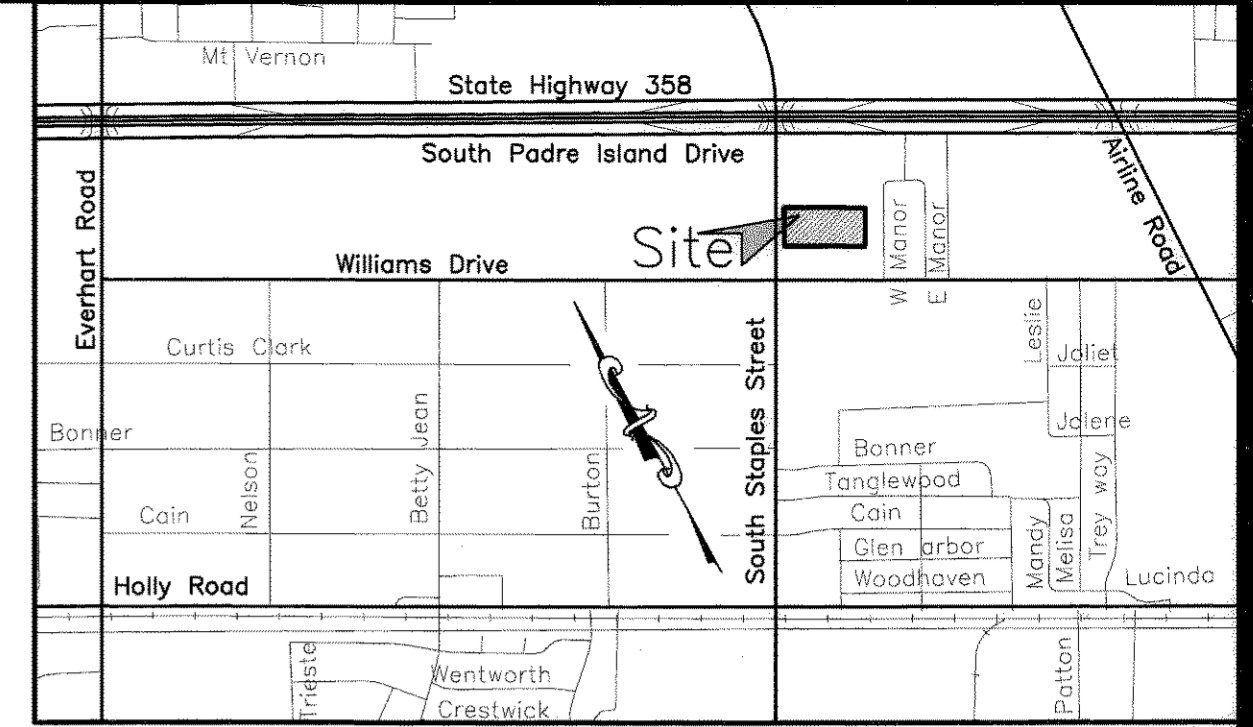
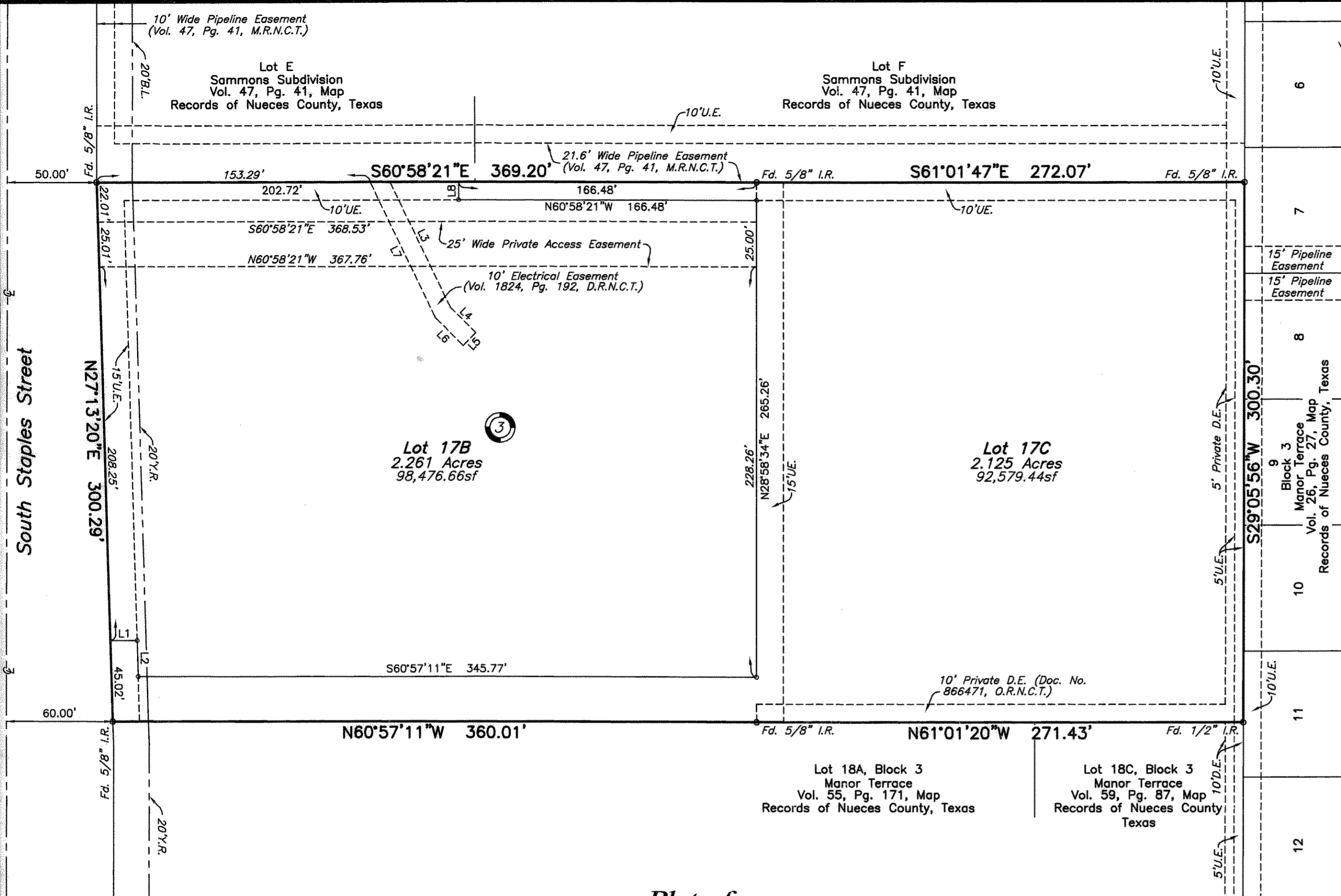


