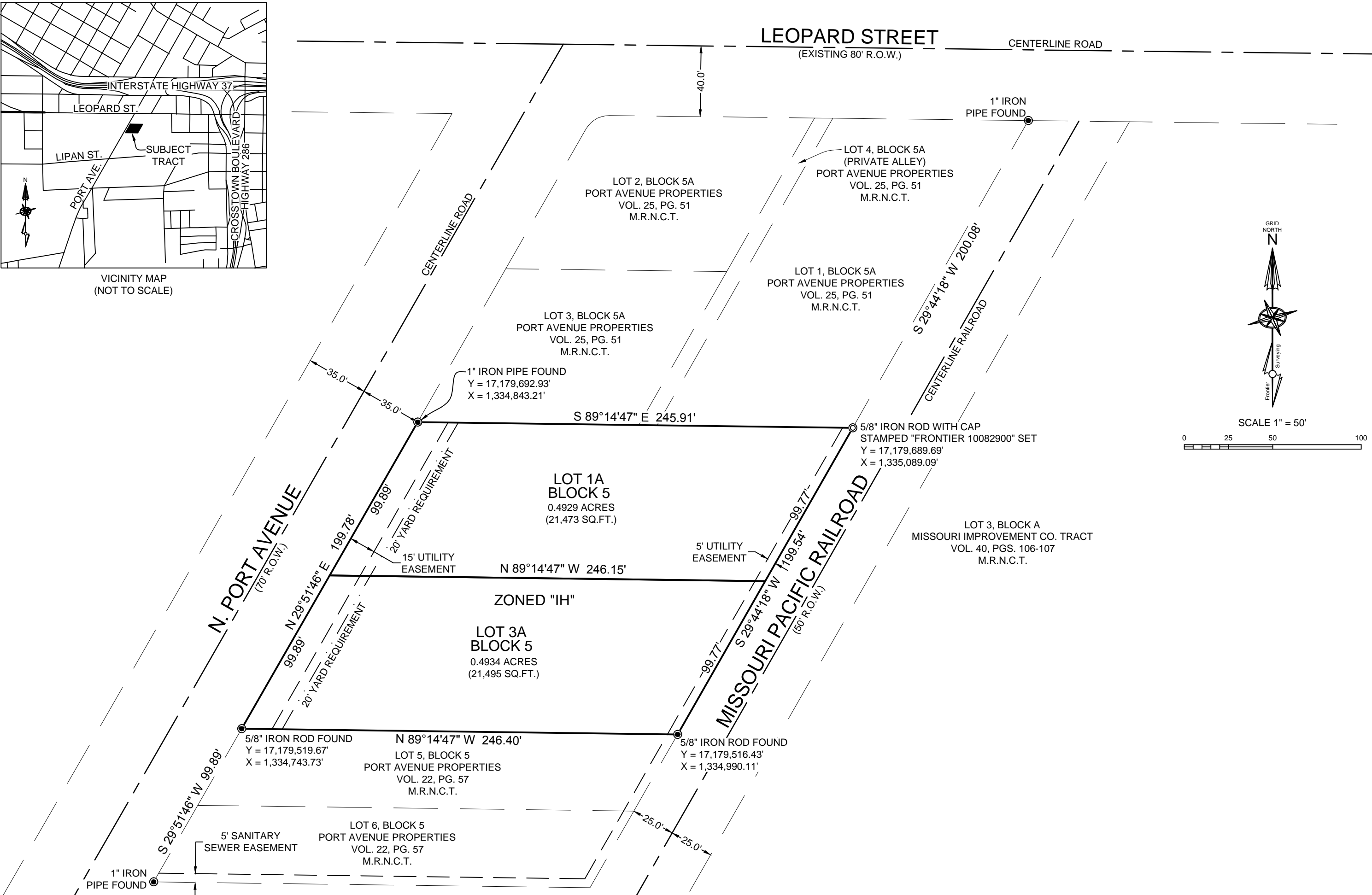


VICINITY MAP
(NOT TO SCALE)



