

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

I, SEAN GLENNAN, DO HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREIN; THAT ALL EASEMENTS AND RIGHT-OF-WAYS AS SHOWN ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF PUBLIC STREETS AND UTILITIES, AND I ADOPT THIS PLAT FOR THE PURPOSES OF DESCRIPTION AND DEDICATION.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_.

SEAN GLENNAN  
CHIEF FINANCIAL OFFICER  
LON HILL INFRASTRUCTURE, LLC

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SEAN GLENNAN, PROVEN TO ME TO BE THE PERSON WHOSE SIGNATURE HE MADE ON THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_.

NOTARY PUBLIC

STATE OF TEXAS  
COUNTY OF BEXAR

I, BRIAN D. LORENTSON, A REGISTERED PROFESSIONAL LAND SURVEYOR, HAVE PREPARED THE FOREGOING MAP FROM 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 HEREON AND TO COMPLETE SUCH OPERATIONS WITH DUE AND REASONABLE DILIGENCE CONSISTENT WITH SOUND PROFESSIONAL PRACTICE.

BRIAN D. LORENTSON  
LICENSE NO. 6839

STATE OF TEXAS  
COUNTY OF NUECES

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

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_.

BRIA WHITMIRE P.E., CFM, CPM, ENV SP, CBO  
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS  
COUNTY OF NUECES

THE PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE PLANNING COMMISSION ON BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_.

CYNTHIA SALAZAR-GARZA  
CHAIRPERSON

MICHAEL DICE  
INTERIM ASSISTANT CITY MANAGER

STATE OF TEXAS  
COUNTY OF NUECES

I, \_\_\_\_\_, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, HEREBY CERTIFY THAT THE FOREGOING MAP DATED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_ 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 OFFICE IN CORPUS CHRISTI, TEXAS.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_.

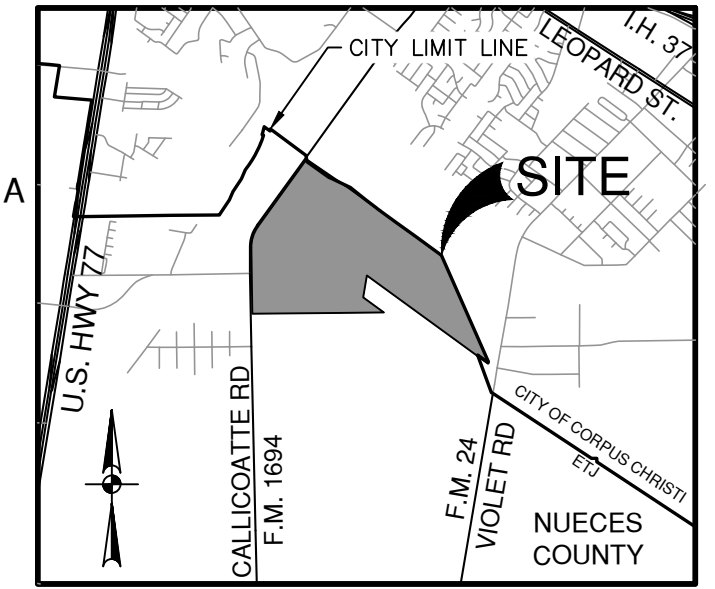
KARA SANDS  
COUNTY CLERK

DEPUTY

PLAT OF

FARIAS TRACT LOT 1 AND 2 BLOCK 1

A 338.387 ACRE, OR 14,740,138 SQUARE FEET, TRACT OF LAND, CONSISTING OF 71.31 ACRE LOT 1 FROM A PORTION OF OF A CALLED 95.883 ACRE TRACT, REFFERED TO AS " PARCEL 1" , AND 265.255 ACRES LOT 2, CONSISTING OF PORTION OF OF A CALLED 95.883 ACRE TRACT, REFFERED TO AS " PARCEL 1" , A CALLED 17.317 ACRE TRACT, REFFERED TO AS " PARCEL 2" , DESCRIBED IN A DEED TO LON HILL INFRASTRUCTURE, LLC, RECORDED IN DOCUMENT NUMBER 2025043497 OF THE OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS, AND A PORTION OF A CALLED 145.33 ACRE TRACT, DESCRIBED IN A DEED TO LON HILL INFRASTRUCTURE, LLC, RECORDED IN DOCUMENT NUMBER 2025042436 OF SAID OFFICIAL PUBLIC RECORDS, OUT OF THE GREGORIO FARIAS SURVEY, SURVEY NUMBER 599, ABSTRACT 592, OF NUECES COUNTY, TEXAS.