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LOCATION MAP N.T.S.

LINE	BEARING	DISTANCE
L1	S60°57'11"E	15.01'
L2	S27°13'20"W	20.01'
L3	S03°12'48"W	77.52'
L4	S15°58'21"E	20.15'
L5	S74°01'39"W	10.00'
L6	N15°58'21"W	21.84'
L7	N03°12'48"E	84.05'
L8	N29°01'39"E	10.00'

**Plat of
Manor Terrace
Block 3, Lots 17B and 17C**

being a replat of Lot 17A, Block 3, Manor Terrace, a map of which is recorded in Volume 59, Page 115, Map Records of Nueces County, Texas.

State of Texas
County of Nueces

BNP COMMERCIAL PROPERTIES, LTD., 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 10th day of September, 2007.

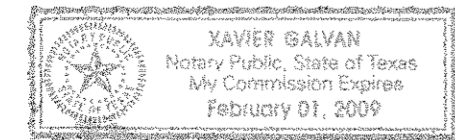
By: James Black, Vice-President of Leasing

State of Texas
County of Nueces

This instrument was acknowledged before me by James Black, as Vice President of Leasing for BNP COMMERCIAL PROPERTIES, LTD.

This the 10th day of September, 2007.

Xavier Galvan
Notary Public in and for the State of Texas



- Notes:
- Total platted area contains 4.386 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 storm water runoff is the Oso Bay Basin. The TCEQ has classified the aquatic life use for the Oso Bay as "exceptional" and "oyster waters" and also categorized the receiving water as "contact recreation" use.
 - Bearings are based on the recorded plat of Manor Terrace, Block 3, Lot 17A, a map of which is recorded in Volume 59, Page 115, 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 0303 C, City of Corpus Christi, Texas, which bears an effective date of July 18, 1985 and is not in a Special Flood Hazard Area.
 - If any lot develops with residential uses, a park settlement fee will be assessed during the permitting phase of the residential development.
 - Vehicle access between lots 17B and 17C shall not be obstructed.
 - The private drainage easement located along the southwest boundary of Lot 17C will be maintained by the owners of Lots 17B and 17C, the private drainage easement located along the southeast boundary of Lot 17C will be maintained by the owners of Lots 17C and 18C.
 - The 25' wide private access easement providing access to Lot 17C along through Lot 17B shall remain unobstructed.

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

This the 20th day of August, 2007.

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 3rd day of October, 2007.

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 21st day of MARCH, 2007.

Faryce Goode-Macon
Faryce Goode-Macon
Secretary
0307043-NP029

R. Bryan Stone
R. Bryan Stone, Chairman

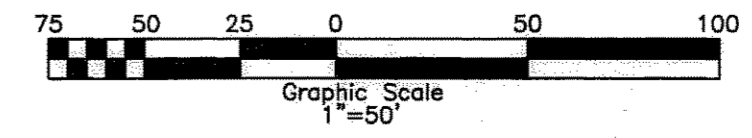
State of Texas
County of Nueces

I, Diana T. Barrera, Clerk of the County Court in and for said County, do hereby certify that the foregoing instrument dated the 2nd day of October, 2007, with its certificate of authentication was filed for record in my office the 2nd day of October, 2007, at 4:35 O'clock P.M., and duly recorded the 3rd day of October, 2007, at 4:35 O'clock P.M., in said County in Volume 67, Page 49, 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. 2007050506
Filed for Record
at 4:35 O'clock P.M.
October 3, 2007

Diana T. Barrera
Diana T. Barrera, County Clerk
Nueces County, Texas
By: Norma Handy
Deputy NORMA HANDY



URBAN ENGINEERING
2725 SWANTNER, CORPUS CHRISTI, TEXAS 78404
(361)854-3101 Fax: (361)854-6001

DATE: March 2, 2007
SCALE: 1"=50'
JOB NO.: 16690.A7.01
SHEET: 1 of 1
DRAWN BY: XG

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