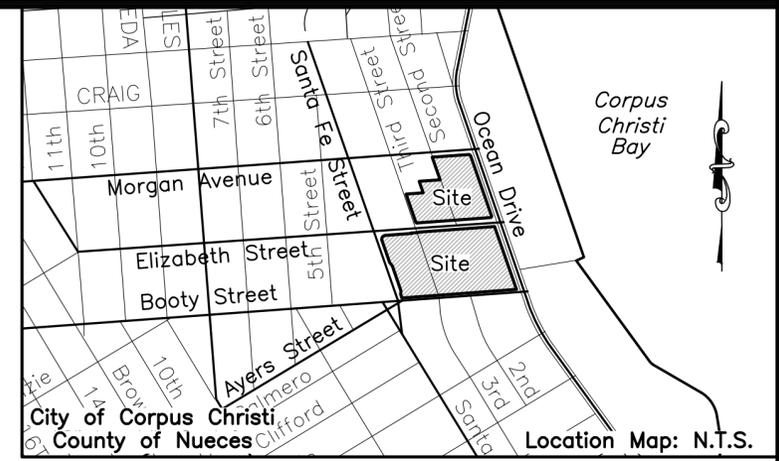


Notes:

- 1.) Total platted area contains 17.78 acres of land. (Includes Street Dedication)
- 2.) The receiving water for the storm water runoff from this property is the Corpus Christi Bay. 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.) Bearings based on GPS, NAD83 (2011), Texas Coordinate System of 1983, Texas South Zone 4205.
- 4.) By graphic plotting only, this property is in Zone "C" of the Flood Insurance Rate Map, Community Panel Number 485464 0169 C, City of Corpus Christi, Texas, which bears an effective date of July 23, 1971 and is not in a Special Flood Hazard Area.
- 5.) The yard requirement, as depicted is a requirement of the Unified Development Code and is subject to change as the zoning may change.



Plat of
Ocean View Addition
Block IIA, Lot 4A and Block X, Lot 1A

being a re-plat of Lots 1-3, Block I, Lots 1-22, Block IX, Lots 1-14, Block X and Lots 1-14, Block XI, Ocean View, a map of which is recorded in Volume 1, Page 11, Map Records of Nueces County, Texas; Lot 4, Block IIA, Ocean View Addition, a map of which is recorded in Volume 62, Pages 129-130, Map Records of Nueces County, Texas; Lots 1-8, Block A and Lots 1-8, Block B, Bay Front Terrace, a map of which is recorded in Volume 3, Page 45, Map Records of Nueces County, Texas.

State of Texas
County of Nueces

Christus Spohn Health System Corporation, a Texas nonprofit corporation, 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: Christus Spohn Health System Corporation, a Texas nonprofit corporation

By: _____

State of Texas
County of Nueces

This instrument was acknowledged before me by _____ as _____ of Christus Spohn Health System Corporation, a Texas nonprofit corporation, on behalf of said nonprofit corporation.

This the _____ day of _____, 20____.

Notary Public in and for the State of Texas

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____.

William J. Green, 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____.

