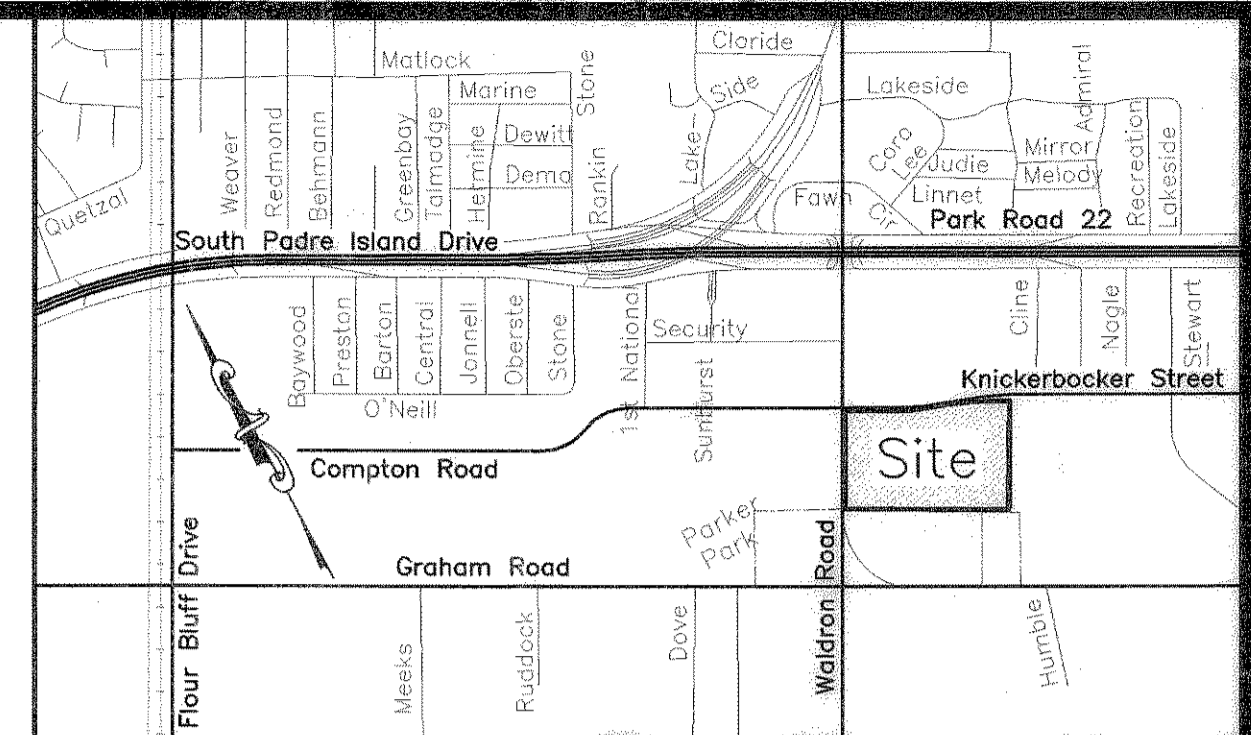


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Notes:

- 1.) Total platted area contains 23.421 acres of land. (Includes Street Dedication)
- 2.) Set 5/8 inch iron rods with red plastic cap stamped "URBAN ENGR C.C. TX" at all Lot corners, except where noted.
- 3.) The receiving waters for storm water runoff is the Laguna Madre Basin. The TCEQ has classified the aquatic life use for Laguna Madre as "exceptional" and "oyster waters", and TCEQ also categorized the Laguna Madre as "contact recreation" use.
- 4.) Bearings are based on the recorded plat of Island Business Center Unit 1, a map of which is recorded in Volume 56, Pages 50 and 51, Map Records of Nueces County, Texas.
- 5.) By graphic plotting only, this property is in Zones "B" and "C" on Flood Insurance Rate Map, Community Panel No. 485464 0316 C, and Community Panel No. 485464 0317 C, both in the City of Corpus Christi, Texas, which bear an effective date of July 18, 1985 and it is not located in a Special Flood Hazard Area.
- 6.) Vehicle access across lot lines shall not be obstructed.
- 7.) If any lot develops with residential uses, a park settlement fee will be assessed during the building permit phase of the residential development.



LOCATION MAP N.T.S.

