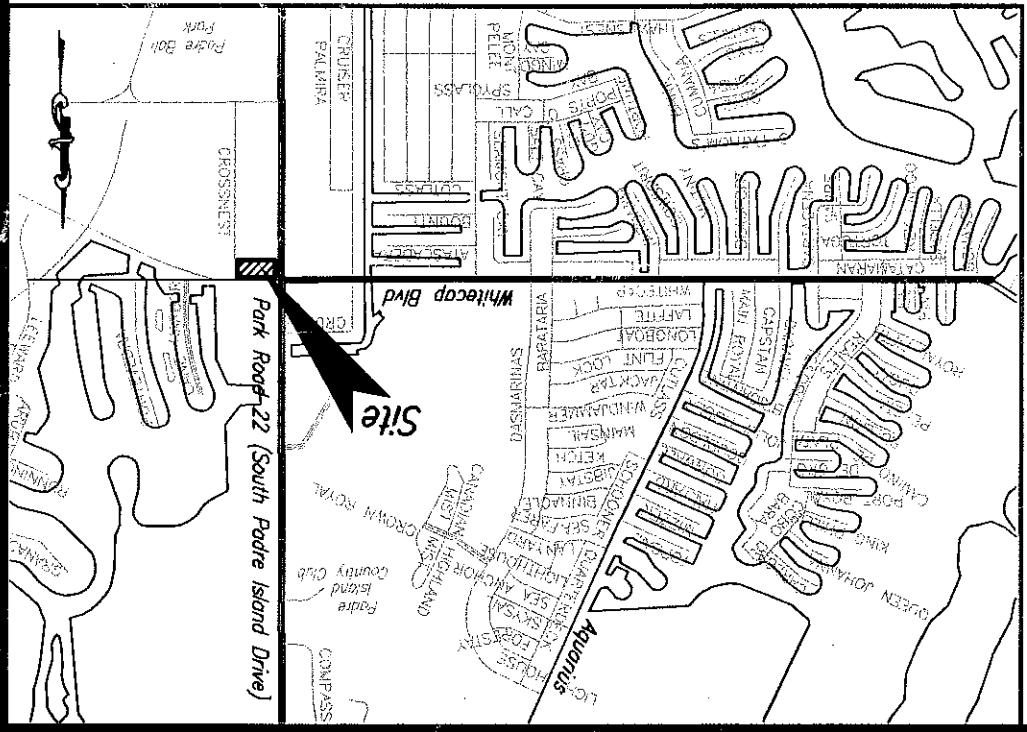
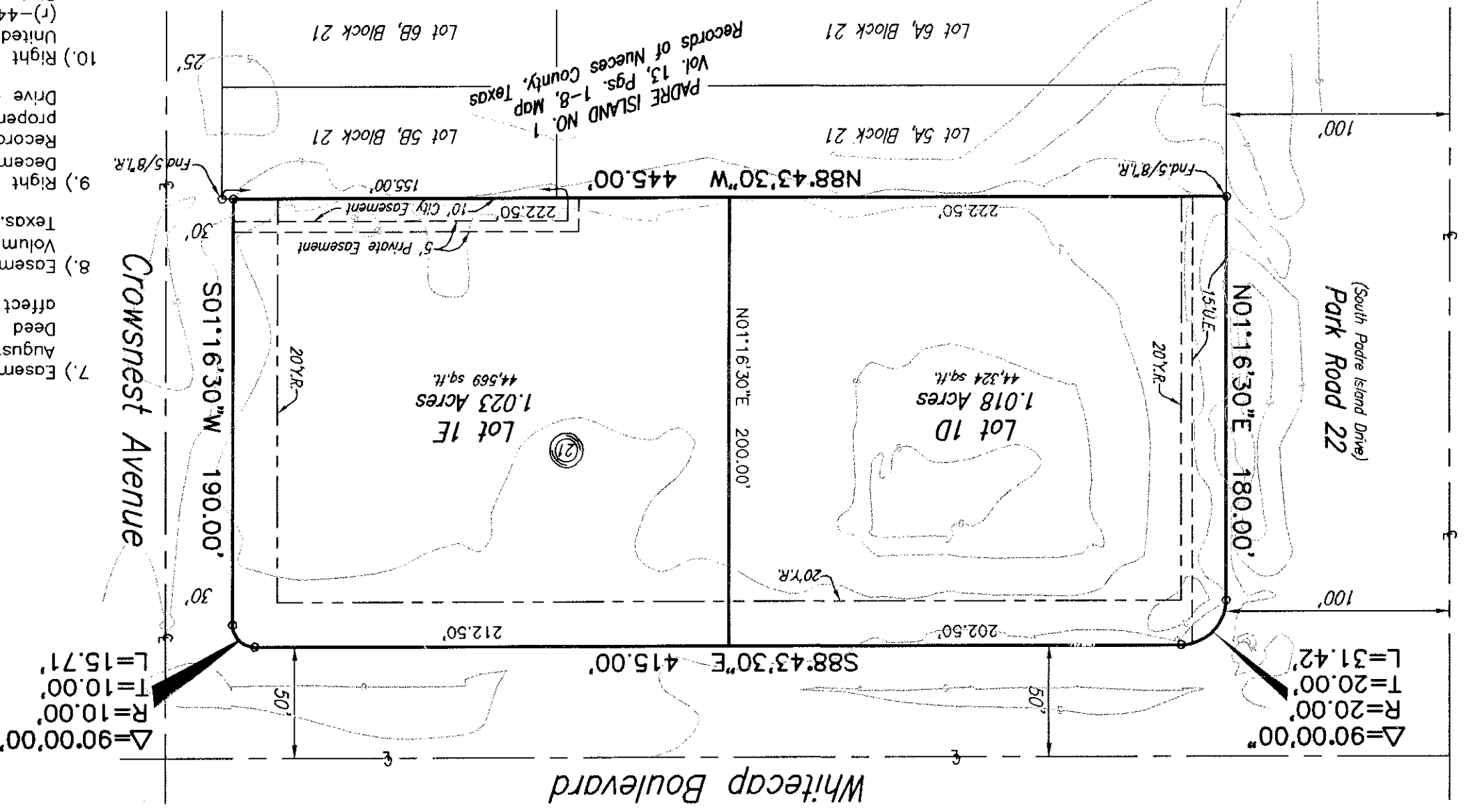


