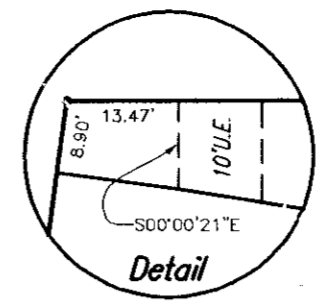


Plat of Padre/Interstate 37 Business Park Unit 1

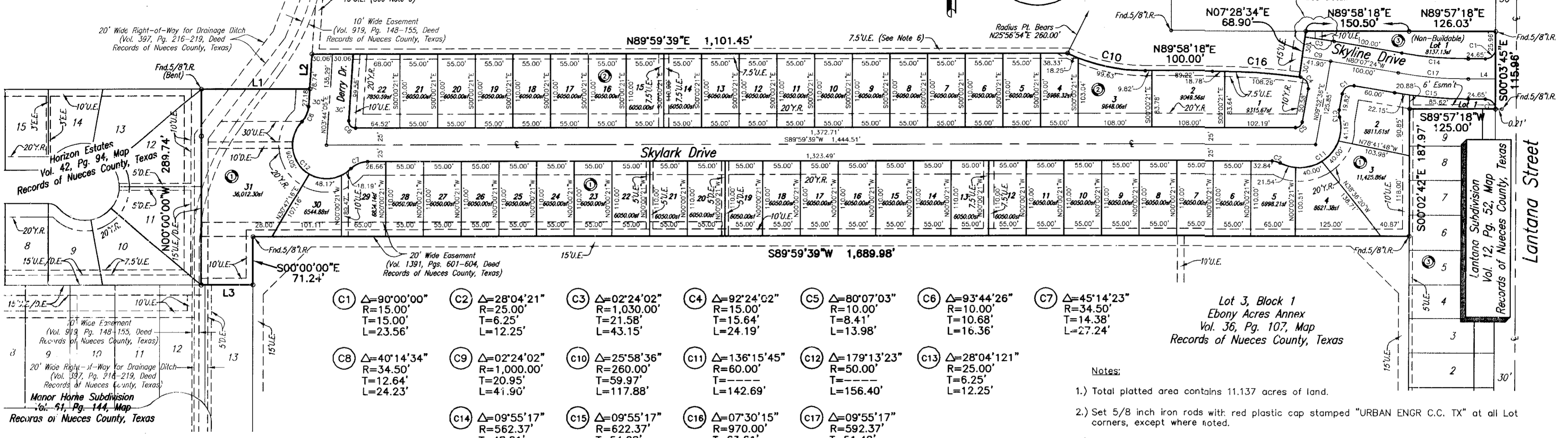
11.137 acres of land out of a 34.3 acre tract of land conveyed by D & J Land Company, Inc., as shown in Warranty Deed recorded in Document No. 2003008290, Official Public Records of Real Property of Nueces County, Texas; said 34.3 acres of land being out of Parcel 1, H.L. Kinney Lands, Nueces County, Texas.

LINE	BEARING	DISTANCE
L1	N89°59'22"E	159.59'
L2	N03°44'05"E	51.56'
L3	N89°59'00"W	75.76'
L4	N89°57'18"E	39.65'

Remaining Portion of 34.3 Acres out of Parcel 1 H.L. Kinney Lands (Owner: D & J Land Company, Inc.) Document No. 2003008290, Official Public Records of Real Property of Nueces County, Texas



Lot 16, Block 3 Lantana Industrial Area Vol. 40, Pg. 8, Map Records of Nueces County, Texas



(C1) Δ=90°00'00" R=15.00' T=15.00' L=23.56'	(C2) Δ=28°04'21" R=25.00' T=15.64' L=12.25'	(C3) Δ=02°24'02" R=1,030.00' T=21.58' L=43.15'	(C4) Δ=92°24'02" R=15.00' T=15.64' L=24.19'	(C5) Δ=80°07'03" R=10.00' T=8.41' L=13.98'	(C6) Δ=93°44'26" R=10.00' T=10.68' L=16.36'	(C7) Δ=45°14'23" R=34.50' T=14.38' L=27.24'
(C8) Δ=40°14'34" R=34.50' T=12.64' L=24.23'	(C9) Δ=02°24'02" R=1,000.00' T=20.95' L=9.90'	(C10) Δ=25°58'36" R=260.00' T=59.97' L=117.88'	(C11) Δ=136°15'45" R=60.00' T=----- L=142.69'	(C12) Δ=179°13'23" R=50.00' T=----- L=156.40'	(C13) Δ=28°04'12" R=25.00' T=6.25' L=12.25'	
(C14) Δ=09°55'17" R=562.37' T=48.81' L=97.38'	(C15) Δ=09°55'17" R=622.37' T=54.02' L=107.77'	(C16) Δ=07°30'15" R=970.00' T=63.61' L=127.04'	(C17) Δ=09°55'17" R=592.37' T=51.42' L=102.57'			

Notes:

- Total platted area contains 11.137 acres of land.
- Set 5/8 inch iron rods with red plastic cap stamped "URBAN ENGR C.C. TX" at all Lot corners, except where noted.
- The receiving waters for storm water from this property is the Corpus Christi Inner Harbor Basin. The receiving waters are not classified by the TCEQ as having "Exceptional" aquatic life.
- Bearings are based on the recorded plat of Lantana Subdivision, a map of which is recorded in Volume 12, Page 52, Map Records of Nueces County, Texas.
- By graphic plotting only, this property is in Zone "C" on Flood Insurance Rate Map, Community Panel No. 485464 0165 C, City of Corpus Christi, Texas, which bears an effective date of July 13, 1985 and is not in a Special Flood Hazard Area.
- The 7.5 foot utility easement shown adjacent to the north boundary of Lots 4 thru 22, Block 2, and across Skyline Drive are dedicated to the public use for the installation, operation and use of public utilities.
- No driveway access to be permitted to Skyline Drive from Lots 1 and 2, Block 1.
- Total square footage for Lot 1, Block 1 equal 1993.69 square feet and is a non-buildable lot.
- The 10 foot utility easement shown adjacent to the north boundary of Derry Drive and tying into an existing easement, is dedicated to the public use for the installation, operation and use of public utilities.

