



## **Merged Document Report**

**Application No.: PL8707**

|               |      |
|---------------|------|
| Description : |      |
| Address :     |      |
| Record Type : | PLAT |

### Submission Documents:

| <b>Document Filename</b>   |
|--|
| PRELIM10- 25-828 - 3601 IH69 Access Rd.Corpus Christi<br>78410-REPLAT-1 OF 1 (2).pdf |
| C400 - UTILITY PLAN_easement markup.pdf  |

### Comment Author Contact Information:

| <b>Author Name</b> | <b>Author Email</b> | <b>Author Phone No.:</b> |
|--------------------|---------------------|--------------------------|
| Mark Zans          | markz2@cctexas.com  | 361-826-3553             |
| Bria Whitmire      | briaw@cctexas.com   | 361-826-3268             |
| Mina Trinidad      | minar@cctexas.com   | 361-826-3259             |
| Caleb Wong         | calebw@cctexas.com  | 361-826-3392             |
| Alex Harmon        | alexh2@cctexas.com  | 361-826-1102             |

### General Comments

| Comment ID | Author : Department | Status | Review Comments   | Applicant Response Comments |
|------------|---------------------|--------|---|-----------------------------|
| 27         | Bria Whitmire : DS  | Closed | <p>Improvements Required for Recordation, per UDC 8.1.4.</p> <p>A. Streets: No<br/>Sidewalks: Yes<br/>B. Water: Yes, coordinate with NCWID#3<br/>Fire hydrants: Yes<br/>C. Wastewater: Yes<br/>D. Stormwater: Yes<br/>E. Public open space: No<br/>F. Permanent monument markers: No</p> <p>Please note, improvements required should be constructed to city standards, found in Article 8 and the IDM.</p> |                             |

[Corrections in the following table need to be applied before a permit can be issued](#)

| Comment ID | Page Reference | Annotation Type | Author : Department | Status | Review Comments  | Applicant Response Comments |
|------------|----------------|-----------------|---------------------|--------|--|-----------------------------|
| 14         | Utility Plan   | Note            | Mina Trinidad : DS  | Closed | (Informational) Gas Department has no comment for the above referenced plat.   |                             |
| 18         | Utility Plan   | Note            | Bria Whitmire : DS  | Closed | <p>Update: Confirmed.</p> <p>Provide documentation verifying that CP&amp;L is okay with private stormwater detention in their easements.</p>   |                             |
| 23         | Utility Plan   | Callout         | Alex Harmon : DS    | Closed | If these 2 pad sites are separate lots as shown on plat, then a UE or private UE should be shown and recorded on plat for sanitary sewer services.   |                             |
| 25         | Utility Plan   | Note            | Alex Harmon : DS    | Closed | Per UDC 8.1.5., All required improvements shall be designed and installed in order to provide for a system of utilities, storm water and streets and to create continuity of improvements among adjacent properties. Place UEs to provide services to each LOT.                        |                             |
| 26         | Utility Plan   | Note            | Alex Harmon : DS    | Closed | Who will be responsible for maintaining stormwater detention ponds?  |                             |
| 28         | Utility Plan   | Note            | Alex Harmon : DS    | Closed | Approval of the plat does not approve the layout of public utilities, including but not limited to water, wastewater, stormwater and roadways. These items are only approved via Public Improvement Plans.   |                             |
| 41         | Utility Plan   | Note            | Mina Trinidad : DS  | Closed | <p>(Informational) Fire:<br/>Comments 1-7</p> <p>1. All code reference is based on currently adopted International Fire Code (IFC) 2021 and Corpus Christi Water Distribution Standards.</p> <p>2. Commercial Development shall have a fire flow of 1,500 GPM with 20 psi residual</p> |                             |

