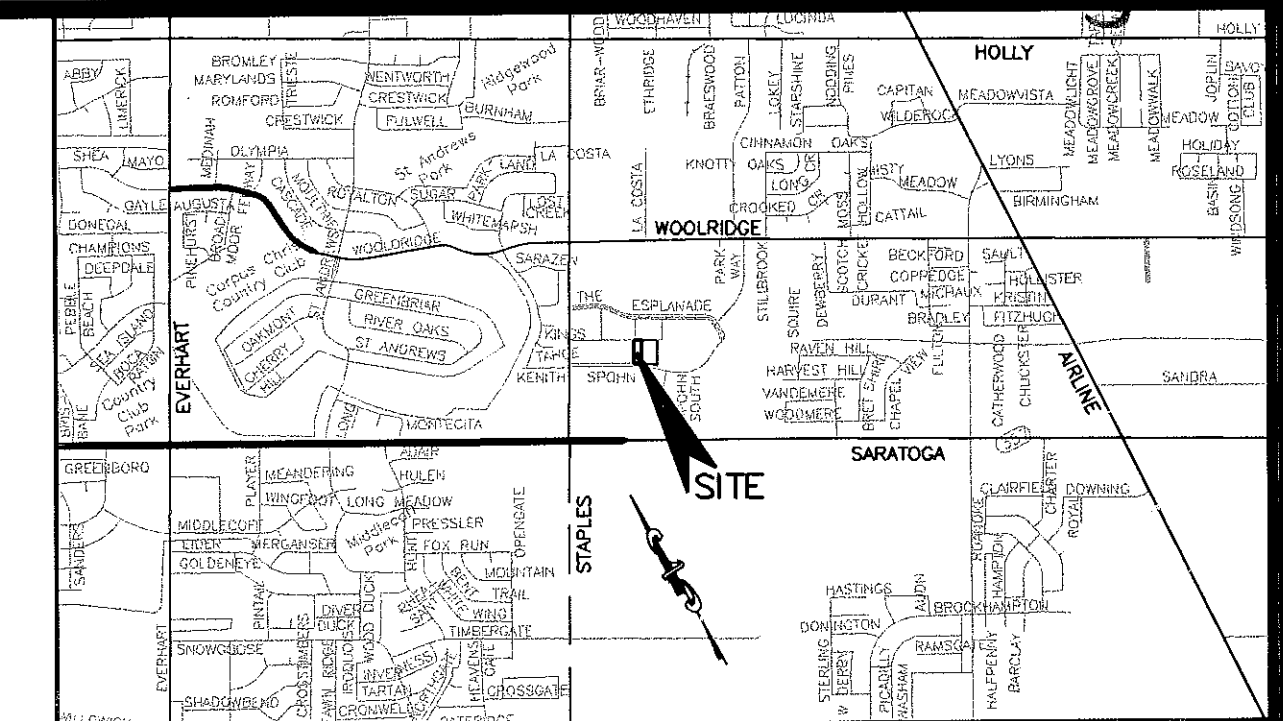
