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- 2.) Set 5/8 inch iron rods with red plastic cap stamped "URBAN ENGR C.C. TX" at all Lot corners, except where noted.
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- 4.) Bearings are based on deed recorded in Volume 2218, Page 509, Deed 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 0133 C, a non-printed panel, City of Corpus Christi, Texas, refer to map index dated September 17, 1992, and it is not in a Special Flood Hazard Area.
- 6.) The 55' wide private drainage easement will be maintained by owner of the lot of which it lies.

This Property is subject to the following easements:

Right-of-way dated September 18, 1937 from John Sagarin and MAR Pipe Line Co., a Texas Corporation, File No. 183375, Volume 285, Page 480, Deed Records of Nueces County, Texas.

Pipeline Right-of-way dated June 26, 1936 from John Sagarin and wife, Virginia and Rocco Sagarin to Houston Oil Company of Texas, a Texas Corporation, File No. 103757, Volume 224, Page 251, Deed Records of Nueces County, Texas.

Right-of-way dated January 1, 1937 from John Sagarin and Magnolia Pipe Line Company, a Corporation, File No. 111406, Volume 229, Page 1, Deed Records of Nueces County, Texas.

Pipeline Right-of-way dated May 18, 1938 from John Sagarin and Bay Transportation Corp., File No. 127551, Page 239, Page 317, Deed Records of Nueces County, Texas.

Right-of-way Contract dated December 28, 1939 from John Sagarin and wife, Virginia and Rocco Sagarin to Crude Oil Pipe Line Company, a Corporation, File No. 148227, Volume 256, Page 184, Deed Records of Nueces County, Texas.

Right-of-way dated September 22, 1939 from John Sagarin, et al, to Magnolia Petroleum Company, a Corporation, File No. 143473, Volume 252, Page 99, Deed Records of Nueces County, Texas.

Right-of-way Deed dated August 6, 1937 from John Sagarin and wife, Virginia and Rocco Sagarin to Southern Pipe Line Corporation, a corporation, File No. 160696, Volume 268, Page 96, Deed Records of Nueces County, Texas.

Right-of-way Grant dated January 15, 1938 from John Sagarin and wife, Virginia Sagarin and Rocco Sagarin to South Pipe Line Corporation, a corporation, File No. 160701, Volume 268, Page 102, Deed Records of Nueces County, Texas.

Right-of-way dated September 8, 1936 from John Sagarin, et al, to Potter Pipe Line Company, a Texas Corporation, File No. 183748, Volume 285, Page 621, Deed Records of Nueces County, Texas.

Pipeline Right-of-way dated May 20, 1938 from John Sagarin, et al, to Southern Coast Corporation, File No. 182724, Volume 286, Page 171, Deed Records of Nueces County, Texas.

Right-of-way dated July 15, 1944 from John Sagarin and Rocco Sagarin to Sinclair Refining Company, File No. 198510, Volume 310, Page 428, Deed Records of Nueces County, Texas.