Plat of
Island Business Center Unit 1
Block C, Lots 1A, 1B, 1C, 1D and 1E

being a replat of Lot 1, Block C, Island Business Center Unit 1,
 a map of which is recorded in Volume 56, Pages 50 and 51,
 Map Records of Nueces County, Texas.

State of Texas
 County of Bexar

HEB GROCERY COMPANY, LP, acting herein by and through Todd A. Piland, Executive Vice President, 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, except for those areas indicated as private easements or created by separate private instruments; that drainage easements are dedicated to the City of Corpus Christi in fee simple and that this map was made for the purpose of description and dedication.

This the 9th day of April, 2008

By: HEB GROCERY COMPANY, LP, a Texas Limited Partnership

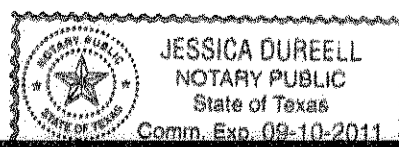
Todd A. Piland
 TODD A. PILAND, Executive Vice President

State of Texas
 County of Bexar

This instrument was acknowledged before me by TODD A. PILAND, as Executive Vice President of HEB GROCERY COMPANY, LP, a Texas Limited Partnership, on behalf of said partnership.

This the 9th day of April, 2008

Jessica Durell
 Notary Public in and for the State of Texas

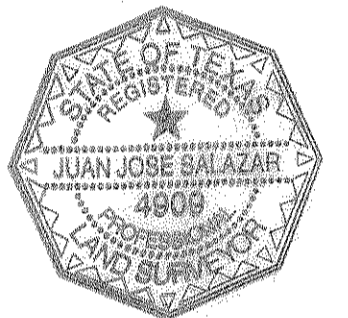


State of Texas
 County of Nueces

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 17th day of April, 2008

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 Development Services of the City of Corpus Christi, Texas.

This the 12th day of June, 2008

Juan Perales, Jr.
 Juan Perales, Jr., 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 6th day of FEBRUARY, 2008

Faryce Gode-Macon R. Bryan Stone
 Faryce Gode-Macon Secretary 1107153-NPI03
 R. Bryan Stone, Chairman

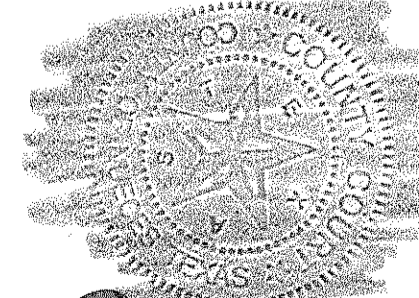
State of Texas
 County of Nueces

I, Diana T. Barrera, Clerk of the County Court in and for said County, do hereby certify that the foregoing instrument dated the 9 day of April, 2008, with its certificate of authentication was filed for record in my office the 13 day of April, 2008, at 4:04 O'clock P.M., and duly recorded the 13 day of June, 2008, at 4:04 O'clock P.M., in said County in Volume 67, Page 162, 163, Map Records.

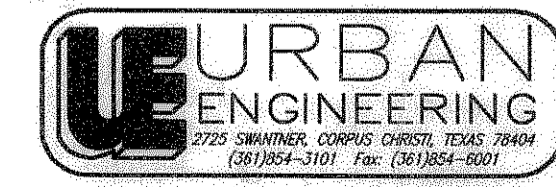
Witness my hand and seal of the County Court, in and for said County, at office in Corpus Christi, Texas, the day and year last written.