V63 P185

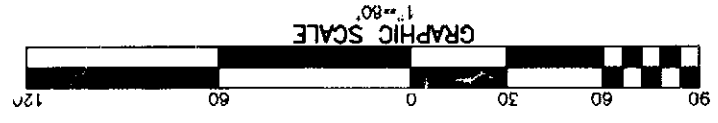


- Notes:
- 1.) Total platted area contains 2.041 acres (88,892.70 square feet) of land. (includes Street Dedication)
  - 2.) Set 5/8 inch iron rod with red plastic cap labeled "URBAN ENGR. C.C. TX" at all lot corners.
  - 3.) The receiving waters for storm water from this property is the Laguna Madre. The receiving waters are classified by the TCEQ as having "Exceptional" aquatic life.
  - 4.) Bearings are based on the recorded plat of Lot 1C, Block 21, Padre Island No. 1, a map of which is recorded in Volume 62, Page 120, Map Records of Nueces County, Texas.
  - 5.) By graphic plotting only, this property is in Zone "A13 (EL 10)" on Flood Insurance Rate Map, Community Panel No. 485464 0405 D, City of Corpus Christi, Texas, which bears an effective date of September 17, 1992 and is in a Special Flood Hazard Area.
  - 6.) Easement to Central Power and Light Company, dated August 1, 1950, recorded in Volume 481, Page 411, Deed Records of Nueces County, Texas. (Blanket, does affect the subject property)



Plat of  
**Padre Island No. 1**  
Block 21, Lots 1D and 1E

Being a replat of Lot 1C, Block 21, Padre Island No. 1, a map of which is recorded in Volume 62, Pages 120, Map Records of Nueces County, Texas.