LOCATION MAP

NOT-TO-SCALE

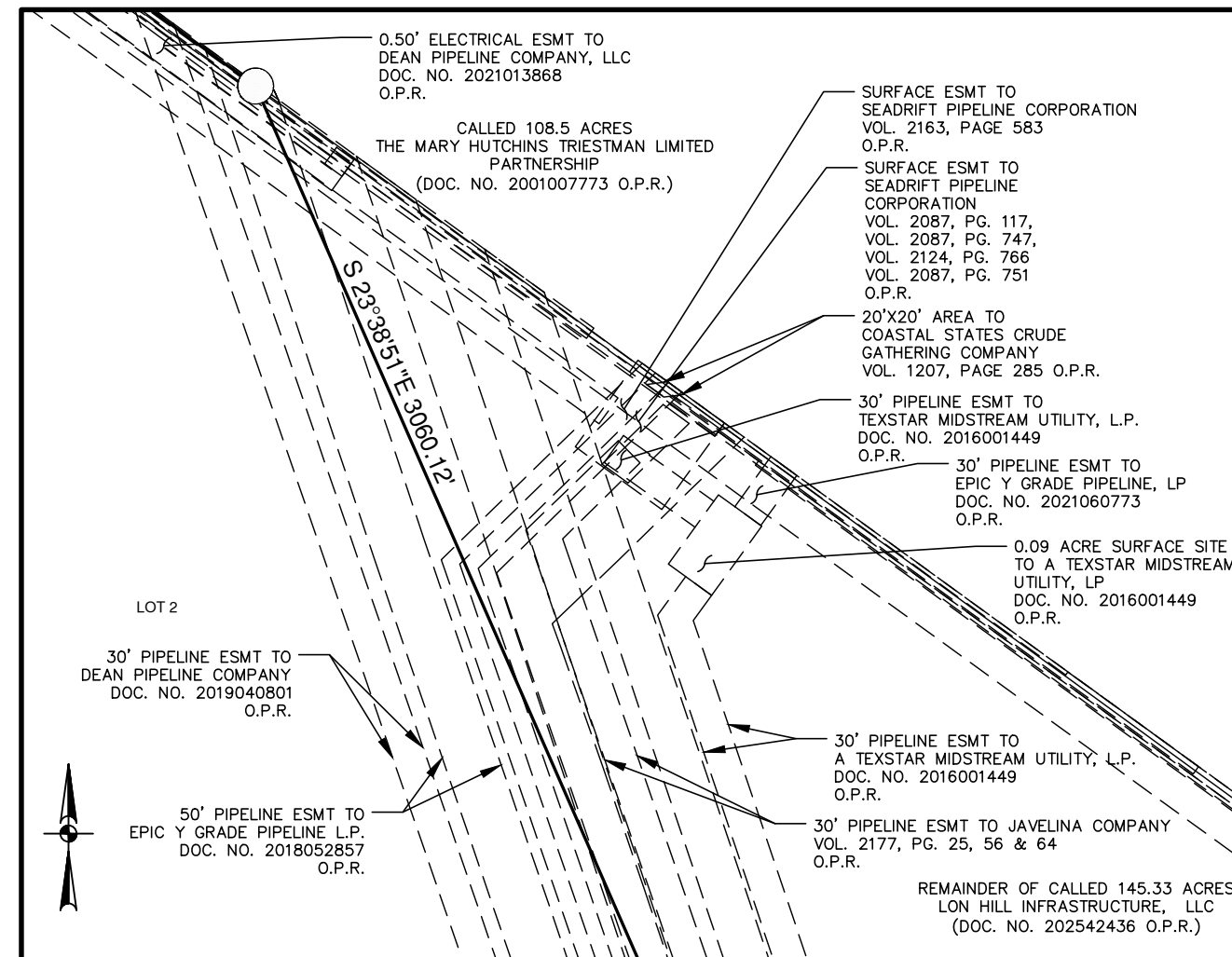
OWNER:  
LON HILL INFRASTRUCTURE, LLC  
1101 BRICKELL AVE STE. N  
MIAMI, FL 33131  
CONTACT: STEPHEN STECKEL

ENGINEER:  
PAPE-DAWSON CONSULTING ENGINEERS, LLC  
TEL: (361) 360-2209  
CONTACT: BO WISEHART, PE, CFM

**PAPE-DAWSON**  
807 N UPPER BROADWAY, STE 103 | CORPUS CHRISTI, TX 78401 | 361.360.2209  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

LEGEND

|           |  |
|-----------|--|
| ---       | EFFECTIVE (EXISTING) FEMA (100-YR) FLOODPLAIN  |
| ---       | CITY OF CORPUS CHRISTI LIMITS  |
| ---       | CENTERLINE   |
| VAR WID   | VARIABLE WIDTH   |
| CATV      | CABLE TV   |
| ELEC      | ELECTRIC   |
| TELE      | TELEPHONE  |
| HOA       | HOMEOWNERS ASSOCIATION   |
| ●         | FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON" (UNLESS OTHERWISE NOTED) |
| ○         | SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON" UNLESS NOTED OTHERWISE     |
| O.P.R.    | OFFICIAL PUBLIC RECORDS, NUECES COUNTY, TEXAS  |
| D.R.      | DEED RECORDS, NUECES COUNTY, TEXAS   |
| M.R.      | MAP RECORDS, NUECES COUNTY, TEXAS  |
| DOC. NO.  | DOCUMENT NUMBER  |
| VOL./PG.  | VOLUME/PAGE  |
| INST. NO. | INSTRUMENT NUMBER  |
| AC        | ACRE(S)  |
| ESMT      | EASEMENT   |
| I.R./I.P. | IRON ROD/IRON PIPE   |
| (PD)      | PAPE-DAWSON CAP  |
| ROW       | RIGHT-OF-WAY   |
| SF        | SQUARE FEET  |
| TYP       | TYPICAL  |



DETAIL "A"

NOT TO SCALE

SURVEYOR'S NOTES

- MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH 5/8" IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH ZONE, US SURVEY FEET, DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE. SURFACE DISTANCES ARE EQUAL TO GRID DISTANCES.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH ZONE. [RECORD BEARING/DISTANCE].

