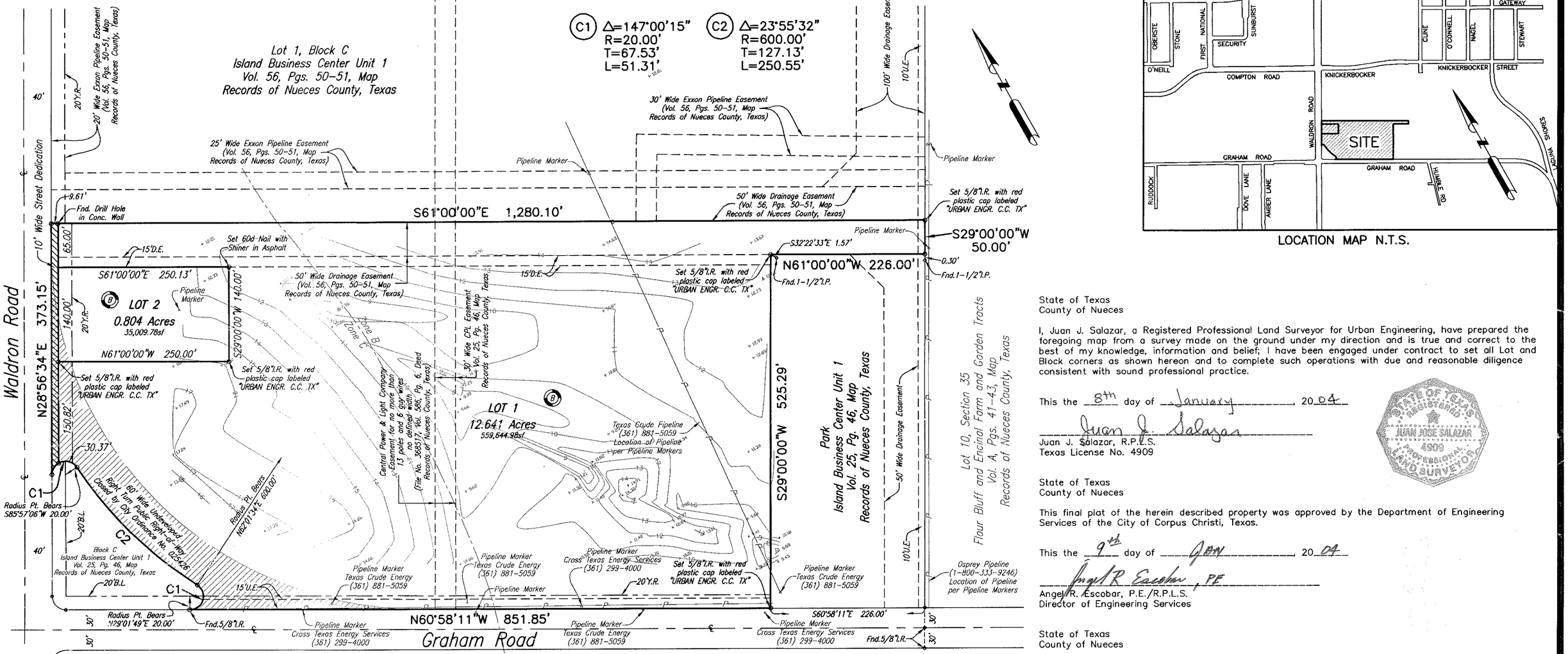
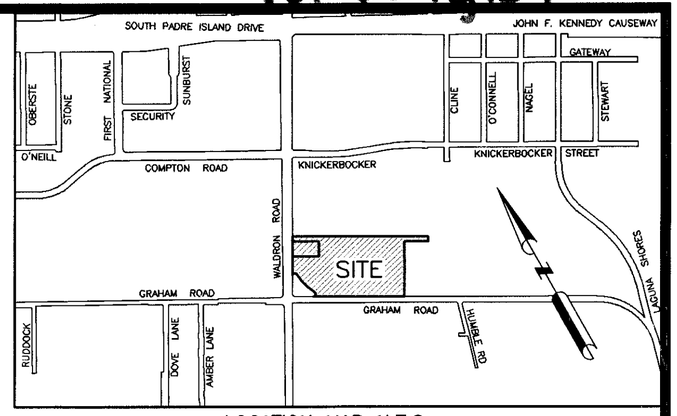
Vol. 63 Pg. 59





LOCATION MAP N.T.S.

