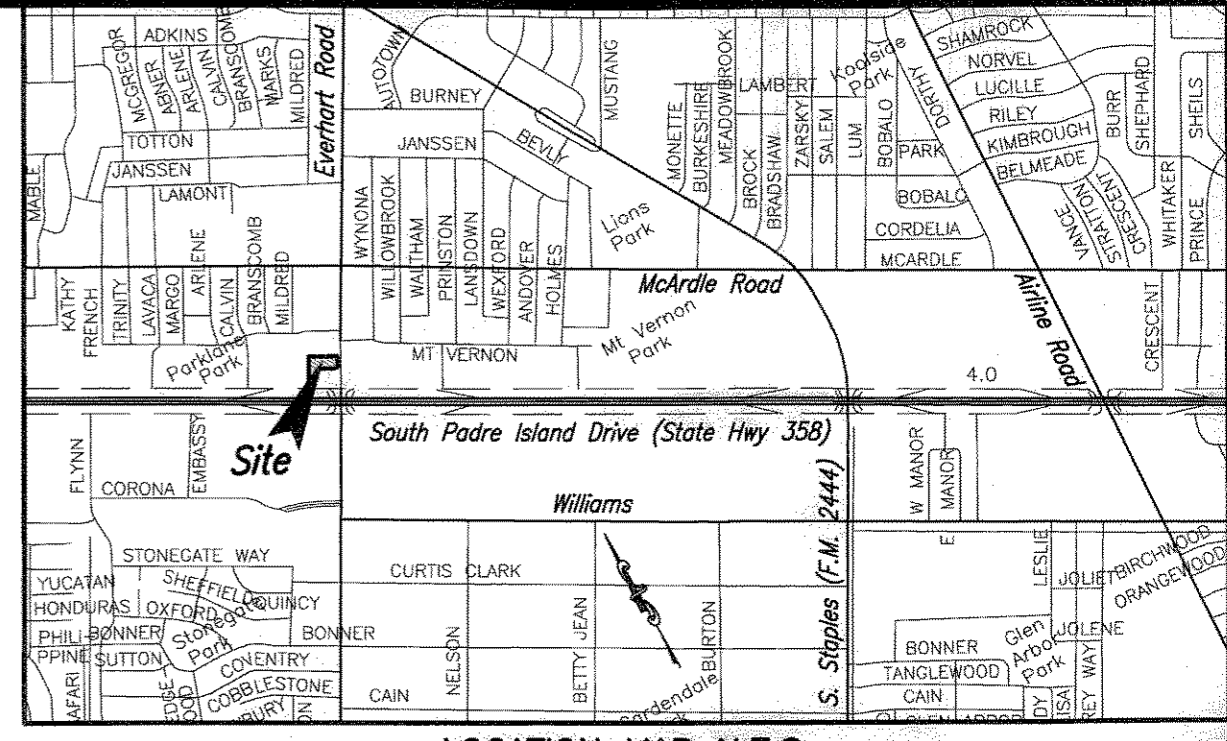


Notes:

- 1.) Total platted area contains 1.062 acres of land.
- 2.) The receiving waters for storm water from this property is the Corpus Christi Bay. The TCEQ has classified the aquatic life use for the Corpus Christi Bay as "exceptional" and "oyster waters". TCEQ also categorized the Corpus Christi Bay as "contact recreation" use.
- 3.) Bearings are based on the northwest boundary of Everhart Road, as monumented on the ground and shown as South 28°59'31" West on this plat.
- 4.) By graphic plotting only, this property is in Zone "C" on Flood Insurance Rate Map, Community Panel No. 485464 0284 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.) The purpose of this plat is to reduce the 40 foot wide Building Line along Everhart Road, to a 20 foot wide Yard Requirement.

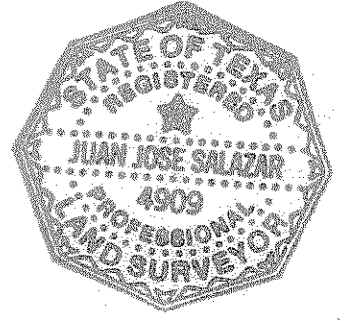


LOCATION MAP N.T.S.

