

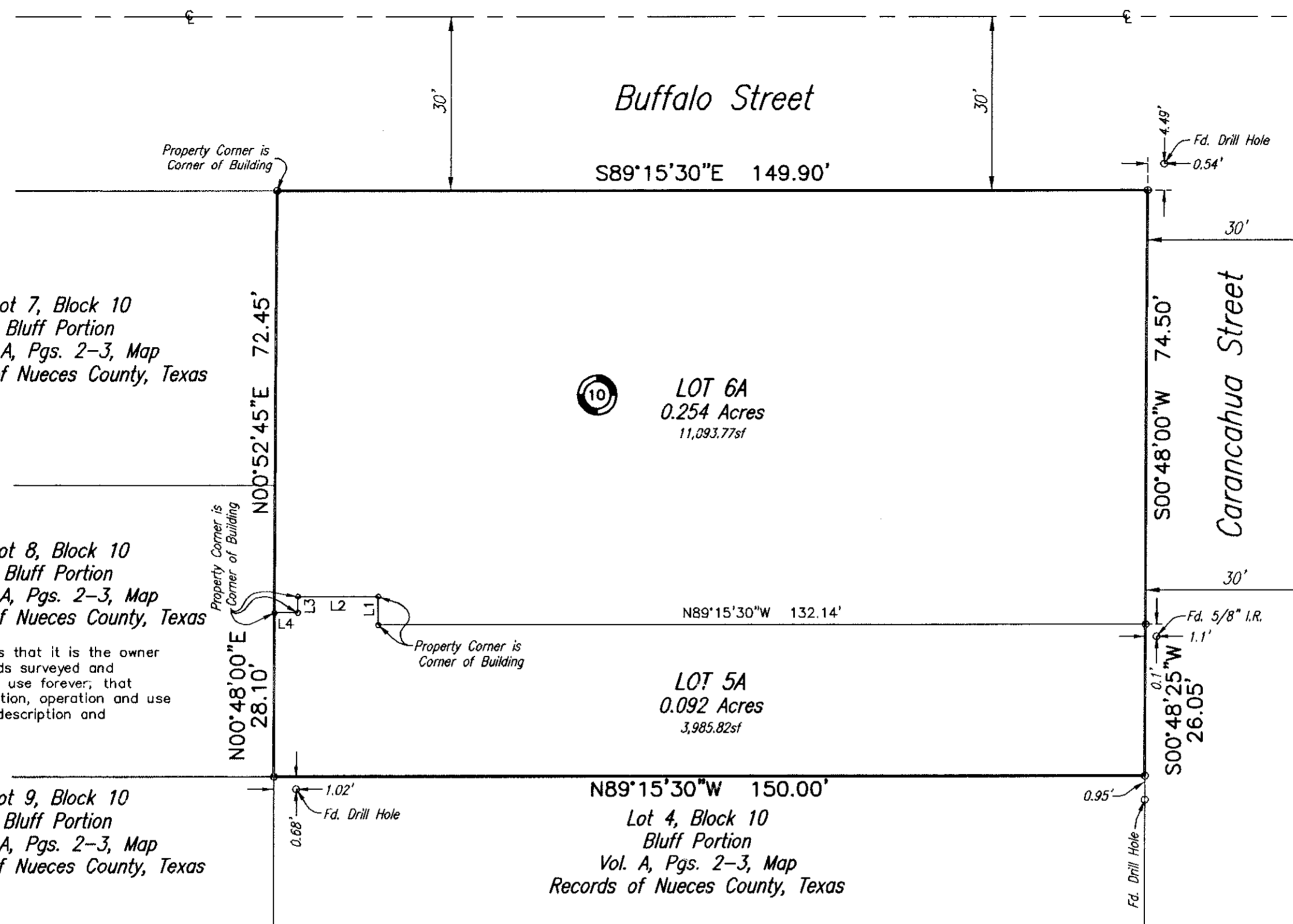
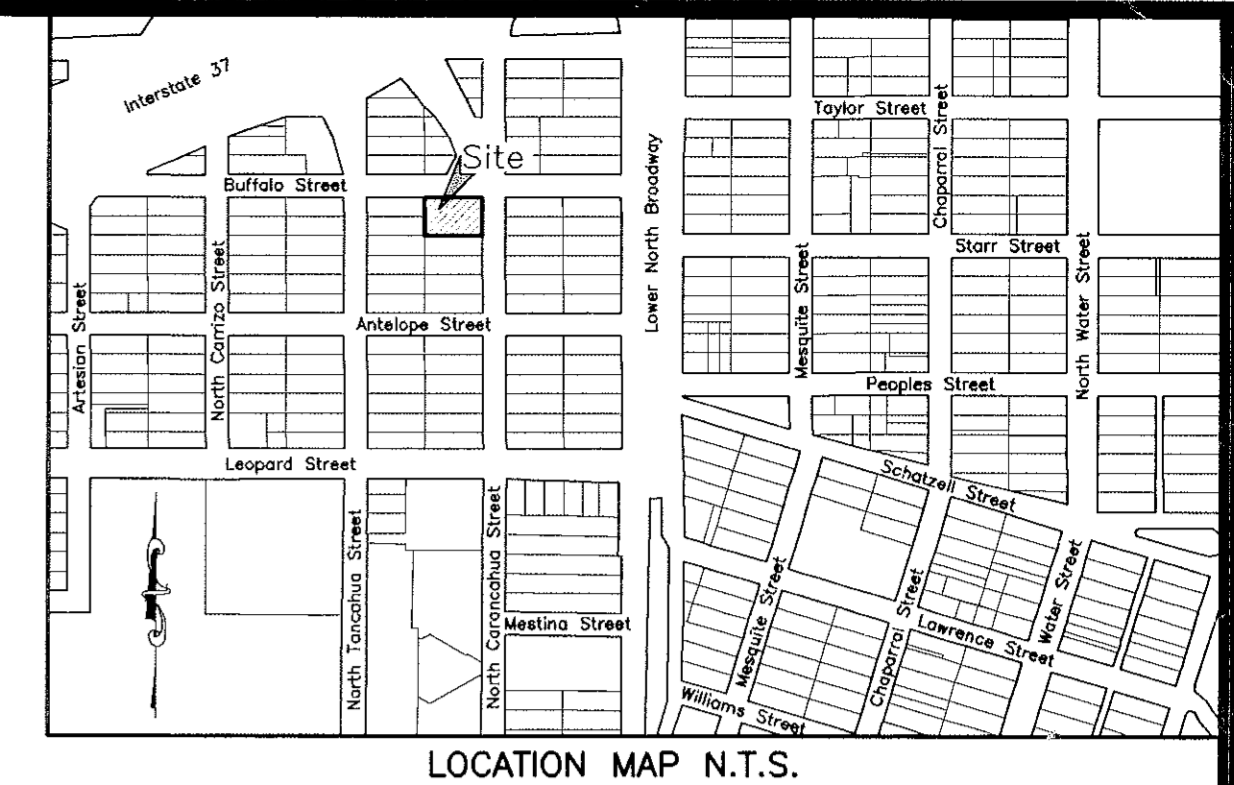
V63 P171

