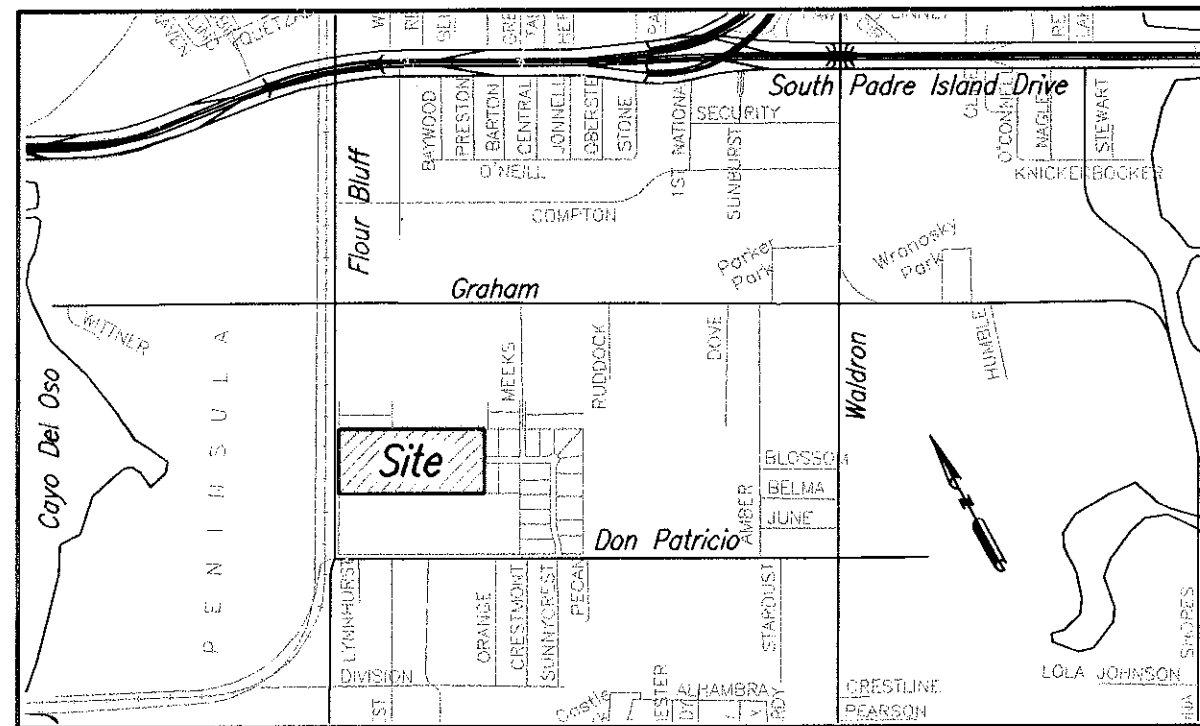


Plat of Cornerstone Subdivision Unit 2

22.867 acres of land out of Lots 30, 31, and 32, 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.



LOCATION MAP N.T.S.

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 7th day of OCTOBER, 2004

By: OAK PROPERTIES, a Texas General Partnership

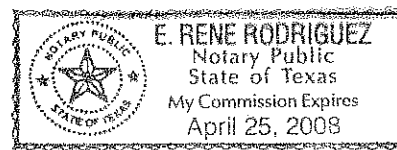
By: Gene R. Graham
GENE GRAHAM, General Partner

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 7th day of October, 2004

By: E. Rene Rodriguez
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 7 day of October, 2004

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

Notes:

- 1.) Total platted area contains 22.867 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 from this property is the Oso Bay Basin. The receiving waters are classified by the TCEQ as having "Exceptional" aquatic life.
- 4.) Bearings are based on the southeast boundary of Flour Bluff Drive, as monumented on the ground and shown as North 29°00'00" East on the recorded map of Conolly Subdivision, a map of which is recorded in Volume 42, Page 77, 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.) No driveway access to be permitted onto Flour Bluff Drive from Lot 1, Block 1 and Lot 1, Block 2.
- 7.) 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.)

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 7th day of October, 2004

By: 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 18th day of OCT, 2004

By: Angel R. Escobar, P.E.
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 21ST day of APRIL, 2004

By: Michael N. Gunning and David Berlanga Sr.
Michael N. Gunning, Secretary, 040444-P28
David Berlanga, Sr., Chairman

State of Texas
County of Nueces

I, Diana Barrera, Clerk of the County Court in and for said County, do hereby certify that the foregoing instrument dated the 20th day of October, 2004, with its certificate of authentication was filed for record in my office the 20th day of October, 2004, at 4:22 O'clock P.M., and duly recorded the 20th day of October, 2004, at 4:22 O'clock P.M., in said County in Volume 143, Pages 11-12, Map Records.

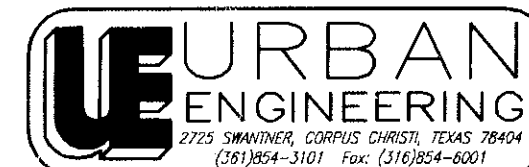
Witness my hand and seal of the County Court, in and for said County, at office in Corpus Christi, Texas, the day and year last written.

