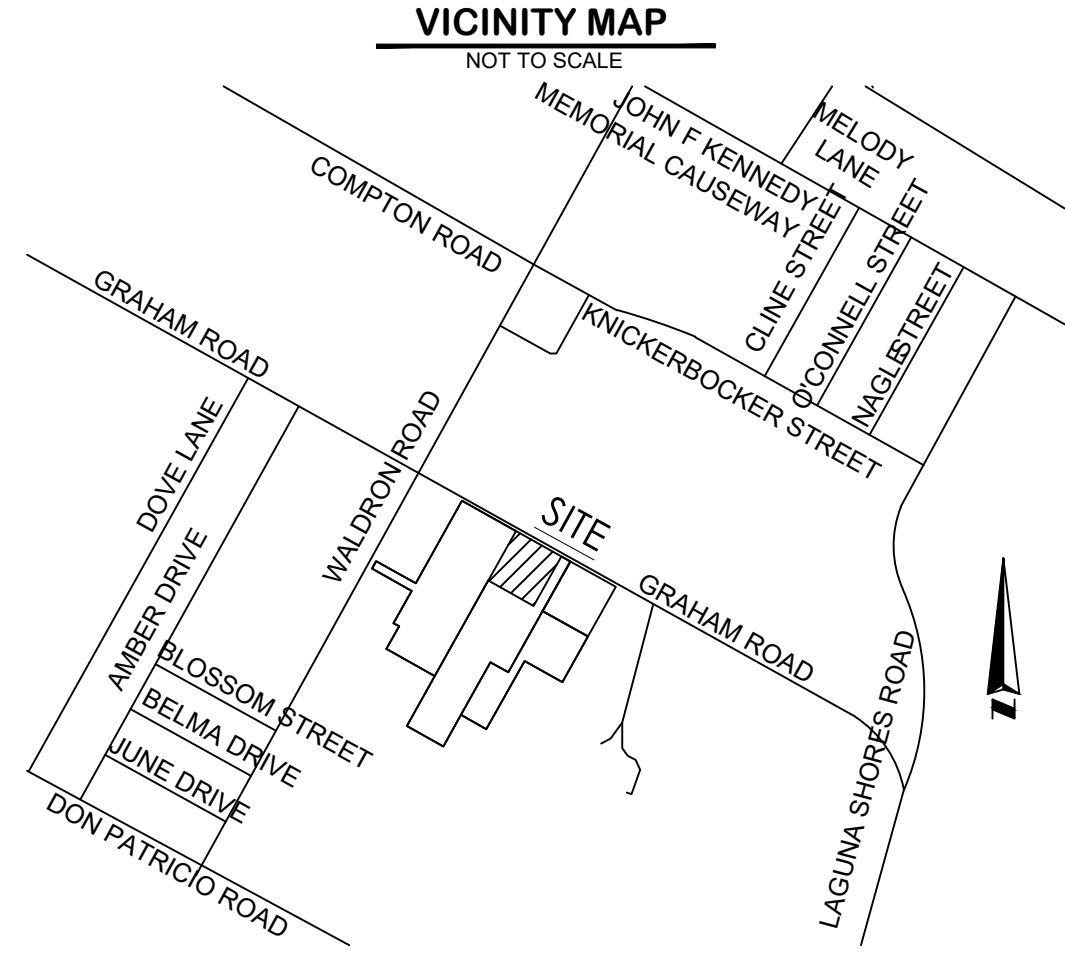