NOTES

- 1) Bearings and distances are based on the NAD83 (2011), Texas South Zone.
- 2) The subject property does not appear to lie within the limits of a 100-Year Flood Hazard Zone according to the Map published by the Federal Emergency Management Agency, and has a Zone "C" Rating as shown by Map No. 485464 0166 C, dated July 18, 1985.
- 3) Total platted area contains 0.9863 acres (42,968 square feet) of land.
- 4) This survey was performed without the benefit of a Title Commitment and may not show all easements and matters that may affect the subject property.
- 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 open space regulation will be required during the building permit phase.
- 7) 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".

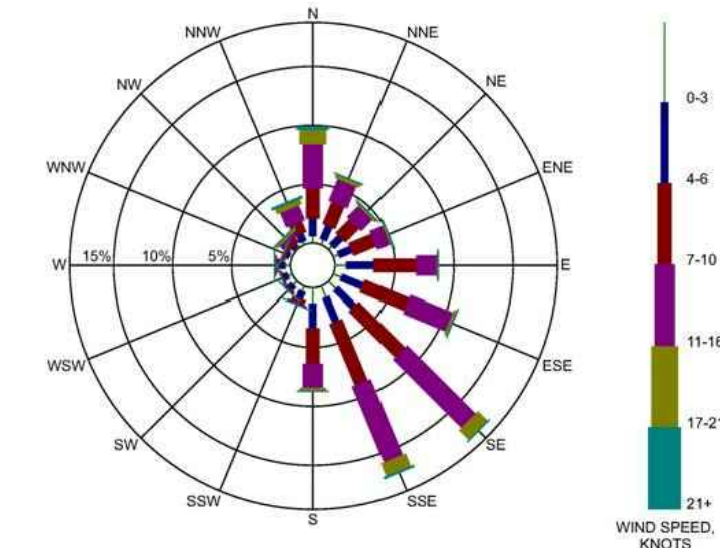


Figure 1
Wind Rose for Corpus Christi, TX

Plat of PORT AVENUE PROPERTIES

Block 5, Lot 1A and 3A

Being a re-plat of Lots 1, 2, 3 and 4, Block 5, Port Avenue Properties,
as recorded in Volume 22, Page 57, Map Records, Nueces County, Texas.
Situated in the Enriquez Villareal Survey, Abstract No. 1, Nueces County, Texas

State of Texas
County of Nueces

Vick's Famous Hamburgers, Inc., hereby certifies that it is the owner of the lands within the boundaries of the foregoing plat; that it has had said lands surveyed and subdivided as shown; that the streets as shown are dedicated to the public use forever; that the 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__.

Vick's Famous Hamburgers, Inc.
By: George Pollakis
Owner

State of Texas
County of Nueces

Before me, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this ____ day of _____, 20__.

Notary Public

State of Texas
County of Nueces

I, Allen W. Kerley, a Registered Professional Land Surveyor for Frontier Surveying Company, have prepare 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

State of Texas
County of Nueces

This plat of the herein described property was approved on behalf of the City of Corpus Christi, Texas by the Department of Development Services.

This the ____ day of _____, 20__.

Ratna Pottumuthu, PE, LEED, AP
Development Services Engineer

State of Texas
County of Nueces

This 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. McGinn, A.I.C.P.
Interim Secretary

Philip J. Ramirez, AIA, LEED, AP
Chairman

State of Texas
County of Nueces

I, Kara Sands, County Clerk in and for Nueces County, do hereby certify that the foregoing instrument dated 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.

No. _____
Filed for Record
At ____ o'clock ____M.
_____, 20__

Kara Sands
County Clerk
Nueces County Texas

Surveyor
Frontier Surveying Company
710 Buffalo St., Suite 700
Corpus Christi, TX 78401
Ph: (361) 881-8044

Owner
Vick's Famous Hamburgers
4902 Valley Mill Drive
Corpus Christi, TX 78413
Ph: (361) 548-4618