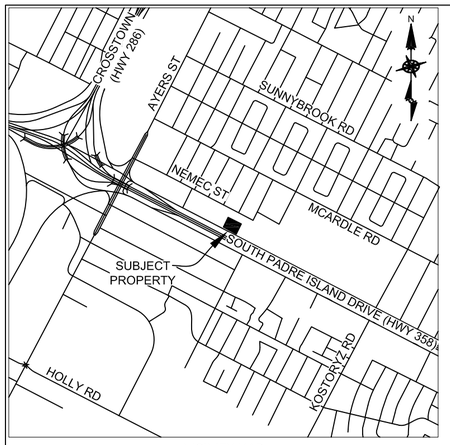
Plat of

Nemec Subdivision

Lot 6A, Block 3

Being a re-plat of Lots 6 and 7, Block 3, Nemec Subdivision,
as recorded in Volume 12, Page 38, Map Records, Nueces County, Texas.
Situated in the Enriquez Villareal Survey, Abstract No. 1, Nueces County, Texas



VICINITY MAP
(NOT TO SCALE)

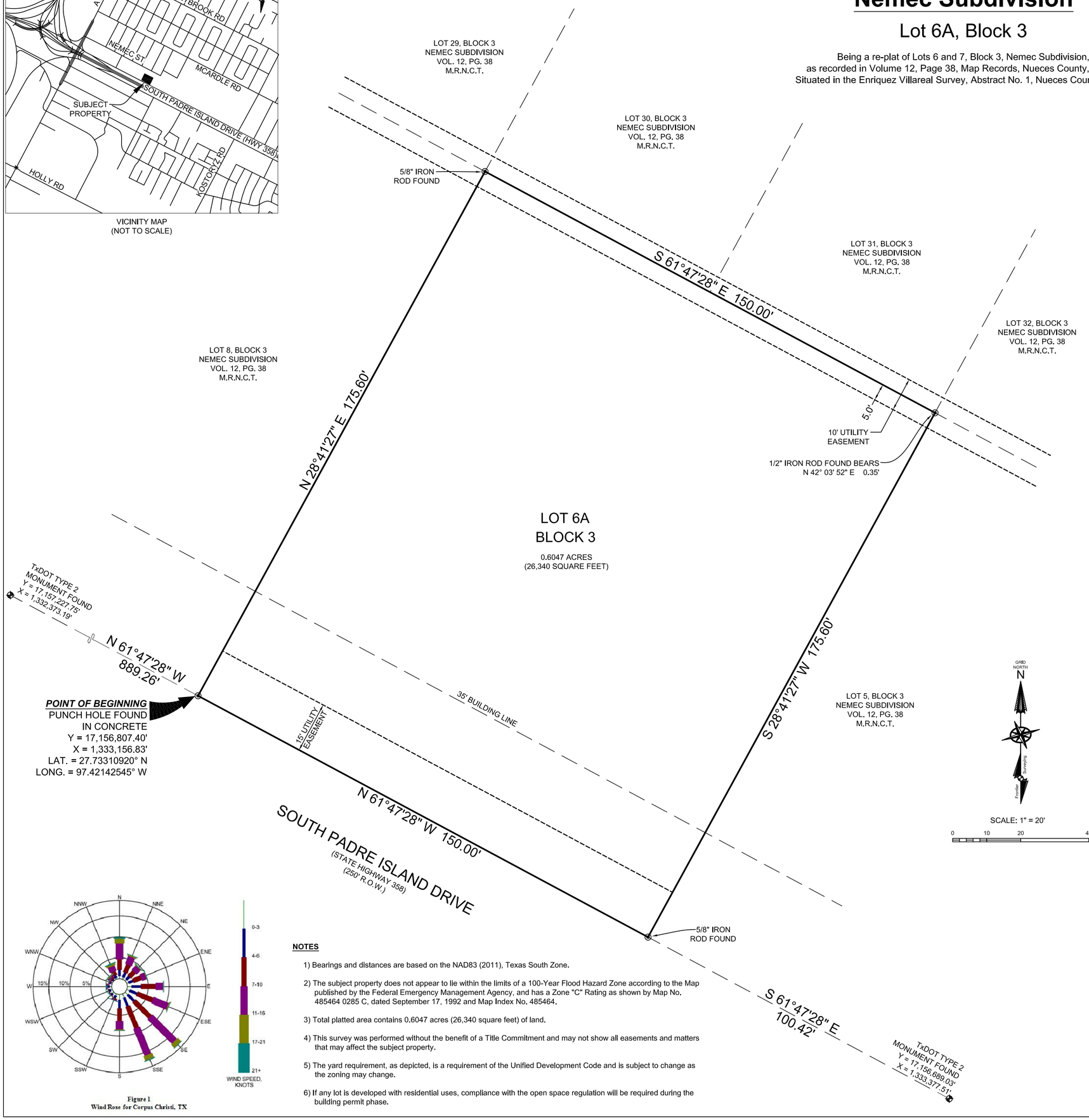


Figure 1
Wind Rose for Corpus Christi, TX

NOTES

1) Bearings and distances are based on the NAD83 (2011), Texas South Zone.

2) The subject property does not appear to lie within the limits of a 100-Year Flood Hazard Zone according to the Map published by the Federal Emergency Management Agency, and has a Zone "C" Rating as shown by Map No. 485464 0285 C, dated September 17, 1992 and Map Index No. 485464.

3) Total platted area contains 0.6047 acres (26,340 square feet) of land.

4) This survey was performed without the benefit of a Title Commitment and may not show all easements and matters that may affect the subject property.

5) The yard requirement, as depicted, is a requirement of the Unified Development Code and is subject to change as the zoning may change.

6) If any lot is developed with residential uses, compliance with the open space regulation will be required during the building permit phase.

State of Texas
County of Nueces

Empire Furniture for Less hereby certifies that it is the owner of the lands within the boundaries of the foregoing plat; that it has had said lands surveyed and subdivided as shown; that the streets as shown are dedicated to the public use forever; that the 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 _____ day of _____, 20____

_____
Empire Furniture for Less
By:

State of Texas
County of Nueces

Before me, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 20_____.

