

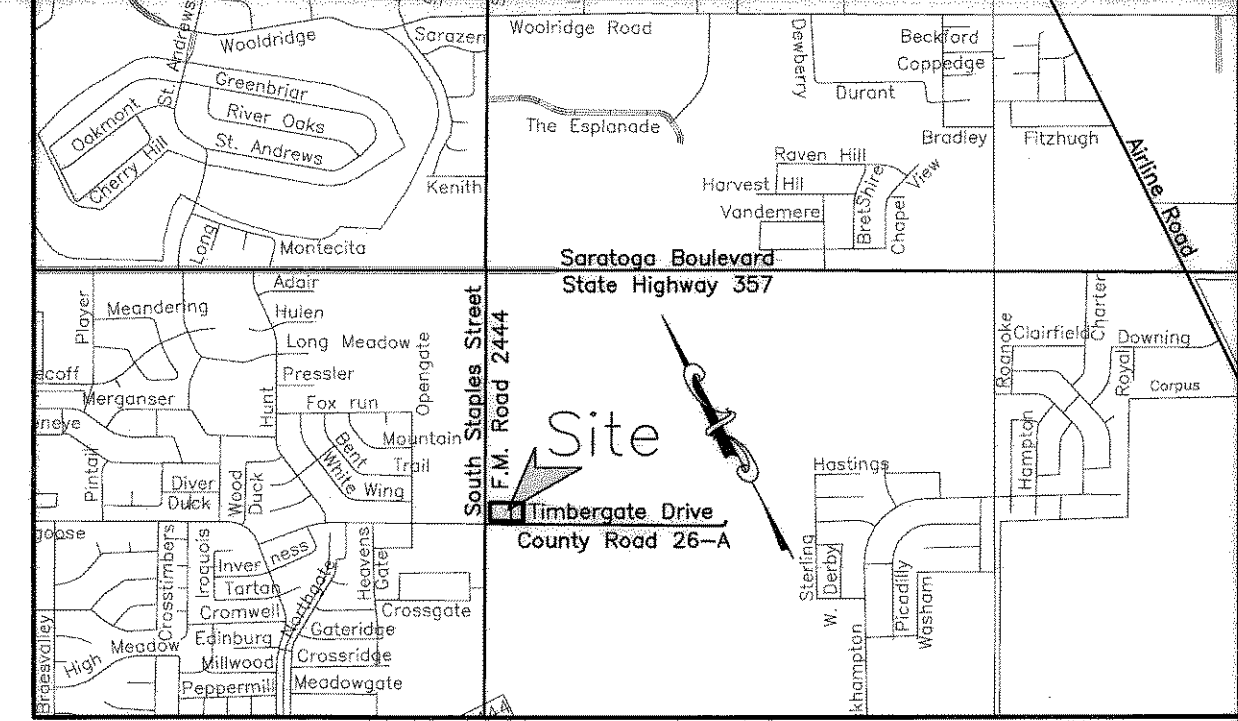
Lot 4, Block 1  
Staples Plaza Unit 1  
Vol. 64, Pg. 266, Map  
Records of Nueces County, Texas

S61°00'00"E 350.00'

Lot 5A  
1.033 Acres  
45,000.00 sf

Lot 5B  
0.452 Acres  
19,682.53 sf

Portion of Lot 16, Section 11  
Flour Bluff and Encinal Farm and Garden Tracts  
Vol. A, Pgs. 41-43, Map  
Records of Nueces County, Texas  
(Owner: Staples Development LLC)



LOCATION MAP N.T.S.

South Staples Street  
(F.M. Road 2444)

N29°00'00"E 167.09'

50'

△=90°00'00"  
R=15.00'  
T=15.00'  
L=23.56'

N61°00'00"W 85.00'

S46°41'14"E 0.51'

N58°08'15"W 100.12'

44.80'

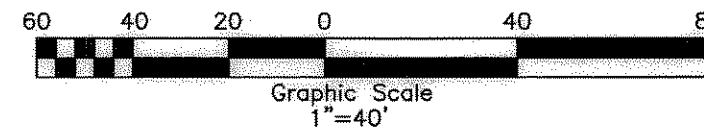
N61°00'00"W 150.00'

105.20'

Fd. 5/8" I.R.