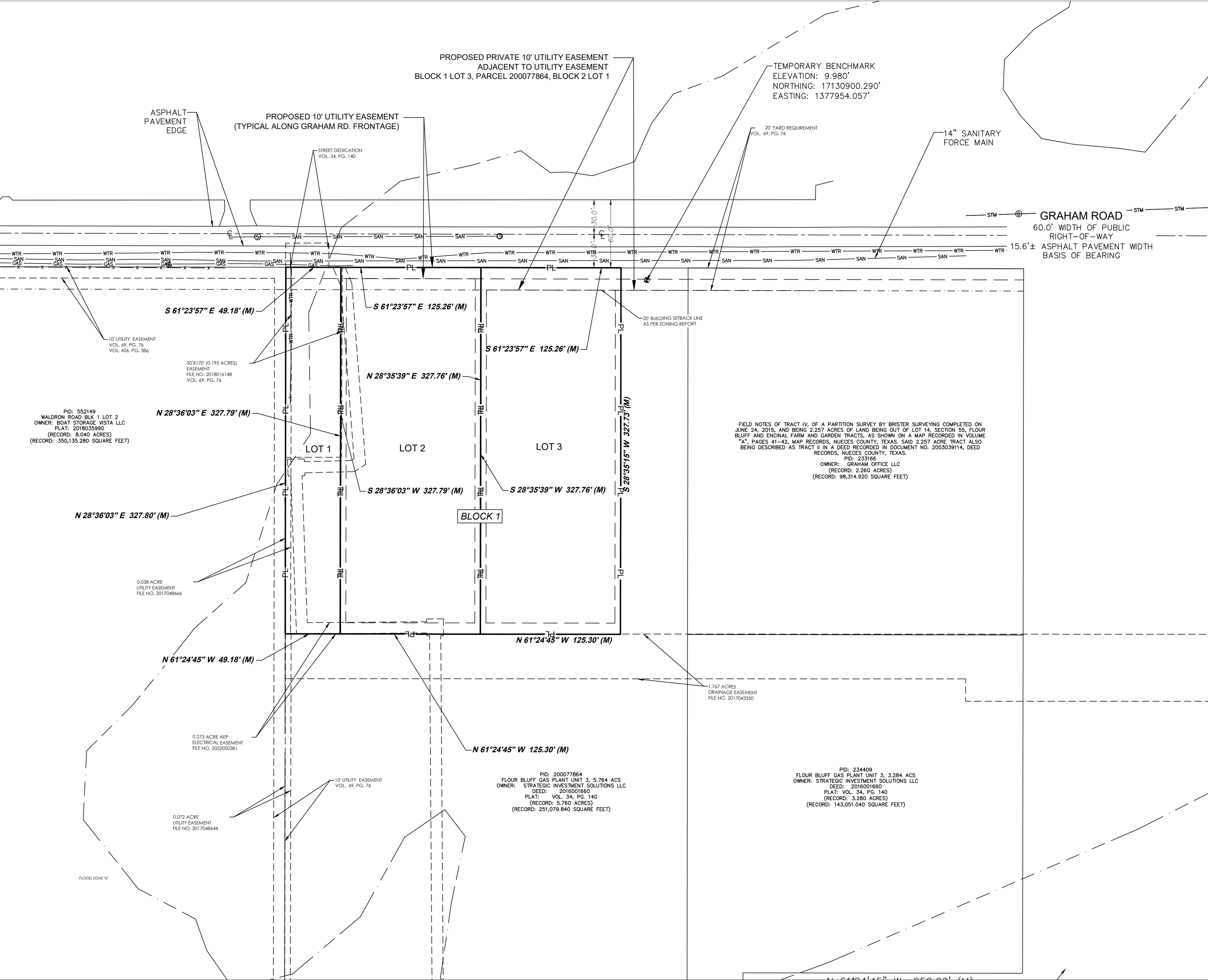


