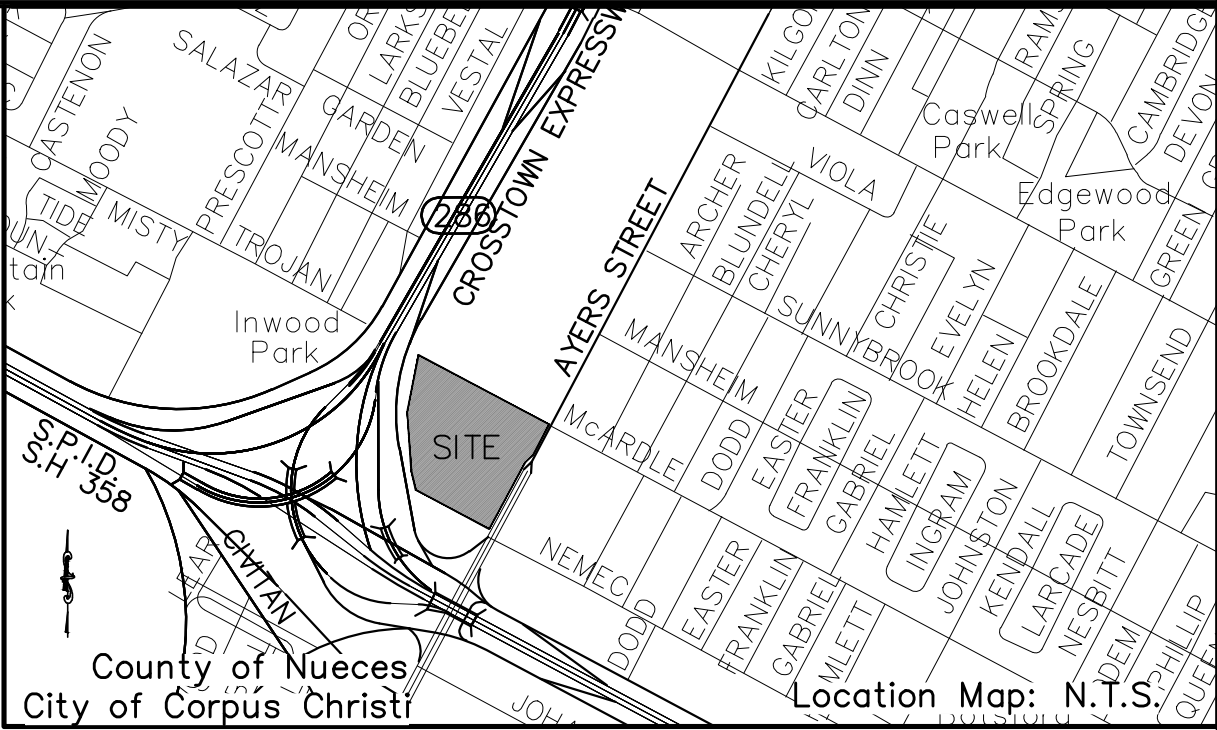


Notes:

1. Total platted area contains 14.73 Acres of Land.
2. The receiving water for the storm water runoff from this property is the Oso Creek and the Corpus Christi Bay. The TCEQ has not classified the aquatic life use for the Oso Creek, but it is recognized as an environmentally sensitive area. The Oso Creek flows directly into the Oso Bay. The TCEQ has classified the aquatic life use for the Oso Bay as "exceptional" and "oyster waters" and categorized the receiving water as "contact recreation" use. The TCEQ has classified the aquatic life use for the Corpus Christi Bay as "exceptional" and "oyster waters". TCEQ also categorized the Corpus Christi Bay as "contact recreation" use
3. Grid Bearings and Distances shown hereon are referenced to the Texas Coordinate System of 1983, Texas South Zone 4205, and are based on the North American Datum of 1983(2011) Epoch 2010.00.
4. By graphic plotting only, this property is in Zone "C" on Flood Insurance Rate Map, Community Panel No. 485464 0285 C, City of Corpus Christi, Texas, which bears an effective date of September 17, 1992 and is not in a Special Flood Hazard Area.
5. If any lot is developed with residential uses, compliance with the open space regulation will be required during the building permit phase.
6. Shared access across Lots 4E and 4F shall not be obstructed.
7. Drainage to meet the most current TxDOT guidelines and approval. No additional surface water discharge will be allowed from the site.