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|------------|----------------|-----------------|---------------------|--------|--|-----------------------------|
|            |                |                 |                     |        | <p>Fire hydrant every 300 feet and operational.</p> <p>3. 507.5.1 (amendment) Where Required: All premises, other than one-family detached dwellings, where buildings or portions of buildings are located more than 150 feet from a fire hydrant shall be provided with approved on-site hydrants and water mains capable of supplying the fire flow require by the fire official. The minimum arrangement being so as to have a hydrant available for distribution of hose to any portion of building on the premises at distances not exceeding 300 feet.</p> <p>4. 507.5.4 Obstruction. Unobstructed access to fire hydrants shall be maintained at all times. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants. Note: Hose lay from a hydrant will not cross an arterial street.</p> <p>5. 912.2.3 (amendment) Proximity to Hydrant: Fire department connections (FDC) for each sprinkler system or standpipe system shall be located not more than 100 feet from the nearest fire hydrant connected to an approved water source</p> <p>6. 503.1.1 (amendment) Buildings and facilities: Approved fire apparatus access roads shall be provided for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall allow access to three (3) sides of buildings in excess of fifteen thousand (15,000) square feet and all sides for buildings in excess of thirty thousand (30,000) square feet.</p> <p>7. 3310.1 Required access. Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available.</p> |                             |
| 42         | Utility Plan   | Note            | Mina Trinidad : DS  | Closed | <p>(Informational) Fire:</p> <p>Comments 8-15</p> <p>8. D102.1 Access and loading. Facilities, buildings, or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.</p>   |                             |

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|            |                |                 |                     |        | <p>9. 503.1.1 (amendment) Buildings and facilities: During construction, when combustibles are brought on to the site in such quantities as deemed hazardous by the fire official, access roads and a suitable temporary supply of water acceptable the fire department shall be provided and maintained.</p> <p>10. An accessible road and a suitable water supply is required once construction materials are brought on site.</p> <p>11. 503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders and an unobstructed vertical clearance of not less than 13 feet 6 inches.</p> <p>12. D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.</p> <p>13. The minimum required width of 20 feet that shall be maintained means a clear unobstructed path that allows the passage of fire apparatus. Where Fire Apparatus Access is constructed to the minimum of 20 feet, no parking is allowed within the fire apparatus lane.</p> <p>Where a fire hydrant is located on the street, the minimum unobstructed clearance shall be 26 feet. In this instance, no parking is allowed on one side of the street. The minimum UDC residential street width is 28 ft. curb to curb. Any parking along the street that reduces the width to less than 20 ft. is prohibited and the Fire Code Official and will require painting "NO PARKING-FIRE LANE" along one side of the street.</p> <p>14. Note: Calculated Turning Radii for Fire Apparatus:<br/> Inside Turn: 20 ft. 3 in.<br/> Curb to curb: 36 ft. 8 in.<br/> Wall to wall: 44 ft. 8 in.</p> <p>Note: The turning radius for fire apparatus should not be less than 45 degrees and curb to curb 36 feet. As a result, developers should be particularly careful not to design streets with acute angles that would prevent fire apparatus from completing a turn without having to back up to negotiate the turn.</p> <p>15. The plat does not provide details regarding the width of the driveways. Especially the driveway labeled E and F. The minimum standards must meet the criteria noted above. Drive F has a centerisland, each side of the island should measure 20 ft. or it may be necessary to remove this center island to maintain fire access.</p> |                             |

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| 43         | Utility Plan   | Note            | Mina Trinidad : DS  | Closed | <p>(Informational) Fire: Comments 16-25</p> <p>16. D105.1 Where required. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater</p> <p>17. D105.2 Width. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof.</p> <p>18. D105.3 Proximity to building. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.</p> <p>19. D105.4 Obstructions. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official.</p> <p>20. 503.4 Obstruction of fire apparatus access roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in sections D103 shall always be maintained.</p> <p>21. 503.3 Marking: Where required by the fire code official, approved signs, or other approved notices the include the words NO PARKING-FIRE LANE shall be provided for fire apparatus access roads to identify such roads to prohibit the obstruction thereof. The designation of a fire lane can be marked with conspicuous signs which have the words:" Fire Lane-No Parking" at 50-foot intervals. In lieu of signs, fire lanes may be marked along curbing with the wording, "Fire Lane-No Parking" at 15-foot intervals.</p> <p>22. Table D103.4 Requirements for Dead-end fire apparatus access roads. Turnaround provisions shall be provided with a 96-foot diameter</p> |                             |

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|            |                |                 |                     |        | <p>cul-de-sac.</p> <p>23. 503.2.5 Dead ends. Dead-end fire apparatus access roads more than 150 feet in length shall be provided with an approved area for turning around fire apparatus.</p> <p>24. D103.5 Fire apparatus access road gates. If installed-Gates securing the fire apparatus access roads shall comply with all the following criteria: Single gate width shall not be less than 20 feet. 12 feet gate width is required for a divided roadway. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official. Note: The use of a Knox Gate Switch is currently required by the Fire Official. Methods of locking shall be submitted for approval by the fire code official. Note: The Knox Padlock is currently required by the Fire Official. Electric gate operators, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed, and installed to comply with the requirements of ASTM F 2200.</p> <p>25. Commercial development of the property will require further Development Services review.</p> |                             |

