

State of Texas
County of Nueces

H-E-B LP, 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 as shown are dedicated to the public use for the installation, operation and use of public utilities except those created by separate instrument which are governed by the terms of such separate instrument; that drainage easements shown are dedicated to the public use for the installation, operation, and maintenance of drainage facilities except those created by separate instrument which are governed by the terms of such separate instrument; and that this map was made for the purpose of description and dedication.

This the ____ day of _____, 2026.

H-E-B, LP, a Texas Limited partnership

By: _____
Benjamin R. Scott
Group Vice President of Real Estate and Shopping Center Development

State of Texas
County of Nueces

Before me, the undersigned authority, on this day personally appeared Benjamin R. Scott, the Group Vice President of Real Estate and Shopping Center Development of H-E-B, LP, a Texas limited Partnership, 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.

By: _____
Notary Public in and for the State of Texas

State of Texas
County of Nueces

This 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 W. Whitmire, P.E., CFM, CPM
Development Services Engineer

State of Texas
County of Nueces

This 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, Kara Sands, 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(s) _____, Map Records of Nueces County, Texas.

Witness my hand and seal of said Court at office in Corpus Christi, Texas, this the ____ day _____, 2026.

Document No: _____

Kara Sands
County Clerk

Deputy

LEGEND

● Found Monument as noted

○ Set Monument

— Plat Boundary Line

— Lot Line (This Plat)

— Easement (This Plat)

— Building Limit Line (This Plat)

— Existing Lot Line

— Existing Easement

— Existing Building Limit Line

— U/E - Utility Easement

Y.R. - Yard Requirement

BL - Building Limit Line

RAW - Right of Way

Vol. - Volume

Pg. - Page

M.R.N.C.T. - Map Records of Nueces County, Texas

D.R.N.C.T. - Deed Records of Nueces County, Texas

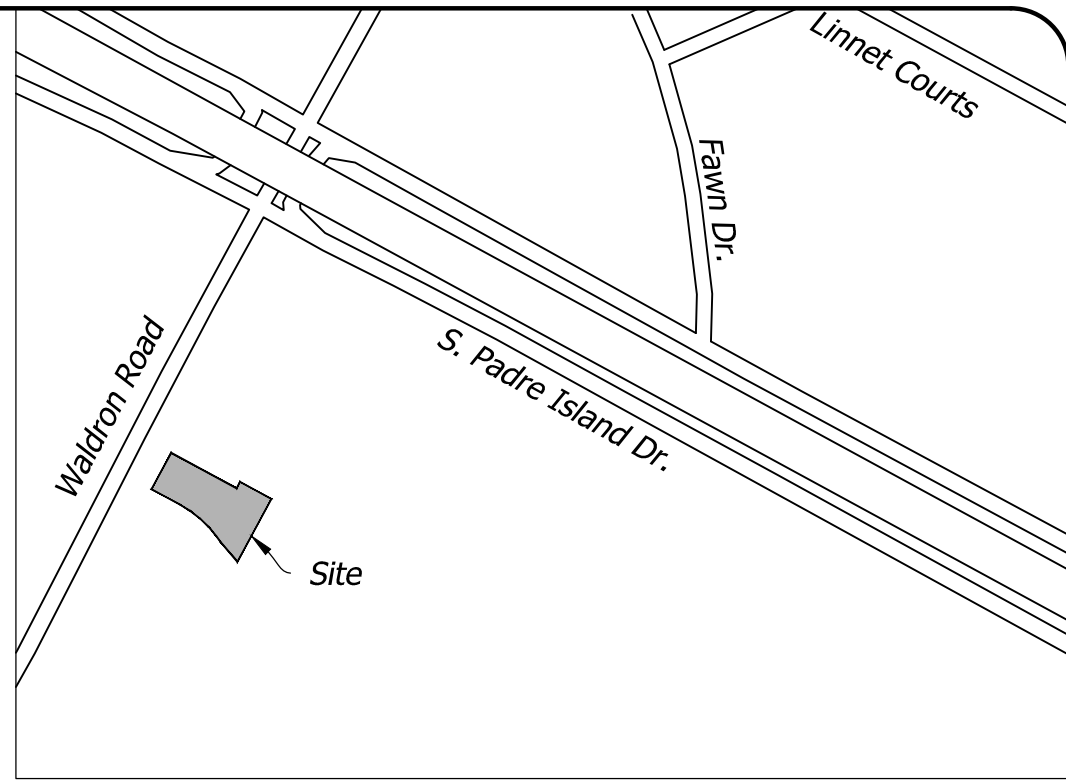
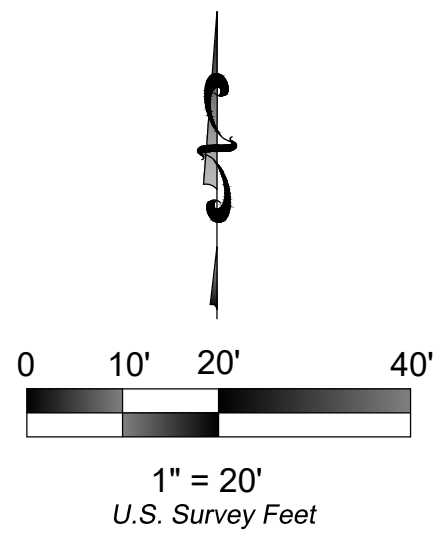
NOTE: ALL MONUMENTS SET ARE CAPPED
1/2" IRON PINS OR MAG NAILS WITH
WASHERS BOTH BEING STAMPED "DEE
RPLS 6904" UNLESS NOTED OTHERWISE

