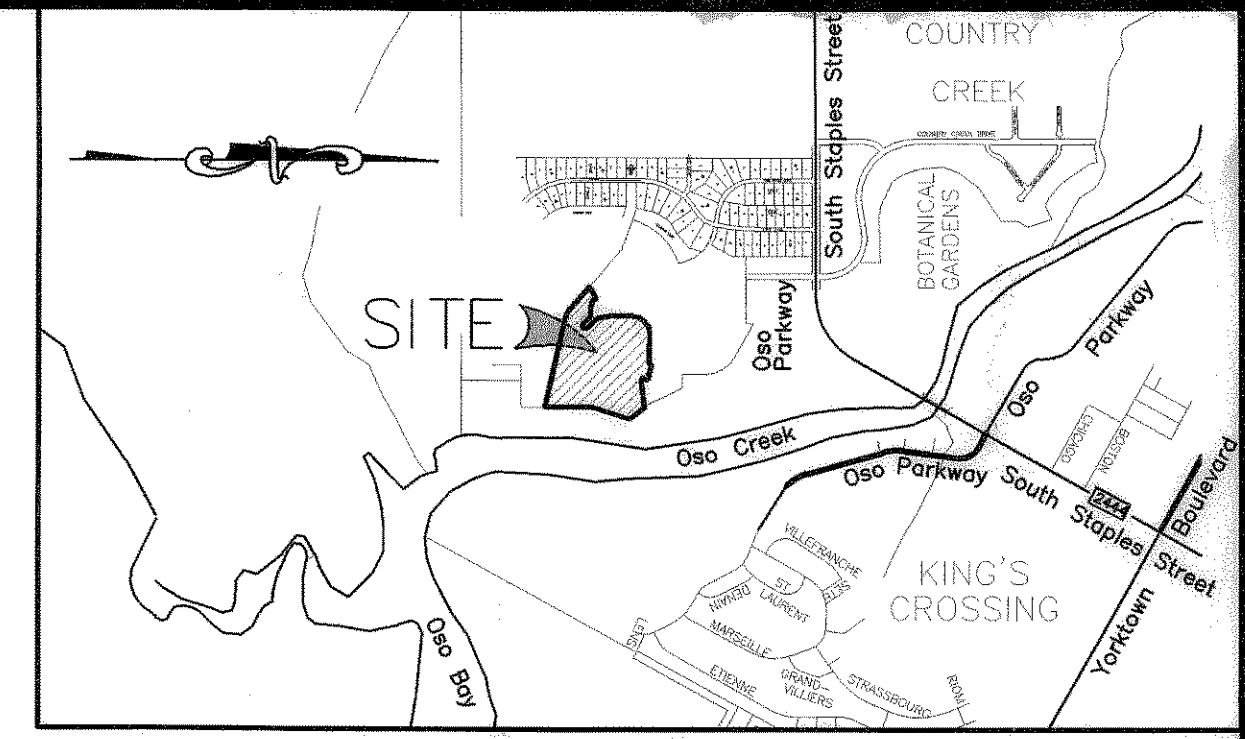


Vol. 66 Pg 80

Plat of
The Coves at Lago Vista
Unit 2

45.583 acres of land out of the south one half of Section 31 and north one half of Section 32, Laureles Farm Tracts, a map of which is recorded in Volume 3, Page 15, Map Records of Nueces County, Texas and being a portion of the property conveyed by C.E. Trefflich III to Corpus Christi Land Venture Associates by Special Warranty Deed, recorded in Volume 1898, Page 840 et seq., Deed Records of Nueces County, Texas.



LOCATION MAP N.T.S.

State of Texas
County of Nueces

FIRST NATIONAL BANK, hereby certifies that it holds a lien on the property owned by THE LAKES AT KING ESTATES, INC. dba THE COVES AT LAGO VISTA, as shown on the foregoing map and it approves of the subdivision and dedication for the purposes and considerations therein expressed.

