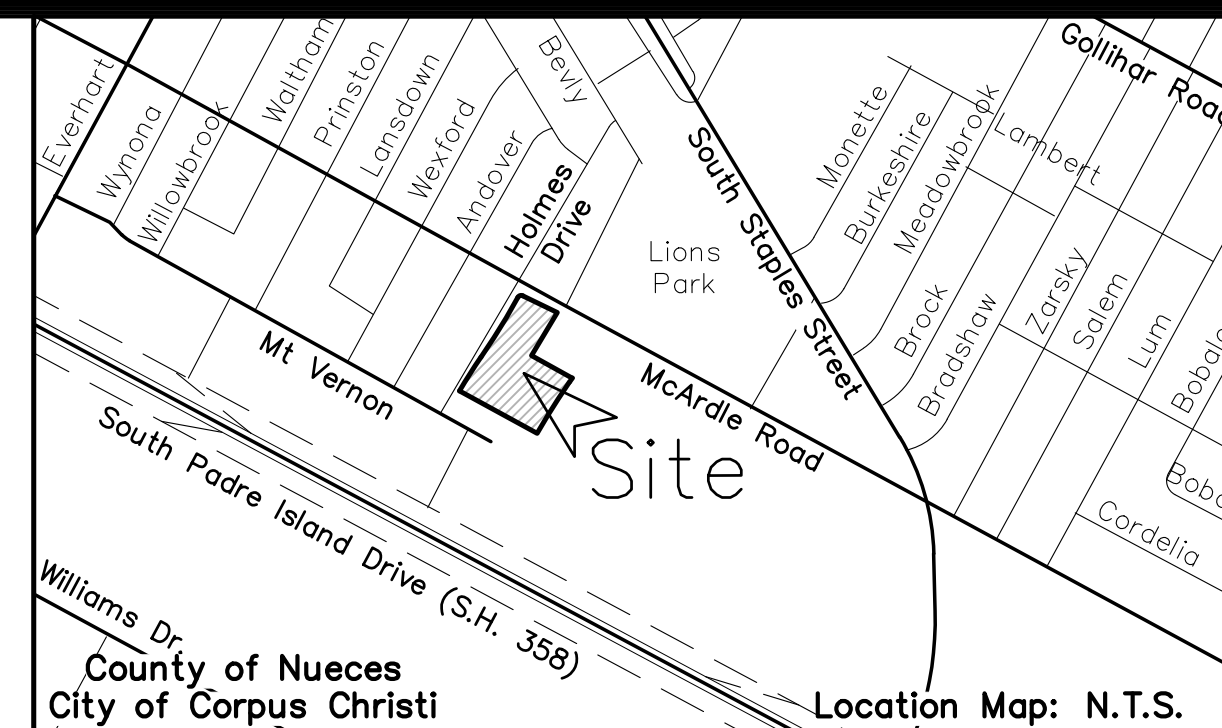


Notes:

- 1.) Total platted area contains 4.862 Acres of Land.
- 2.) 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.
- 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 0284 C, City of Corpus Christi, Texas, which bears an effective date of July 18, 1985 and Community Panel No. 485464 0303 C, City of Corpus Christi, Texas, which bears an effective date of July 18, 1985, and it 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.
- 6.) Private driveway access to Holmes Drive is prohibited as long as west side of Holmes Drive is occupied by residential uses.
- 7.) If any lot is developed with residential uses, compliance with the open space regulation will be required during the building permit phase.
- 8.) Cross access between lots shall be permitted.
- 9.) A nonexclusive, perpetual easement is established for ingress and egress by vehicular and pedestrian traffic over and across the areas on each lot not improved with a building, except for those areas devoted to service facilities or drive-ups or drive-through customer service facilities, for the owners, tenants, contractors, employees, agents, customers, licensees and invitees, and the subtenants, contractors, employees, agents, customers, licensees and invitees of such tenants, of the property.



Plat of
La Palmera Mall
Block 1, Lots 3A and 3B

being a re-plat of Lot 3, Block 1, La Palmera Mall, a map of which is recorded in Volume 68, Pages 866-867, Map Records of Nueces County, Texas.

State of Texas
 County of Nueces

Corpus Christi Retail Venture, LP, 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 utility easements as shown are dedicated to the public use for the installation, operation and use of public utilities, that the easement for ingress and egress shown is established as set forth on the plat; and that this map was made for the purpose of description and dedication.

This the _____ day of _____, 20_____.

By: CC Retail South Texas GP, LLC, its general partner

By: Institutional Mall Investors, LLC, its sole member

By: Miller Capital Advisory, Inc., its manager

By: _____
 Andrew Wilson, President - Development

State of Texas
 County of Nueces

This instrument was acknowledged before me by Andrew Wilson, President - Development, of Miller Capital Advisory, Inc., manager of Institutional Mall Investors, LLC, sole member of CC Retail South Texas GP, LLC, general partner of Corpus Christi Retail Venture, LP, on behalf of said entity, in said capacity.

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_____.

 William J. Green, P.E.
 Interim 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

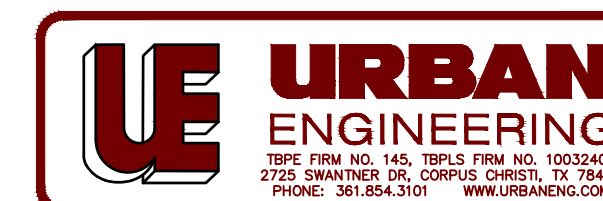
State of Texas
 County of Nueces

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_____.