- 7.) Easement to Central Power and Light Company, dated August 8, 1950, recorded in Volume 483, Page 144, Deed Records of Nueces County, Texas. (Blanket, does affect the subject property)
- 8.) Easement to Coastal Transmission Company, recorded in Volume 844, Page 39, Deed Records of Nueces County, Texas. (Blanket, does affect the subject property)
- 9.) Right of way easement to Nueces County, dated December 1, 1960, in Volume 911, Page 29, Deed Records of Nueces County, Texas. (Does not affect property, applies to a portion of the South Padre island Drive right-of-way)
- 10.) Right of way easement set forth in Lease held by the United States of America described in Lease No. N0 (r)-44356 from Albert R. Jones, et al to the United States dated February 23, 1949 and amended December 1, 1949 referred to in Deed dated October 12, 1950 from Padre Island Development Company to J.B. Garrett, recorded in Volume 492, Page 45, Deed Records of Nueces County, Texas. (Does not affect the subject property)
- 11.) Terms, Conditions, and Stipulations in Special Warranty Deed between Coastal Mart, Inc. (Lessor) and Starcrop LP (Lessee), in deed dated October 12, 2001 in Document No. 2001043720, Official Public Records of Nueces County, Texas. (Applies to the east portion of the subject property, the boundary of land shown on deed is shown on survey)
- 12.) Terms, Conditions, and Stipulations in Memorandum of Master Lease between Starcrop LP (Lessor) and SSP Partners (lessee), in deed dated October 12, 2001 in Document No. 2001043725, Official Public Records of Nueces County, Texas. (Blanket, does affect the subject property)

State of Texas  
County of Nueces

Don L. Urban, R.P.L.S.  
Texas License No. 4710



This the 1<sup>ST</sup> day of JULY, 2004

Michael N. Gunning  
Secretary

This the 30<sup>th</sup> day of JUNE, 2004

Michael N. Gunning  
David Berango, Sr. Chairman  
Secretary

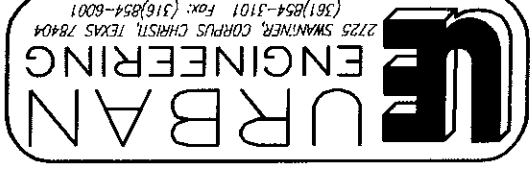
State of Texas  
County of Nueces

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. 01043725  
Filed for Record at 9:53 O'clock P.M. September 13, 2004

By *Shirley B. Amador*  
Deputy Clerk County Court  
Nueces County, Texas

By *Shirley B. Amador*  
Deputy



DATE: JUNE 30, 2004  
JOB NO. 32345.A4.00  
SCALE: 1" = 60'  
SHEET 1 OF 1

State of Texas  
County of Nueces

This the 31<sup>ST</sup> day of AUGUST, 2004

By *Ed Bonner*  
SSP PARTNERS, a Texas General Partnership

By *Ed Bonner*  
SSP PARTNERS, a Texas General Partnership

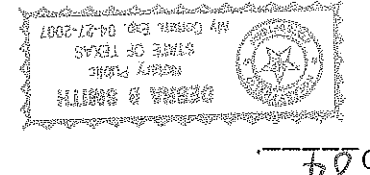
State of Texas  
County of Nueces

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. 01043725  
Filed for Record at 9:53 O'clock P.M. September 13, 2004

By *Shirley B. Amador*  
Deputy Clerk County Court  
Nueces County, Texas

By *Shirley B. Amador*  
Deputy



This the 31<sup>ST</sup> day of AUGUST, 2004  
Notary Public in and for the State of Texas  
*Debra B. Smith*

State of Texas  
County of Nueces

This instrument was acknowledged before me by *Ed Bonner, Jr.* as *Exec. Vice Pres.* of SSP PARTNERS, a Texas General Partnership, on behalf of said partnership.

This the 27<sup>TH</sup> day of AUGUST, 2004

Notary Public in and for the State of Texas  
*Debra B. Smith*

State of Texas  
County of Nueces

This the 27<sup>TH</sup> day of AUGUST, 2004

By *Robert E. Clark*  
ROBERT E. CLARK

By *Sandra L. Clark*  
SANDRA L. CLARK

This instrument was acknowledged before me by ROBERT E. CLARK and wife, SANDRA L. CLARK.

This the 27<sup>TH</sup> day of AUGUST, 2004  
Notary Public in and for the State of Texas  
*Debra B. Smith*