FINAL PLAT

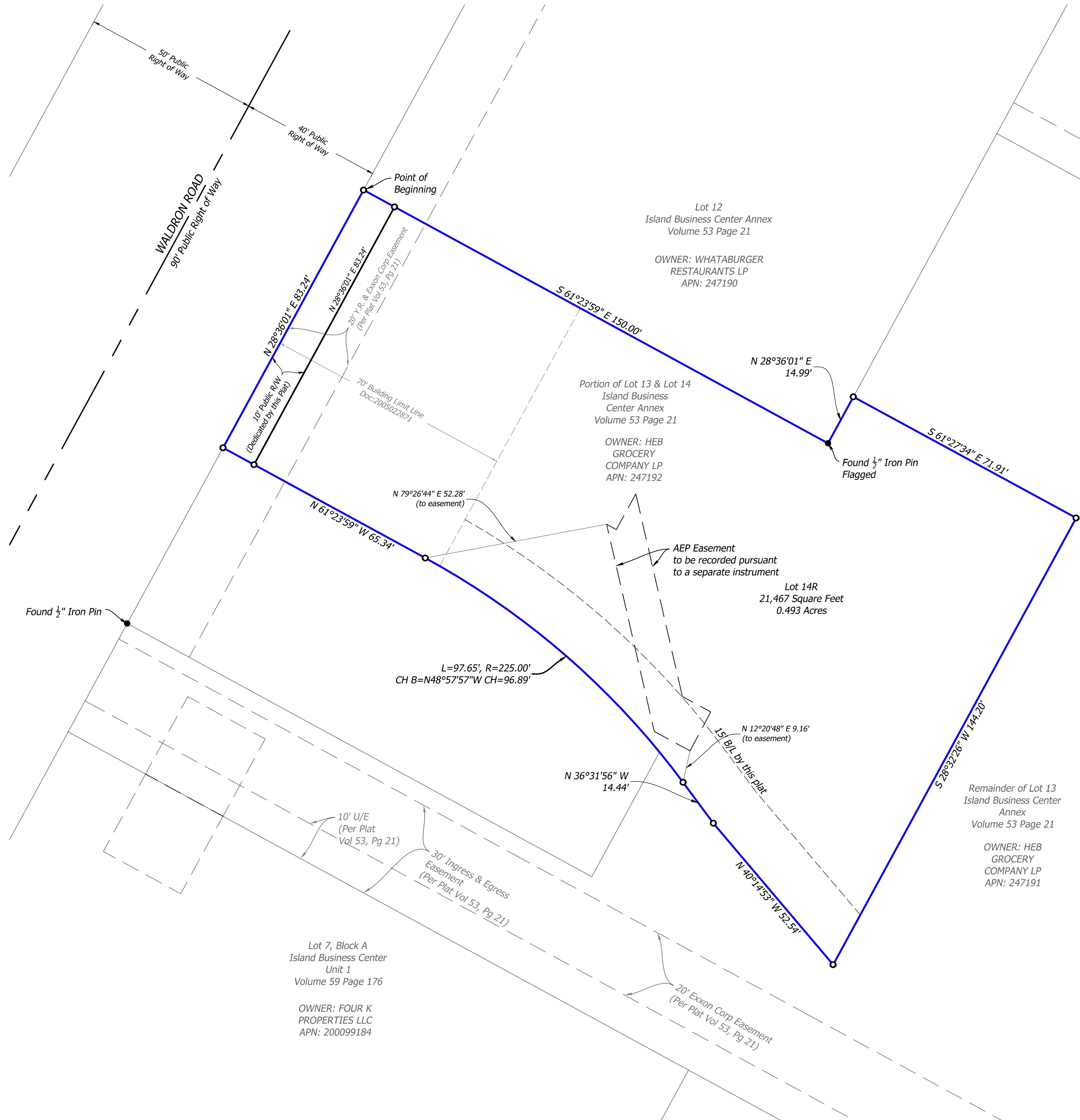
of

7BREW CORPUS CHRISTI, LOT 14R

Being a 0.493 acre (21,467 square feet) tract of land situated in the Ramon De Ynojosa survey, abstract number 411, and being a portion of Lots 13 and 14 Island Business Center Annex, a subdivision of record in Volume 53, Page 21 Map Records Nueces County Texas.

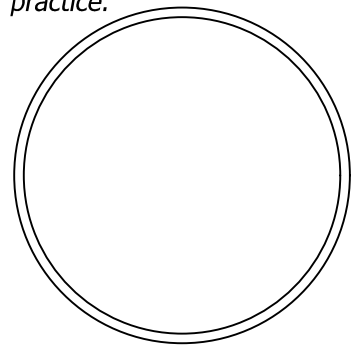


Vicinity Map
MAP NOT TO SCALE



State of Oklahoma
County of Oklahoma

I, Troy Dee, a Registered Professional Land Surveyor No. 6904 for Golden Land Surveying, have prepared the foregoing map form 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 ____ day of _____, 2026.

Troy Dee, R.P.L.S.
Registered Professional Land Surveyor
Texas Registration No. 6904

Notes:

- The entire property lies within the city limits of Corpus Christi.
- The Property is zoned CG-1 (General Commercial Limited).
- Total Platted area is 0.493 Acres of Land including any dedication.
- The yard requirement, as depicted on the plat, is a requirement of the Unified Development Code (UDC) and is subject to change as the zoning may change except those created by separate instrument which are governed by the terms of such separate instrument.
- Bearings shown hereon are grid bearings and referenced to the Texas State Plane Coordinate System South Zone 4205, and are based on the North American Datum of 1983 (NAD 83) (2011) Epoch 2010.00. Distances are shown in ground distances.
