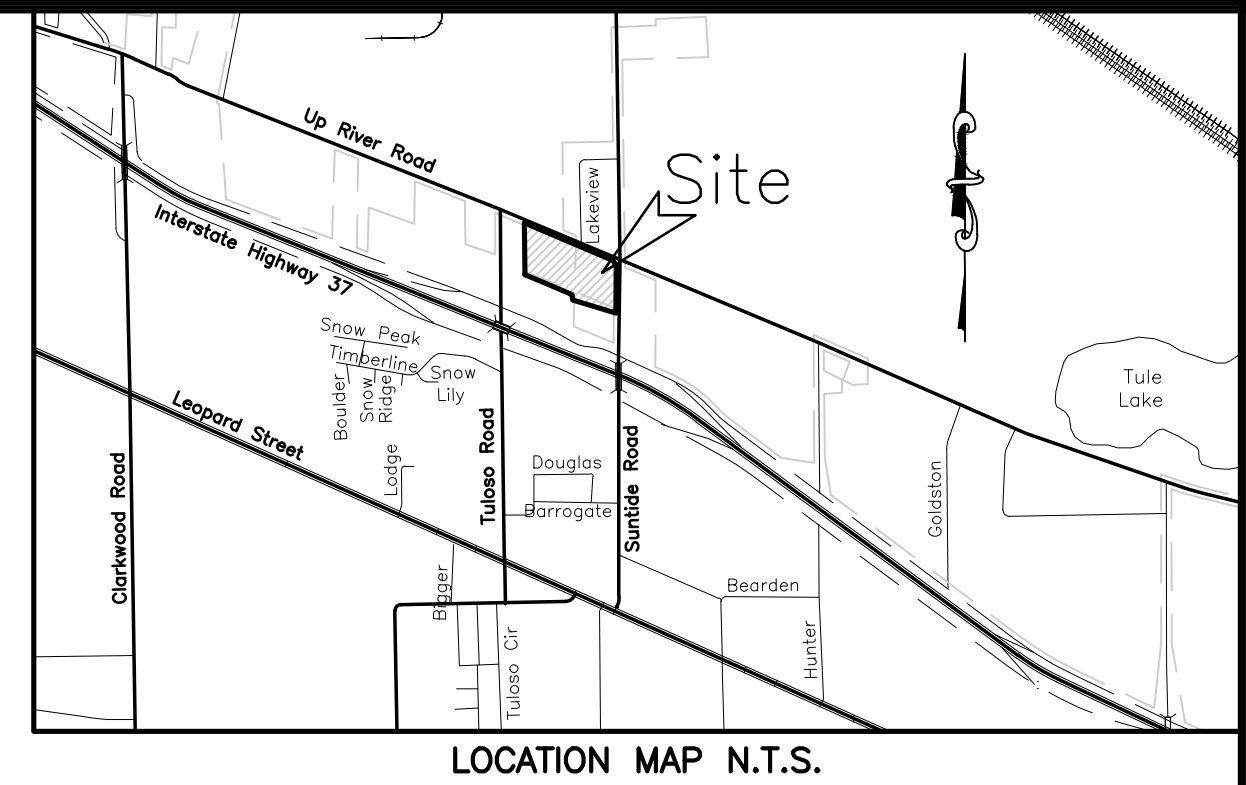


Plat of
Flint Hills Tract
Block 1, Lot 1

being 11.96 acres of land out of Lots 37 and 38, H.B. Sheppard Farm Lots, a map of which is recorded in Volume A, Page 51, Map Records of Nueces County, Texas; said 11.96 acres being comprised of three tracts described as a 4.54 acre tract, a 1.46 acre tract and a 5.962 acre tract of land, on Pages 192, 116 and 57, respectively, in Warranty Deed from Flint Hills Resources, LP, a Delaware limited partnership, to Flint Hills Resources Corpus Christi, LLC, a Delaware limited liability company, recorded in Document No. 2010040428, Official Public Records of Nueces County, Texas.



LOCATION MAP N.T.S.

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: February 13, 2015
SCALE: 1"=100'
JOB NO.: 42853.B3.00
SHEET: 1 of 1
DRAWN BY: XG

State of Texas
County of Nueces

Flint Hills Resources Corpus Christi, LLC, a Delaware limited liability company, 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 (does not include pipeline and/or electrical 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: _____
Valerie Pompa, Vice President & Manufacturing Manager

State of Texas
County of Nueces

This instrument was acknowledged before me by Valerie Pompa, Vice President & Manufacturing Manager for Flint Hills Resources Corpus Christi, L.L.C., a Delaware limited liability company on behalf of said L.L.C.

This the _____ day of _____, 20____

Notary Public in and for the State of Texas

Notes:

- 1.) Total platted area contains 11.96 acres of land.
- 2.) Set 5/8 inch iron rods with red plastic cap stamped "URBAN ENGR C.C. TX" at all lot corners, except where noted.
- 3.) The receiving water for the storm water runoff from this property is the Corpus Christi Inner Harbor. The TCEQ has classified the aquatic life use for the Corpus Christi Inner Harbor as "intermediate".
- 4.) Bearings based on GPS, NAD83, State Plane Coordinate System, Texas South Zone 4205.
- 5.) By graphic plotting only, this property is in Zone "C" on Flood Insurance Rate Map, Community Panel No. 485464 0134 C, City of Corpus Christi, Texas, which bears an effective date of July 18, 1985 and is not in a Special Flood Hazard Area.
- 6.) The yard requirement, as depicted is a requirement of the Unified Development Code and is subject to change as the zoning may change.
- 7.) Commercial driveways shall be installed by the property owner to comply with county regulations and must have an approved driveway permit by the Nueces County Department of Public Works prior to installation.
- 8.) Minimum finished floor elevation shall be 12 inches above the center of the road surface, unless otherwise noted by engineer of record.