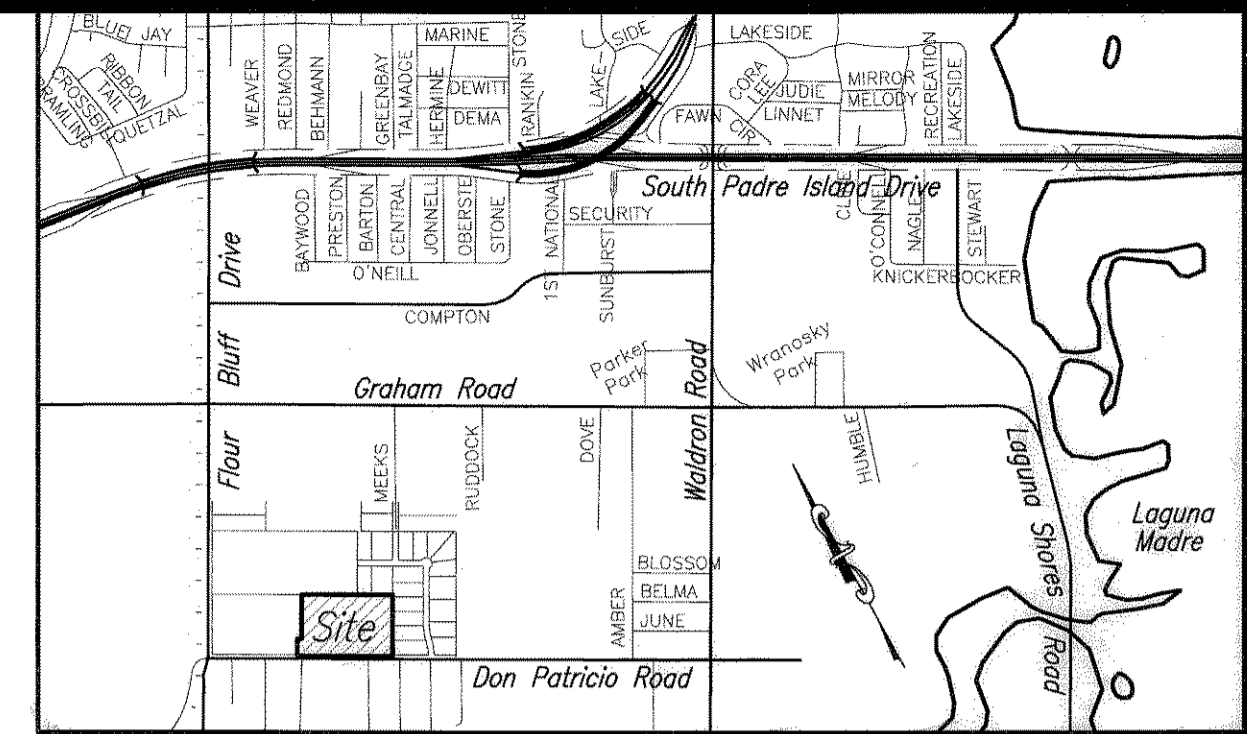


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Notes:

- 1.) Total platted area contains 14.026 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 runoff is the Oso Bay Basin. The TCEQ has classified the aquatic life use for the Oso Bay as "exceptional" and "oyster waters" and TCEQ also categorized the Oso Bay as "contact recreation" use.
- 4.) Bearings are based on the recorded plat of Cornerstone Subdivision Unit 2, a map of which is recorded in Volume 64, Pages 11 and 12, 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. 485464 0316 C, City of Corpus Christi, Texas, which bears an effective date of July 18, 1985 and is not in a Special Flood Hazard Area.
- 6.) Pipeline right-of-way and water use rights dated November 28, 1996 recorded in Volume 222, Page 355, Deed Records of Nueces County, Texas. (Blanket type easement, affects all of Lots 29, 30, 31, and 32, Section 48, Flour Bluff and Encinal Farm and Garden Tracts, containing 80 acres of land.)
- 7.) No Driveway access to be permitted onto Don Patricio Road from Lots 60 thru 65, Block 1 and Lots 12 thru 15, Block 2.
- 8.) The temporary Cul-de-sac located at the west end of Seth Street is dedicated to the public by separate instrument.
- 9.) Private driveway access to Sunglo Drive is prohibited.
- 10.) The temporary drainage easement located to the west of Seth Street is dedicated by separate instrument.



LOCATION MAP N.T.S.

**Plat of
Cornerstone Subdivision Unit 3**

Being 14.026 acres of land out of Lots 30 and 31, Section 48, 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.