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

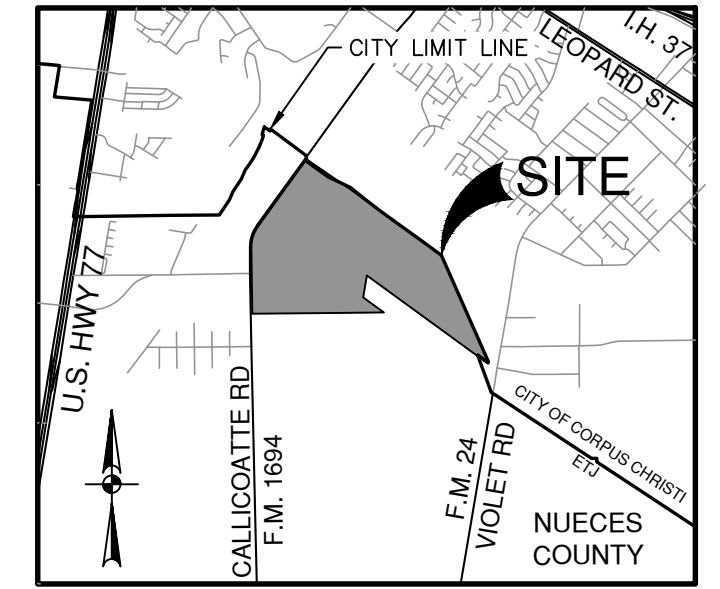
DATE OF PREPARATION: JUNE 2, 2026

- NOTES:
- THE ENTIRE PROPERTY LIES WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF CORPUS CHRISTI.
  - THE TOTAL AREA TO BE PLATTED CONTAINS 338.387 ACRE(S) OF LAND.
  - THE YARD REQUIREMENT, AS DEPICTED ON THE PLAT, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE (UDC) AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
  - THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO CREEK. THE TCEQ HAS NOT CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO CREEK, BUT IT IS RECOGNIZED AS AN ENVIRONMENTALLY SENSITIVE AREA. THE OSO CREEK FLOWS DIRECTLY IN THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS" AND CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
  - BY GRAPHIC PLOTTING, THIS PROPERTY IS IN ZONE "X" ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48355C0280G, CITY OF CORPUS CHRISTI, TEXAS, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 13, 2022.
  - PROPERTY MUST COMPLY WITH TxDOT'S TRAFFIC ACCESS MANAGEMENT PLAN

SHEET 1 OF 7

PLAT OF  
**FARIAS TRACT LOT 1 AND 2 BLOCK 1**

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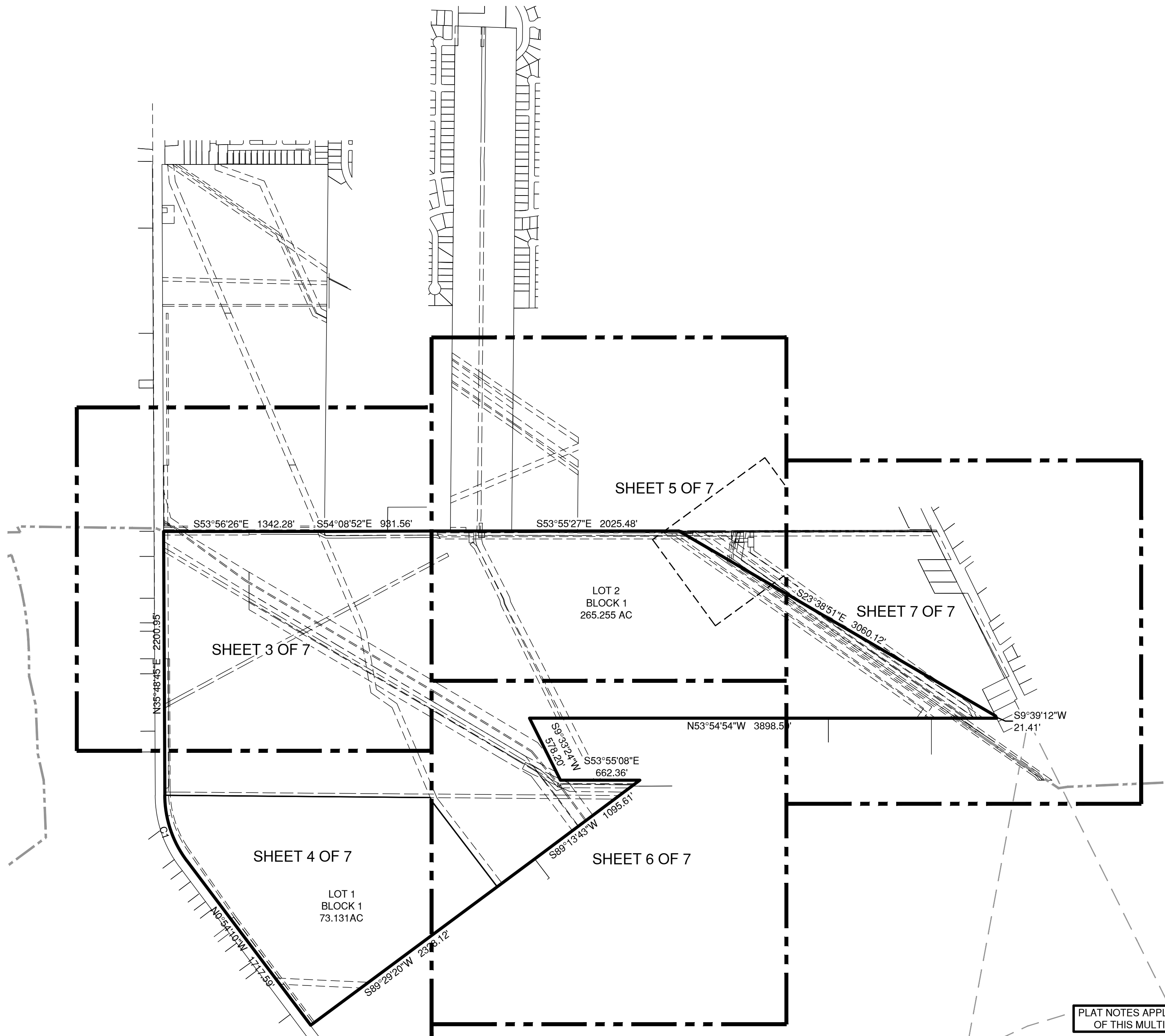
**OWNER:**  
 LON HILL INFRASTRUCTURE, LLC  
 1101 BRICKELL AVE STE. N  
 MIAMI, FL 33131  
 CONTACT: STEPHEN STECKEL