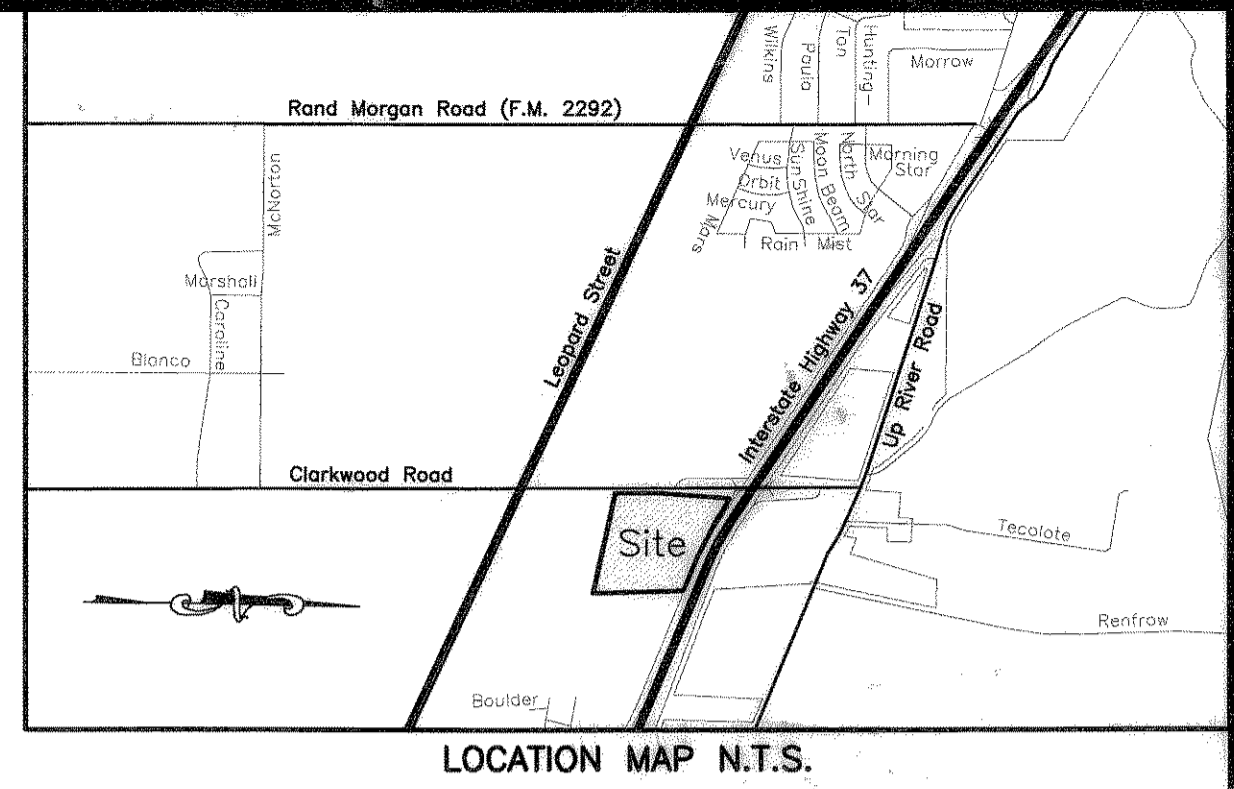
Right-of-way dated November 24, 1947 from John Sagarin and Rocco Sagarin to Renwar Oil Corporation, File No. 251705, Volume 383, Page 557, Deed Records of Nueces County, Texas.

Right-of-way dated July 1, 1952, from Lucy S. Wenning, agent for John Sagarin to Southern Community Gas Co., File No. 351716, Volume 557, Page 381, Deed Records of Nueces County, Texas.

Pipeline right-of-way dated November 10, 1955, from Rocco Sagarin, et al, to Humble Oil and Refining Company, File No. 446749, Volume 714, Page 231, Deed Records of Nueces County, Texas.

Right-of-way Easement dated July 28, 1964, from Lucy S. Wenning, et al, to Humble Oil and Refining Company, a Delaware Corporation, File No. 660982, Volume 1055, Page 526, Deed Records of Nueces County, Texas.

Easement dated July 28, 1964, from Lucy S. Wenning, et al to Southwestern Oil & Refining Company, File No. 665161, Volume 1062, Page 26, Deed Records of Nueces County, Texas.



LOCATION MAP N.T.S.

Plat of
Turner Industries Tract
 Block 1, Lot 1

24.525 acres out of out of The Consolidated El Paso Irrigation and Manufacturing Company, State Survey 500, Abstract 582, Nueces County, Texas.

State of Texas
 County of Nueces HARRIS

Turner Industries Group, LLC, a Limited Liability Company, 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 24th day of July, 2008

By: Turner Industries Group, LLC, a Limited Liability Company

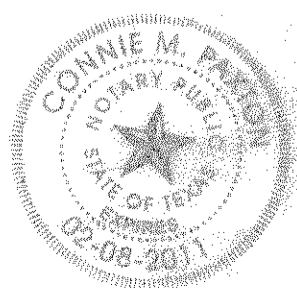
By: [Signature]
 John M. Golashesky, Senior Vice President and Regional Manager

State of Texas
 County of Nueces HARRIS

This instrument was acknowledged before me by John M. Golashesky, as Senior Vice-President and Regional Manager of Turner Industries Group, LLC on behalf of said company.