Nina Nixon-Mendez, FAICP
Secretary

Eric Villarreal, 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



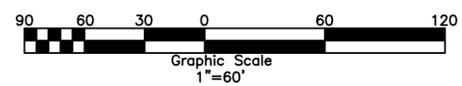
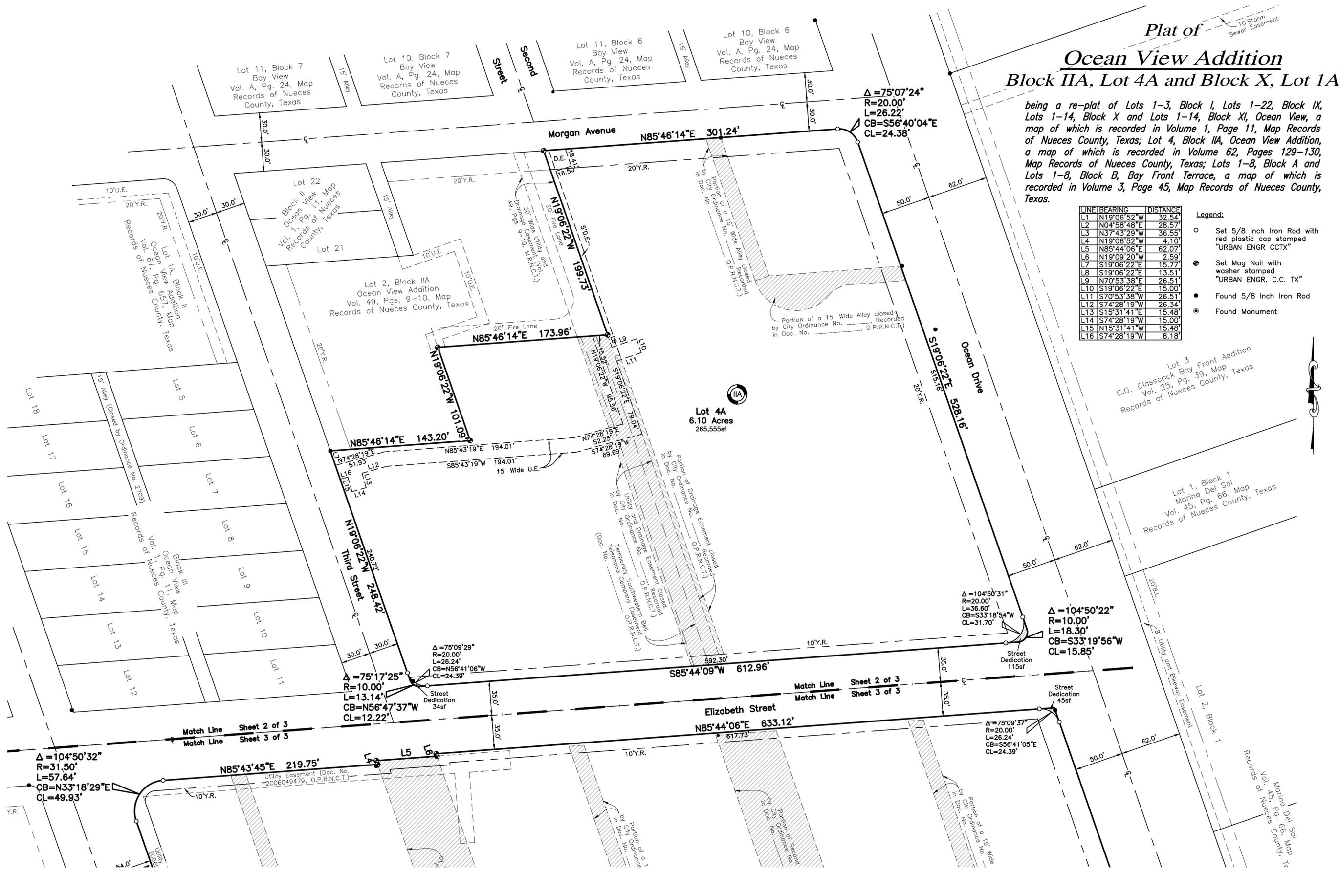
DATE: Feb. 24, 2016
SCALE: 1"=60'
JOB NO.: 42711.B5.05
SHEET: 1 of 3
DRAWN BY: XG

Plat of
Ocean View Addition
Block IIA, Lot 4A and Block X, Lot 1A

being a re-plat of Lots 1-3, Block I, Lots 1-22, Block IX, Lots 1-14, Block X and Lots 1-14, Block XI, Ocean View, a map of which is recorded in Volume 1, Page 11, Map Records of Nueces County, Texas; Lot 4, Block IIA, Ocean View Addition, a map of which is recorded in Volume 62, Pages 129-130, Map Records of Nueces County, Texas; Lots 1-8, Block A and Lots 1-8, Block B, Bay Front Terrace, a map of which is recorded in Volume 3, Page 45, Map Records of Nueces County, Texas.