- By graphical plotting only, the property is currently in Zone 'X' of the Flood Insurance Rate Map (FIRM), Community Panel Number 48355C0545G, Nueces County, Texas, which bears an effective date of October 13, 2022 and is not located in a Special Flood Hazard Area. The FIRM Panel 48355C0545G is based on the North American Vertical Datum of 1988 (NAVD88).
- The owner of the land dedicated by this plat reserves the right to use and enjoy the surface of all easement areas dedicated hereby for all purposes that do not interfere with the use of said easement areas for utilities (subject to all applicable laws, regulations and ordinances); including but not limited to the right to place surfacing materials over and across the easement areas and to use the same for parking areas, driveways, walkways, sidewalks, landscaping and/or lighting.
- The location of the easements granted by separate instrument are approximate and such easements and their location are governed by the terms, provisions and conditions of such separate instrument.
- Access rights to parking areas and driveways are hereby granted to all adjoining commercial properties.

Prepared By

GOLDEN
LAND SURVEYING

4131 N.W. 122nd St., Suite 100, Oklahoma City, Oklahoma 73120
TBPELS #10194751 / Exp. Date = 12/31/2023
Telephone: (405) 849-6010 Email: troy@goldenls.com

Date of Preparation 5/5/2026

Job No. 251721

Sheet 1 Of 1