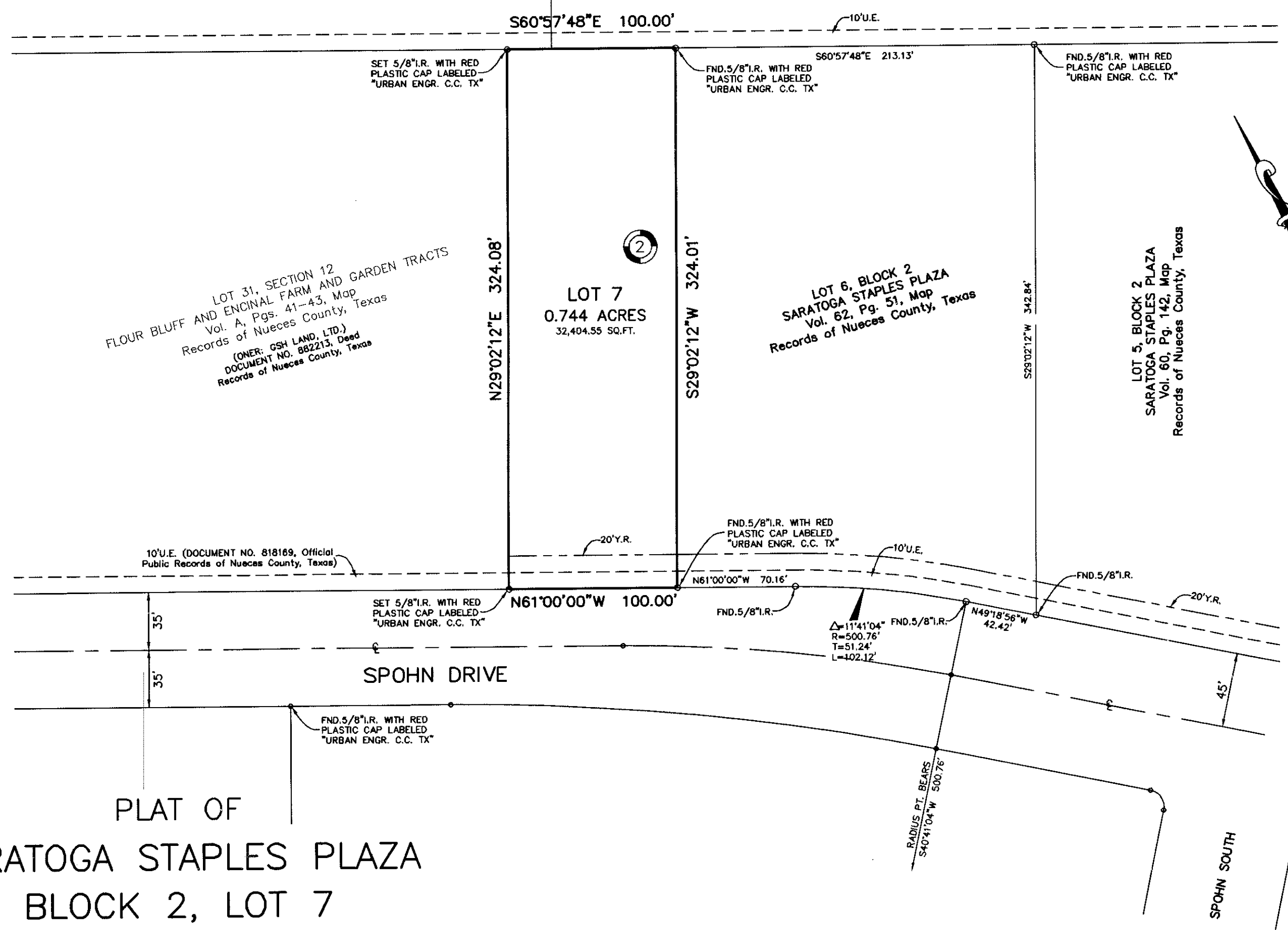


