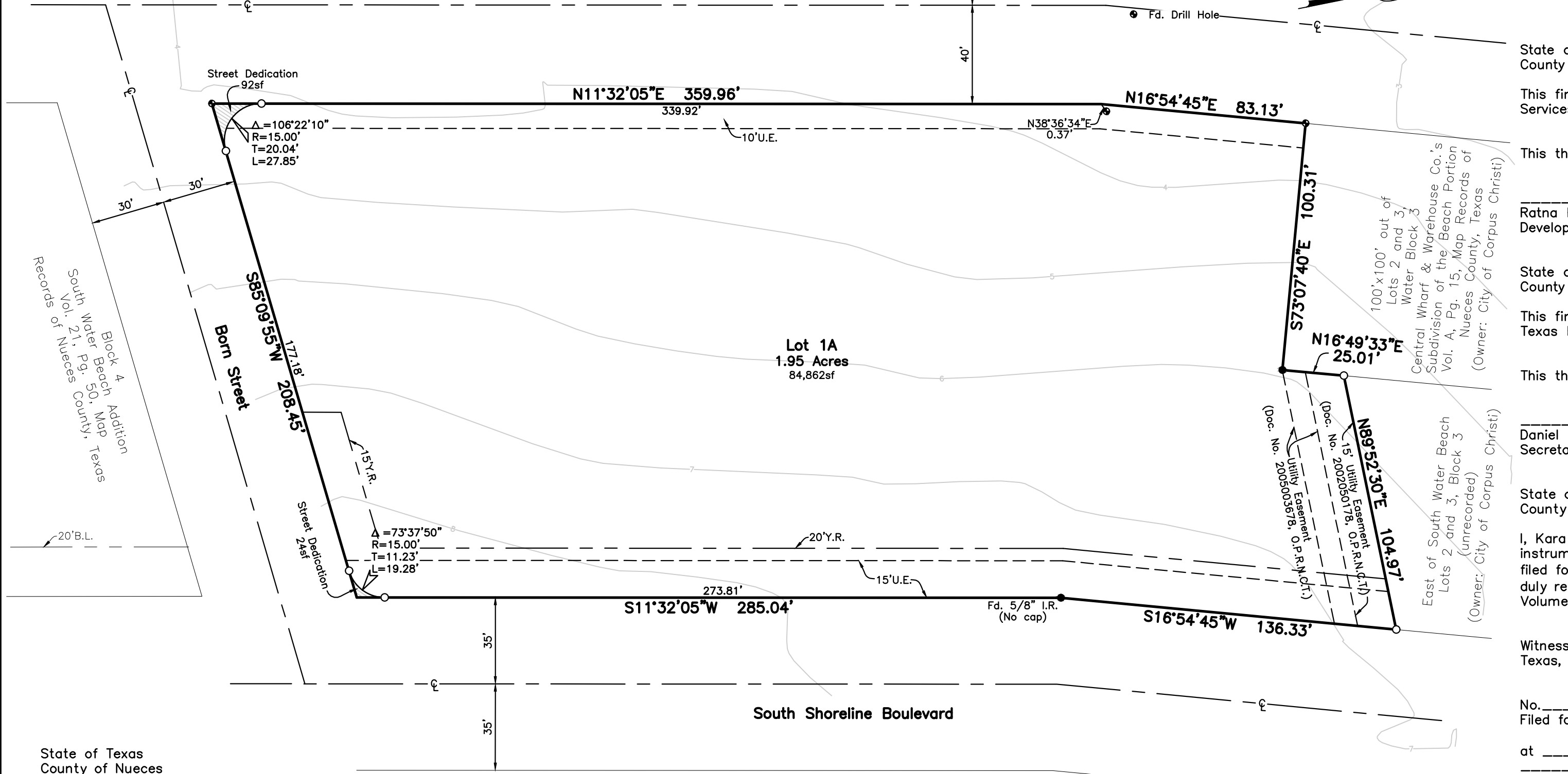


Notes:

- 1.) Total platted area contains 1.95 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, State Plane Coordinate System, Texas South Zone 4205.
- 4.) By graphic plotting only, this property is in Zone "B" on Flood Insurance Rate Map, Community Panel No. 485464 0167 C, City of Corpus Christi, Texas, which bears an effective date of July 18, 1985 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.
- 6.) If any lot is developed with residential uses, compliance with the Public Open Space regulations will be required during the building permit phase.
- 7.) Contours shown are based on NAVD 88 datum.