This the 26th day of December, 2006

BY: FIRST NATIONAL BANK

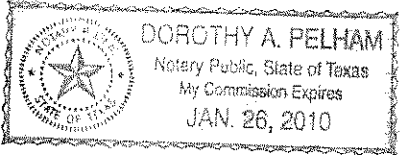
By: Stephen M. Botelho
STEPHEN BOTELHO, Branch President

State of Texas
County of Nueces

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

This the 26th day of December, 2006

Dorothy A. Pelham
Notary Public in and for the State of Texas



State of Texas
County of Nueces

THE LAKES AT KING ESTATES, INC. dba THE COVES AT LAGO VISTA, 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 22nd day of December, 2006

By: THE LAKES AT KING ESTATES, INC. dba THE COVES AT LAGO VISTA

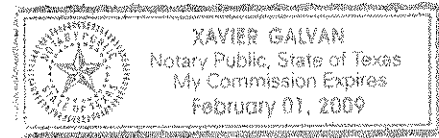
By: Richard Voss
RICHARD VOSS, President

State of Texas
County of Nueces

This instrument was acknowledged before me by RICHARD VOSS, as President of THE LAKES AT KING ESTATES, INC. dba THE COVES AT LAGO VISTA, on behalf of said partnership.

This the 22nd day of December, 2006

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 27 day of December, 2006

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

Notes:

- 1.) Total platted area contains 45.583 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 Estates Unit One, a map of which is recorded in Volume 56, Page 200, Map Records of Nueces County, Texas.
- 5.) By graphic plotting only, this property is in Zones "A11 (EI 14)" and "B" 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 it is in a Special Flood Hazard Area.
- 6.) Development must, at a minimum, comply with the conditions set forth in the approved Special Permit (Zoning Case 0904-05).
- 7.) Minimum Finished Floor Elevation must be at least 18" above fronting streets.
- 8.) Lot 1, Block 9 is a non-buildable lot and is to be maintained by the Homeowner's Association.
- 9.) The City of Corpus Christi is not responsible for drainage within The Coves at Lago Vista Unit 2. The Homeowner's Association will be responsible for any maintenance, storm water discharge into the receiving waters, and will need to ensure any discharges comply with applicable TCEQ regulations.
- 10.) The conveyance to any grantee of any lot within The Coves at Lago Vista shall include membership in the Homeowner's Association, which association shall hold title to all common areas in the subdivision. The Homeowner's Association will be responsible for maintenance of private streets.
- 11.) The City of Corpus Christi has no responsibility for repair and maintenance of utility lines inside The Coves at Lago Vista Unit 2, unless such utilities are in a public utility easement, street, alley, or the designated common areas.
- 12.) All streets and alleys shall be City and Franchised Utility Easements for maintenance purposes. The Coves at Lago Vista 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.
- 13.) 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.
- 14.) The Rear Restrictive Building Line is to restrict all actual building structures Example: Single family residences, pool houses, detached garages, outbuildings, etc. Swimming Pools, patios, flatwork, etc. are to be allowed within this area within the deed restriction requirements. Block 2, Lots 24 and 25 are exceptions to this rear restrictive building line and can construct only a deck, dock, and storage building within the guidelines of the deed restriction requirements in the designated dock/deck areas.

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 22nd day of December, 2006

Juan J. Salazar
Juan J. Salazar, R.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 16 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 24th day of AUGUST, 2005

Faryce Goode-Macon
Faryce Goode-Macon
Secretary
0805128-P59

Rudy Garza
Rudy Garza, Vice Chairman

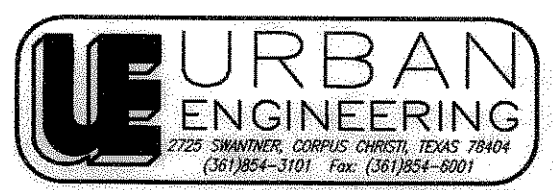
State of Texas
County of Nueces

I, Diana T. Barrera, Clerk of the County Court in and for said County, do hereby certify that the foregoing instrument dated the 17th day of January, 2007, with its certificate of authentication was filed for record in my office the 17th day of January, 2007. At 3:44 O'clock P.M., and duly recorded the 17th day of January, 2007, at 3:44 O'clock P.M. in said County in Volume 146, Page 80 & 81, 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. 2007002446
Filed for Record
at 3:44 O'clock P.M.
January 17, 2007