**ENGINEER:**  
 PAPE-DAWSON CONSULTING ENGINEERS, LLC  
 TEL: (361) 360-2209  
 CONTACT: BO WISEHART, PE, CFM

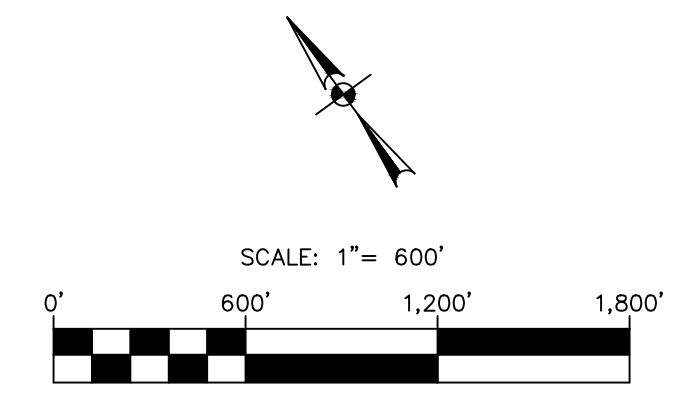
**PAPE-DAWSON**  
 807 N UPPER BROADWAY, STE 103 | CORPUS CHRISTI, TX 78401 | 361.360.2209  
 TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

**LEGEND**

- EFFECTIVE (EXISTING) FEMA (100-YR) FLOODPLAIN
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- CATV CABLE TV
- ELEC ELECTRIC
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PLAT NOTES APPLY TO EVERY PAGE  
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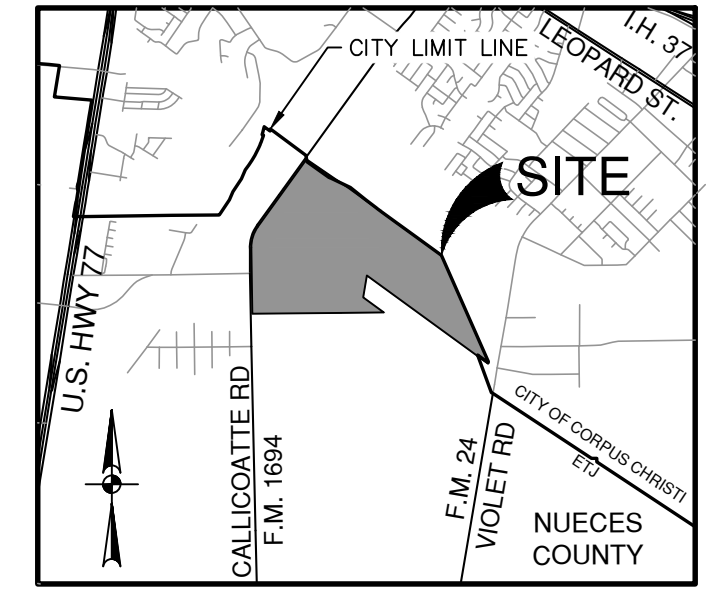


THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

Civil Job No. 2106800 ; Survey Job No. 2106800 FARIAS TRACT LOT 1 AND 2 BLOCK 1

# PLAT OF FARIAS TRACT LOT 1 AND 2 BLOCK 1

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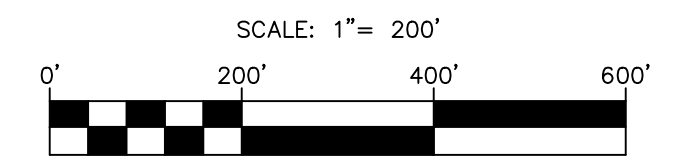
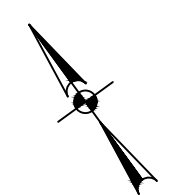
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MATCHLINE - SEE SHEET 5 OF 7

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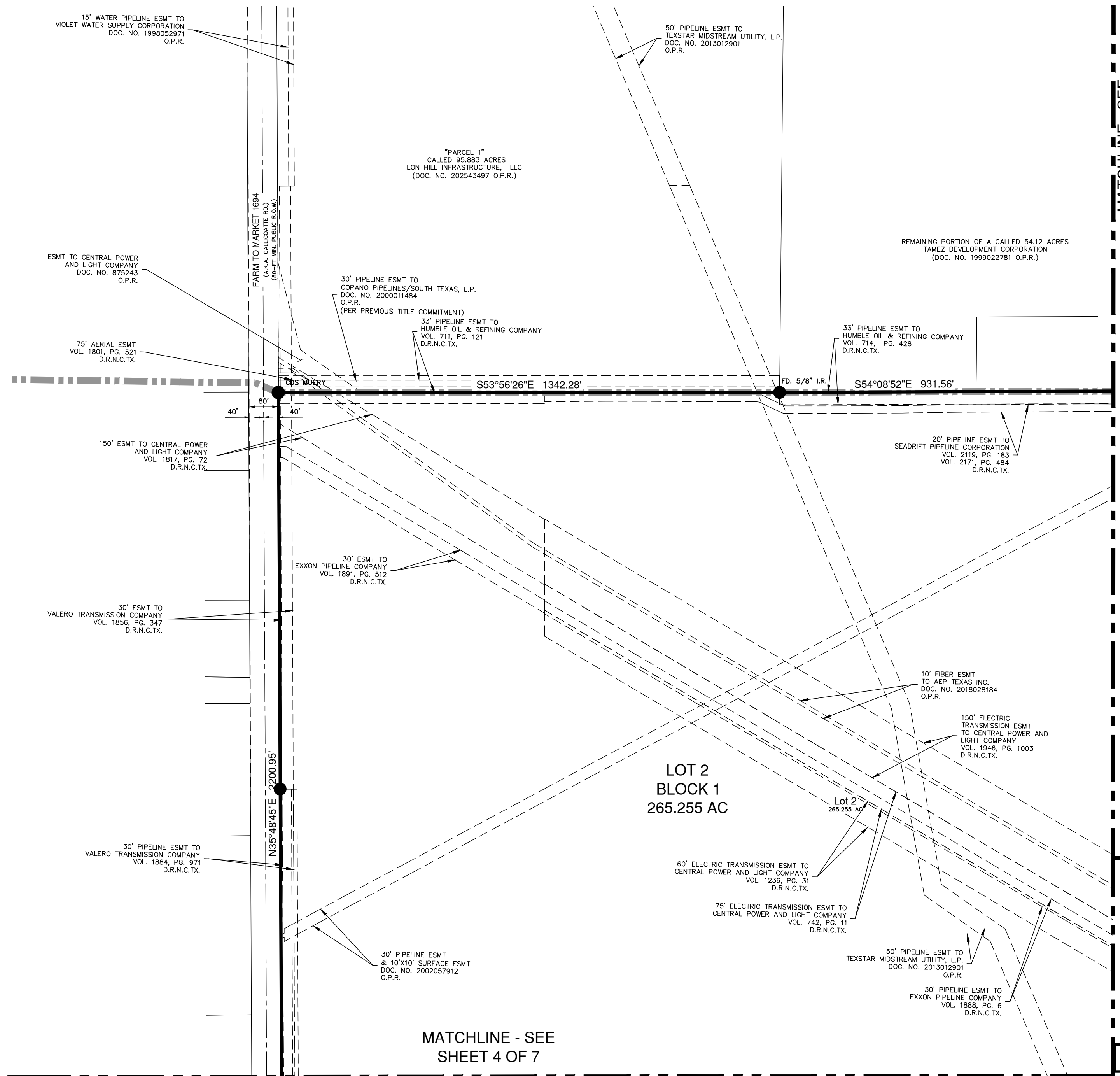
MATCHLINE - SEE SHEET 6 OF 7