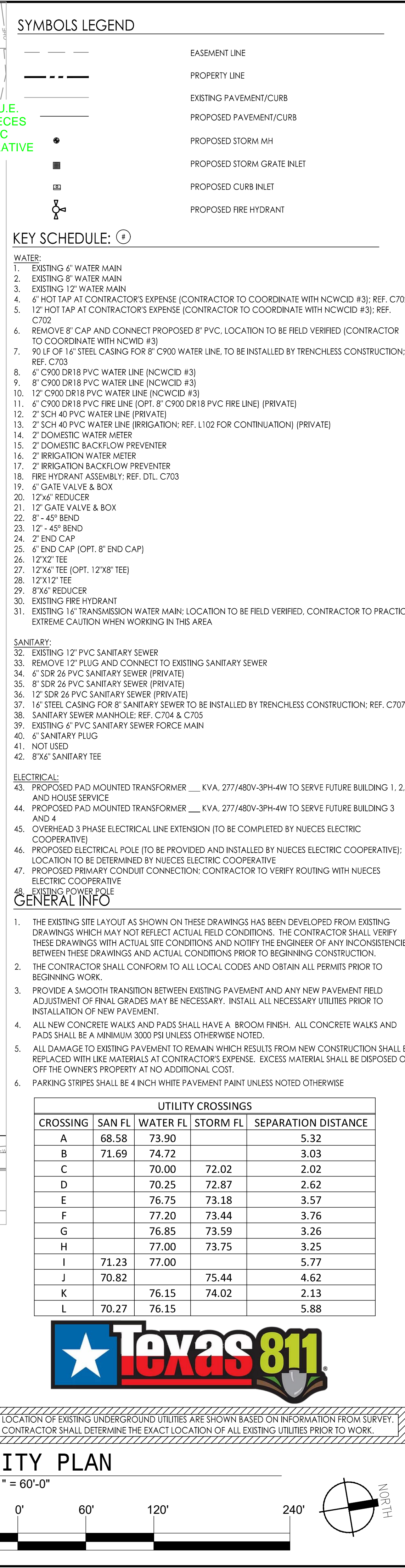
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|------------|----------------|-----------------|---------------------|--------|---|-----------------------------|
| 46         | Utility Plan   | Note            | Mina Trinidad : DS  | Closed | (Informational) AEP Texas Distribution has no comment.  |                             |
| 5          | Plat           | Note            | Mark Zans : DS      | Closed | <p>The application is in incomplete status. Please submit the following items to move the plat forward.</p> <ol style="list-style-type: none"> <li>1. Application for Land Subdivision with the preliminary plat type of plat checked on the first page. Please fill out all information and have owner and surveyor/engineer sign the third page.</li> <li>2. a completely fill out Disclosure of Interest form. this form can be found on the city of Corpus Christi website under development services / forms.</li> <li>3. A copy of the latest deeds showing the ownership of the land being platted. Grantee on deeds should match people who are signing the plat.</li> <li>4. A utility plan showing all present and future utility connections including all underground facilities and any pipelines.</li> <li>5. The site is over 1 acre in size, a SWQMP plan for the entire site will be required.</li> <li>6. Since this is a commercial site a PHT (Peak Hour Trip) form will be required.</li> <li>7. Please submit all plans and documents via the portal. A completeness check will be run again on submitted items.</li> </ol> |                             |
| 12         | Plat           | Note            | Mina Trinidad : DS  | Closed | This plat is on the 30-day tract for approval, approval with conditions, or disapproval by August 28, 2025.   |                             |
| 13         | Plat           | Note            | Mina Trinidad : DS  | Closed | (Informational) CCRTA: This plat is located along but not immediately adjacent to any bus stops served by CCRTA Service Route 27 Leopard.   |                             |
| 15         | Plat           | Note            | Mina Trinidad : DS  | Closed | (Informational) Equistar Pipeline: Based on the information provided Equistar Pipeline will not be affected and has no comment.   |                             |
| 16         | Plat           | Note            | Mina Trinidad : DS  | Closed | (Informational) GIS: Plat closes within acceptable engineering standards.   |                             |
| 19         | Plat           | Note            | Alex Harmon : DS    | Closed | Provide private drainage easement for detention ponds, or place a note that Lot 9 is non-buildable.   |                             |
| 20         | Plat           | Callout         | Alex Harmon : DS    | Closed | Should this plat extend the access easement to Lot 7 and/or 9 or will Lot 7 and/or 9 have access along frontage only?   |                             |
| 21         | Plat           | Note            | Alex Harmon : DS    | Closed | Place 20 ft UE along lots 4-7 and Lot 9 along IH-69 frontage road.  |                             |
| 22         | Plat           | Note            | Alex Harmon : DS    | Closed | Any questions on easements for waterlines should be directed to NWCID #3.   |                             |

