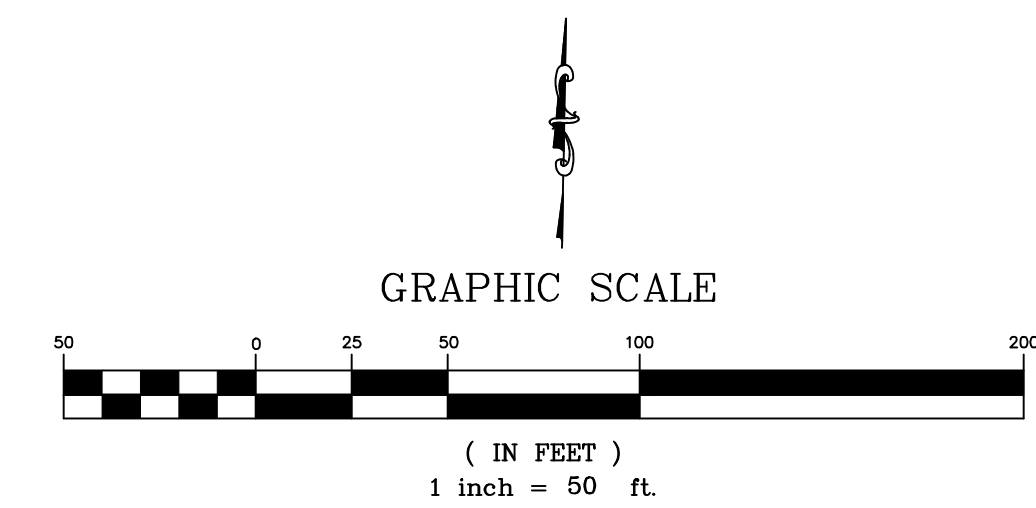




- LEGEND:
- ① = FOUND 1/2" IRON BAR WITHOUT A CAP
 - ② = SET 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000"
 - ④ = FOUND 1/2" IRON BAR WITH AN ORANGE CAP MARKED "TRANSGLOBAL SERVICES"
 - ⑤ = FOUND 1-1/2" IRON PIPE
 - ⑥ = FOUND BROKEN CONCRETE MONUMENT SET IN THE GROUND
- R.O.W. = RIGHT-OF-WAY
 O.P.R. = OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS
 Δ = DELTA ANGLE
 CHD BRG = CHORD BEARING
 CHD DIST = CHORD DISTANCE

PLAT OF
 STRIPES CORPUS CHRISTI

BEING 5.467 ACRES OUT OF LOTS 17 AND 21, JOHNNY C. WILSON FARM LOTS, CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS AS SHOWN BY PLAT OF RECORD IN VOLUME 21 AT PAGES 12-13 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS, BEING A PORTION OF A 27.361-ACRE TRACT OF LAND DESCRIBED IN DEED OF RECORD IN DOCUMENT NUMBER 2020051891 OF THE OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS AND A PORTION OF A 5.380-ACRE TRACT OF LAND DESCRIBED IN DEED OF RECORD IN DOCUMENT NUMBER 2020051891 OF THE OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS



STATE OF TEXAS
 COUNTY OF NUECES

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS HEREBY CERTIFY THAT THE FOREGOING MAP DATED THE ____ DAY OF _____, 2025 WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE ____ DAY OF _____, 2026 AT _____ O'CLOCK ____M AND DULY RECORDED IN VOLUME _____, PAGE _____ MAP RECORDS OF NUECES COUNTY, TEXAS. WITNESS MY HAND AND SEAL OF SAID COURT AT MY OFFICE, IN CORPUS CHRISTI, TEXAS.

DOCUMENT NO. _____

KARA SANDS
 COUNTY CLERK

DEPUTY

STATE OF TEXAS
 COUNTY OF NUECES

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE DEVELOPMENT SERVICES ENGINEER OF THE CITY OF CORPUS CHRISTI, TEXAS

THIS THE ____ DAY OF _____, 2026

BRIA A. WHITMIRE, P.E., CFM, CPM
 DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS
 COUNTY OF NUECES

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF CORPUS CHRISTI, TEXAS

THIS THE ____ DAY OF _____, 2026

CYNTHIA SALAZAR-GARZA
 CHAIRPERSON

MICHAEL DICE
 DIRECTOR

STATE OF TEXAS
 COUNTY OF _____

HEINS 44 RETAIL PARTNERS, LTD
 A TEXAS LIMITED PARTNERSHIP
 BY: HEINS 44, RETAIL GP, LLC A
 TEXAS LIMITED LIABILITY COMPANY

