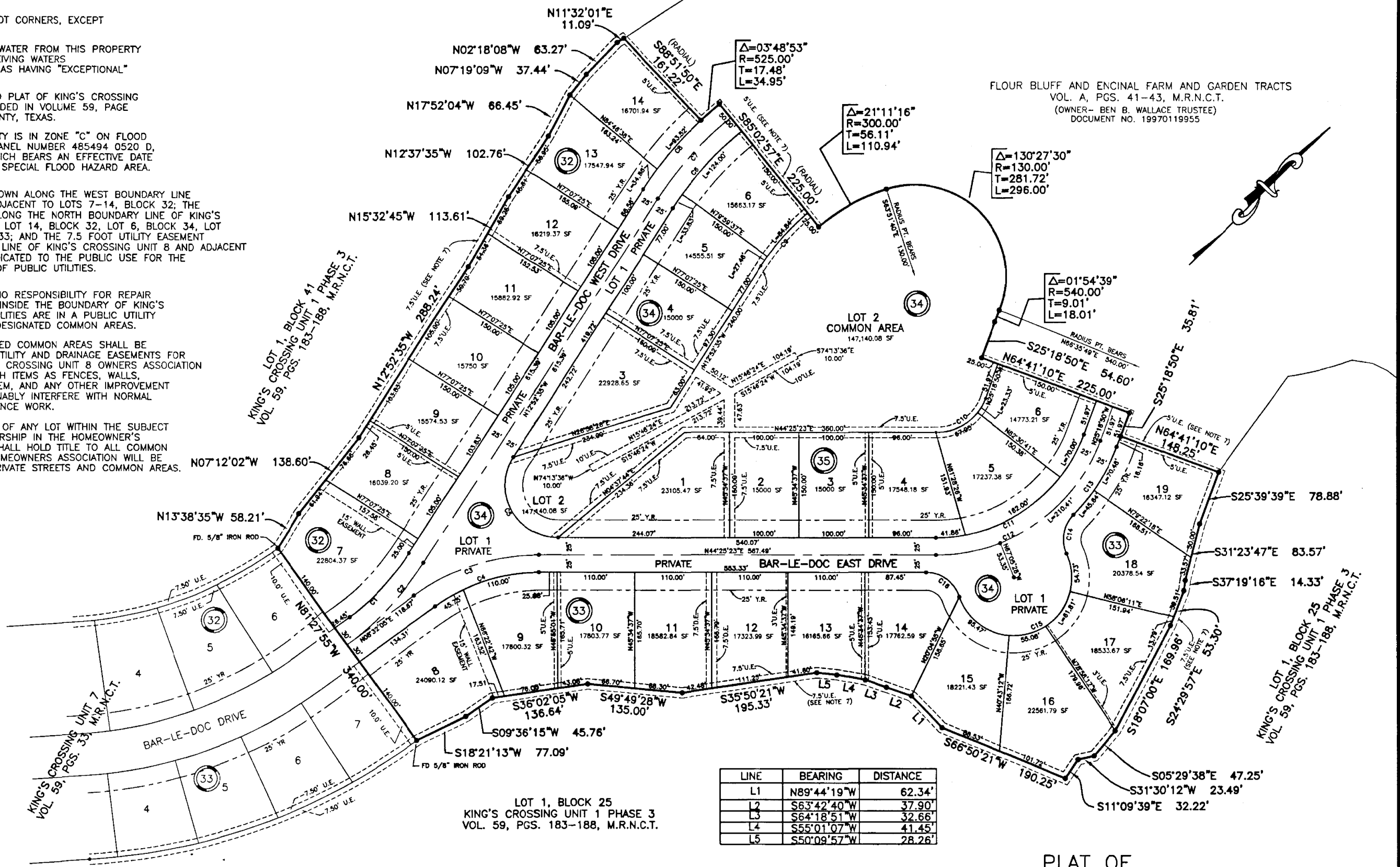


- 2.) THE YARD REQUIREMENT AS DEPICTED, IS A REQUIREMENT OF THE ZONING ORDINANCE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- 3.) SET 5/8 INCH IRON RODS AT ALL LOT CORNERS, EXCEPT WHERE NOTED.
- 4.) THE RECEIVING WATERS FOR STORM WATER FROM THIS PROPERTY IS THE OSO CREEK BASIN. THE RECEIVING WATERS ARE NOT CLASSIFIED BY THE TNRCC AS HAVING "EXCEPTIONAL" AQUATIC LIFE.
- 5.) BEARINGS BASED ON THE RECORDED PLAT OF KING'S CROSSING UNIT 7, A MAP OF WHICH IS RECORDED IN VOLUME 59, PAGE 33, MAP RECORDS OF NUECES COUNTY, TEXAS.
- 6.) BY GRAPHIC PLOTTING, THIS PROPERTY IS IN ZONE "C" ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 485494 0520 D, CITY OF CORPUS CHRISTI, TEXAS, WHICH BEARS AN EFFECTIVE DATE OF JUNE 4, 1987 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.
- 7.) THE 7.5 FOOT UTILITY EASEMENT SHOWN ALONG THE WEST BOUNDARY LINE OF KING'S CROSSING UNIT 8 AND ADJACENT TO LOTS 7-14, BLOCK 32; THE 5 FOOT UTILITY EASEMENT SHOWN ALONG THE NORTH BOUNDARY LINE OF KING'S CROSSING UNIT 8 AND ADJACENT TO LOT 14, BLOCK 32, LOT 6, BLOCK 34, LOT 6, BLOCK 35, AND LOT 19, BLOCK 33; AND THE 7.5 FOOT UTILITY EASEMENT SHOWN ALONG THE EAST BOUNDARY LINE OF KING'S CROSSING UNIT 8 AND ADJACENT TO LOTS 8-19, BLOCK 33, ARE DEDICATED TO THE PUBLIC USE FOR THE INSTALLATION, OPERATION AND USE OF PUBLIC UTILITIES.