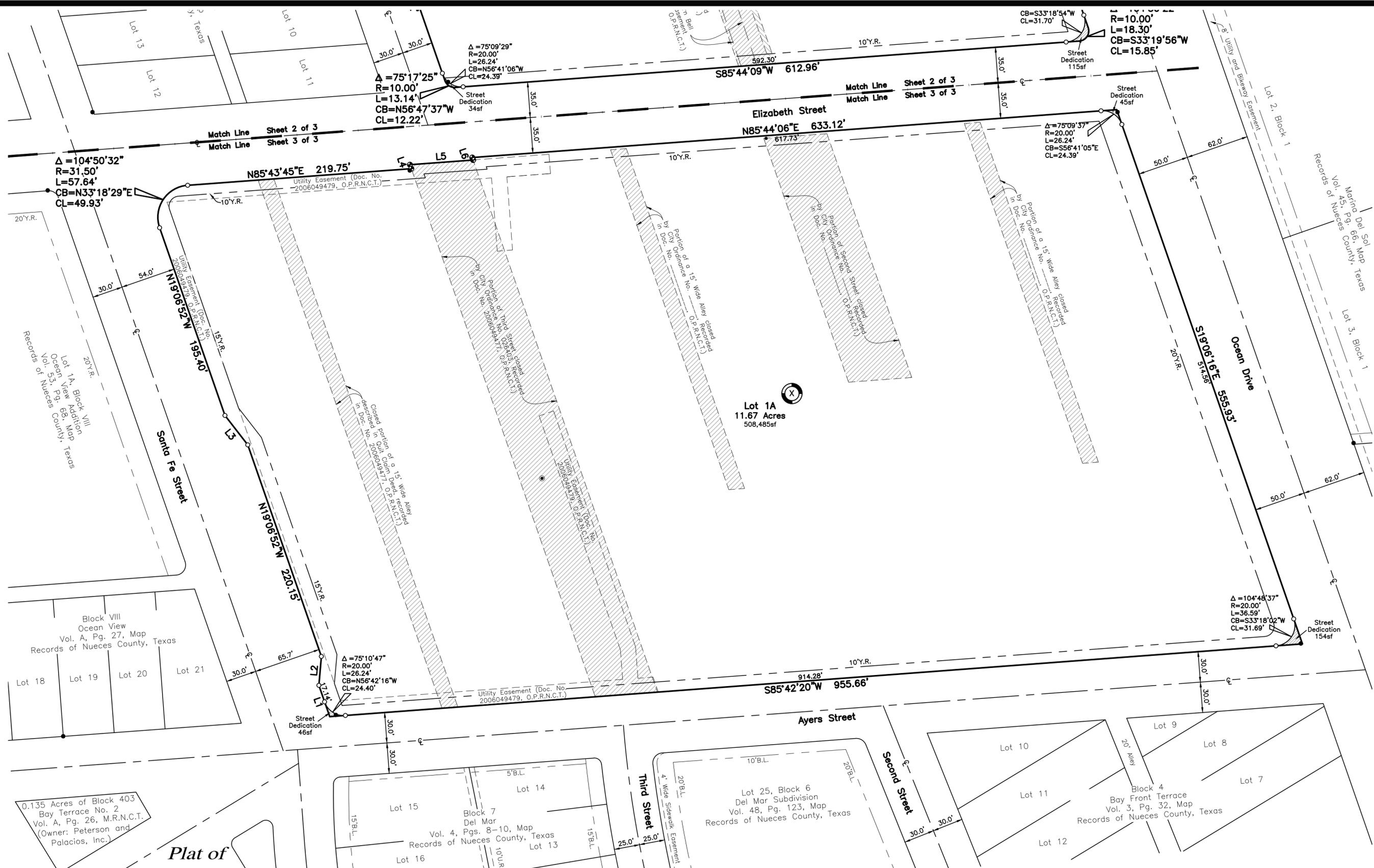
LINE	BEARING	DISTANCE
L1	N19°06'52"W	32.54
L2	N04°58'48"E	28.57
L3	N37°43'29"W	36.55
L4	N19°06'52"W	4.10
L5	N85°44'06"E	62.07
L6	N19°09'20"W	2.59
L7	S19°06'22"E	15.77
L8	S19°06'22"E	13.51
L9	N7°53'38"E	26.51
L10	S19°06'22"E	15.00
L11	S7°53'38"W	26.51
L12	S74°28'19"W	26.34
L13	S15°31'41"E	15.48
L14	S74°28'19"W	15.00
L15	N15°31'41"W	15.48
L16	S74°28'19"W	8.18

- Legend:**
- Set 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX"
 - Set Mag Nail with washer stamped "URBAN ENGR. C.C. TX"
 - Found 5/8 Inch Iron Rod
 - Found Monument



URBAN ENGINEERING
 2725 Seawater St., Corpus Christi, TX 78404
 TIREL Firm No. 145 TIREL Firm No. 10032400
 PHONE: (361) 854-3101 FAX: (361) 854-6001

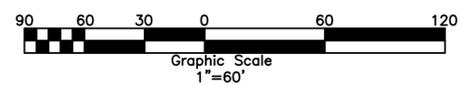
DATE: Feb. 24, 2016
 SCALE: 1"=60'
 JOB NO.: 42711.B5.05
 SHEET: 2 of 3
 DRAWN BY: XG



**Plat of
Ocean View Addition
Block IIA, Lot 4A and Block X, Lot 1A**

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DATE: Feb. 24, 2016
 SCALE: 1"=60'
 JOB NO.: 42711.B5.05
 SHEET: 3 of 3
 DRAWN BY: XG