150 100 50 0 100 200
GRAPHIC SCALE
1"=100'

Plat of
Island Business Center Unit 1
Block B, Lots 1 and 2

Being a replat of Block B, Island Business Center Unit 1, a map of which is recorded in Volume 25, Page 46, Map Records of Nueces County, Texas; and that 60 foot wide undeveloped right turn public right-of-way closed by City Ordinance No. 025426.

Notes:

1.) Total platted area contains 13.528 acres of land. (Includes Street Dedication)

2.) The receiving waters for storm water from this property is the Laguna Madre Basin. The receiving waters are classified by the TCEQ as having "Exceptional" aquatic life.

3.) Bearings are based on the recorded plat of Island Business Center Unit 1, a map of which is recorded in Volume 25, Page 46, Map Records of Nueces County, Texas.

4.) By graphic plotting only, this property is in Zones B and 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 is not in a Special Flood Hazard Area.

5.) Pipeline Right of Way dated September 29, 1936, filed November 28, 1936 from J. O. Phillips to Humble Oil and Refining Company, recorded under Clerk's File No. 108760, Volume 222, Page 371, Deed Records of Nueces County, Texas, (blanket) partial release of easement as to a 275' x 275' tract of land out of Lot 1, Block C, recorded under County Clerk's File No. 1999046036, Official Public Records of Nueces County, Texas. (Blanket type easement affecting Lots 1, 2, 11, 12, 13 and 14, Section 55, Flour Bluff and Encinal Farm and Garden Tracts and does affect our property.)

6.) Right of Way dated June 21, 1943 executed by J. O. Phillips to Humble Oil & Refining Company, a Texas corporation, recorded under County Clerk's File No. 189234, Volume 292, Page 403, Deed Records of Nueces County, Texas. (Affects Lots 11 and 12, Section 55. This item is a Blanket type easement and does affect our property.)

State of Texas
County of Nueces

I, GEORGE S. HAWN AND ALAN F. LUCKE, TRUSTEES, hereby certify that we are 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 3rd day of December, 2003.

By: George S. Hawn
GEORGE S. HAWN, TRUSTEE

By: Alan F. Lucke
ALAN F. LUCKE, TRUSTEE

State of Texas
County of Nueces

This instrument was acknowledged before me by GEORGE S. HAWN, TRUSTEE.

This the 3rd day of December, 2003.

Teresa Woodrum
Notary Public in and for the State of Texas

TERESA WOODRUM
Notary Public
STATE OF TEXAS
My Comm. Exp. 08-10-2006

State of Texas
County of Nueces

This instrument was acknowledged before me by ALAN F. LUCKE, TRUSTEE.

This the 2nd day of December, 2003.

Notary Public in and for the State of Texas

JO ANN KELLY
Notary Public
STATE OF TEXAS
My Comm. Exp. 02-01-2004

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 8th day of January, 2004

Juan J. Salazar
Juan J. Salazar, R.P.L.S.
Texas License No. 4909

STATE OF TEXAS
REGISTERED
JUAN JOSE SALAZAR
4909
PROFESSIONAL
LAND SURVEYOR

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 9th day of Jan, 2004

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 19th day of November, 2003

Michael N. Gunning
Michael N. Gunning
Secretary

David Berlanga Sr.
David Berlanga, Sr., Chairman

04-003

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 3 day of December, 2003, with its certificate of authentication was filed for record in my office the 9 day of January, 2004 AT 4:42 O'clock P M., and duly recorded the 9 day of January, 2004, at 4:42 O'clock P M., in said County in Volume 63, Page 59, 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. 2004001258
Filed for Record
at 4:42 O'clock P M.
January 9, 2004

Ernest Briones
Clerk County Court
Nueces County, Texas

Ernest Briones, County Clerk
Nueces County, Texas
By: Juanita Ramirez
Deputy
Juanita Ramirez

COUNTY COURT
OF NUECES COUNTY, TEXAS

By: Juanita Ramirez
Deputy
Juanita Ramirez

URBAN ENGINEERING
2725 SWANTNER, CORPUS CHRISTI, TEXAS 78404
(361)854-3101 Fax: (516)854-6001

DATE: DEC. 1, 2003
SCALE: 1"= 100'
JOB NO.: 31687.A3.01
SHEET: 1 OF 1
DRAWN BY: RR