State of Texas
County of Nueces

Bayfront Medical Plaza, L.P., a 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: _____
Marcel Wisznia, General Partner

State of Texas
County of Nueces

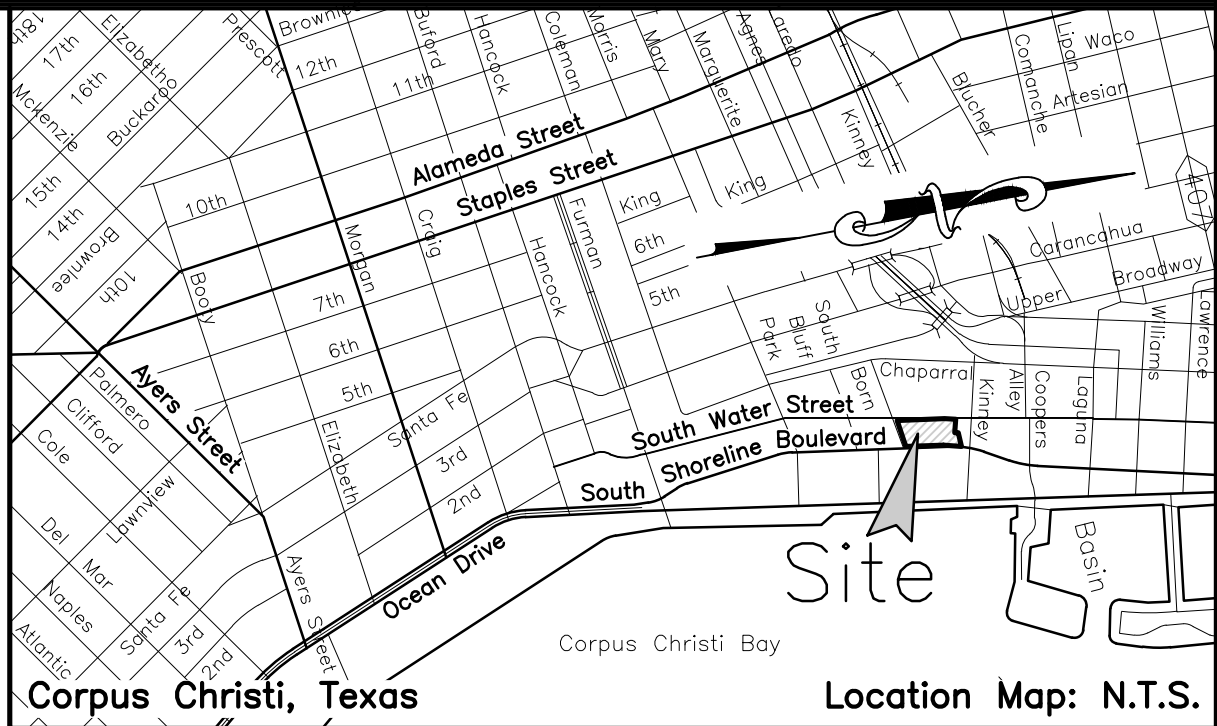
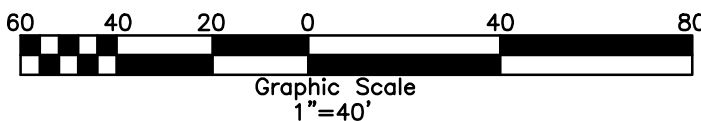
This instrument was acknowledged before me by Marcel Wisznia, as General Partner of Bayfront Medical Plaza, L.P., a Limited Partnership, on behalf of said partnership.

This the _____ day of _____, 20_____

Notary Public in and for the State of Texas

Plat of Jones Shoreline Business Lots Lot 1A

1.95 acres of land, being a re-plat of Lots 1 through 11, Jones Shoreline Business Lots, a map of which is recorded in Volume 14, Page 35, Map Records of Nueces County, Texas, a portion of Share 7, Tract B, W.S. Harney Tract, a map of which is recorded in Volume 4, Page 34, Map Records of Nueces County, Texas and that certain portion of lands reclaimed by the Bay Front Protection Work, a map of which is recorded in Volume 9, Pages 38-41, Map Records of Nueces County, Texas and a portion of Lot 1, Water Block 3, Central Wharf & Warehouse Co.'s Subdivision, a map of which is recorded in Volume A, Page 15, Map Records of Nueces County, 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_____

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_____

Daniel M. Grimsbo, P.E., A.I.C.P.
Secretary

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

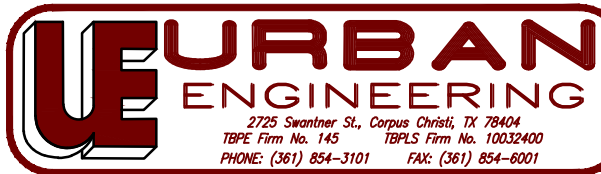
By: _____
Deputy

State of Texas
County of Nueces

I, Keith W. Wooley, 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_____

Keith W. Wooley, R.P.L.S.
Texas License No. 5463



DATE: April 10, 2015
SCALE: 1"=40'
JOB NO.: 32054.B5.00
SHEET: 1 of 1
DRAWN BY: XG