State of Texas County of Nueces

D & J LAND COMPANY, INC., 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 25th day of August, 2004

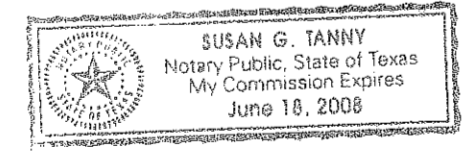
D & J LAND COMPANY, INC. By: James F. Baldwin, Vice-President

State of Texas County of Nueces

This instrument was acknowledged before me by JAMES F. BALDWIN, as VICE-PRESIDENT D & J LAND COMPANY, INC., on behalf of said corporation.

This the 25th day of August, 2004

Susan G. Tanny, Notary Public in and for the State of 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 25th day of August, 2004

Juan J. Salazar, R.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 27th day of August, 2004

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 5th day of November, 2003

Michael N. Gunning Secretary David Berlanga, Sr. Chairman

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 2 day of September, 2004, with its certificate of authentication was filed for record in my office the 2 day of September, 2004, at 11:37 o'clock A.M., and duly recorded the 2 day of September, 2004, at 11:37 o'clock A.M., in said County in Volume 63, Page 180 Map Records.

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

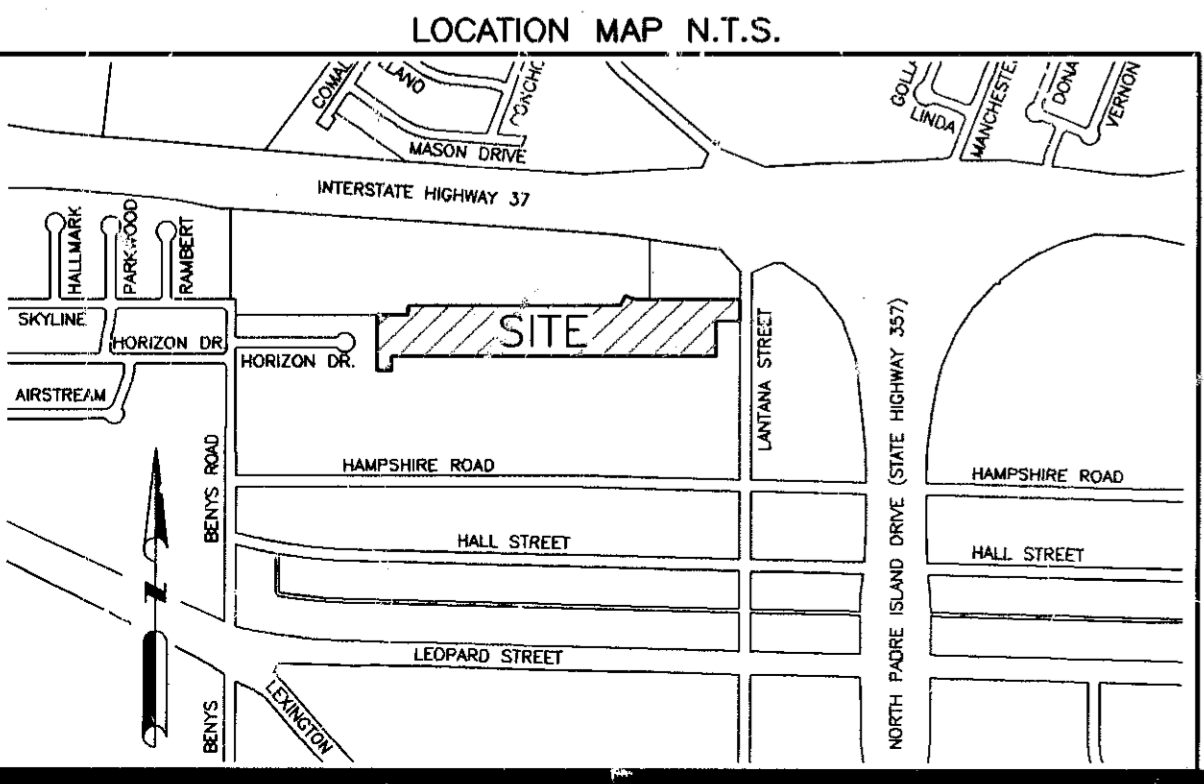
No. 2004045894 Filed for Record

at 11:37 o'clock A.M. September 2, 2004

Clerk County Court Nueces County, Texas

By: Pamela B. Arrigo Deputy

Diana T. Barrera (M) Diana T. Barrera, County Clerk Nueces County, Texas By: Pamela B. Arrigo Deputy



URBAN ENGINEERING
 225 SWANNEY, CORPUS CHRISTI, TEXAS 78404
 (361)851-3101 Fax: (361)834-6001

DATE: AUG. 4, 2003
 SCALE: 1" = 100'
 JOB NO.: 39002.00.00
 SHEET: 1 OF 1
 DRAWN BY: RR