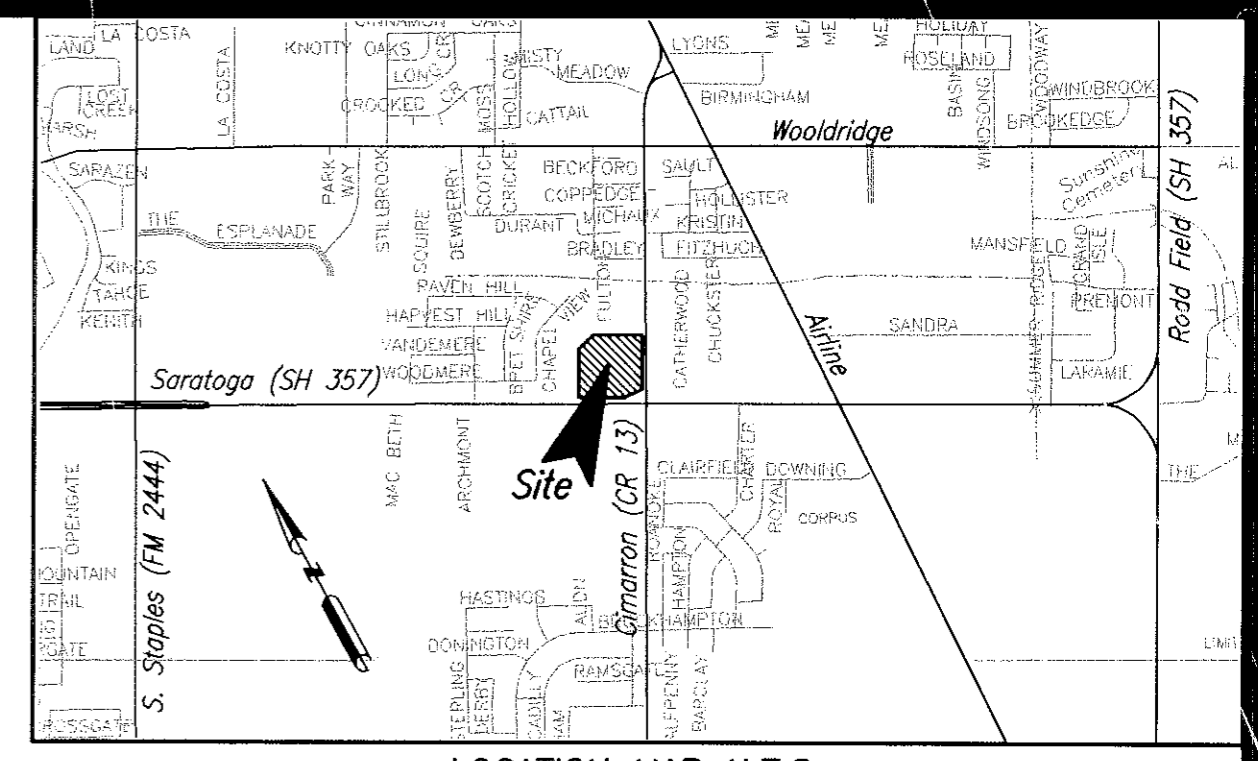
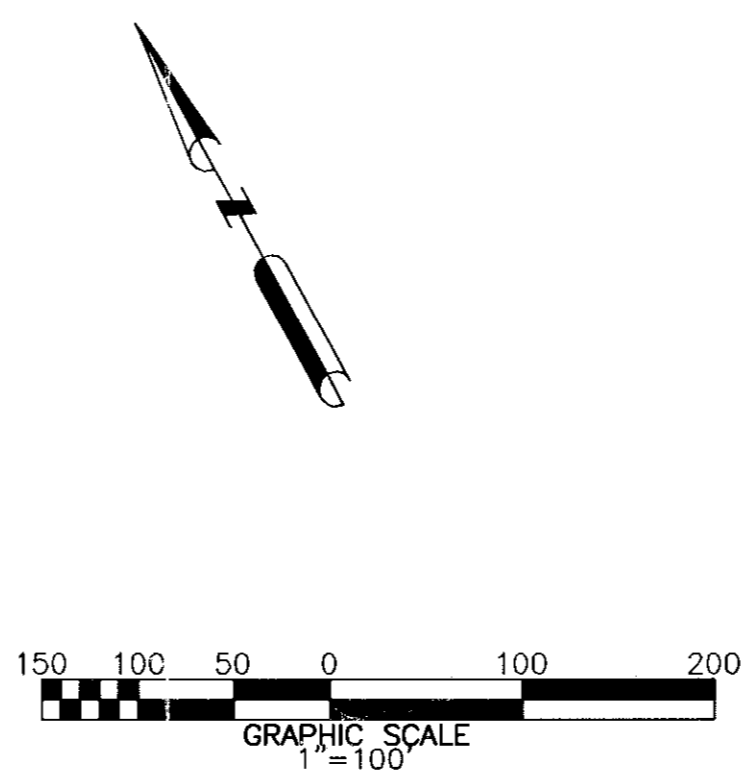


**Plat of
Bent Tree Unit 2
Block 7, Lots 6 and 7**

Being a replat of Lot Three (3), Block Seven (7), Bent Tree Unit 2, a map of which is recorded in Volume 49, Pages 179-181, Map Records of Nueces County, Texas.