This the 24th day of July, 2008

Connie M. Paxton
 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 28th day of July, 2008

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 29th day of JULY, 2008

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 12 day of December, 2008

Faryce Goode-Macon
 Faryce Goode-Macon
 Secretary
 1297159-P055

Rudy Garza
 Rudy Garza, Vice Chairman

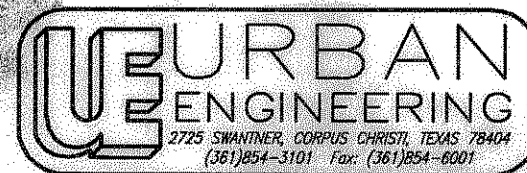
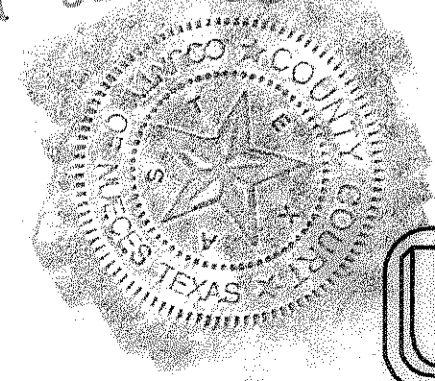
State of Texas
 County of Nueces

I, Diana T. Barrera, Clerk of the County Court in and for said County, do hereby certify that the foregoing instrument dated the 24 day of July, 2008, with its certificate of authentication was filed for record in my office the 30 day of July, 2008, at 4:00 O'clock P.M., and duly recorded the 30 day of July, 2008, at 4:00 O'clock P.M., in said County in Volume 67, Page 193, 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.

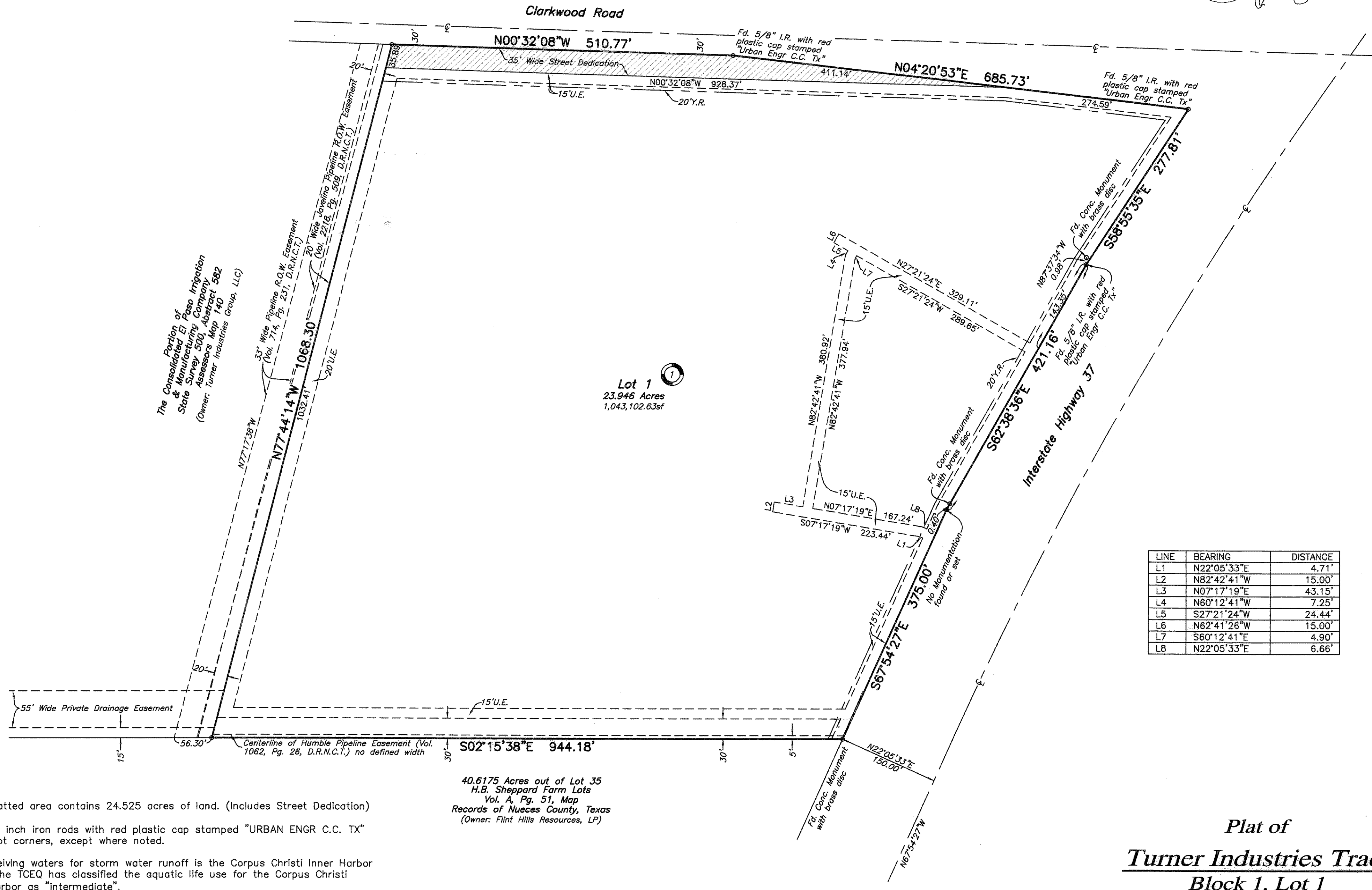
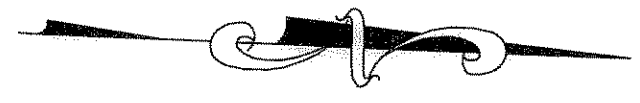
No. 2008034439
 Filed for Record
 at 4:00 O'clock P.M.
 July 30, 2008