PLAT OF
GRAHAM ROAD COMMERCIAL CENTER
BLOCK 1, LOTS 1, 2, & 3

BEING A REPLAT OF A 2.255 ACRE TRACT OF LAND OUT OF LOTS 13 AND 14, BLOCK 55 OF FLOUR BLUFF AND ENCINAL FARM AND GARDEN, AS SHOWN ON A MAP RECORDED IN VOLUME A, PAGES 41-43 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS



LEGEND

- BOUNDARY LINE
- EASEMENT LINE
- ADJOINER LINE
- CENTER LINE
- BUILDING SETBACK LINE
- CHAIN LINE FENCE
- WOOD FENCE
- OVERHEAD UTILITY LINE
- FLOOD LINE
- GAS
- UNDERGROUND GAS LINE
- SAN
- UNDERGROUND SANITARY SEWER LINE
- STM
- UNDERGROUND STORM SEWER LINE
- WTR
- UNDERGROUND WATER LINE
- COMM - COMM
- UNDERGROUND COMMUNICATION LINE
- MONUMENT FOUND (AS NOTED)
- (R)
- RECORDED CALL
- (M)
- MEASURED CALL
- (CM)
- CONTROL MONUMENT
- C
- CENTERLINE SYMBOL
- PS
- PARKING SPACES
- BHL
- BUILDING HEIGHT LOCATION
- BOLLARD
- ELECTRIC BOX
- ELECTRIC METER
- WATER VALVE
- FIRE HYDRANT
- FENCE GATE POST
- GAS PIPELINE MARKER
- CONTROL POINT # (GCP)
- GUY WIRE
- KEY PAD
- LIGHT POLE
- METAL POWER POLE
- POWER POLE
- PETROLEUM PIPELINE MARKER
- TELEPHONE PEDESTAL
- ELECTRIC TRANSFORMER
- WATER METER
- TEMPORARY BENCHMARK SYMBOL
- GAS VALVE
- STORM SEWER MANHOLE
- SANITARY SEWER MANHOLE
- POSSIBLE ENCROACHMENT

GENERAL SURVEY NOTES

- This survey is based on information shown on a title report prepared by Fidely National Title Insurance Company, G.F. No. 24-532945-CH, effective date March 26, 2025, 8:00 AM, issue date April 4, 2025, and all schedule b exceptions in said title report have been addressed. The surveyor did not abstract this property and has relied on said title report for all matters of record.
- Subject tract has direct driveway access to Graham Road, duly dedicated to public right of ways. There is no observable evidence of earth moving work, or building construction.
- No observable evidence of any changes in street right-of-ways or recent street or sidewalk construction or repair.
- All statements within the certification, and other references located elsewhere hereon, related to utilities, improvements, structures, buildings, party walls, parking, easements, servitudes, foundations and encroachments are based solely on above ground, visible evidence, unless another source of information is specifically referenced hereon.
- All iron rods set are 1/2" rebar with a yellow plastic cap marked "Elizondo Assoc #6386".
- This survey does not provide a determination or opinion concerning the location or existence of wetlands, faultlines, toxic or hazardous waste areas, subsidence, subsurface and environmental conditions or geological issues.
- No statement is made concerning the suitability of the subject tract for any intended use, purpose or development.
- The point of height measurement is identified on the survey and was taken from the nearest adjacent grade at said point. This point represents the height of the structure as observed from ground level.
- The dimensions and area of the building shown are based on the building's exterior footprint at ground level.
- The surveyor did not observe any equipment or action associated with the process of drilling for oil, gas or any other hydrocarbons on the property.
- No underground utilities have been located and/or shown on this survey. Only visible and apparent above ground utility appearances are shown.
- All reciprocal easement agreements ("reals") that have been reported by the title report provided have been denoted on the survey and are shown hereon. The limits of any offsite appurtenant easements that have been reported by the title report provided have been denoted on the survey and are shown hereon.
- Unless shown otherwise the surveyed boundary shown hereon are contiguous with adjoining properties and/or rights of way without any gaps, gores or overlaps.
- Unless shown otherwise, no visible evidence of substantial areas of refuse were observed at the time the fieldwork was performed.
- All statements within the certification, and other references located elsewhere hereon, related to utilities, improvements, structures, buildings, party walls, parking, easements, servitudes, foundations and encroachments are based solely on above ground, visible evidence, unless another source of information is specifically referenced hereon.
- The distance shown hereon for adjoining and adjacent properties have been compiled from recorded plats and deeds, and do not necessarily represent field verified or monumented distances.
- Professional liability insurance policy obtained by the surveyor in the minimum amount of \$1,000,000 to be in effect throughout the contract term. The certificate of insurance to be furnished upon request.