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 _____ day of _____, 20____

Pablo Martinez, 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 _____ day of _____, 20____

Al Raymond III, AIA, CBO
Secretary

Carl Crull, P.E.
Chairman

State of Texas
County of Nueces

I, Kara Sands, Clerk of the County Court in and for said County, do hereby certify that the foregoing instrument dated the ____ day of _____, 20____, with its certificate of authentication was filed for record in my office 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.

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. _____
Filed for Record

Kara Sands, County Clerk
Nueces County, Texas

at _____ O'clock ____M.
_____, 20_____

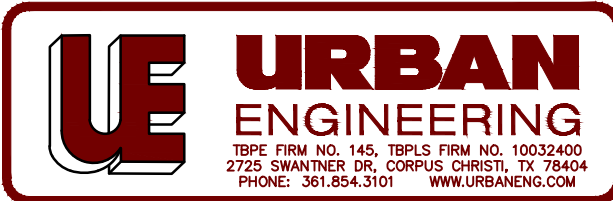
By: _____
Deputy

State of Texas
County of Nueces

I, James D. Carr, 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 herein and to complete such operations with due and reasonable diligence consistent with sound professional practice.

This the _____ day of _____, 20____

James D. Carr, R.P.L.S.
Texas License No. 6458



Submitted: 11/6/19
SCALE: 1"=100'
JOB NO.: 43358.B9.00
SHEET: 1 of 2
DRAWN BY: JAB

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urbansurvey1@urbaneng.com

Plat of
Behmann Addition
Block 2, Lots 4E and 4F

14.73 Acres, being all of Lot 4B, Block 2, Behmann Addition, a map of which is recorded in Volume 48, Page 198, Map Records of Nueces County.

State of Texas
County of Nueces

B–Y Mission Plaza CC, Ltd., a Texas 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 _____ day of _____, 20____.

By: B –Y Mission Plaza CC ,LTD.

