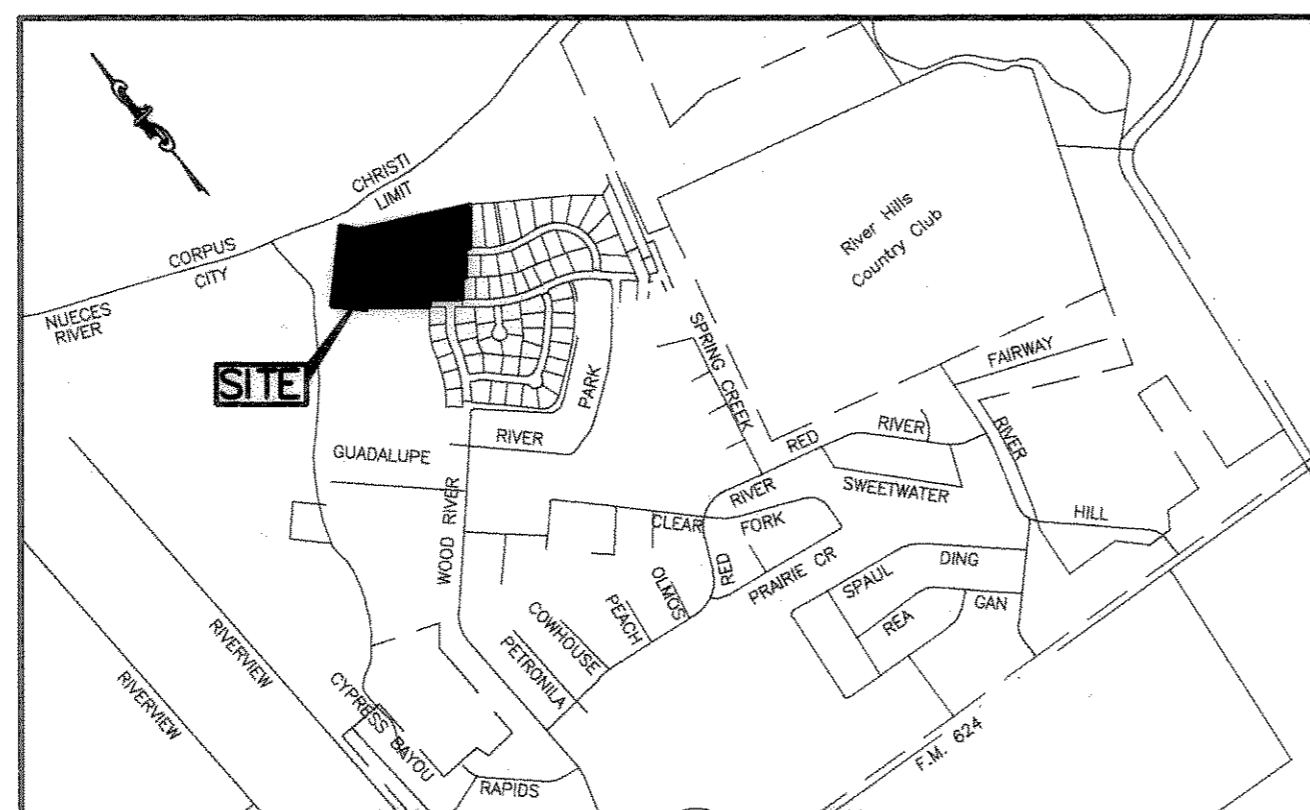


# PLAT OF WOOD ESTATES UNIT 2B

BEING 11.29 ACRES OF LAND OUT OF A 400.00 ACRE TRACT OF THE MARIANO L. DeHERRERA GRANT, ABSTRACT 606, NUECES COUNTY, TEXAS; SAID 400 ACRE TRACT CONVEYED BY BESS L. HURD, ET VIR, TO NINA G. STEWART, WIDOW, BY DEED DATED JUNE 22, 1944 AND RECORDED IN VOLUME 300, PAGE 153, DEED RECORDS OF NUECES COUNTY, TEXAS.



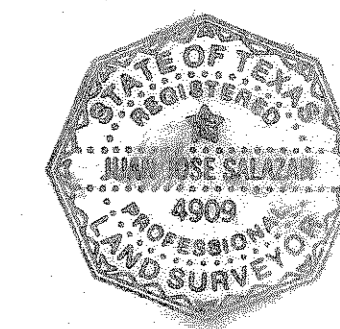
LOCATION MAP N.T.S.