Diana T. Barrera
Diana T. Barrera, County Clerk
Nueces County, Texas
By: Naoma Handy
Deputy



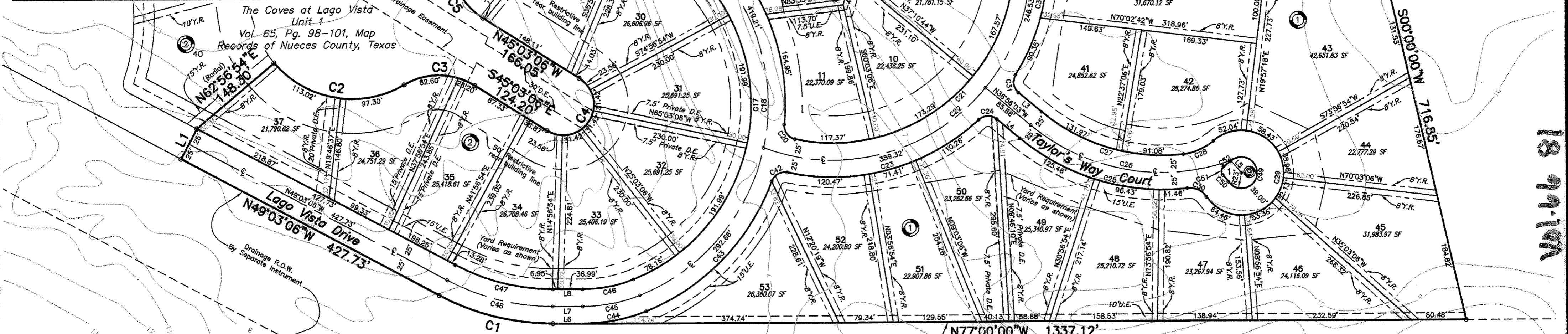
DATE: August 23, 2005
SCALE: 1" = 100'
JOB NO.: 38035.A5.00
SHEET: 1 of 2
DRAWN BY: XG

Vol. 66 Pg 80

**Plat of
The Coves at Lago Vista
Unit 2**

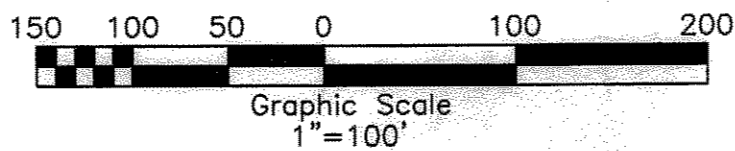
45.583 acres of land out of the south one half of Section 31 and north one half of Section 32, Laureles Farm Tracts, a map of which is recorded in Volume 3, Page 15, Map Records of Nueces County, Texas and being a portion of the property conveyed by C.E. Trefflich III to Corpus Christi Land Venture Associates by Special Warranty Deed, recorded in Volume 1898 Page 840 et seq., Deed Records of Nueces County, Texas.