Notes:

- 1.) Total platted area contains 0.346 acres of land.
- 2.) The receiving waters for storm water from this property is the Corpus Christi Bay. As of the date of this plat, the receiving waters are classified by the TCEQ as having "Exceptional" aquatic life.
- 3.) Bearings are based on the recorded plat of Lots 5A and 6A, Block 10, Bluff Portion, a map of which is recorded in Volume 49, Pages 96, Map Records of Nueces County, Texas.
- 4.) By graphic plotting only, this property is in Zone "C" on Flood Insurance Rate Map, Community Panel No. 485464 0167 C, City of Corpus Christi, Texas, which bears an effective date of July 18, 1985 and is not in a Special Flood Hazard Area.

Amending Plat of Bluff Portion Block 10, Lots 5A and 6A

Being a replat of Lots 5A and 6A, Block 10, Bluff Portion, a map of which is recorded in Volume 49, Page 96, Map Records of Nueces County, Texas.



LINE	BEARING	DISTANCE
L1	N00°44'30"E	5.02'
L2	N89°15'30"W	13.85'
L3	S00°44'30"W	2.97'
L4	N89°15'30"W	4.01'

Lot 7, Block 10
Bluff Portion
Vol. A, Pgs. 2-3, Map
Records of Nueces County, Texas

10
LOT 6A
0.254 Acres
11,093.77sf

Lot 8, Block 10
Bluff Portion
Vol. A, Pgs. 2-3, Map
Records of Nueces County, Texas

LOT 5A
0.092 Acres
3,985.82sf

Lot 9, Block 10
Bluff Portion
Vol. A, Pgs. 2-3, Map
Records of Nueces County, Texas