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 19th day of April, 2005
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 Engineering Services of the City of Corpus Christi, Texas.

This the 20th day of April, 2005
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 Director of Planning.

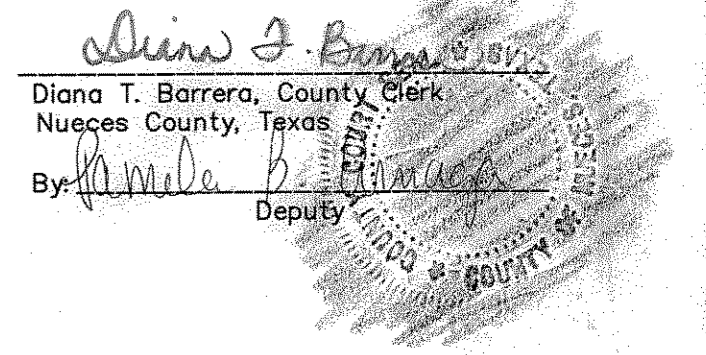
This the 20th day of APRIL, 2005
Michael N. Gunning
Michael N. Gunning
Director of Planning
0405060-NP32A08

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 25 day of April, 2005, with its certificate of authentication was filed for record in my office the 25 day of April, 2005. At 4:13 O'clock P.M., and duly recorded the 25 day of April, 2005, at 4:13 O'clock P.M., in said County in Volume 64, Page 139, 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. 2005020109
Filed for Record
at 4:13 O'clock P.M.
April 25, 2005



Diana T. Barrera
Clerk County Court
Nueces County, Texas

By: Pamela B. Amador
Deputy

State of Texas
County of Nueces

RGR STAR PLAZA, LP, a Limited Partnership, 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 19 day of April, 2005

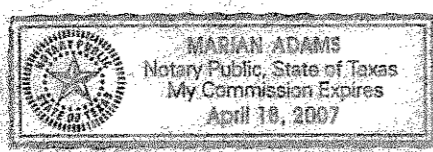
By: RGR STAR PLAZA, LP, a Limited Partnership
Roxanne G. Robertson
ROXANNE G. ROBERTSON, President

State of Texas
County of Nueces

This instrument was acknowledged before me by ROXANNE G. ROBERTSON, as President of RGR STAR PLAZA, LP, a Limited Partnership, on behalf of said partnership.

This the 19 day of April, 2005

By: Marian Adams
Notary Public in and for the State of Texas



State of Texas
County of Nueces

AMERICAN BANK, N.P. hereby certifies that it holds a lien on the property owned by RGR STAR PLAZA, LP, a Limited Partnership, as shown on the foregoing map and it approves of the subdivision and dedication for the purposes and considerations therein expressed.

This the 19th day of April, 2005

By: AMERICAN BANK, N.P.

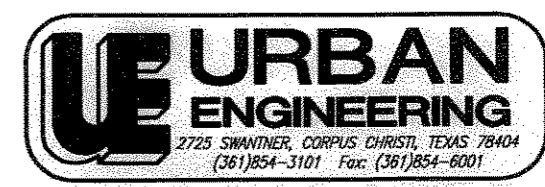
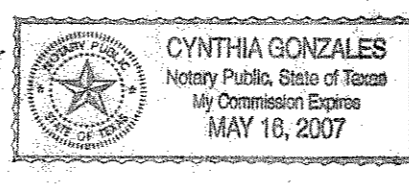
By: Thomas N. Matthews
THOMAS N. MATTHEWS, Senior Lending Officer

State of Texas
County of Nueces

This instrument was acknowledged before me by THOMAS N. MATTHEWS, as Senior Lending Officer, of AMERICAN BANK, N.P., on behalf of said partnership.

This the 19th day of April, 2005

By: Cynthia Gonzales
Notary Public in and for the State of Texas



DATE: April 15, 2005
SCALE: 1"=40'
JOB NO.: 38786.A5.00
SHEET: 1 OF 1
DRAWN BY: XG

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