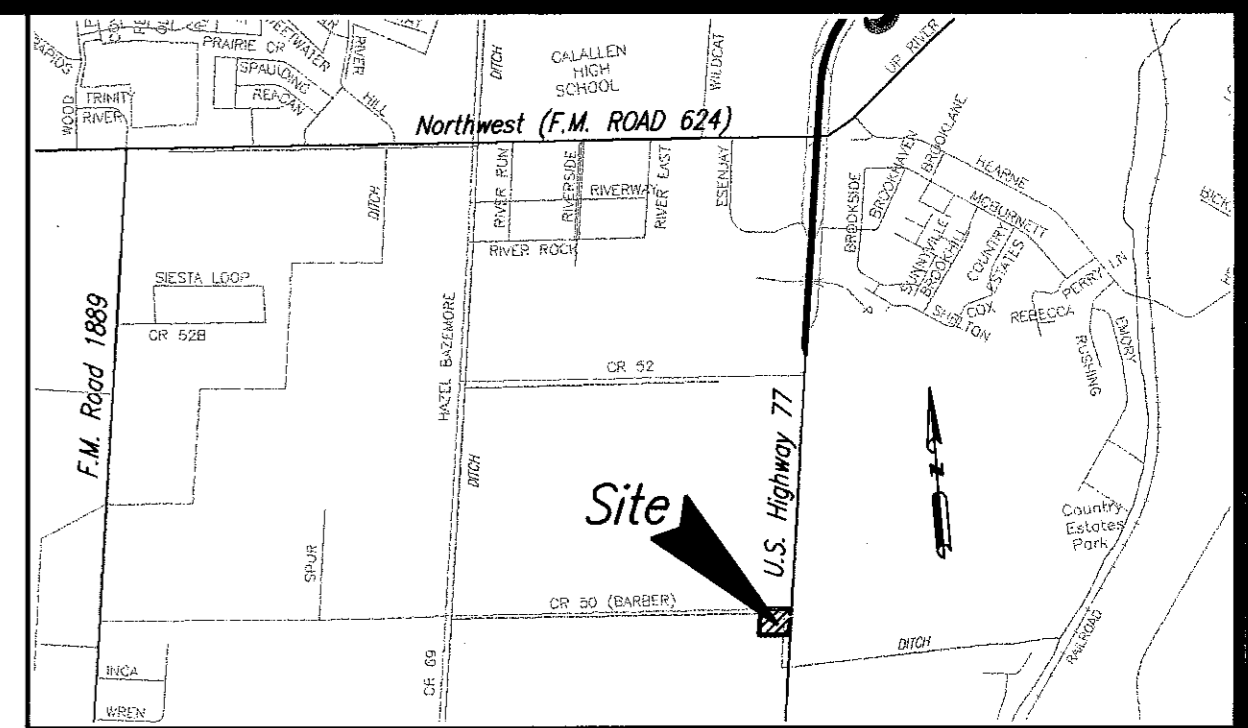


**Plat of
Nueces River Irrigation Park
Block 4, Lot 1A**

3.118 acres out of a 34.69 acre tract of land conveyed by C.C. Deluxe Property, LTD., and Jon Hurt as shown on Warranty Deed recorded in Document No. 2003025326, Official Public Records of Nueces County, Texas; said 34.69 acres being out of Lot 1, Block 4, Nueces River Irrigation Park, a map of which is recorded in Volume A, Page 54, Map Records of Nueces County, Texas.

- Notes:
- 1.) Total platted area contains 3.118 acres of land. (Includes Street Dedication)
 - 2.) The receiving waters for storm water from this property is the Nueces River Basin. The receiving waters are classified by the TCEQ as having "Exceptional" aquatic life.
 - 3.) Bearings are based on the west boundary of U.S. Highway 77 as monumented on the ground and shown as South 09°15'19" West on the recorded plat of Nueces River Irrigation Park, a map of which is recorded in Volume A, Page 54, 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. 485494 0275 C, City of Corpus Christi, Texas, which bears an effective date of March 18, 1985 and is not in a Special Flood Hazard Area.



LOCATION MAP N.T.S.

34.69 Acres out of
Lot 1, Block 4
Nueces River Irrigation Park
Vol. A, Pg. 54, Map
Records of Nueces County, Texas
(Owner: C.C. Deluxe Properties, LTD. and Jon Hurt)
Document No. 2003025326, Official
Public Records of Nueces County, Texas

Lot 1A
2.832 Acres
123,365.51 sq.ft.