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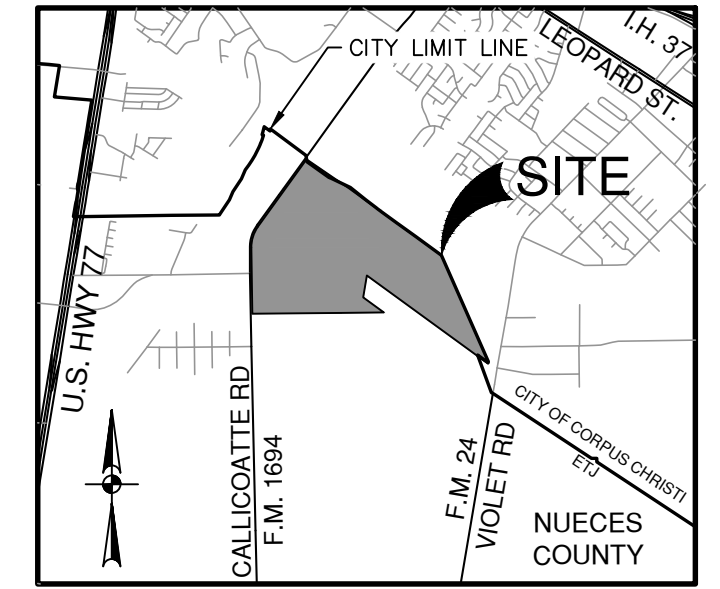
DATE OF PREPARATION: JUNE 2, 2026

SHEET 3 OF 7



# PLAT OF FARIAS TRACT LOT 1 AND 2 BLOCK 1

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## LOCATION MAP

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LON HILL INFRASTRUCTURE, LLC  
1101 BRICKELL AVE STE. N  
MIAMI, FL 33131  
CONTACT: STEPHEN STECKEL