Lot 4, Block 10
Bluff Portion
Vol. A, Pgs. 2-3, Map
Records of Nueces County, Texas

State of Texas
County of Nueces

A.F. FROST PLAZA, LTD., a Texas Limited Partnership, hereby certifies that it is the owner of Lot 5A as shown on 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 13th day of July, 2004

By: A.F. FROST PLAZA GP, LLC,
a Texas Limited Liability Company,
General Partner

By: [Signature]

State of Texas
County of Nueces

This instrument was acknowledged before me by Leah Azoulay, as Vice President of A.F. FROST PLAZA GP, LLC, a Texas Limited Liability Company, General Partner of A.F. FROST PLAZA LTD., a Texas Limited Partnership, on behalf of said partnership.

This the 13th day of July, 2004

By: [Signature]

State of Texas
County of Nueces

NATIONAL LIFE INSURANCE COMPANY, a Vermont Corporation, hereby certifies that it holds a lien on the property owned by AF FROST PLAZA GP, LLC, a Texas Limited Liability Company, as shown on the foregoing map and it approves of the subdivision and dedication for the purposes and considerations therein expressed.

This the 26th day of July, 2004

BY: NATIONAL LIFE INSURANCE COMPANY, a Vermont Corporation

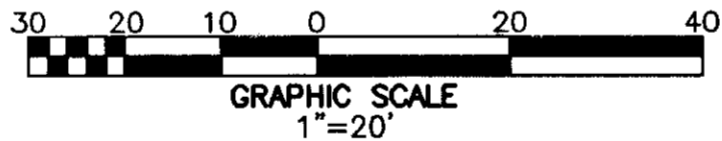
By: [Signature]

State of Texas
County of Nueces

This instrument was acknowledged before me by Erick R Grinde of NATIONAL LIFE INSURANCE COMPANY, a Vermont Corporation on behalf of said Corporation.

This the 26th day of July, 2004

By: [Signature]
Notary Public in and for the State of Texas



State of Texas
County of Nueces

TEXAS COMMERCE PLAZA JOINT VENTURE, a Texas Joint Venture, hereby certifies that it is the owner of Lot 6A, as shown on 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 9th day of July, 2004

By: RUST PROPERTIES,
a Texas General Partnership,
Managing Venturer

By: [Signature]
JACK R. CROSBY, Partner

State of Texas
County of Nueces

This instrument was acknowledged before me by JACK R. CROSBY, as a Partner of RUST PROPERTIES, a Texas General Partnership, Managing Venturer of TEXAS COMMERCE PLAZA JOINT VENTURE, a Texas Joint Venture, on behalf of said Joint Venture.

This the 9th day of July, 2004

By: [Signature]
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 hereon and to complete such operations with due and reasonable diligence consistent with sound professional practice.

This the 7th day of July, 2004

By: [Signature]
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 Engineering Services of the City of Corpus Christi, Texas.

This the 5th day of Aug, 2004

By: [Signature], PE
Angel R. Escobar, P.E./R.P.L.S.
Director of Engineering Services

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 Director of Planning.

This the 5th day of August, 2004

By: [Signature]
Michael N. Gunning
Director of Planning

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 11 day of August, 2004 with its certificate of authentication was filed for record in my office the 11 day of August, 2004 at 3:19 o'clock P.M., and duly recorded the 11 day of August, 2004 at 3:19 o'clock P.M., in said County in Volume 63, Page 171, Map Records.

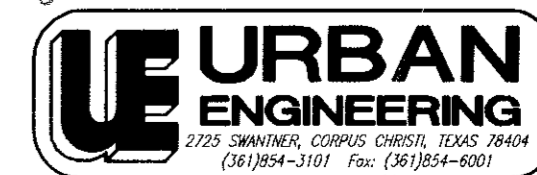
Witness my hand and seal of the County Court, in and for said County, at office in Corpus Christi, Texas, the day and year last written.

No. 2004041606
Filed for Record
at 3:19 o'clock P.M.
August 11, 2004

By: [Signature]
Diana T. Barrera, PBA
County Clerk
Nueces County, Texas
Deputy

By: [Signature]
Diana T. Barrera
Clerk County Court
Nueces County, Texas

By: [Signature]
Deputy



June 25, 2004
SCALE: 1"=20'
JOB NO.: 18734.A401
SHEET: 1 OF 1
DRAWN BY: XG