

LOCATION MAP N.T.S.

Notes:

- Total platted area contains 5.762 acres of land.
- Set 5/8 inch iron rods with red plastic cap stamped "URBAN ENGR C.C. TX" at all Lot corners, except where noted.
- The receiving water for the storm water runoff from this property is the Laguna Madre. The TCEQ has classified the aquatic life use for Laguna Madre as "exceptional" and "oyster waters". TCEQ also categorized the Laguna Madre as "contact recreation" use.
- Bearings are based on the recorded plat of Laguna Business Center, Block DB, Lots 1, 2 and 3, a map of which is recorded in Volume 67, Page 207, Map Records of Nueces County, Texas.
- 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 it is not in a Special Flood Hazard Area.
- All lots are subject to an existing Access Easement Reciprocal Development and Operating Agreement (Doc. No. 2008027886, O.R.N.C.T.).
- Block D9 is reserved for Storm Water Detention until offsite storm sewer has adequate capacity. Vehicle access across lot lines shall not be obstructed.
- The owner of Block D9 is responsible for the maintenance of the private drainage facility located within Block D9.
- If any lot is developed with residential uses, compliance with the Public Open space regulations will be required during the building permit phase.

LINE	BEARING	DISTANCE
L1	N61°00'00"W	23.21'

**Plat of
Laguna Business Center
Block D8, Lots 1A and 1B**

being a replat of Lot 1, Block DB, Laguna Business Center, a map of which is recorded in Volume 67, Page 207, Map Records of Nueces County, Texas.

State of Texas
County of Travis

CVC FB LP, 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 5th day of November, 2010

By: CVC FB LP, a Limited Partnership
Chris Cox
Chris Cox, President

State of Texas
County of Travis

This instrument was acknowledged before me by Chris Cox, as President of CVC FB LP, a Limited Partnership, on behalf of said partnership.

This the 5th day of November, 2010

Erica E. Salazar
Notary Public in and for the State of Texas

State of Texas
County of Travis

First National Bank, hereby certifies that it holds a lien on the property owned by CVC FB LP, a Limited Partnership, as shown on the foregoing map and it approves of the subdivision and dedication for the purposes and considerations therein expressed.

This the 10 day of November, 2010

By: First National Bank
Cary Mansfield
Robert Gandy, Branch Manager

State of Texas
County of Travis

This instrument was acknowledged before me by Cary Mansfield, as Branch Manager of First National Bank, on behalf of said bank.

This the 10 day of November, 2010

Erica E. Salazar
Notary Public in and for the State of Texas

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 herein and to complete such operations with due and reasonable diligence consistent with sound professional practice.

This the 9th day of December, 2010

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 Development Services of the City of Corpus Christi, Texas.

This the 15th day of December, 2010

Juan Perales, Jr.
Juan Perales, Jr., P.E.
Development Services Engineer

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 9th day of September, 2010

Miguel S. Saldaña
Miguel S. Saldaña, A.I.C.P.
Secretary

Rudy Garza
Rudy Garza, Chairman

State of Texas
County of Nueces

I, Diana T. Barrera, Clerk of the County Court in and for said County, do hereby certify that the foregoing instrument dated the 5th day of November, 2010, with its certificate of authentication was filed for record in my office the 15th day of December, 2010 at 11:57 O'clock A.M., and duly recorded the 15th day of December, 2010, at 11:57 O'clock A.M., in said County in Volume 67, Page 474, Map Records.

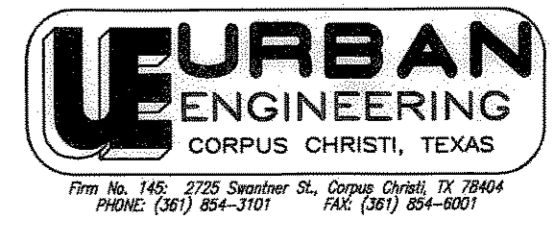
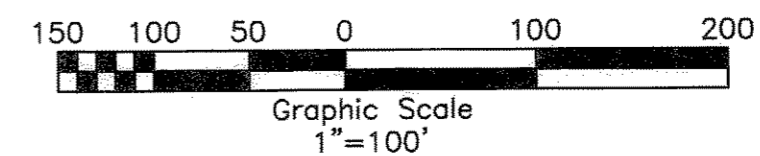
Witness my hand and seal of the County Court, in and for said County, at office in Corpus Christi, Texas, the day and year last written.

No. 2010045483
Filed for Record

at 11:57 O'clock A.M.
December 15, 2010

Diana T. Barrera
Diana T. Barrera, County Clerk
Nueces County, Texas

By: *Emma Cruz*
EMMA CRUZ Deputy



DATE: August 27, 2010
SCALE: 1"=100'
JOB NO.: 01300.B0.00
SHEET: 1 of 1
DRAWN BY: XG

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