_____
Notary Public

State of Texas
County of Nueces

I, Allen W. Kerley, a Registered Professional Land Surveyor for Frontier Surveying Company, have prepare 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 herein and to complete such operations with due and reasonable diligence consistent with sound professional practice.

This the 26th day of January, 2016

STATE OF TEXAS REGISTERED ALLEN W. KERLEY 5427 PROFESSIONAL LAND SURVEYOR

Registered Professional Land Surveyor
Allen W. Kerley, R.P.L.S. No. 5427

State of Texas
County of Nueces

This plat of the herein described property was approved on behalf of the City of Corpus Christi, Texas by the Department of Development Service.

This the _____ day of _____, 20____

_____
Ratna Pottumuthu, PE, LEED, AP
Development Services Engineer

State of Texas
County of Nueces

This plat of the herein described property was approved on behalf of the City of Corpus Christi, Texas by the Planning Commission.

This the _____ day of _____, 20____

_____
Daniel M. McGinn, A.I.C.P.
Secretary

_____
Philip J. Ramirez, AIA, LEED, AP
Chairman

State of Texas
County of Nueces

I, Kara Sands, County Clerk in and for Nueces County, do hereby certify that the foregoing instrument dated the _____ day of _____, 20____ at _____ o'clock ___.M. and duly recorded the _____ day of _____, 20____ at _____ o'clock ___.M. in said County in Volume _____, Page _____, Map Records.

No. _____
Filed for Record

At _____ o'clock ___.M.
_____, 20____

_____
Kara Sands
County Clerk
Nueces County Texas

Surveyor
Frontier Surveying Company
710 Buffalo St., Suite 700
Corpus Christi, TX 78401
Ph: (361) 881-8044

Owner
Empire Furniture for Less
2620 South Padre Island Drive
Corpus Christi, TX 78415
Ph: (361) 946-9142