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| 33         | Plat           | Note            | Mina Trinidad : DS  | Closed | (Informational) Parks and Recreation Department: No fees applicable as prelim plat designates lot for commercial buildings. As such, since no proposed residential dwelling units are being constructed, no fees are to be applied.  |                             |
| 34         | Plat           | Note            | Mina Trinidad : DS  | Closed | <p>(Informational) Traffic/ROW: Comments 1-8</p> <p>1. Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7)</p> <p>2. Proposed driveway access to a public maintained by the Texas Department of Transportation (TXDOT) shall conform to TXDOT criteria. The developer and/or agent is responsible for coordination with the local TXDOT Area Office.</p> <p>3. The PW-Traffic Department(Right-of-Way Division) is responsible for reviewing and permitting new construction and repairs/modifications to driveways, sidewalks, and curb and gutter. The review and approval of the permit must be approved prior to the issuance of the building permit (issued by DSD). (Refer to Municode Chapter 49-30 for permit requirements.)</p> <p>4. A ROW Construction Permit, issued by PW-Traffic Department (Right-of-Way Division), is required for any work obstructing, closing, or occupying public right-of-way (Reference Chapter 49-2). Work within the Right-of-Way without a permit is subject to daily Non-Compliance Fees (Reference Municode Chapter 49).</p> <p>5. Provide the PHT form using 11th edition, or latest edition, of the Trip Generation Manual . A PHT Form is required for any rezoning, site plan or street closure request for developments that are projected to contain 500 or fewer weekday peak hour trips. A traffic impact analysis will be required for developments generating or 501 trips. (Reference UDC Section 3.29)</p> <p>6. An Urban Transportation Plan Amendment is required to modify or delete a master planned street. Coordinate with the Traffic Department (TrafficEngineering@cctexas.com) to complete this separate process and requirements.</p> <p>7. Any street excavation, utility cut, or utility tap requires a permit issued by the Traffic Department (Right-of-Way Division). Restoration requirements are subject to the street Pavement Condition Index (PCI) and street age. New streets ( Any street 0-6</p> |                             |



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|            |                |                 |                     |        | years and / or PCI $\geq$ 80) will require restoration of 25-ft beyond the outermost edge of the excavation and up to curb to curb repair. Older streets (Any street > 6 years or PCI < 80) will require restoration of 10-ft beyond the outermost edge of the excavation and up to full lane (Refer to Municode Section 49-47-1).<br>8. Sidewalks required on both sides of local street as per IDM Chapter 6 - Street Design Requirements. Table 6.2.2 Street Right-of-Way Dimension Standards |                             |
| 35         | Plat           | Note            | Mina Trinidad : DS  | Closed | Remove signature blocks on plat. Plat does go to Planning Commission but does not get recorded so signature blocks are not needed.   |                             |
| 36         | Plat           | Note            | Mina Trinidad : DS  | Closed | On the location site map, zoom into the subject property for better visibility.  |                             |
| 37         | Plat           | Note            | Mina Trinidad : DS  | Closed | Ensure all plat notes are numbered.  |                             |
| 38         | Plat           | Note            | Mina Trinidad : DS  | Closed | Remove adjacent property owner names from plat.  |                             |
| 39         | Plat           | Note            | Mina Trinidad : DS  | Closed | Increase the block number text size.   |                             |
| 47         | Plat           | Note            | Mina Trinidad : DS  | Closed | 08/25: Applicant requests additional review time, spoke with EJB. Deadline is now 9/27/25.   |                             |
| 29         | Plat           | Note            | Caleb Wong : STREET | Closed | PW STR: Informational - Please coordinate with Public Works Traffic Engineering regarding driveway spacing along City Right-of-Way along CR 52   |                             |
| 30         | Plat           | Note            | Caleb Wong : STREET | Closed | PW STR: Informational - Based on the Corpus Christi GIS Viewer, IH 69 Access is TxDOT jurisdiction. Please coordinate with TxDOT.  |                             |
| 31         | Plat           | Note            | Caleb Wong : STREET | Closed | PW STR: Informational - Please refer to City of Corpus Christi Standards and Specifications for proposing roadwork, curb and gutter, sidewalk, utilities, etc and have the standards included in the plan set and the specifications referenced. Wherever available, please include a table of contents for which standards and specifications were used.  |                             |
| 32         | Plat           | Note            | Caleb Wong : STREET | Closed | PW STR: Informational - A person shall be held responsible for damage to and in public right-of-way for the criteria outlined in Sec. 49-39-9 in the City's Municipal Code and will be held responsible for restoring the City assets per Municipal Code Sec. 49-47-1, Sec. 49-54-6 and Sec. 49-49-3. For further information, please email ROWManagement@cctexas.com.   |                             |