State of Texas
County of Nueces

OAK PROPERTIES, a Texas General Partnership, 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 20th day of October, 2006

By: OAK PROPERTIES, a Texas General Partnership

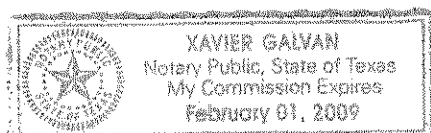
By: [Signature]
GENE GRAHAM, General Partner

State of Texas
County of Nueces

This instrument was acknowledged before me by GENE GRAHAM, as General Partner of OAK PROPERTIES, a Texas General Partnership, on behalf of said partnership.

This the 20th day of October, 2006

[Signature]
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 20th day of October, 2006

[Signature]
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 7 day of NOVEMBER, 2006

[Signature]
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 25th day of JANUARY, 2006

[Signature]
R. Bryan Stone, Chairman
Secretary
0106024-P014

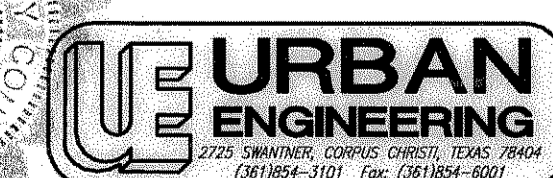
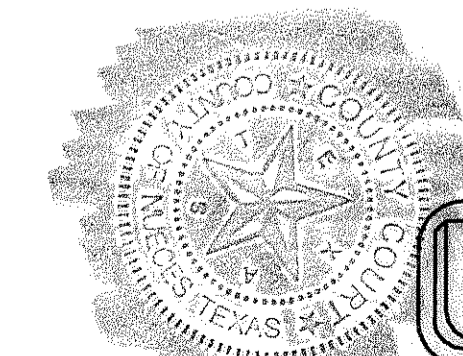
State of Texas
County of Nueces

I, Diana T. Barrera, Clerk of the County Court in and for said County, do hereby certify that the foregoing instrument dated the 20th day of November, 2006, with its certificate of authentication was filed for record in my office the 7th day of November, 2006. At 3:34 O'clock P.M., and duly recorded the 7th day of November, 2006, at 3:34 O'clock P.M., in said County in Volume 66, Page 40 & 41, 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.

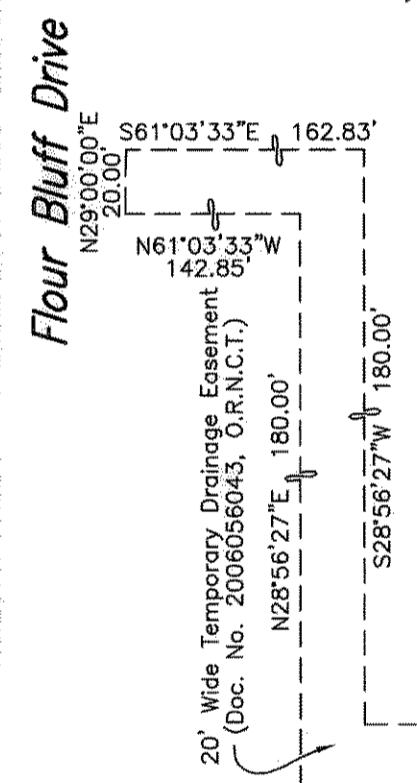
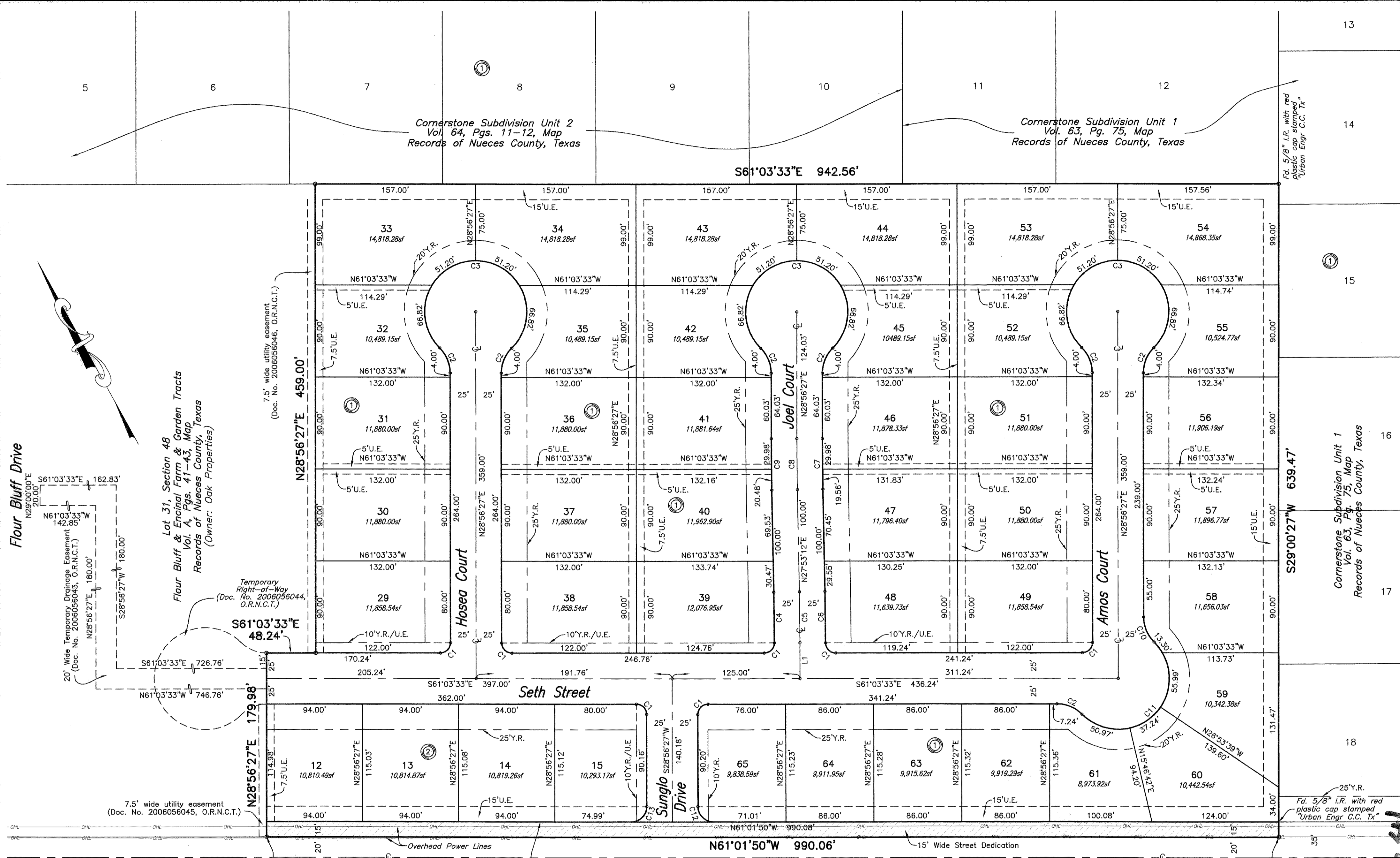
No. 2006057508
Filed for Record
at 3:34 O'clock P.M.
November 7, 2006

