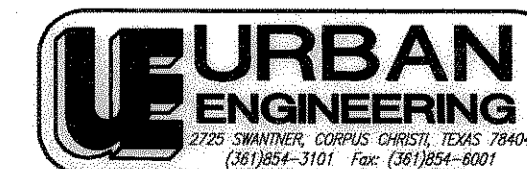
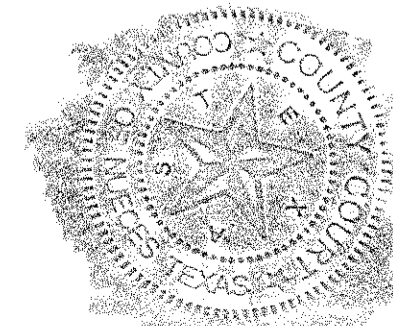
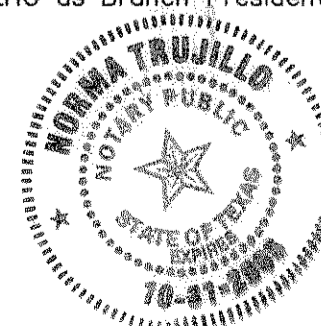
By: Stephen Botelho
STEPHEN BOTELHO, Branch President

State of Texas
County of Nueces

This instrument was acknowledged before me by STEPHEN BOTELHO as Branch President of FIRST NATIONAL BANK

This the 16 day of Nov., 2006

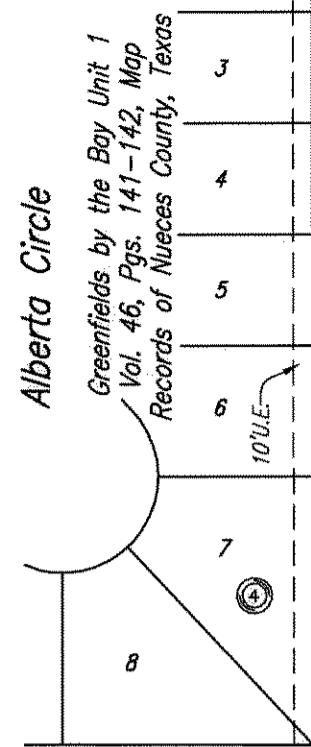
Norma Trujillo
Notary Public in and for the State of Texas



DATE: JUNE 15, 2004
SCALE: 1"= 100'
JOB NO.: 36770.A4.00
SHEET: 1 OF 1
DRAWN BY: RR

Vol. 66 pg. 75

BLOCK	LOT	AREA
1	29	5,285.00 SQ. FT.
1	30	5,285.00 SQ. FT.
1	31	5,285.00 SQ. FT.
1	32	5,285.00 SQ. FT.
1	33	5,285.00 SQ. FT.
2	22	5,978.54 SQ. FT.
2	23	5,000.00 SQ. FT.
2	24	5,000.00 SQ. FT.
2	25	5,000.00 SQ. FT.
2	26	5,108.59 SQ. FT.
2	27	5,908.40 SQ. FT.
2	28	5,608.58 SQ. FT.
2	29	6,070.18 SQ. FT.
2	30	9,022.51 SQ. FT.
2	31	7,061.26 SQ. FT.
2	32	5,649.80 SQ. FT.
2	33	5,650.00 SQ. FT.
2	34	5,650.00 SQ. FT.
2	35	5,650.00 SQ. FT.
2	36	5,650.00 SQ. FT.
2	37	5,650.00 SQ. FT.
2	38	5,650.00 SQ. FT.
2	39	5,650.00 SQ. FT.
2	40	5,650.00 SQ. FT.
2	41	5,650.00 SQ. FT.
2	42	10,687.84 SQ. FT.
4	1	6,227.43 SQ. FT.
4	2	5,000.00 SQ. FT.
4	3	5,000.00 SQ. FT.
4	4	5,000.00 SQ. FT.
4	5	5,000.00 SQ. FT.
4	6	6,227.41 SQ. FT.
5	1	10,982.11 SQ. FT.
5	2	5,824.00 SQ. FT.
5	3	5,824.00 SQ. FT.
5	4	5,824.00 SQ. FT.
5	5	5,824.00 SQ. FT.
5	6	5,824.00 SQ. FT.
5	7	5,824.00 SQ. FT.
5	8	5,824.00 SQ. FT.
5	9	5,824.00 SQ. FT.
5	10	5,882.21 SQ. FT.
5	11	6,729.86 SQ. FT.
5	12	6,396.61 SQ. FT.
5	13	5,000.00 SQ. FT.



Lot 1, Block 20
Road East
Vol. 34, Pg. 25, Map
Records of Nueces County, Texas

Lot 24, Block 20

Rodd East Subdivision
Vol. 40, Pg. 98, Map
Records of Nueces County, Texas

Lot 2B, Block 20

Lot 21, Section 27
Flour Bluff and Encinal Farm and Garden Tracts
Vol. A, Pgs. 41-43, Map
Records of Nueces County, Texas

Lot 1, Block 1
St. Helena Church Tract
Vol. 62, Pgs. 143, Map
Records of Nueces County, Texas

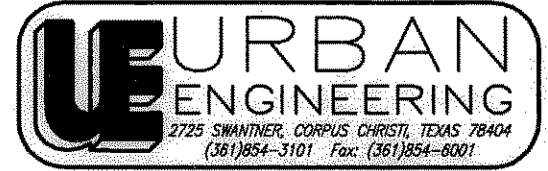
Lot 5, Section 27
Flour Bluff and Encinal Farm and Garden Tracts
Vol. A, Pgs. 41-43, Map
Records of Nueces County, Texas

CURVE	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH
C1	90°00'00"	15.00'	15.00'	23.56'
C2	90°00'00"	15.00'	15.00'	23.56'
C3	90°00'00"	100.00'	100.00'	157.08'
C4	90°00'00"	125.00'	125.00'	196.35'
C5	90°00'00"	150.00'	150.00'	235.62'
C6	90°00'00"	10.00'	10.00'	15.71'
C7	90°00'00"	10.00'	10.00'	15.71'
C8	90°00'00"	10.00'	10.00'	15.71'
C9	90°00'00"	10.00'	10.00'	15.71'

LINE	BEARING	DISTANCE
L1	N61°03'20"W	59.36'
L2	N28°56'40"E	150.00'
L3	N61°03'20"W	90.00'
L4	N61°03'20"W	14.25'
L5	N28°56'40"E	190.00'
L6	S23°33'25"E	136.25'
L7	S61°03'20"E	66.28'
L8	N61°03'20"W	71.36'
L9	N61°03'20"W	1.36'

Plat of
Morningstar Estates Unit 2

8.431 acres of land out of Lots 13 and 14, Section 27, 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.



DATE: JUNE 15, 2004
SCALE: 1" = 100'
JOB NO.: 36770.A4.02
SHEET: 2 OF 2
DRAWN BY: RR

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