STATE OF TEXAS  
COUNTY OF NUECES

I, JUAN J. SALAZAR, 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 26<sup>th</sup> DAY OF June, 2000

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 6 DAY OF July, 2000

Angel R. Escobar, P.E.  
ANGEL R. ESCOBAR, P.E.  
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 19<sup>th</sup> DAY OF January, 2000

Michael N. Gunning  
MICHAEL N. GUNNING  
SECRETARY

David M. Underbrink, Sr.  
DAVID M. UNDERBRINK, SR., CHAIRMAN

00-066

STATE OF TEXAS  
COUNTY OF NUECES

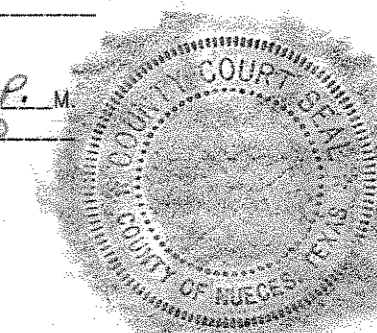
I, ERNEST BRIONES, CLERK OF THE COUNTY COURT IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE 23 DAY OF June, 2000, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE 7 DAY OF July, 2000, AT 2:51 O'CLOCK P.M. AND DULY RECORDED THE 7 DAY OF July, 2000, AT 2:51 O'CLOCK P.M., IN SAID COUNTY IN VOLUME 60, PAGE 144-145, 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. 2000026896  
FILED FOR RECORD

AT 2:51 O'CLOCK P.M.  
July 7, 2000

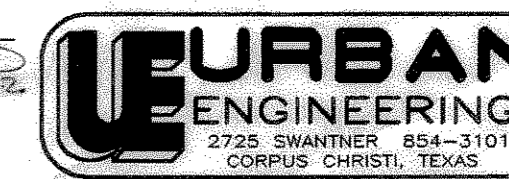
ERNEST BRIONES  
CLERK COUNTY COURT  
NUECES COUNTY, TEXAS



Ernest Briones  
ERNEST BRIONES, COUNTY CLERK  
NUECES COUNTY, TEXAS

Mary Louise Martinez  
DEPUTY  
MARY LOUISE MARTINEZ

Mary Louise Martinez  
-DEPUTY  
MARY LOUISE MARTINEZ



DATE: JUNE 23, 2000  
SCALE: 1" = 60'  
JOB NO. 11947.99.2B  
SHEET 1 OF 2

STATE OF TEXAS  
COUNTY OF NUECES

AMERICAN BANK, A TEXAS BANKING CORPORATION, HEREBY CERTIFIES THAT IT HOLDS A LIEN ON THE PROPERTY OWNED BY WOOD RIVER PARTNERS, AS SHOWN ON THE FOREGOING MAP AND IT APPROVES OF THE SUBDIVISION AND DEDICATION FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

AMERICAN BANK  
BY: Wayne Meyr  
WAYNE MEYR, SENIOR LENDING OFFICER

STATE OF TEXAS  
COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY WAYNE MEYR, AS SENIOR LENDING OFFICER OF AMERICAN BANK, A TEXAS BANKING CORPORATION, ON BEHALF OF SAID CORPORATION.

THIS THE 23 DAY OF June, 2000

Vicki Adair  
VICKI ADAIR  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
STATE OF TEXAS  
My Comm. Exp. 02-18-2007

WOOD RIVER PARTNERS, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LANDS EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING PLAT; THAT WE HAVE 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 26 DAY OF June, 2000

Fred Braselton  
FRED BRASELTON, PARTNER

STATE OF TEXAS  
COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY FRED BRASELTON, PARTNER OF WOOD RIVER PARTNERS, ON BEHALF OF SAID PARTNERSHIP.

