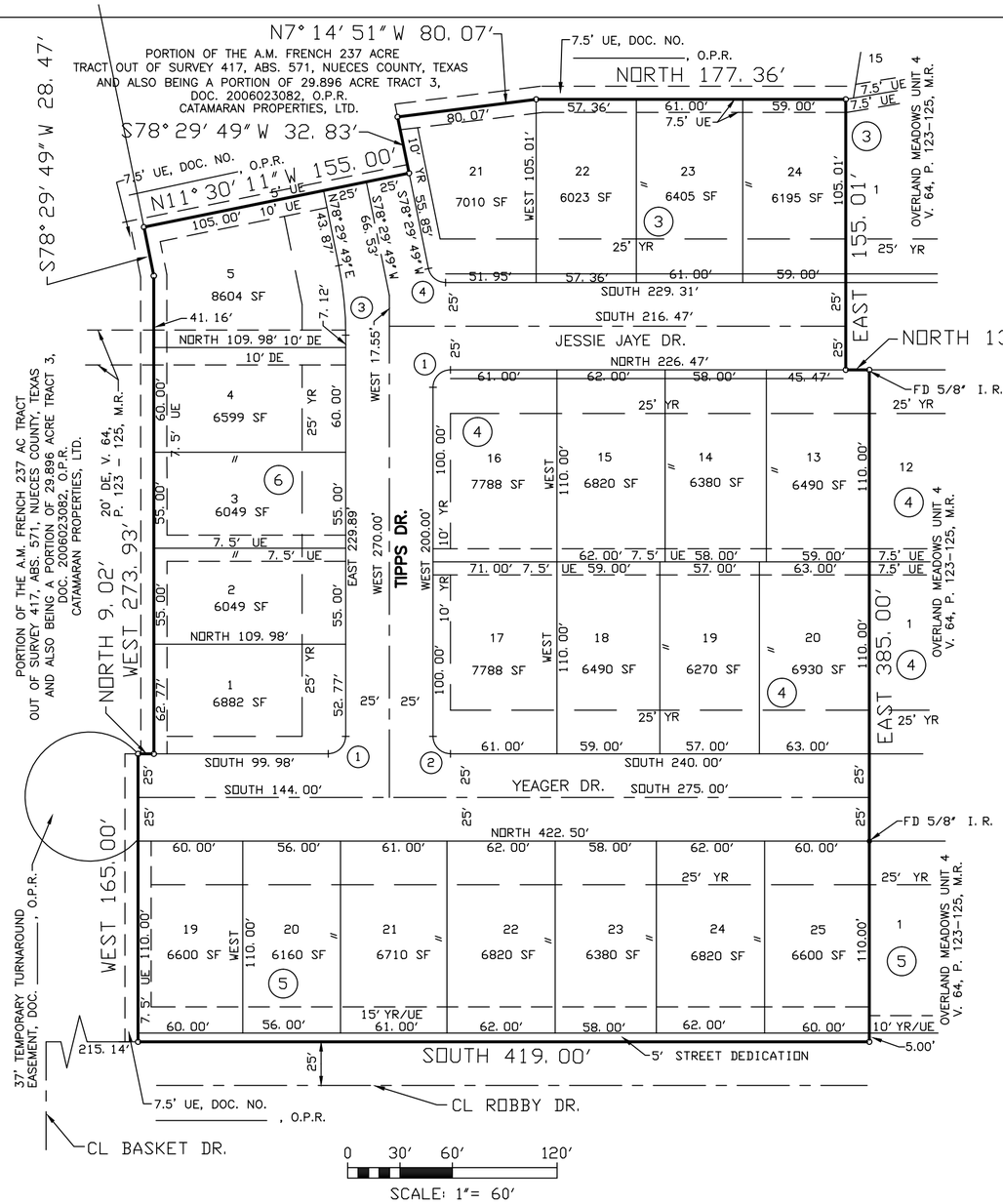


STATE OF TEXAS §
COUNTY OF NUECES §

WE, CATAMARAN PROPERTIES, LTD., A TEXAS LIMITED PARTNERSHIP, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LAND EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING PLAT, SUBJECT TO A LIEN IN FAVOR OF CHARTER BANK, THAT WE HAVE HAD SAID LAND SURVEYED AND SUBDIVIDED AS SHOWN, THAT STREETS AND EASEMENTS AS SHOWN HAVE BEEN HERETOFORE DEDICATED, OR IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PUBLIC USE FOREVER, AND THAT THIS PLAT WAS MADE FOR THE PURPOSES OF DESCRIPTION AND DEDICATION.

THIS THE _____ DAY OF _____, 20_____.

_____
TRACY LONG, EXECUTIVE MEMBER OF
CATAMARAN MANAGEMENT, L.L.C., MANAGING PARTNER

STATE OF TEXAS §
COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY TRACY LONG, EXECUTIVE MEMBER AND MANAGING PARTNER OF CATAMARAN PROPERTIES LTD.

THIS THE _____ DAY OF _____, 20_____.

_____
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

CURB DATA

(1) I=90°00′00″
R=10.00′
T=10.00′
L=15.71′
CB=S45°00′00″E
CH=14.14′

(2) I=90°00′00″
R=10.00′
T=10.00′
L=15.71′
CB=S45°00′00″W
CH=14.14′

(3) I=11°30′11″
R=200.00′
T=20.14′
L=40.15′
CB=N84°14′54″E
CH=40.09′

(4) I=78°29′49″
R=10.00′
T=8.17′
L=13.70′
CB=S39°14′54″W
CH=12.65′

NOTES:

1. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.

