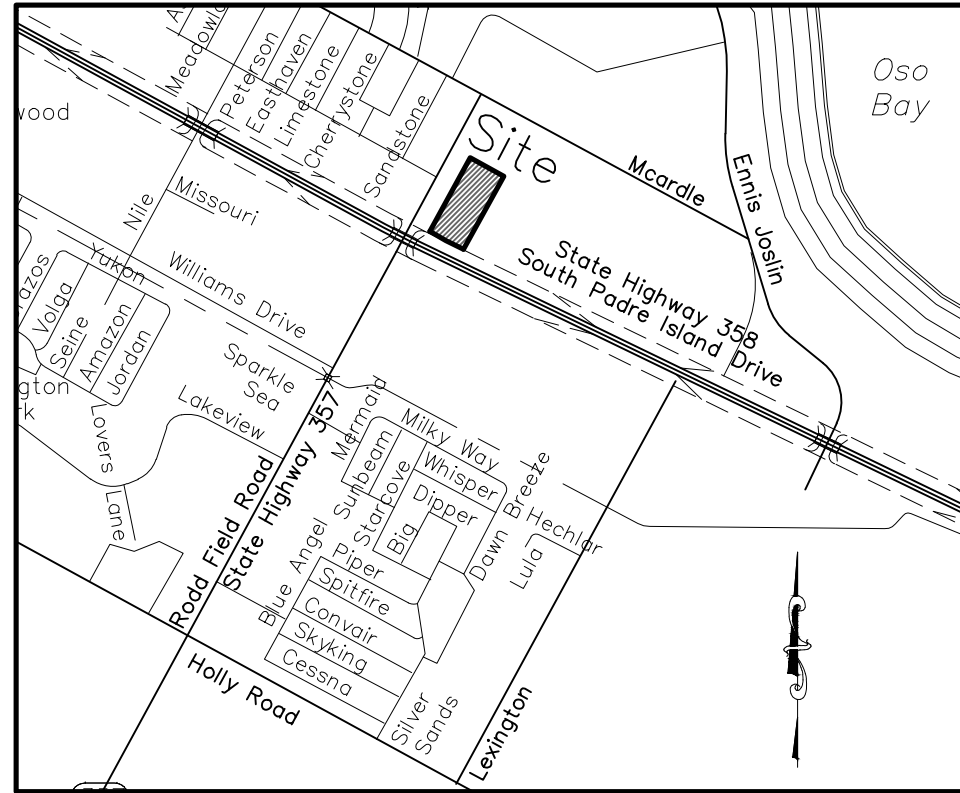


Plat of The Village at Oso Bay Block 1, Lot 2

A 5.39 Acre Tract, of Lots 1 and 2, Section 28, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Pages 41-43, of the Map Records of Nueces County, Texas, being the remainder of a 8.920 Acre Tract, described in a Warranty Deed with Vendors Lien, from Oshman Investments, Ltd., a Texas limited partnership, to Oceanic Development, Ltd., a Texas limited partnership, as recorded in Document Number 2002032580, of the Official Public Records of Nueces County, Texas.



County of Nueces
City of Corpus Christi
Location Map: N.T.S.

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
at _____ O'clock ____M.,
_____, 20____

Kara Sands, County Clerk
Nueces County, Texas
By: _____
Deputy

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____

Ratna Pottumuthu, P.E., LEED AP
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____

Julio Dimas, CFM
Interim Secretary

Philip J. Ramirez, A.I.A., LEED AP, Chairman

South Padre Island Drive
State Highway 358

(ROW Varies - CONST.CSJ:0617-01-170, Sheet 10)

10' U.E.
Vol. 40, Pg. 2
M.R.N.C.T.

40' B.L.
Vol. 40, Pg. 2
M.R.N.C.T.

N 59°40'26" W 157.49'

N 63°58'21" W 169.38'

See Detail "A"

See Detail "B"

See Detail "C"

20' Yard Requirement

15' Utility Easement

60' B.L.
Vol. 35, Pg. 69
M.R.N.C.T.

Lot 2, Block A
Joslin Tract
Vol. 40, Pg. 2, M.R.N.C.T.
Doc. No. 2013017827, O.P.R.N.C.T.
Owner: Comcapp Sky Harbor, LLC,
a Texas limited liability company

5' Utility Easement
Vol. 1484 Pg. 625, D.R.N.C.T.

0 25 50
GRAPHIC SCALE
1"=50'

N 28°45'35" E 716.83'

10' Electrical Easement

Lot 2
5.39 Acres
234,818 SqFt

S 28°50'44" W 712.63'

Lot 1, Block 1
The Village at Oso Bay
Vol. 67, Pg. 765, M.R.N.C.T.
Doc. No. 2015004358, O.P.R.N.C.T.
Owner: Texas-LTC Limited Partnership,
a Texas limited partnership.

S 61°09'57" E 327.68'

15' Utility Easement
Vol. 67, Pg. 765
M.R.N.C.T.