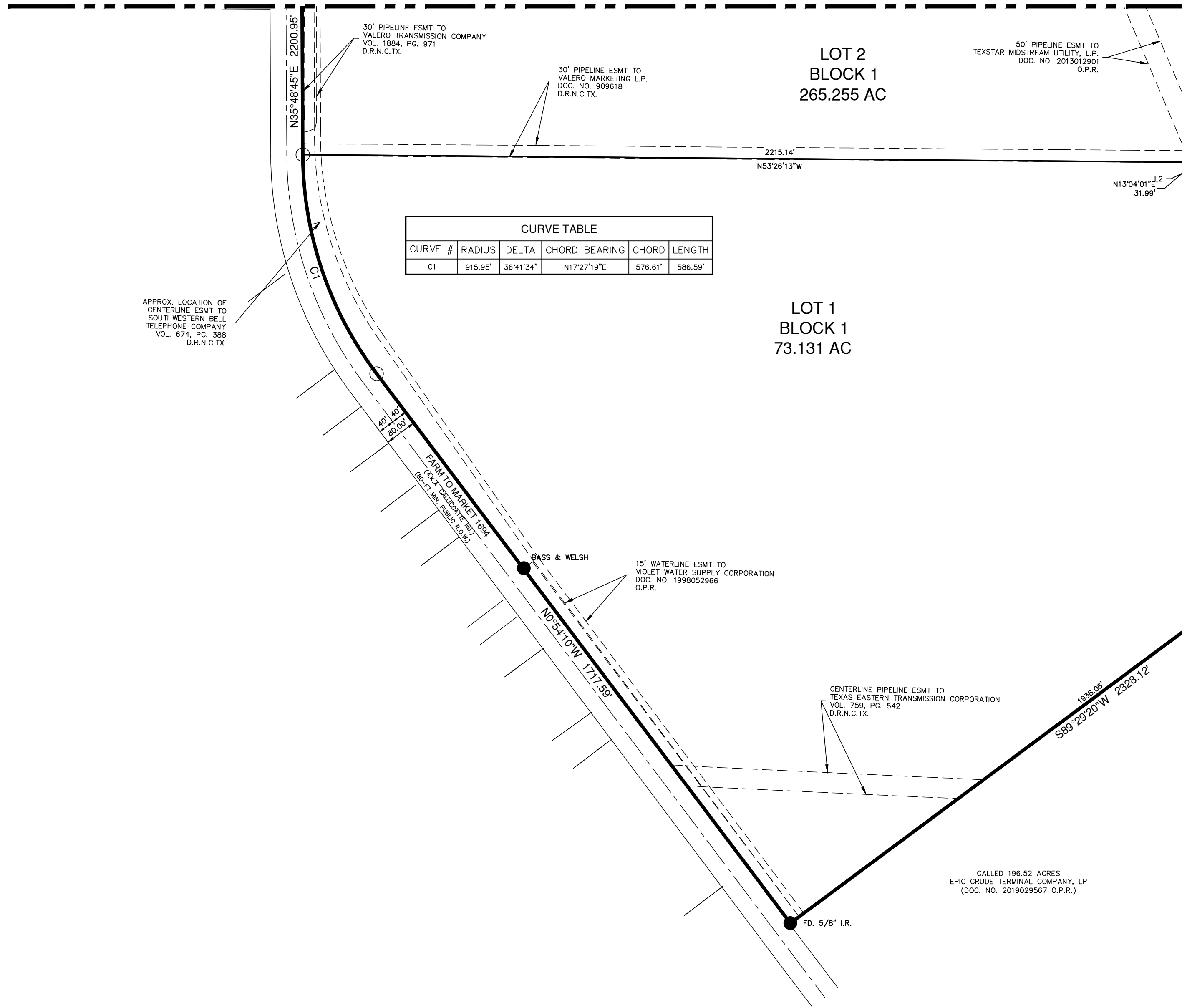
**ENGINEER:**  
PAPE-DAWSON CONSULTING ENGINEERS, LLC  
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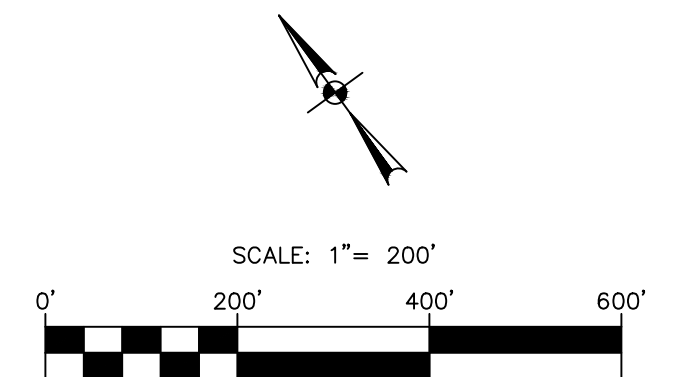
MATCHLINE - SEE  
SHEET 3 OF 7



MATCHLINE - SEE  
SHEET 6 OF 7

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SHEET 4 OF 7

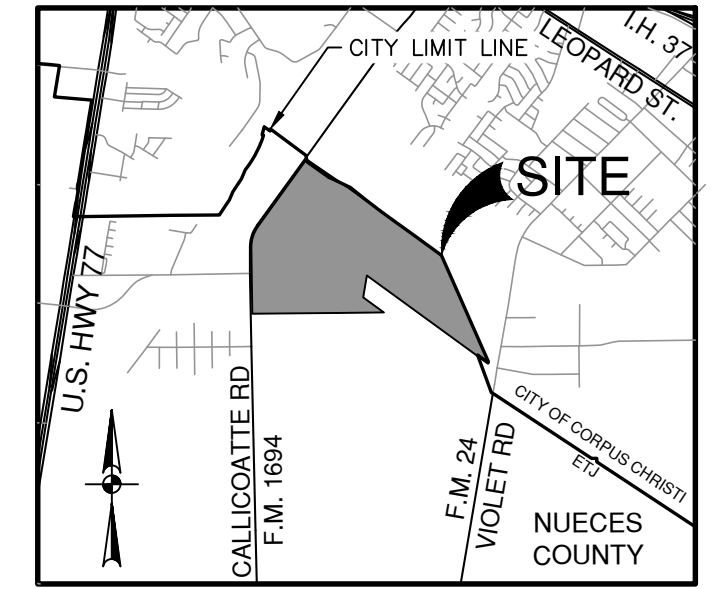
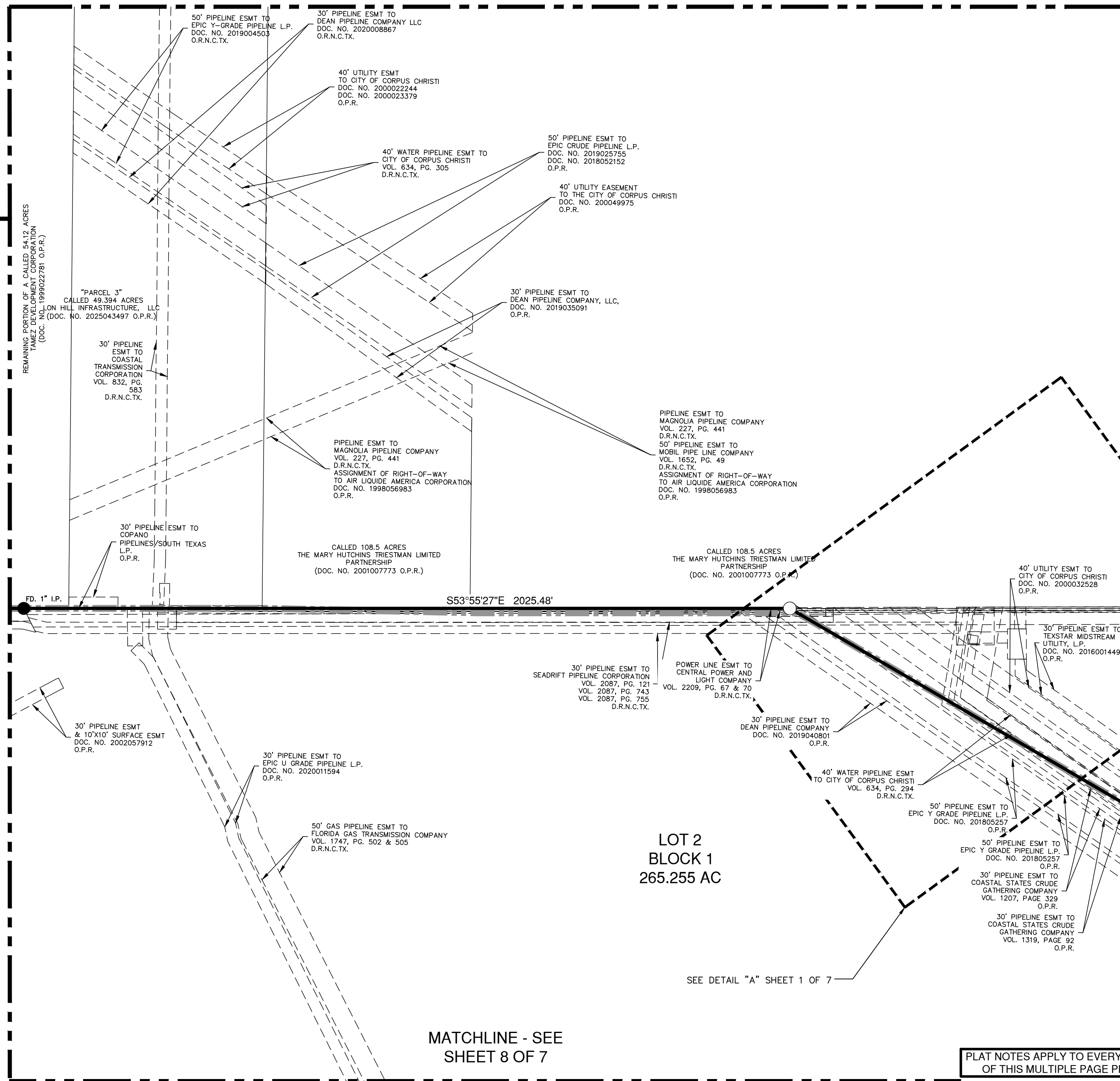
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MATCHLINE - SEE  
SHEET 6 OF 7