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

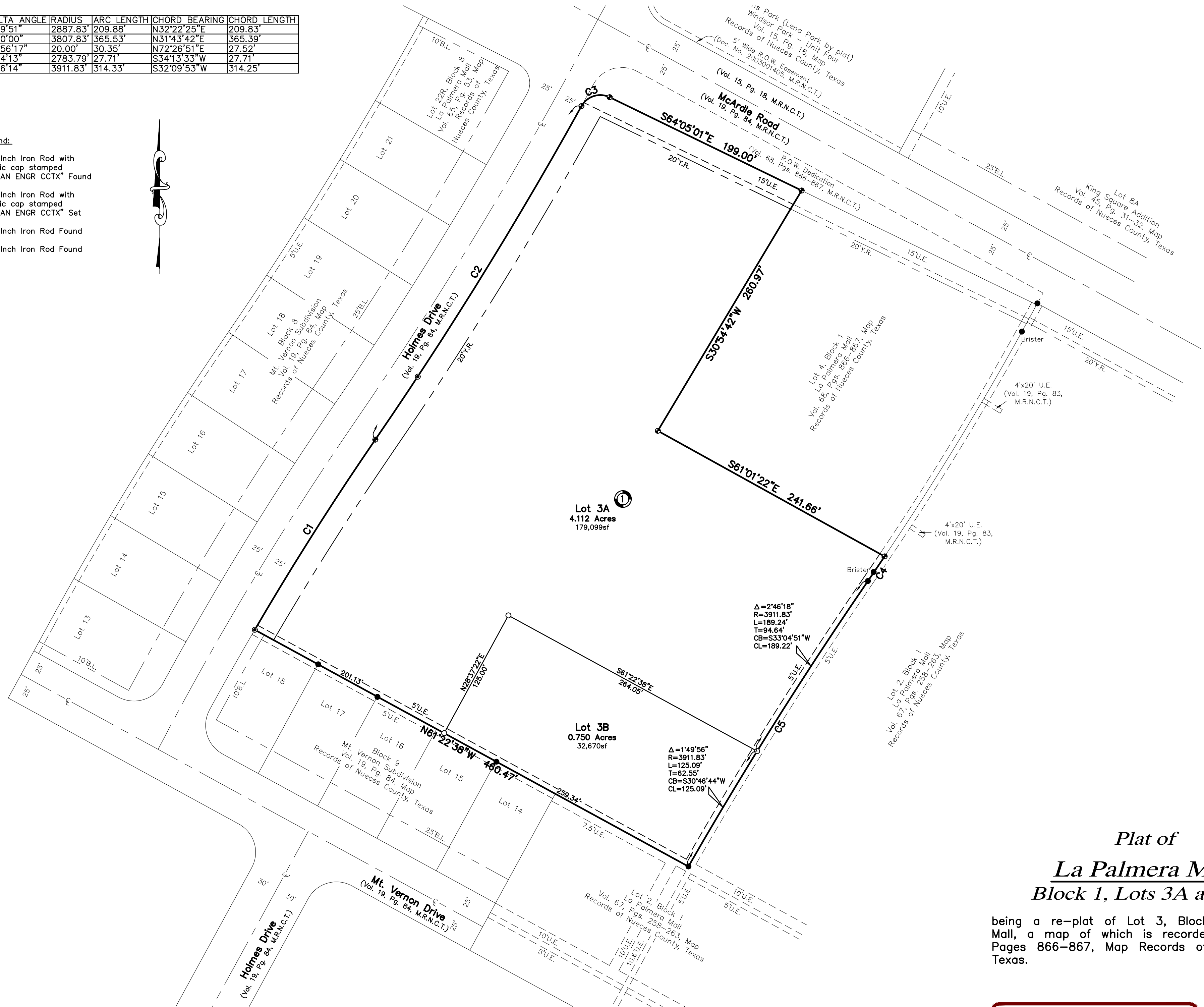


Submitted: 01/10/18
 SCALE: 1"=60'
 JOB NO.: 43062.B7.00
 SHEET: 1 of 2
 DRAWN BY: XG

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 urbansurvey1@urbaneng.com

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	4°09'51"	2887.83'	209.88'	N32°22'25"E	209.83'
C2	5°30'00"	3807.83'	365.53'	N31°43'42"E	365.39'
C3	86°56'17"	20.00'	30.35'	N72°26'51"E	27.52'
C4	0°34'13"	2783.79'	27.71'	S34°13'33"W	27.71'
C5	4°36'14"	3911.83'	314.33'	S32°09'53"W	314.25'

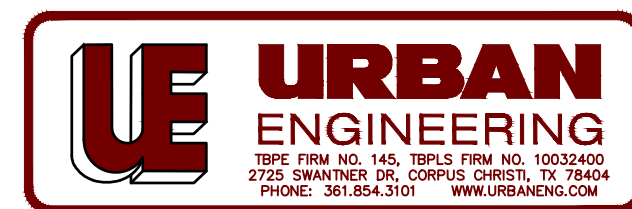
- Legend:**
- 5/8 Inch Iron Rod with plastic cap stamped "URBAN ENGR CCTX" Found
 - 5/8 Inch Iron Rod with plastic cap stamped "URBAN ENGR CCTX" Set
 - 5/8 Inch Iron Rod Found
 - 3/4 Inch Iron Rod Found



**Plat of
La Palmera Mall
Block 1, Lots 3A and 3B**

being a re-plat of Lot 3, Block 1, La Palmera Mall, a map of which is recorded in Volume 68, Pages 866-867, Map Records of Nueces County, Texas.

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Submitted: 01/10/18
 SCALE: 1"=60'
 JOB NO.: 43062.B7.00
 SHEET: 2 of 2
 DRAWN BY: XG
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 urbansurvey1@urbaneng.com