LEGEND:

- 5/8 Inch Iron Rod stamped "URBAN ENGR CCTX" Found
- 5/8 Inch Iron Rod stamped "Frontier Surveying" Found
- 5/8 Inch Iron Rod Found
- ◆ TXDOT Monument Found (Type I) (broken)
- TXDOT Monument Found (Type II)

State of Texas
County of Nueces

OCEANIC DEVELOPMENT, 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: OCEANIC DEVELOPMENT, LTD., a Texas Limited Partnership

By: OCEAN HARBOR II, LLC, General Partner

By: _____
Willard H. Hammonds, Sr., Vice President

State of Texas
County of Nueces

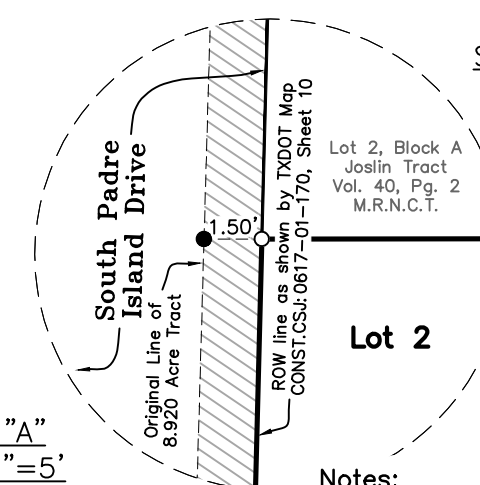
This instrument was acknowledged before me by Willard H. Hammonds, Sr., as Vice President of OCEAN HARBOR II, LLC, as General Partner of OCEANIC DEVELOPMENT, LTD., a Texas Limited Partnership, on behalf of said partnership.

This the ____ day of _____, 20____

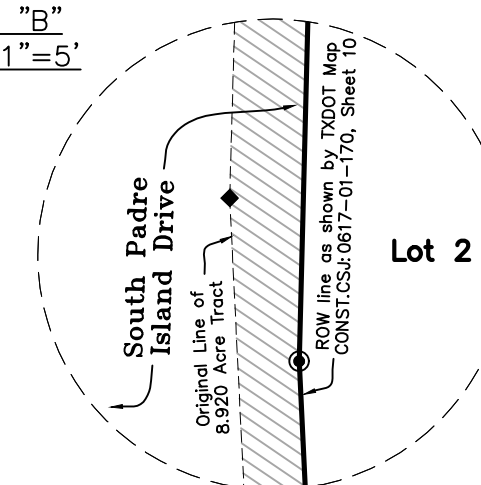
Notary Public in and for the State of Texas

Lot 4-B, Block A
Joslin Tract
Vol. 35 Pg. 69, M.R.N.C.T.
Doc. No. 2014006040, O.P.R.N.C.T.
Owner: Butler Rental Property, LLC,
a Texas limited liability company

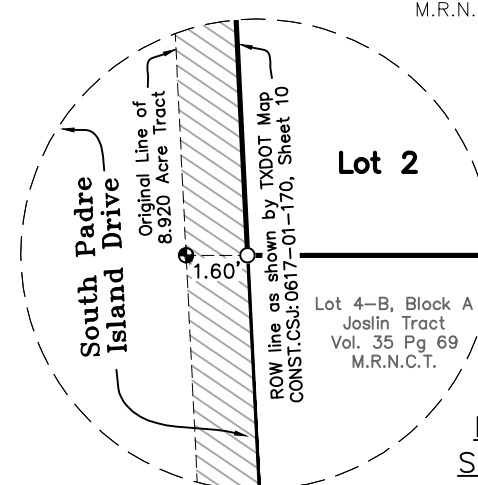
Detail "A"
Scale 1"=5'



Detail "B"
Scale 1"=5'



Detail "C"
Scale 1"=5'



- Notes:
- Total platted area contains 5.39 Acres of Land.
 - The receiving water for the storm water runoff from this property is the Oso Bay. The TCEQ has classified the aquatic life use for the Oso Bay as "exceptional" and "oyster waters". The TCEQ also categorized the receiving water as "contact recreation" use.
 - 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.
 - By graphic plotting only, this property is in Zone "C" of the Flood Insurance Rate Map, Community Panel Number 485464 0304 C, City of Corpus Christi, Texas, which bears an effective date of July 18, 1985, and does not appear to be in a Special Flood Hazard Area.
 - The yard requirement, as depicted is a requirement of the Unified Development Code and is subject to change as the zoning may change.
 - If any lot if developed with residential uses, compliance with the open space regulation will be required during the building permit phase.
 - Property must comply with TxDOT's Traffic Access Management Plan.

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.

SCALE: 1"=50'
SHEET: 1 of 1 DATE: NOV. 28, 2016
DRAWN BY: CDS JOB NO.: 42724.B604

This the ____ day of _____, 20____

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.



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