2. THE BASIS OF BEARINGS IS THE COMMON NORTH BOUNDARY LINE OF THE SUBJECT TRACT AND SOUTH BOUNDARY LINE OVERLAND MEADOWS UNIT 4, WEST, AS SHOWN.

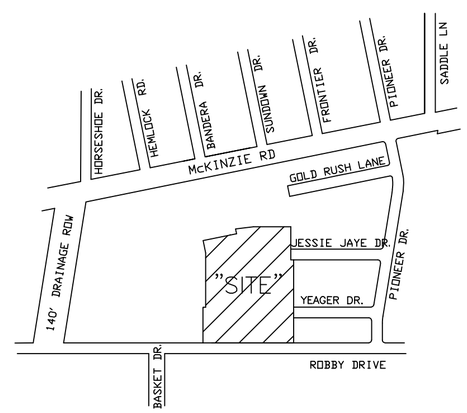
3. SET 5/8″ I.R.'S AT ALL CORNERS UNLESS SHOWN OTHERWISE.

4. THE SUBJECT SITE IS IN ZONE "C" (AREA OF MINIMAL FLOODING) PURSUANT TO FIRM (FLOOD INSURANCE RATE MAP), COMMUNITY PANEL NO. 485464 0130C, CITY OF CORPUS CHRISTI, TEXAS, EFFECTIVE DATE JULY 18, 1985.

5. THE RECEIVING WATER FOR STORM WATER RUNOFF FROM THIS PROPERTY IS THE NUECES RIVER DOWNSTREAM OF THE CALALLEN SALTWATER INTRUSION DAM LOCATED 1.1 MILES FROM NUECES BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THIS SEGMENT OF THE NUECES RIVER AS "HIGH". TCEQ ALSO CATEGORIZED THE NUECES BAY AS "CONTACT RECREATION" USE.

6. DRIVEWAY ACCESS TO ROBBY DRIVE SHALL NOT BE PERMITTED.

7. THE AREA OF THIS PLAT INCLUDING STREET DEDICATIONS IS 4.873 ACRES.



LOCATION MAP
1″ = 500′ APPROX.

PLAT OF
OVERLAND MEADOWS UNIT 5
CORPUS CHRISTI, NUECES COUNTY, TEXAS

A 4.873 ACRE TRACT OF LAND OUT OF THE A.M. FRENCH 237 AC. TRACT, OUT OF SURVEY 417, ABS. 571, NUECES COUNTY, TEXAS AND ALSO BEING A PORTION OF 29.896 ACRE TRACT 3, DOC. 2006023082, OFFICIAL PUBLIC RECORDS OF SAID COUNTY

BASS & WELSH ENGINEERING
3054 S. ALAMEDA STREET
CORPUS CHRISTI, TEXAS 78404

DATE PLOTTED: 8/1/13
COMP. NO.: PLAT.DWG
JOB NO.: 04091
SCALE: 1″ = 60′
PLAT SCALE: SAME
SHEET 1 OF 1

STATE OF TEXAS §
COUNTY OF NUECES §

I, NIXON M. WELSH, REGISTERED PROFESSIONAL LAND SURVEYOR OF BASS & WELSH ENGINEERING, HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION, IS TRUE AND CORRECT AND THAT WE HAVE BEEN ENGAGED TO SET ALL LOT CORNERS UPON COMPLETION OF SUBDIVISION CONSTRUCTION IMPROVEMENTS WITHOUT DELAY.

THIS THE _____ DAY OF _____, 20 _____.

_____
NIXON M. WELSH
REGISTERED PROFESSIONAL LAND SURVEYOR,
TEXAS NUMBER 2211

STATE OF TEXAS §
COUNTY OF NUECES §

WE, CHARTER BANK., HEREBY CERTIFY THAT WE ARE THE HOLDERS OF A LIEN ON THE LAND EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING MAP AND THAT WE APPROVE THE SUBDIVISION AND DEDICATION FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

BY: _____

TITLE: _____

STATE OF TEXAS §
COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____ (NAME), _____ (TITLE) OF CHARTER BANK.

THIS THE_____ DAY OF _____ , 20 _____ .

_____
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

STATE OF TEXAS §
COUNTY OF NUECES §

THE FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE DEPARTMENT OF DEVELOPMENT SERVICES OF THE CITY OF CORPUS CHRISTI, TEXAS.

_____
RENEE T. COUTURE, P.E.
DEVELOPMENT SERVICES ENGINEER

_____
DATE

STATE OF TEXAS §
COUNTY OF NUECES §

THE FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF CORPUS CHRISTI, TEXAS.

THIS THE ____ DAY OF_____, 20_____ .

_____
CHAIRMAN
GOVIND NADKARNI, P.E., C.E.

_____
SECRETARY
MARK E. VAN VLECK, P.E.

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 _____ DAY OF _____, 20 ____ WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THE DAY OF_____, 20 _____ AT _____ O'CLOCK _____ AND DULY RECORDED THE ____ DAY OF _____, 20 AT _____ O'CLOCK _____.M. IN THE MAP RECORDS OF SAID COUNTY IN VOLUME _____, PAGE _____, INSTRUMENT NUMBER _____ .

WITNESS MY HAND AND SEAL OF THE COUNTY COURT IN AND FOR SAID COUNTY AT OFFICE IN CORPUS CHRISTI, NUECES COUNTY, TEXAS, THE DAY AND YEAR LAST WRITTEN.

BY: _____
DEPUTY

_____
DIANA BARRERA, CLERK
COUNTY COURT
NUECES COUNTY, TEXAS