SURVEYOR

ELIZONDO & ASSOCIATES
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austin@terrafirmacolorado.org

OWNER

CC STORAGE & CC BOAT LAUNCH
PO BOX 14083
CHICAGO, IL 60614
CONTACT: JOHN HARPER
440-539-9605
jharper@outing.com

TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED AS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY, GF NO.: 24-532945-CH, WITH AN EFFECTIVE DATE OF MARCH 26, 2025, 8:00 AM.

BASIS OF BEARING

THE BASIS OF BEARING IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (4205), NAD 83.

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN ON THIS SURVEY IS WITHIN ZONE "X", ZONE "X-SHADED", ZONE "AE" AND ZONE "VE" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FEMA FIRM MAP COMMUNITY PANEL NUMBER 485464 AND MAP NO. 48355C0545G, DATED OCTOBER 13, 2022.

ZONE "X" - DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

ZONE "X-SHADED" - AREA OF MODERATE FLOOD HAZARD, USUALLY THE AREA BETWEEN THE LIMITS OF THE 100-YEAR AND 500-YEAR FLOODS. ARE ALSO USED TO DESIGNATE BASE FLOOD PLAINS OF LESSER HAZARDS, SUCH AS AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD, OR SHALLOW FLOODING AREAS WITH AVERAGE DEPTHS OF LESS THAN ONE FOOT OR DRAINAGE AREAS LESS THAN 1 SQUARE MILE.

ZONE "AE" DENOTES AREAS DETERMINED TO BE SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT, BASE FLOOD ELEVATIONS DETERMINED.

ZONE "VE" DENOTES AREAS DETERMINED TO BE SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT, COASTAL FLOOD ZONE WITH VELOCITY HAZARD (WAVE ACTION), BASE FLOOD ELEVATIONS DETERMINED.

STATE OF TEXAS
COUNTY OF NUECES

AS A REPRESENTATIVE OF CC STORAGE & CC BOAT LAUNCH, I DO HEREBY CERTIFY THE COMPANY IS THE OWNER OF THE PROPERTY DESCRIBED HEREIN; THAT ALL EASEMENTS AND RIGHT-OF-WAYS AS SHOWN ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF PUBLIC STREETS AND UTILITIES, AND I ADOPT THIS PLAT FOR THE PURPOSES OF DESCRIPTION AND DEDICATION THIS ____ DAY OF ____, 2026.

____ (NAME)
REPRESENTATIVE, CC STORAGE & CC BOAT LAUNCH

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED
PROVEN TO ME TO BE THE PERSON WHOSE SIGNATURE HE MADE ON THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF ____, 2026.

NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF NUECES

I, _____, A REGISTERED PROFESSIONAL LAND SURVEYOR, HAVE PREPARED THE FOREGOING MAP FROM 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.

____ (NAME)
LICENSE NO. _____

STATE OF TEXAS
COUNTY OF NUECES

THE PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE DEVELOPMENT SERVICES ENGINEER OF THE CITY OF CORPUS CHRISTI, TEXAS THIS ____ DAY OF ____, 2026.

BRIA WHITMIRE, P.E.
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS
COUNTY OF NUECES

THE PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE PLANNING COMMISSION ON BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS THIS ____ DAY OF ____, 2026.

MICHAEL DICE
DIRECTOR

CYNTHIA SALAZAR-GARZA
CHAIRPERSON

STATE OF TEXAS
COUNTY OF NUECES

I, _____, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, HEREBY CERTIFY THAT THE FOREGOING MAP DATED THE ____ DAY OF ____, 2026, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THIS ____ DAY OF ____, 2026, AT ____ O'CLOCK ____ M. AND DULY RECORDED IN VOLUME ____ PAGE ____ MAP RECORDS OF NUECES COUNTY, TEXAS; WITNESS MY HAND AND SEAL OF SAID COURT AT OFFICE IN CORPUS CHRISTI, TEXAS THIS ____ DAY OF ____, 2026.

DOCUMENT NO. _____

KARA SANDS
COUNTY CLERK

DEPUTY

PLAT NO: _____

Enrique C. Elizondo
RPLS: #6386