LOT 3, BLOCK 2
THE ESPLANADE UNIT 1
Vol. 51, Pgs. 123-124, Map
Records of Nueces County, Texas

LOT 4, BLOCK 2
THE ESPLANADE UNIT 1
Vol. 51, Pgs. 123-124, Map
Records of Nueces County, Texas

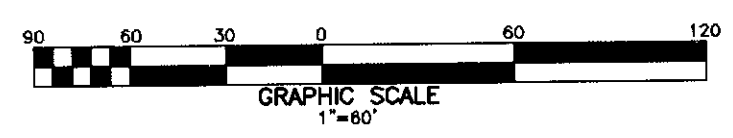


LOCATION MAP N.T.S.



PLAT OF
SARATOGA STAPLES PLAZA
BLOCK 2, LOT 7

0.744 ACRES OF LAND OUT OF LOT 31, SECTION 12, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, A MAP OF WHICH IS RECORDED IN VOLUME A, PAGES 41-43, MAP RECORDS OF NUECES COUNTY, TEXAS.



NOTES:

- 1.) TOTAL PLATTED AREA CONTAINS 0.744 ACRES OF LAND.
- 2.) THE RECEIVING WATERS FOR STORM WATER FROM THIS PROPERTY IS THE OSO BAY. THE RECEIVING WATERS ARE CLASSIFIED BY THE TCEQ AS HAVING "EXCEPTIONAL" AQUATIC LIFE.
- 3.) BEARINGS ARE BASED ON THE WEST BOUNDARY OF LOT 6, BLOCK 2, SARATOGA STAPLES PLAZA, A MAP OF WHICH IS RECORDED IN VOLUME 62, PAGE 51, MAP RECORDS OF NUECES COUNTY, TEXAS, AS MONUMENTED ON THE GROUND AND SHOWN AS SOUTH 29°02'12" WEST.
- 4.) BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "C" ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 485464 0295 C, CITY OF CORPUS CHRISTI, TEXAS, WHICH BEARS AN EFFECTIVE DATE OF JULY 18, 1985 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

STATE OF TEXAS
COUNTY OF NUECES

SHELL LAND MANAGEMENT COMPANY, INC., A TEXAS CORPORATION, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE LANDS EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING PLAT; THAT WE HAVE 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 28th DAY OF October, 2003

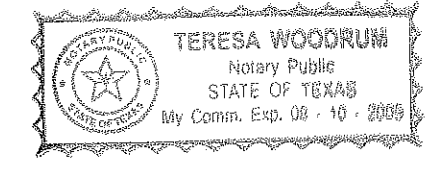
SHELL LAND MANAGEMENT COMPANY, INC., A TEXAS CORPORATION
BY: John W. Wallace
JOHN W. WALLACE, VICE-PRESIDENT

STATE OF TEXAS
COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY JOHN W. WALLACE, AS VICE-PRESIDENT OF SHELL LAND MANAGEMENT COMPANY, INC., A TEXAS CORPORATION, ON BEHALF OF SAID CORPORATION.

THIS THE 28th DAY OF October, 2003

Teresa Woodrum
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



STATE OF TEXAS
COUNTY OF NUECES

I, DAN L. URBAN, 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 29th DAY OF OCTOBER, 2003

Dan L. Urban
DAN L. URBAN, R.P.L.S.
TEXAS LICENSE NO. 4710



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 3rd DAY OF Nov., 2003

Angel R. Escobar, P.E.
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 PLANNING COMMISSION.

THIS THE 10th DAY OF September, 2003

Michael N. Gunning
MICHAEL N. GUNNING
SECRETARY

David Berlanga Jr.
DAVID BERLANGA, SR., CHAIRMAN

03-101

STATE OF TEXAS
COUNTY OF NUECES

I, ERNEST BRIONES, CLERK OF THE COUNTY COURT IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE 28 DAY OF October, 2003, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE 6 DAY OF November, 2003, AT 11:55 O'CLOCK A.M., AND DULY RECORDED THE 6 DAY OF November, 2003, AT 11:55 O'CLOCK A.M., IN SAID COUNTY IN VOLUME 63, PAGE 30, 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. 2003-059-537
FILED FOR RECORD

AT 11:55 O'CLOCK A.M.
November 6, 2003

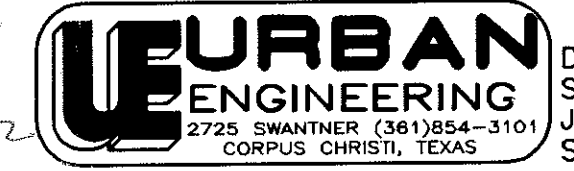
ERNEST BRIONES
CLERK COUNTY COURT
NUECES COUNTY, TEXAS

Ernest Briones
ERNEST BRIONES, COUNTY CLERK
NUECES COUNTY, TEXAS

Juanita Ramirez
DEPUTY
JUANITA RAMIREZ



BY: Juanita Ramirez
DEPUTY
JUANITA RAMIREZ



DATE: OCT. 23, 2003
SCALE: 1"= 60'
JOB NO. 28418.A.3.07
SHEET 1 OF 1