Diana T. Barrera
 Diana T. Barrera, County Clerk
 Nueces County, Texas
 By: Norma Hardy
 Deputy



DATE: Nov. 9, 2007
 SCALE: 1"=100'
 JOB NO.: 40821A7.00
 SHEET: 1 of 2
 DRAWN BY: XG

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The Consolidated El Paso Irrigation & Manufacturing Company, State Survey 500, Abstract 582 (Owner: Turner Industries Group, LLC)

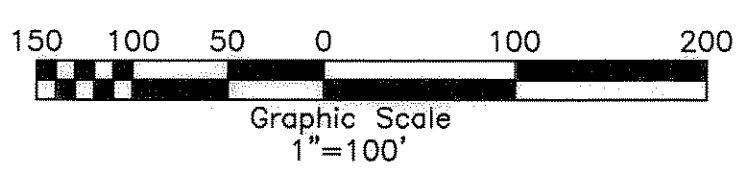
Lot 1
23.946 Acres
1,043,102.63sf

40.6175 Acres out of Lot 35
H.B. Sheppard Farm Lots
Vol. A, Pg. 51, Map
Records of Nueces County, Texas
(Owner: Flint Hills Resources, LP)

LINE	BEARING	DISTANCE
L1	N22°05'33"E	4.71'
L2	N82°42'41"W	15.00'
L3	N07°17'19"E	43.15'
L4	N60°12'41"W	7.25'
L5	S27°21'24"W	24.44'
L6	N62°41'26"W	15.00'
L7	S60°12'41"E	4.90'
L8	N22°05'33"E	6.66'

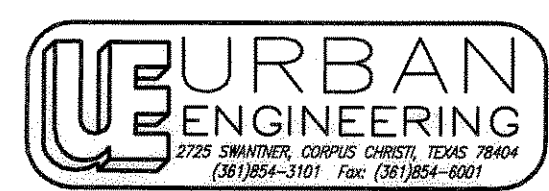
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