THIS THE 26 DAY OF June, 2000

Vicki Adair  
VICKI ADAIR  
NOTARY PUBLIC  
STATE OF TEXAS  
My Comm. Exp. 02-18-2007

NOTES:

- 1.) TOTAL PLATTED AREA CONTAINS 11.29 ACRES OF LAND.
- 2.) THE YARD REQUIREMENT AS DEPICTED, IS A REQUIREMENT OF THE ZONING ORDINANCE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- 3.) BEARINGS BASED ON WOOD ESTATES, A MAP OF WHICH IS RECORDED IN VOLUME 59, PAGE 106, MAP RECORDS OF NUECES COUNTY, TEXAS.
- 4.) BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONES A6, B, AND C, OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 485494 0257 C, WHICH BEARS AN EFFECTIVE DATE OF MARCH 18, 1985, AND IS IN A SPECIAL FLOOD HAZARD AREA.
- 5.) THE 7.5 FOOT UTILITY EASEMENT SHOWN ALONG NORTHWEST BOUNDARY LINE OF WOOD ESTATES UNIT 2A, IS DEDICATED TO THE PUBLIC USE FOR INSTALLATION, OPERATION AND USE OF PUBLIC UTILITY EASEMENT.
- 6.) THE RECEIVING WATERS FOR STORM WATER FROM THIS PROPERTY IS NUECES RIVER (ABOVE TIDAL). THE RECEIVING WATERS ARE NOT CLASSIFIED BY THE TNRCC AS HAVING "EXCEPTIONAL" AQUATIC LIFE.
- 7.) SET 5/8 INCH IRON ROD WITH RED PLASTIC CAP LABELED "URBAN ENGR C.C TX" AT ALL LOT CORNERS, EXCEPT WHERE NOTED.

- C1 DELTA= 90°00'00"  
R= 10.00'  
T= 10.00'  
L= 15.71'
- C2 DELTA= 06°40'30"  
R= 475.00'  
T= 27.70'  
L= 55.34'
- C3 DELTA= 06°40'30"  
R= 500.00'  
T= 29.16'  
L= 58.25'
- C4 DELTA= 83°30'10"  
R= 200.00'  
T= 178.52'  
L= 291.48'
- C5 DELTA= 83°30'10"  
R= 175.00'  
T= 156.20'  
L= 255.04'
- C6 DELTA= 83°30'10"  
R= 150.00'  
T= 133.89'  
L= 218.61'

38.07 ACRES OUT OF  
MARIANO L. DeHERRERA GRANT  
(OWNER: NUECES COUNTY TRUSTEE)  
DOCUMENT NO. 1998056953

43.31 ACRES OUT OF  
MCINTYRE PARTITION  
(OWNER: WOOD RIVER PROPERTY INVESTMENTS, INC.)  
DOCUMENT NO. 907096

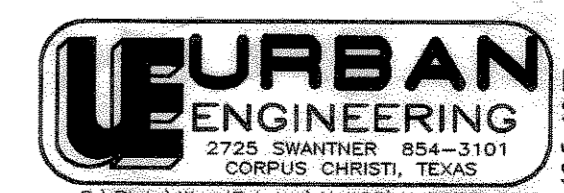
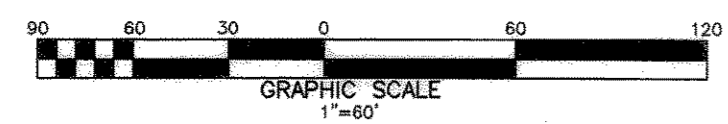
30.913 ACRES OUT OF  
MARIANO L. DeHERRERA GRANT  
(OWNER: TRP L.L.C.)  
DOCUMENT NO. 1998053020

DELTA= 06°19'41"  
R= 525.00'  
T= 29.02'  
L= 57.98'

DELTA= 90°00'00"  
R= 10.00'  
T= 10.00'  
L= 15.71'

PLAT OF  
WOOD ESTATES UNIT 2B

BEING 11.29 ACRES OF LAND OUT OF A 400.00 ACRE TRACT OF THE  
MARIANO L. DeHERRERA GRANT, ABSTRACT 606, NUECES COUNTY, TEXAS;  
SAID 400 ACRE TRACT CONVEYED BY BESS L. HURD, ET VIR, TO NINA  
G. STEWART, WIDOW, BY DEED DATED JUNE 22, 1944 AND RECORDED  
IN VOLUME 300, PAGE 153, DEED RECORDS OF NUECES COUNTY, TEXAS.



DATE: JUNE 23, 2000  
SCALE: 1"= 60'  
JOB NO. 11947.99.2B  
SHEET 2 OF 2