- 8.) THE CITY OF CORPUS CHRISTI HAS NO RESPONSIBILITY FOR REPAIR AND MAINTENANCE OF UTILITY LINES INSIDE THE BOUNDARY OF KING'S CROSSING UNIT 8, UNLESS SUCH UTILITIES ARE IN A PUBLIC UTILITY EASEMENT, STREET, ALLEY, OR THE DESIGNATED COMMON AREAS.
- 9.) ALL STREETS, ALLEYS, AND DESIGNATED COMMON AREAS SHALL BE TREATED AS CITY AND FRANCHISED UTILITY AND DRAINAGE EASEMENTS FOR MAINTENANCE PURPOSES. THE KING'S CROSSING UNIT 8 OWNERS ASSOCIATION RESERVE THE RIGHT TO INSTALL SUCH ITEMS AS FENCES, WALLS, SECURITY SYSTEMS, SPRINKLER SYSTEM, AND ANY OTHER IMPROVEMENT AS LONG AS IT DOES NOT UNREASONABLY INTERFERE WITH NORMAL CITY UTILITY AND DRAINAGE MAINTENANCE WORK.
- 10.) THE CONVEYANCE TO ANY GRANTEE OF ANY LOT WITHIN THE SUBJECT SUBDIVISION SHALL INCLUDE MEMBERSHIP IN THE HOMEOWNER'S ASSOCIATION, WHICH ASSOCIATION SHALL HOLD TITLE TO ALL COMMON AREAS IN THE SUBDIVISION. THE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS AND COMMON AREAS.

FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS
VOL. A, PGS. 41-43, M.R.N.C.T.
(OWNER- BEN B. WALLACE TRUSTEE)
DOCUMENT NO. 19970119955



| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | N89°44'19"W | 62.34' |
| L2 | S63°42'40"W | 37.90' |
| L3 | S64°18'51"W | 32.66' |
| L4 | S55°01'07"W | 41.45' |
| L5 | S50°09'57"W | 28.26' |

| CURVE | DELTA | RADIUS | TANGENT | ARC LENGTH |
|-------|------------|--------|---------|------------|
| C1 | 21°24'39" | 332.33 | 62.83 | 124.19 |
| C2 | 21°24'39" | 429.78 | 81.25 | 160.60 |
| C3 | 35°53'18" | 300.00 | 97.15 | 187.91 |
| C4 | 35°53'18" | 248.66 | 80.53 | 155.75 |
| C5 | 122°42'03" | 75.00 | 137.28 | 160.61 |
| C6 | 17°49'38" | 475.00 | 74.50 | 147.79 |
| C7 | 17°49'38" | 500.00 | 78.42 | 155.57 |
| C8 | 17°49'38" | 525.00 | 82.34 | 163.35 |
| C9 | 17°49'38" | 325.00 | 50.97 | 101.12 |
| C10 | 69°44'12" | 75.00 | 52.26 | 91.29 |
| C11 | 69°44'12" | 225.00 | 156.78 | 273.86 |
| C12 | 69°44'12" | 250.00 | 174.20 | 304.28 |
| C13 | 24°11'37" | 275.00 | 58.94 | 116.12 |
| C14 | 68°47'20" | 50.00 | 34.23 | 60.03 |
| C15 | 185°29'34" | 82.50 | --- | 267.09 |
| C16 | 71°09'39" | 50.00 | 35.77 | 62.10 |

PLAT OF King's Crossing Unit 8

BEING 18.46 ACRE TRACT OF LAND OUT OF LOTS 3, 4, 13, AND 14, FRACTIONAL SECTION 9, 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, AND PORTIONS OF LOT 1, BLOCK 25, AND LOT 1, BLOCK 41, KING'S CROSSING UNIT 1, PHASE 3, A MAP OF WHICH IS RECORDED IN VOLUME 51, PAGES 143 THRU 156, MAP RECORDS OF NUECES COUNTY, TEXAS.

No. 1999031228
FILED FOR RECORD
AT 11:02 O'CLOCK A.M.

JUL 15 1999

ERNEST M. BRIONES
CLERK, COUNTY COURT
NUECES COUNTY, TEXAS
Juanita Ramirez

DEDICATION OF COMMON AREAS

KING'S CROSSING REALTY IN RECORDING THIS PLAT OF KING'S CROSSING UNIT 8 HAVE DESIGNATED CERTAIN AREAS OF LAND AS COMMON AREA, PRIVATE PARK AND AMENITIES IN THE PARK INTENDED FOR USE BY THE HOMEOWNERS IN KING'S CROSSING UNIT 8 FOR RECREATION AND OTHER RELATED ACTIVITIES. THE DESIGNATED AREAS ARE NOT DEDICATED HEREBY FOR USE BY THE GENERAL PUBLIC, BUT ARE DEDICATED TO THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS IN KING'S CROSSING UNIT 8 AS MORE FULLY PROVIDED IN THE DECLARATION OF COVENANTS, CONDITIONS, AND