By: B–Y Mission Plaza CC Property Management, L.L.C.,its Sole Manager

By: _____
Reuben Bar–Yadin, President

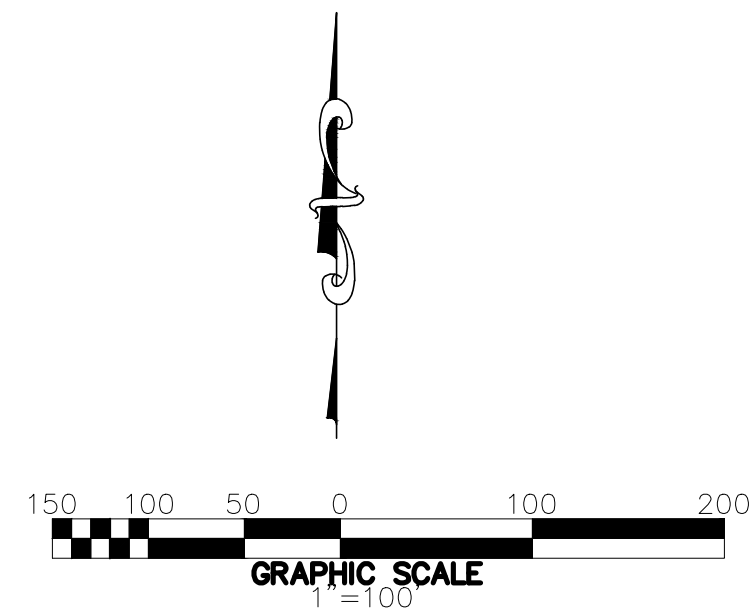
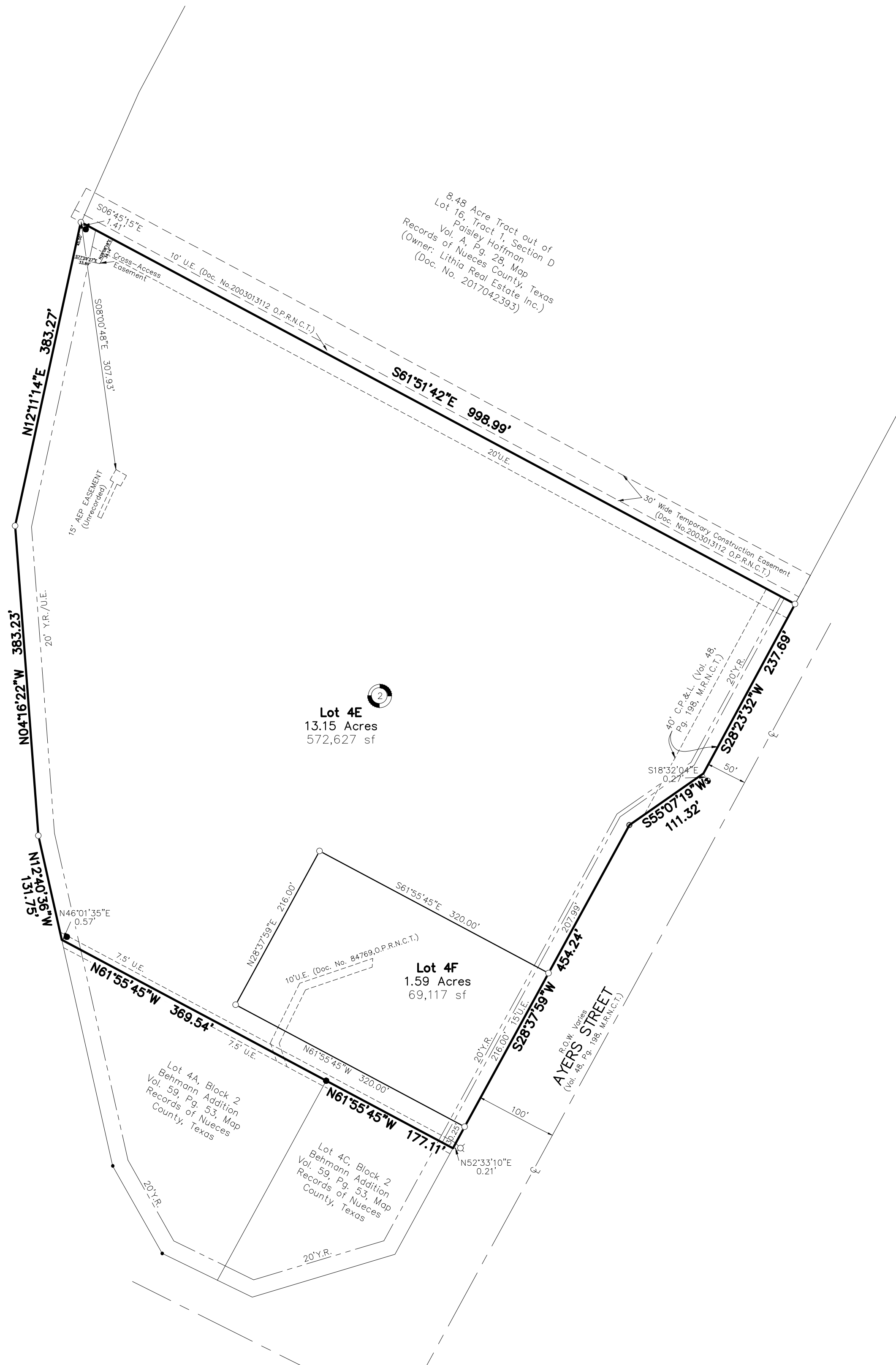
State of Texas
County of Nueces

This instrument was acknowledged before me by Reuben Bar–Yadin, as President of B–Y Mission Plaza CC Property Management, LLC, sole manage of B –Y Mission Plaza CC, Ltd.,a Texas limited partnership on behalf of said entity, in said capacity.

This the _____ day of _____, 20____.

Notary Public in and for the State of Texas

State Highway 286
CROSSTOWN
EXPRESSWAY
(Per TX DOT R.O.W. Map 526-3-13)
(No Defined Centerline)

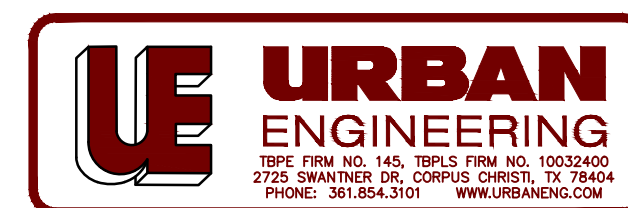


LEGEND:

- 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set
- 5/8 Inch Iron Rod Found
- ✦ Tx DOT Monument
- 1" Iron Pipe Found
- ⊠ Drill Hole Found

Plat of
Behmann Addition
Block 2, Lot 4E and 4F

14.73 Acres, being all of Lot 4B, Block 2, Behmann Addition, a map of which is recorded in Volume 48, Page 198, Map Records of Nueces County.



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SCALE: 1"=100'
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urbansurvey1@urbaneng.com