CURVE	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH
C1	27°56'54"	355.00'	88.34'	173.17'
C2	80°20'12"	150.00'	126.62'	210.32'
C3	62°20'12"	100.00'	60.49'	108.80'
C4	180°00'00"	45.00'	---	141.38'
C5	45°54'54"	100.00'	42.36'	80.14'
C6	22°42'06"	150.00'	30.11'	59.43'
C7	21°47'12"	200.00'	38.49'	76.05'
C8	91°00'00"	250.00'	254.40'	397.06'
C9	78°00'00"	45.00'	36.44'	61.28'
C10	18°25'11"	255.00'	41.35'	81.98'
C11	82°07'37"	255.00'	222.16'	365.51'
C12	82°07'37"	280.00'	243.95'	401.35'
C13	64°08'52"	305.00'	191.13'	341.48'
C14	168°09'23"	255.00'	2458.45'	748.39'
C15	168°09'23"	280.00'	2699.47'	821.77'
C16	168°09'23"	305.00'	2940.49'	895.15'
C17	135°57'24"	275.00'	679.91'	652.56'
C18	135°57'24"	300.00'	741.72'	711.87'
C19	73°05'14"	325.00'	240.87'	414.58'
C20	83°03'45"	20.00'	17.71'	28.99'
C21	111°16'36"	265.00'	387.58'	514.66'
C22	119°41'55"	290.00'	499.26'	605.85'
C23	54°57'27"	315.00'	163.83'	302.14'
C24	82°34'25"	20.00'	17.56'	28.82'
C25	46°25'36"	325.00'	139.38'	263.35'
C26	59°27'59"	300.00'	171.35'	311.37'
C27	46°28'14"	275.00'	118.07'	223.04'
C28	34°43'54"	80.00'	25.02'	48.49'
C29	276°39'18"	62.00'	55.19'	299.37'
C30	61°52'46"	30.00'	17.98'	32.40'
C31	81°59'12"	20.00'	17.38'	28.62'
C32	41°01'45"	315.00'	117.87'	225.57'
C33	52°33'16"	275.00'	135.78'	252.24'
C34	52°33'16"	300.00'	148.12'	275.17'
C35	52°33'16"	325.00'	160.46'	298.12'
C36	105°15'09"	215.00'	281.48'	394.95'
C37	105°15'09"	240.00'	314.21'	440.88'
C38	105°15'09"	265.00'	346.94'	486.81'
C39	82°02'28"	20.00'	17.40'	28.64'
C40	02°03'41"	305.00'	5.48'	10.97'
C41	82°02'28"	20.00'	17.40'	28.64'
C42	82°05'50"	20.00'	17.42'	28.66'
C43	47°52'46"	325.00'	144.29'	271.59'
C44	21°46'05"	250.00'	48.07'	94.98'
C45	21°46'05"	225.00'	43.26'	85.48'
C46	21°46'05"	200.00'	38.46'	75.99'
C47	27°56'54"	305.00'	75.90'	148.78'
C48	27°56'54"	330.00'	82.12'	160.97'
C49	276°39'18"	23.00'	20.47'	111.06'
C50	10°30'30"	69.00'	6.35'	12.66'
C51	100°26'03"	8.00'	9.61'	14.02'
C52	06°34'50"	119.00'	6.84'	13.67'

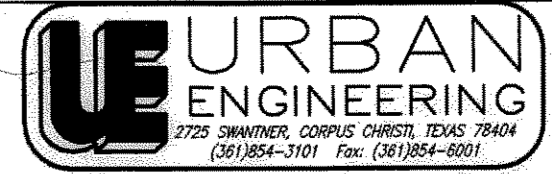


LINE	BEARING	DISTANCE
L1	N40°56'54"E	50.00'
L2	S58°41'43"E	50.00'
L3	N36°56'03"W	44.12'
L4	S36°56'03"E	43.66'
L5	S28°08'11"E	23.59'
L6	N77°00'00"W	43.94'
L7	S77°00'00"E	43.94'
L8	N77°00'00"W	43.94'
L9	N64°46'16"W	38.94'

40.6 Acres out of the North 1/2 of Section 32
Laureles Farm Tracts
Vol. 3, Pg. 15, Map
Records of Nueces County, Texas
(Owner: The Lakes at King Estates, Inc.)



14.77 Acres out of the North 1/2 of Section 32
Laureles Farm Tracts
Vol. 3, Pg. 15, Map Records of Nueces County, Texas
(Doc. No. 200001738, O.R.N.C.T.) (Owner: Frank Thomas Shumate Trust No. 2)



DATE: August 23, 2005
SCALE: 1"=100'
JOB NO.: 38035.A5.00
SHEET: 2 of 2
DRAWN BY: XG

Vol. 66 Pg 81

89.72 Acres out of the South 1/2 of Section 31 and the North 1/2 of Section 32
Laureles Farm Tracts
Vol. 3, Pg. 15, Map
Records of Nueces County, Texas
(Owner: City of Corpus Christi)

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