State of Texas
County of Nueces

C.C. DELUXE PROPERTIES, LTD., a TEXAS LIMITED PARTNERSHIP, and JON HURT, hereby certify 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 21st day of January, 2004

By: DELUXE GP, LLC, GENERAL PARTNER

By: [Signature]
ACE B. WALKER, Manager

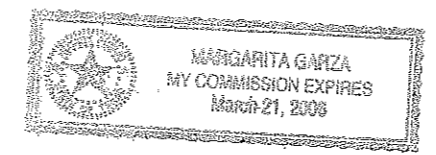
By: [Signature]
JON HURT

State of Texas
County of Nueces

This instrument was acknowledged before me by RALPH H. WALKER, as Manager of DELUXE GP, LLC, General Partner of C.C. DELUXE PROPERTIES, LTD., a Texas Limited Partnership, on behalf of said partnership.

This the 21st day of January, 2004

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

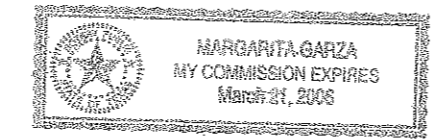


State of Texas
County of Nueces

This instrument was acknowledged before me by ACE B. WALKER, as Manager of DELUXE GP, LLC, General Partner of C.C. DELUXE PROPERTIES, LTD., a Texas Limited Partnership, on behalf of said partnership.

This the 21st day of January, 2004

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

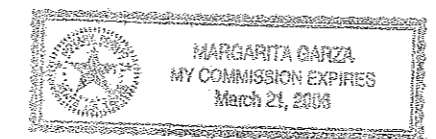


State of Texas
County of Nueces

This instrument was acknowledged before me by JON HURT.

This the 21st day of January, 2004

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



State of Texas
County of Nueces

This final plat approved by the Corpus Christi Nueces County Health Unit, any private water supply and/or sewage system shall be approved by the Corpus Christi-Nueces County Health Department prior to installation.

This the 22nd day of January, 2004

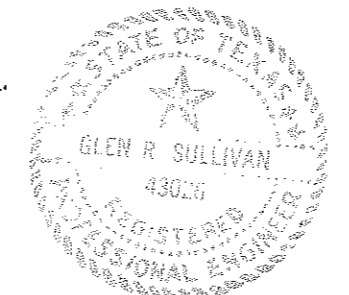
[Signature]
Lawrence A. Jones, R.S. Manager
Public Health Engineer
Corpus Christi, Nueces County, Texas

State of Texas
County of Nueces

This is to certify that the attached plat and subdivision complies with all rules and regulations of the Commissioners Court of Nueces County.

This the 18th day of February, 2004

[Signature]
Glen R. Sullivan, P.E.
Director County Engineer
Nueces County, Texas



State of Texas
County of Nueces

I, Ernest Briones, Clerk of the the Commissioners Court of Nueces County, Texas, hereby certify that the foregoing map was approved and adopted by said court on the ___ day of _____, 20___, as shown by order of record in the minutes of said court in Volume _____, Page _____.

Witness my hand and seal of said court at office in Corpus Christi, Texas, this the ___ day of _____, 20___.

[Signature]
Ernest Briones, Clerk of the
Commissioners Court, Nueces County, 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 23rd day of January, 2004

[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 17th day of Feb, 2004

[Signature]
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 14th day of January, 2004

[Signature] [Signature]
Michael N. Gunning, Secretary
David Berlanga, Sr., Chairman

04-019

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 21 day of January, 2004, with its certificate of authentication was filed for record in my office the 18 day of February, 2004 at 11:52 O'clock A.M., and duly recorded the 18 day of February, 2004, at 11:52 O'clock A.M., in said County in Volume 63, Page 79, Map Records.

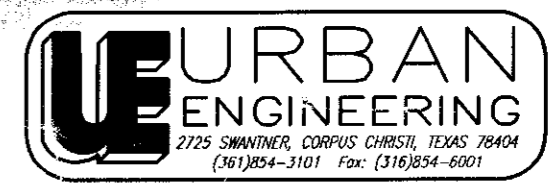
Witness my hand and seal of the County Court, in and for said County, at office in Corpus Christi, Texas, the day and year last written.

No. 2004 007675
Filed for Record
Ernest Briones, County Clerk
Nueces County, Texas

at 11:52 O'clock A.M.
February 18, 2004
By: [Signature]
Deputy
Juanita Ramirez

Ernest Briones
Clerk County Court
Nueces County, Texas

By: [Signature]
Deputy
Juanita Ramirez



DATE: JAN. 21, 2004
SCALE: 1" = 60'
JOB NO.: 39352.00.00
SHEET: 1 OF 1
DRAWN BY: RR