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 3rd day of August, 2004
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 5th day of Aug, 2004
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 6th day of June, 2004
Michael N. Gunning *David Berlanga Sr.*
Michael N. Gunning David Berlanga, Sr., Chairman
Secretary 060490-NP41

State of Texas
County of Nueces

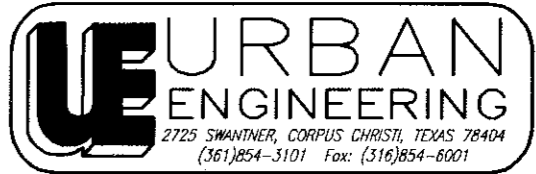
I, Ernest Briones, Clerk of the County Court in and for said County, do hereby certify that the foregoing instrument dated the 12 day of August, 2004, with its certificate of authentication was filed for record in my office the 12 day of August, 2004, at 1:55 O'clock P.M., and duly recorded the 12 day of August, 2004, at 1:55 O'clock P.M. in said County in Volume 63, Page 174, 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. 2004041705
Filed for Record
at 1:55 P O'clock P M.
August 12, 2004
Diana T. Barraza
DIANA T. Barraza, County Clerk
Nueces County, Texas
By: *Jeanette M. Barraza*
Deputy
JEANETTE M. BARRAZA

Ernest Briones
Clerk County Court
Nueces County, Texas

By: *Jeanette M. Barraza*
Deputy
JEANETTE M. BARRAZA



DATE: JULY 6, 2004
SCALE: 1"=100'
JOB NO.: 20122.A4.00
SHEET: 1 OF 1
DRAWN BY: RR

State of Texas
County of Nueces

BERKSHIRE SQUARE APARTMENTS LIMITED PARTNERSHIP, a Limited 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.

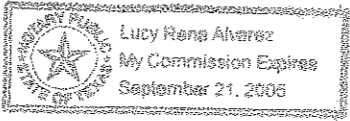
This the 7th day of July, 2004

By: BERKSHIRE SQUARE CORP., its General Partner
Brian Bergersen
By: *Brian Bergersen*
BRIAN BERGERSEN, President

State of Texas
County of Nueces

This instrument was acknowledged before me by BRIAN BERGERSEN, as President of BERKSHIRE SQUARE CORP., General Partner of BERKSHIRE SQUARE APARTMENTS LIMITED PARTNERSHIP, a Limited Partnership, on behalf of said partnership.

This the 7th day of July, 2004
Lucy Rana Alvarez
Notary Public in and for the State of Texas



Notes:

- 1.) Total platted area contains 9.347 acres of land.
- 2.) The receiving waters for storm water from this property is the Oso Bay Basin. The receiving waters are not classified by the TCEQ as having "Exceptional" aquatic life.
- 3.) Bearings based on the recorded plat of Bent Tree Unit 2, a map of which is recorded in Volume 49, Pages 179-181, Map Records of Nueces County, Texas.
- 4.) By graphic plotting only, this property is in Zone "C" of the Flood Insurance Rate Map, Community Panel Number 485464 0315 C, City of Corpus Christi, Texas, which bears an effective date of August 3, 1989 and is not in a Special Flood Hazard Area.
- 5.) A 1/12th non-participating royalty interest in and to all the oil, gas and other minerals on, in under or that may be produced from the subject property is excepted here from as the same is set forth in instrument form Texas Commerce Bank - Corpus Christi, A.T. McMurry, Jr. Geri Ann Anderson and Farrell Dee Smith, as Co-Trustees, et al to R.J. Fellows and B.R. Willeford, dated February 27, 1983, recorded as Document No. 306702, Volume 1855, Page 738, Deed Records of Nueces County, Texas reference to which instrument is here made for all purposes. Title to said interest not checked subsequent to the date of the aforesaid instrument. (Blanket, does affect the subject property)
- 6.) No Driveway access permitted within the 201.17 foot tangent angle.
- 7.) Portions of Lot 7 have established drainage patterns across Lot 6 to the existing common drainage system for Lots 4, 5, 6, and 7, Block 7. Development of Lot 6 shall not impede nor impair existing drainage patterns.