Notes:

- Total platted area contains 1.485 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 water for storm water runoff is the Oso Bay Basin. The TCEQ has classified the aquatic life use for the Oso Bay as "exceptional" and "oyster waters" and also categorized the receiving water as "contact recreation" use.
- Bearings are based on the recorded plat of Staples Plaza Unit 1, a map of which is recorded in Volume 64, Page 266, Map Records of Nueces County, Texas.
- By graphic plotting only, this property is in Zone "C" on Flood Insurance Rate Map, Community Panel No. 485494 0520 D, Nueces County, Texas, which bears an effective date of June 4, 1987 and is not in a Special Flood Hazard Area.
- Finished floor elevations shall be a minimum of 24 inches above the centerline of the highest adjacent roadway as overflow protection.
- Shared vehicular access across lot lines shall not be obstructed.
- Driveway access onto Timbergate Drive will not be allowed within the transition area.
- If any of the lots are developed with residential uses, a park settlement will be required.



Plat of  
**Staples Plaza Unit 1**  
**Block 1, Lots 5A and 5B**

being a replat of Lot 5, Block 1, Staples Plaza Unit 1, a map of which is recorded in Volume 64, Page 266, Map Records of Nueces County, Texas.

State of Texas  
County of Nueces

AMERICAN BANK, N.A., hereby certifies that it holds a lien on the property owned by ATHENA, LTD, as shown on the foregoing map and it approves of the subdivision and dedication for the purposes and considerations therein expressed.

This the 16th day of August, 2006

AMERICAN BANK, N.A.

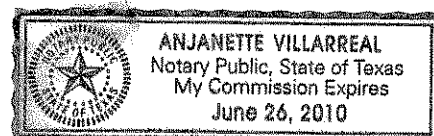
By: JAMES T. PICKETT, Construction Lending Officer

State of Texas  
County of Nueces

This instrument was acknowledged before me by JAMES T. PICKETT, as Construction Lending Officer of AMERICAN BANK, N.A., a National Association, on behalf of said Bank.

This the 16th day of August, 2006

Notary Public in and for the State of Texas



State of Texas  
County of Nueces

Athena, Ltd, 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 16th day of August, 2006

By: ATHENA, LTD, a Limited Partnership

By: Jack Baker, President

State of Texas  
County of Nueces

This instrument was acknowledged before me by Jack Baker, as President of ATHENA, LTD, a Limited Partnership, on behalf of said partnership.

This the 16th day of August, 2006

Notary Public in and for the State of Texas

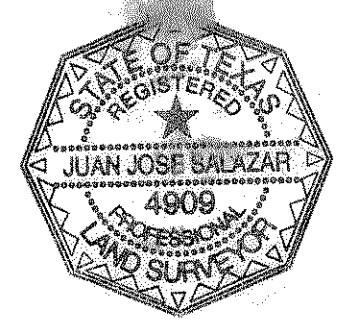


State of Texas  
County of Nueces

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 22nd day of August, 2006

Juan J. Salazar  
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 Development Services of the City of Corpus Christi, Texas.

This the 1st day of September, 2006

Mary Frances Teniente  
Mary Frances Teniente, P.E.  
Development Services Engineer

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 28th day of JUNE, 2006

Michael N. Gunning, A.I.C.P.  
Secretary  
0606121-PO57  
R. Bryan Stone, Chairman

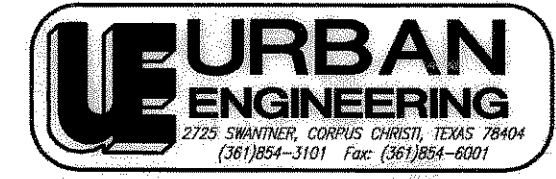
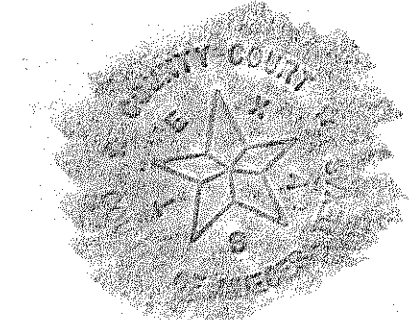
State of Texas  
County of Nueces

I, Diana T. Barrera, Clerk of the County Court in and for said County, do hereby certify that the foregoing instrument dated the 11th day of September, 2006, with its certificate of authentication was filed for record in my office the 11th day of September, 2006, at 9:28 O'clock A.M., and duly recorded the 11th day of September 2006, at 9:28 O'clock A.M., in said County in Volume 66, Page 1, 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. 2006046957  
Filed for Record  
at 9:28 O'clock A.M.  
September 11, 2006

Diana T. Barrera  
Diana T. Barrera, County Clerk  
Nueces County, Texas  
By: Norma Handy  
Deputy



DATE: May 26, 2006  
SCALE: 1"=40'  
JOB NO.: 40353.A6.01  
SHEET: 1 of 1  
DRAWN BY: XG