[Signature]
Diana T. Barrera, County Clerk
Nueces County, Texas
By: [Signature]
Deputy



DATE: Oct. 28, 2005
SCALE: 1"=60'
JOB NO.: 37407.A5.00
SHEET: 1 of 2
DRAWN BY: XG

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Lot 31, Section 48
Flour Bluff & Encinal Farm & Garden Tracts
Vol. A, Pgs. 41-43, Map
Records of Nueces County, Texas
(Owner: Oak Properties)

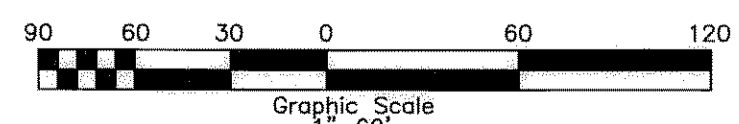
Temporary Right-of-Way
(Doc. No. 2006056044, O.R.N.C.T.)

7.5' wide utility easement
(Doc. No. 2006056045, O.R.N.C.T.)

Overhead power line located along R.O.W. with no defined width or location per C.P.&L. (Vol. 265, Pg. 235, D.R.N.C.T.)

CURVE	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH
C1	90°00'00"	10.00'	10.00'	15.71'
C2	45°14'23"	34.50'	14.37'	27.24'
C3	270°28'46"	50.00'	49.58'	236.04'
C4	01°03'15"	2692.66'	24.77'	49.54'
C5	01°03'15"	2717.66'	25.00'	50.00'
C6	01°03'15"	2742.66'	25.23'	50.46'
C7	01°03'15"	2692.66'	24.77'	49.54'
C8	01°03'15"	2717.66'	25.00'	50.00'
C9	01°03'15"	2742.66'	25.23'	50.46'
C10	45°14'23"	34.50'	14.37'	27.24'
C11	180°28'46"	50.00'	11950.00'	157.50'
C12	89°58'18"	15.00'	14.99'	23.55'
C13	90°01'42"	15.00'	15.01'	23.57'

LINE	BEARING	DISTANCE
L1	N28°56'27"E	35.00'



Don Patricio Road
Plat of
Cornerstone Subdivision Unit 3

Being 14.026 acres of land out of Lots 30 and 31, Section 48, 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.

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

DATE: Oct. 28, 2005
SCALE: 1"=60'
JOB NO.: 37407.A5.00
SHEET: 2 of 2
DRAWN BY: XG

Vol. 66 Pg. 41