MATCHLINE - SEE  
SHEET 3 OF 7

MATCHLINE - SEE  
SHEET 4 OF 7



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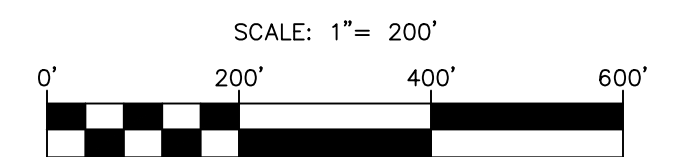
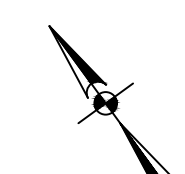
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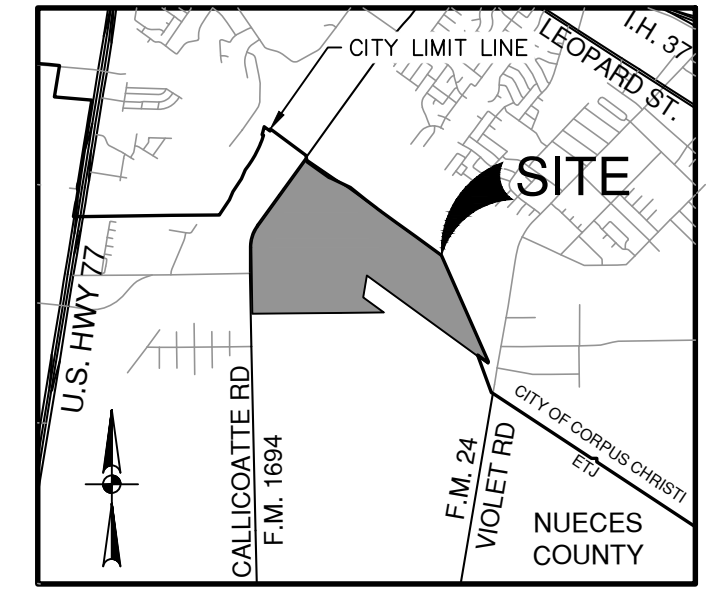
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**SHEET 5 OF 7**

# PLAT OF FARIAS TRACT LOT 1 AND 2 BLOCK 1

A 338.387 ACRE, OR 14,740,138 SQUARE FEET, TRACT OF LAND, CONSISTING OF 71.31 ACRE LOT 1 FROM A PORTION OF OF A CALLED 95.883 ACRE TRACT, REFFERED TO AS " PARCEL 1" , AND 265.255 ACRES LOT 2, CONSISTING OF PORTION OF OF A CALLED 95.883 ACRE TRACT, REFFERED TO AS " PARCEL 1" , A CALLED 17.317 ACRE TRACT, REFFERED TO AS " PARCEL 2" , DESCRIBED IN A DEED TO LON HILL INFRASTRUCTURE, LLC, RECORDED IN DOCUMENT NUMBER 2025043497 OF THE OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS, AND A PORTION OF A CALLED 145.33 ACRE TRACT, DESCRIBED IN A DEED TO LON HILL INFRASTRUCTURE, LLC, RECORDED IN DOCUMENT NUMBER 2025042436 OF SAID OFFICIAL PUBLIC RECORDS, OUT OF THE GREGORIO FARIAS SURVEY, SURVEY NUMBER 599, ABSTRACT 592, OF NUECES COUNTY, TEXAS.