No. 2008026970
 Filed for Record
 at 4:04 O'clock P.M.
13 June, 2008

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



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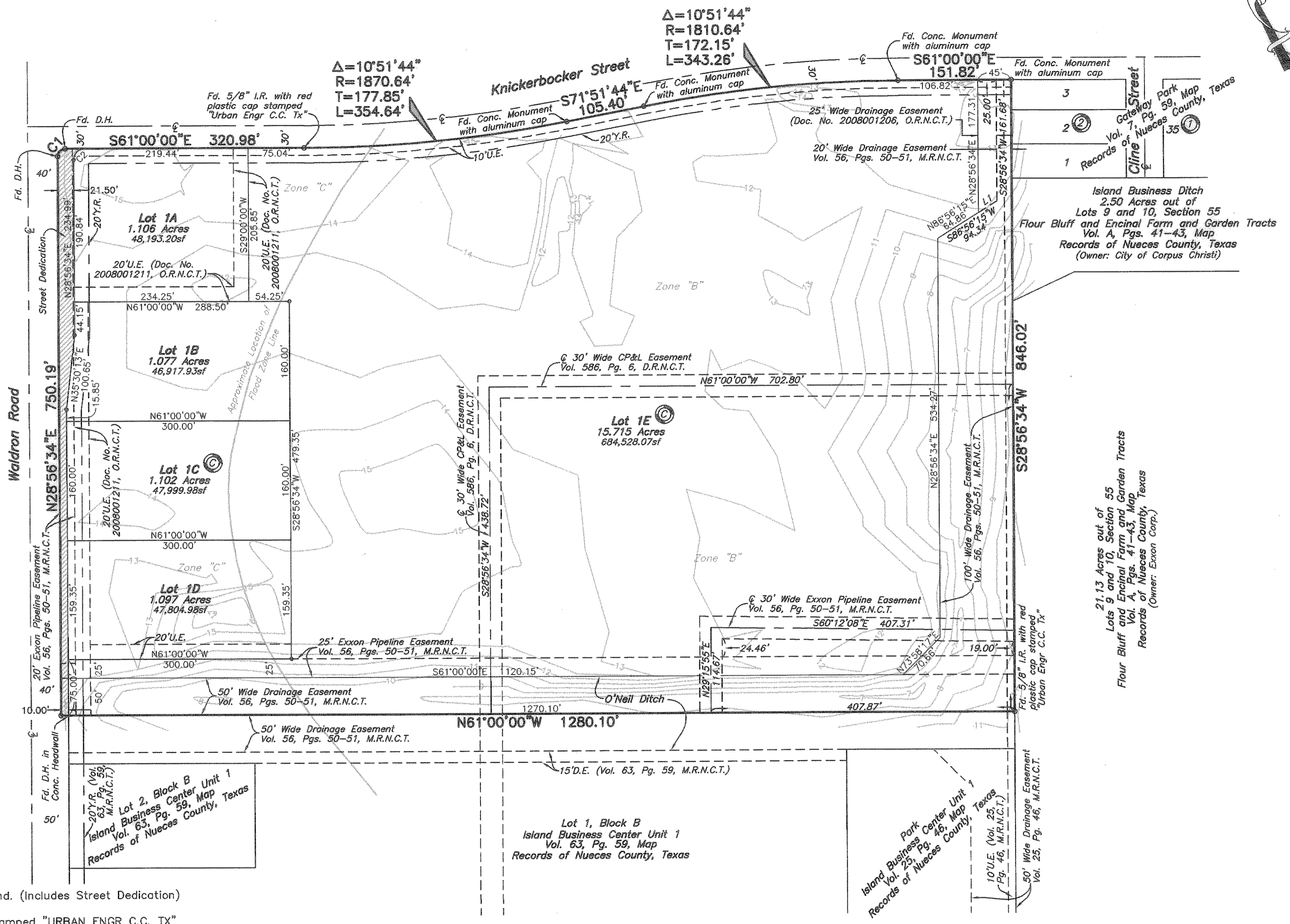


DATE: October 26, 2007
 SCALE: 1"=100'
 JOB NO.: 31687.A7.02
 SHEET: 1 of 2
 DRAWN BY: XG

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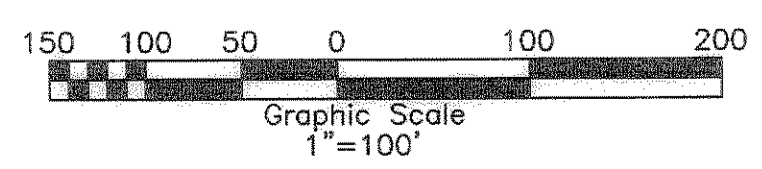
CURVE	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH
C1	90°04'08"	10.00'	10.01'	15.72'
C2	90°03'26"	15.00'	15.01'	23.58'

LINE	BEARING	DISTANCE
L1	S86°56'15"W	29.48'



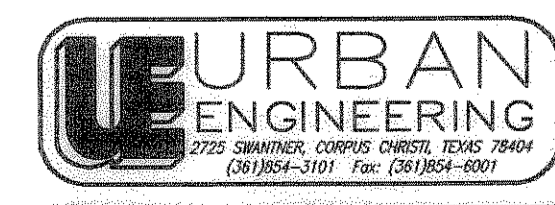
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SHEET: 2 of 2
DRAWN BY: XG

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