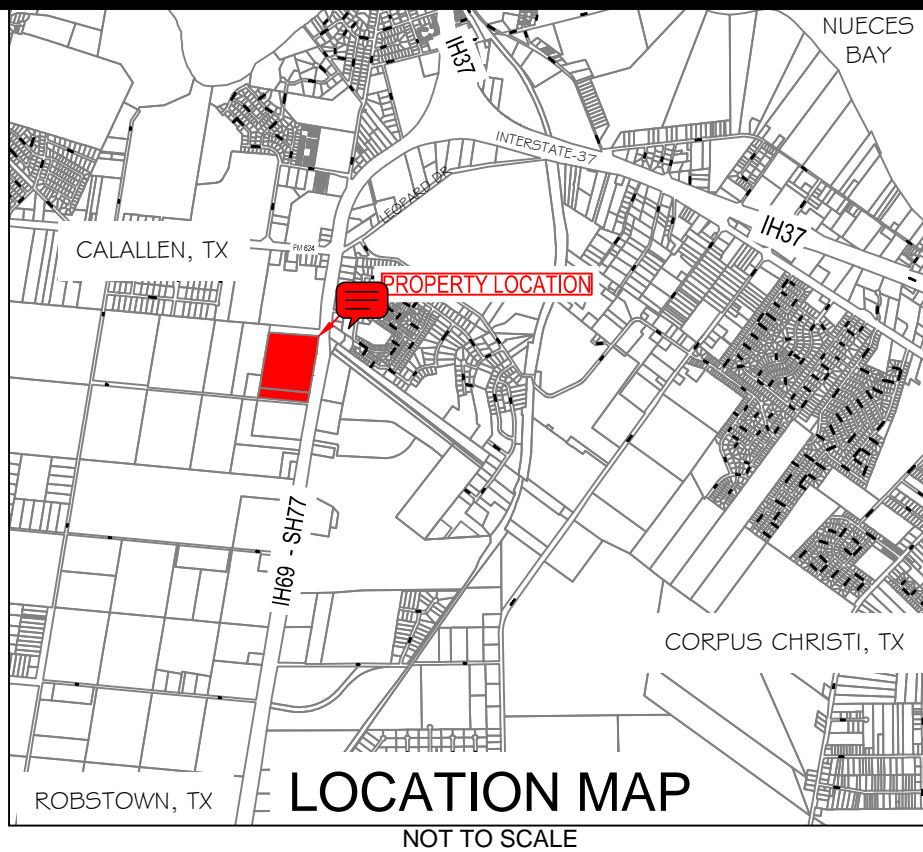


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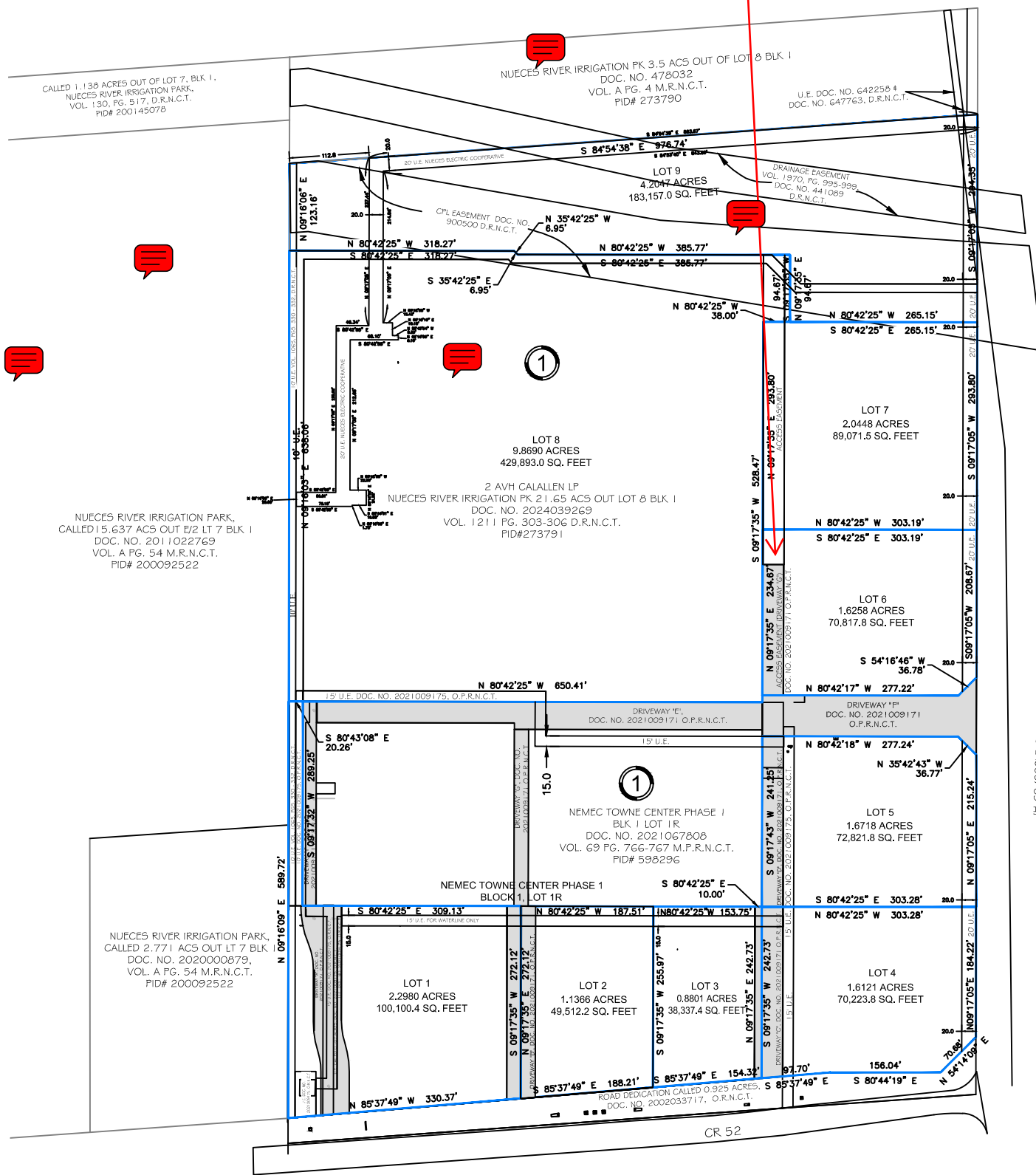


# PRELIMINARY PLAT OF NEMEC TOWNE CENTER PHASE 2 BLOCK 1

BEING A RE-PLAT OF A CALLED 25.343 ACRE TRACT OF LAND SITUATED IN LOT 8, BLOCK 1, NUECES RIVER IRRIGATION PARK SUBDIVISION, AS RECORDED IN VOLUME A, PAGE 54, MAP RECORDS NUECES COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND (CALLED 21.65 ACRES) AS CONVEYED TO 2AVH CALALLEN LP, TEXAS LIMITED PARTNERSHIP IN DOCUMENT NO. 2024039269, & THE SAME TRACT LAND (CALLED 3.76 ACRES) AS CONVEYED TO 2AVH CALALLEN LP, TEXAS LIMITED PARTNERSHIP IN DOCUMENT NO. 2024039249, OFFICIAL PUBLIC RECORDS NUECES COUNTY, TEXAS.



Should this plat extend the access easement to Lot 7 and/or 9 or will Lot 7 and/or 9 have access along frontage only?



