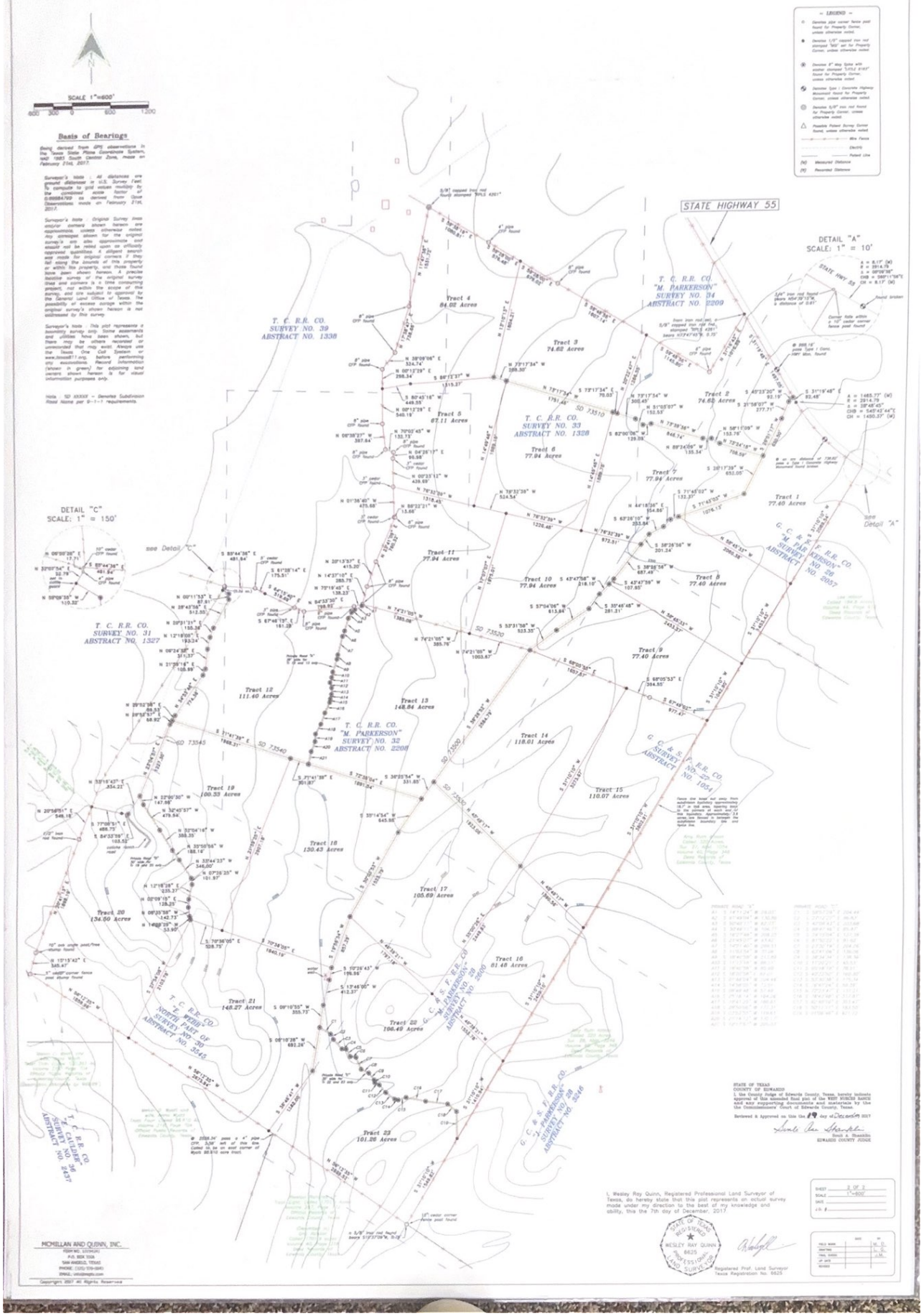West Nueces Ranch Subdivision