WE, HEINS 44 RETAIL PARTNERS LTD, HEREBY CERTIFY THAT WE ARE THE OWNER OF LANDS EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING PLAT; THAT IT HAS HAD SAID LAND SURVEYED AND SUBDIVIDED AS SHOWN; THAT STREETS AS SHOWN ARE DEDICATED TO THE PUBLIC FOREVER; THAT ALL EASEMENTS ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION AND USE OF PUBLIC UTILITIES; THAT THIS MAP WAS MADE FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

BY: _____
 SHARON A. VICKERS
 ITS: PRESIDENT
 STATE OF TEXAS
 COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, SHARON A. VICKERS, PROVEN TO ME TO BE THE PERSON WHOSE SIGNATURE THEY MADE ON THE FOREGOING INSTRUMENT OF WRITING, AND THEY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE. THIS THE ____ DAY OF _____, 2026

NOTARY PUBLIC

STATE OF TEXAS
 COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: EMPLOYEES OF SINCLAIR LAND SURVEYING, INC. UNDER MY SUPERVISION.

LEMUEL T. SINCLAIR, R.P.L.S. #5142
 REGISTERED PROFESSIONAL LAND SURVEYOR

PROJECT ENGINEER:



111 TOWER DRIVE, SUITE 325
 SAN ANTONIO, TEXAS 78232
 PHONE: 210-774-5504
 EMAIL: JHORA@BOWMAN.com
 TBPE Registration No.: F-14309

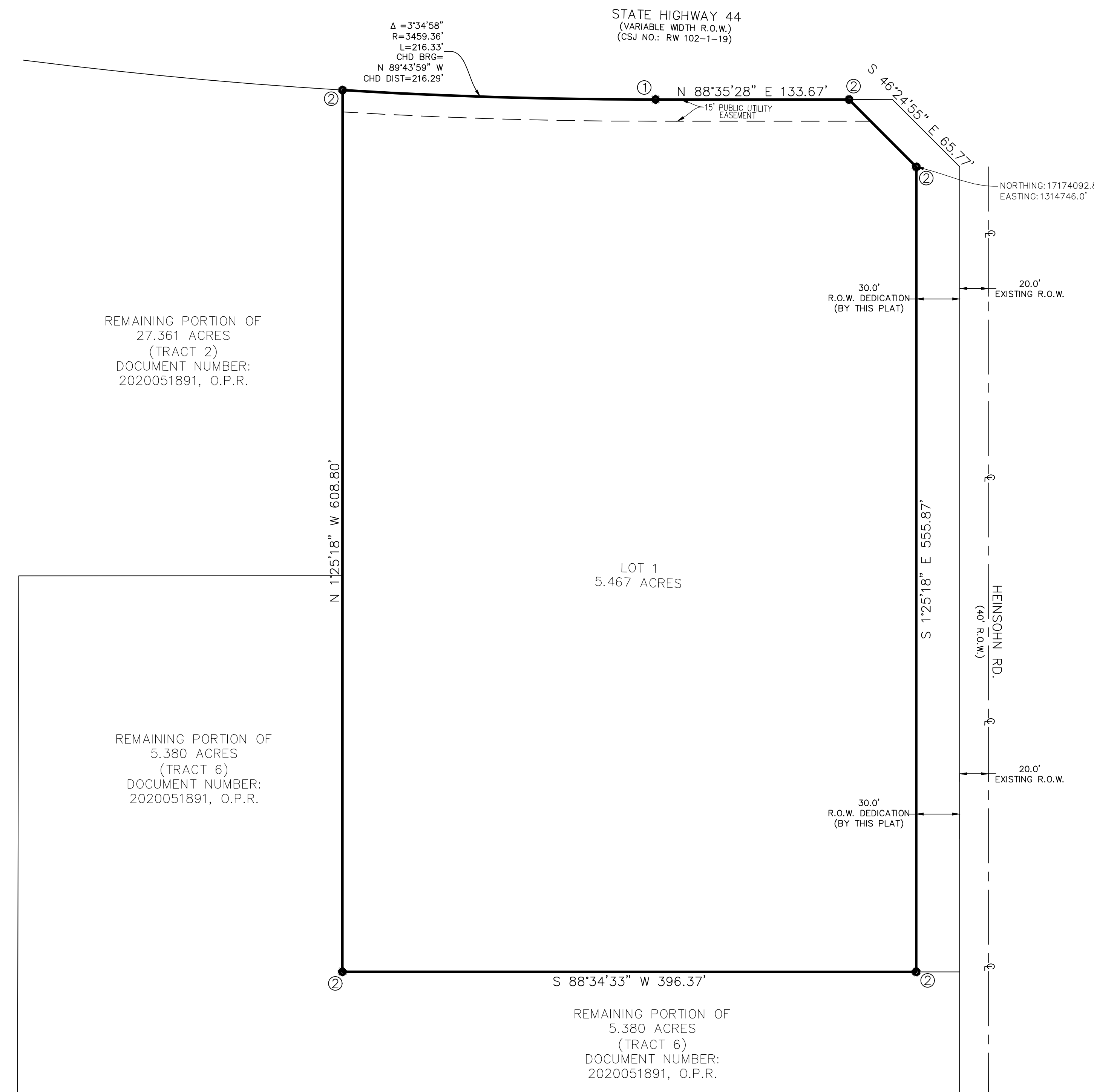
PROJECT SURVEYOR:



SINCLAIR LAND
 SURVEYING, INC.
 3411 MAGIC DRIVE
 SAN ANTONIO, TEXAS 78229
 210-341-4518
 TBPE REGISTRATION NO. 10089000

GENERAL NOTES:

- BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48355C0315G, NUECES COUNTY, TEXAS, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 13, 2022.
- MEASURED BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, TEXAS SOUTH ZONE 4205, NORTH AMERICAN DATUM OF 1983 (NA2011).
- PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "SLS" UNLESS NOTED OTHERWISE.
- THE TOTAL PLATTED AREA IS 5.882 ACRES.
- THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- NO INCREASE IN STORM WATER DISCHARGE TO STATE RIGHT-OF-WAY SHALL BE ACCEPTED BY TXDOT.
- TXDOT PERMITS WILL BE ISSUED IN ACCORDANCE WITH THE ACCESS MANAGEMENT STANDARDS AND ALL APPLICABLE STATE AND FEDERAL LAWS, INCLUDING RULES AND REGULATIONS. ACCESS CONNECTION SPACING, MATERIALS, GEOMETRICS, ACCESSIBILITY, AND OTHER DESIGN SPECIFICATIONS WILL BE CONSIDERED, AS WELL AS THE IMPACT ON DRAINAGE AND HYDRAULICS, UTILITY LOCATION OR RELOCATION, AND THE ENVIRONMENT THAT WILL RESULT FROM THE REQUESTED CONSTRUCTION OF AN ACCESS CONNECTION. 73 EX ADMIN. CODE §11.52 (2020).
- DRAINAGE IMPROVEMENTS SHALL ACCOMMODATE RUNOFF FROM THE UPSTREAM DRAINAGE AREA IN ITS ANTICIPATED MAXIMUM "BUILD-OUT" OR "FULLY DEVELOPED" CONDITION, AND SHALL BE DESIGNED TO PREVENT OVERLOADING THE CAPACITY DOWNSTREAM DRAINAGE SYSTEM.
- IF THE OWNER RESPONSIBLE FOR MAINTENANCE OF THE PERMANENT STORMWATER OR WATER QUALITY CONTROL FAILS TO MAINTAIN THE CONTROL TO TXDOT ROW, THE OWNER SHALL CORRECT THE PROBLEM.
- 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.



SURVEYORS NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "SLS" UNLESS NOTED OTHERWISE.
- ALL COORDINATES AND BEARINGS SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM, TEXAS SOUTH ZONE 4205, NORTH AMERICAN DATUM OF 1983 (NA2011), GRID. DISTANCES SHOWN HEREON ARE BASED UPON SURFACE MEASUREMENTS. TO CONVERT SURFACE DISTANCES TO GRID, APPLY A COMBINED SCALE FACTOR OF 1.000040.
- DIMENSIONS SHOWN ARE SURFACE.