No. 2004054532
Filed for Record
at 4:22 O'clock P.M.
October 20, 2004

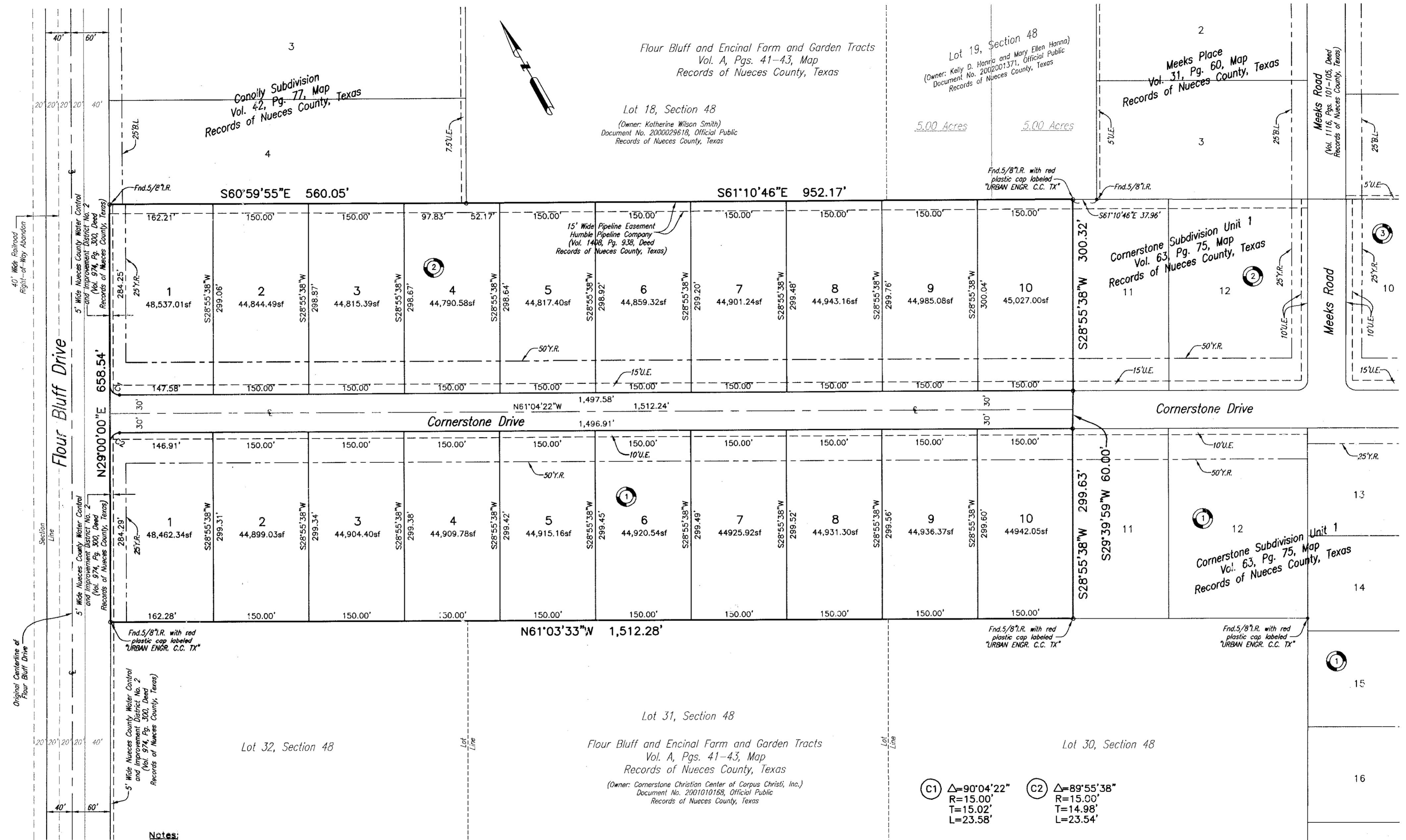
By: Diana J. Barrera
Diana Barrera, County Clerk
Nueces County, Texas
By: Jamela B. Amara
Deputy

Diana Barrera
Clerk County Court
Nueces County, Texas

By: Jamela B. Amara
Deputy



DATE: OCT. 7, 2004
SCALE: 1"= 100'
JOB NO.: 37407.A4.00
SHEET: 1 OF 2
DRAWN BY: RR



Notes:

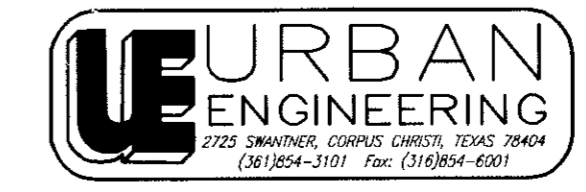
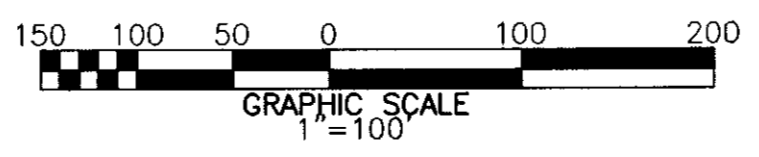
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C1 $\Delta=90^{\circ}04'22''$
 $R=15.00'$
 $T=15.02'$
 $L=23.58'$

C2 $\Delta=89^{\circ}55'38''$
 $R=15.00'$
 $T=14.98'$
 $L=23.54'$

**Plat of
Cornerstone Subdivision Unit 2**

22.867 acres of land out of Lots 30, 31, and 32, 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.



DATE: OCT. 7, 2004
 SCALE: 1"= 100'
 JOB NO.: 37407.A4.00
 SHEET: 2 OF 2
 DRAWN BY: RR

Vol: 64 Pg: 12