## DEVELOPMENT INFORMATION

- PROPERTY OWNER  
2 AVH CALALLEN LP
- ENGINEER  
Rebecca Gonzales, P.E.  
Morris & Associates, Engineers, LLC
- SURVEYOR  
Xavier D. Sandoval R.P.L.S.

## LOT INFORMATION

COMMERCIAL = 9 LOTS 25.3430 ACRES  
DEDICATION = 0.00 ACRES  
TOTAL = 9 LOTS 25.3430 ACRES

## PLAT NOTES

TOTAL PLATTED AREA CONTAINS 25.3430 ACRES OF LAND, INCLUDING RIGHT-OF-WAY DEDICATIONS AND EASEMENTS.

- FEMA INFORMATION: THIS PROPERTY IS IN ZONE X ON FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NO. 48355C0260G. MAP WITH A EFFECTIVE DATE OF OCTOBER 13, 2022. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE ENGINEER OR SURVEYOR.
- RECEIVING WATERS  
NUECES RIVER DRAINAGE BASIN  
THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE NUECES RIVER. THE TCEQ HAS NOT CLASSIFIED THE AQUATIC LIFE USE FOR THE NUECES RIVER, BUT IT IS RECOGNIZED AS AN ENVIRONMENTALLY SENSITIVE AREA. THE NUECES RIVER FLOWS DIRECTLY INTO THE NUECES BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE NUECES BAY AS "EXCEPTIONAL" AND "OYSTER WATERS" AND CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
- LOT 9 IS NON-BUILDABLE.
- ALL FOUND PROPERTY CORNERS ARE NOTATED ON THE PLAT.
- 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.
- THE SURVEYOR CAN NOT CERTIFY AS TO UN-RECORDED EASEMENTS AND/OR RIGHT-OF-WAY THAT MAY IMPACT THE SUBJECT PROPERTY AND ARE NOT VISIBLE AND APPARENT.
- CAUTION MUST BE TAKEN WITH PIPELINE MARKERS INDICATING BURIED LINES NOT ON RECORD.
- THIS SUBDIVISION INCLUDES PRIVATE IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, STREETS, FACILITIES AND EASEMENTS THAT HAVE NOT BEEN DEDICATED TO THE PUBLIC OR ACCEPTED BY THE CITY OF CORPUS CHRISTI OR ANY OTHER LOCAL GOVERNMENT AGENCY AS PUBLIC RIGHTS-OF-WAY. THE CITY OF CORPUS CHRISTI HAS NO OBLIGATION, NOR ANY OTHER LOCAL GOVERNMENT AGENCY HAVE ANY OBLIGATION, TO MAINTAIN, REPAIR, INSTALL OR CONSTRUCT PRIVATE IMPROVEMENTS WITHIN THE SUBDIVISION UNLESS DAMAGE IS NEGLIGENT BY SUCH ENTITY. THE OBLIGATION SHALL BE THE SOLE RESPONSIBILITY OF THE OWNERS OF THE PROPERTY OF THIS SUBDIVISION.

## PLAT ABBREVIATION LEGEND

|                       |                        |
|-----------------------|------------------------|
| M.R. - MAP RECORDS    | D.R. - DEED RECORDS    |
| VOL - VOLUME          | PG - PAGE              |
| SEC - SECTION         | LT - LOT               |
| AC - ACRE             | SF - SQUARE FEET       |
| NB - NON-BUILDABLE    | R.O.W. - RIGHT-OF-WAY  |
| YR - YARD REQUIREMENT | AE - ACCESS EASEMENT   |
| UE - UTILITY EASEMENT | DE - DRAINAGE EASEMENT |

## PLAT SYMBOL AND LINE LEGEND

|     |                             |
|-----|-----------------------------|
| ●   | IRON ROD FOUND              |
| ○   | PLASTIC CAP STAMPED "XDS"   |
| ⊗   | BLOCK IDENTIFICATION        |
| —   | PROPERTY LINE               |
| --- | ADJOINING PROPERTY EASEMENT |

"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"

## SURVEYING & MAPPING

|                 |                    |
|-----------------|--------------------|
| DRAWN BY: XDS   | DATE: 07/20/2025   |
| APPROVED: XDS   | DATE: 07/20/2025   |
| SCALE: 1" = 20' | PROJECT NO: 25-620 |

NEMEC TOWNE CENTER  
PHASE 2, BLOCK 1  
CORPUS CHRISTI, NUECES COUNTY, TEXAS