**LOCATION MAP**  
NOT-TO-SCALE

**OWNER:**  
LON HILL INFRASTRUCTURE, LLC  
1101 BRICKELL AVE STE. N  
MIAMI, FL 33131  
CONTACT: STEPHEN STECKEL

**ENGINEER:**  
PAPE-DAWSON CONSULTING ENGINEERS, LLC  
TEL: (361) 360-2209  
CONTACT: BO WISEHART, PE, CFM

**PAPE-DAWSON**  
807 N UPPER BROADWAY, STE 103 | CORPUS CHRISTI, TX 78401 | 361.360.2209  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

## LEGEND

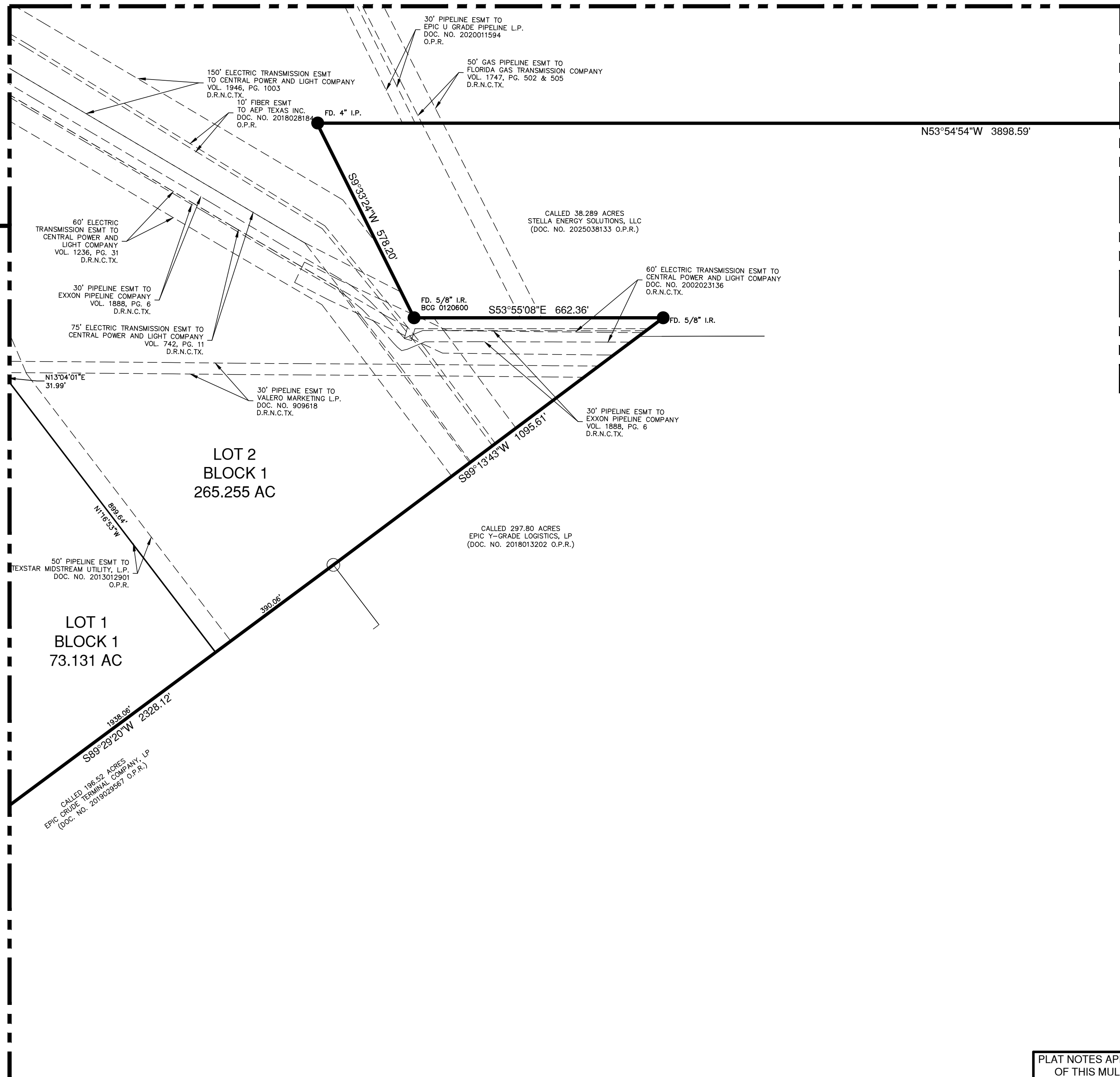
|  |  |
|--|--|
|  | EFFECTIVE (EXISTING) FEMA (100-YR) FLOODPLAIN  |
|  | CITY OF CORPUS CHRISTI LIMITS  |
|  | CENTERLINE   |
|  | VARIABLE WIDTH   |
|  | CABLE TV   |
|  | ELECTRIC   |
|  | TELEPHONE  |
|  | HOMEOWNERS ASSOCIATION   |
|  | FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON" (UNLESS OTHERWISE NOTED) |
|  | SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON" UNLESS NOTED OTHERWISE     |
|  | OFFICIAL PUBLIC RECORDS, NUECES COUNTY, TEXAS  |
|  | DEED RECORDS, NUECES COUNTY, TEXAS   |
|  | MAP RECORDS, NUECES COUNTY, TEXAS  |
|  | DOCUMENT NUMBER  |
|  | VOLUME/PAGE  |
|  | INSTRUMENT NUMBER  |
|  | ACRE(S)  |
|  | EASEMENT   |
|  | IRON ROD/IRON PIPE   |
|  | PAPE-DAWSON CAP  |
|  | RIGHT-OF-WAY   |
|  | SQUARE FEET  |
|  | TYPICAL  |

MATCHLINE - SEE SHEET 5 OF 7

MATCHLINE - SEE SHEET 3 OF 7

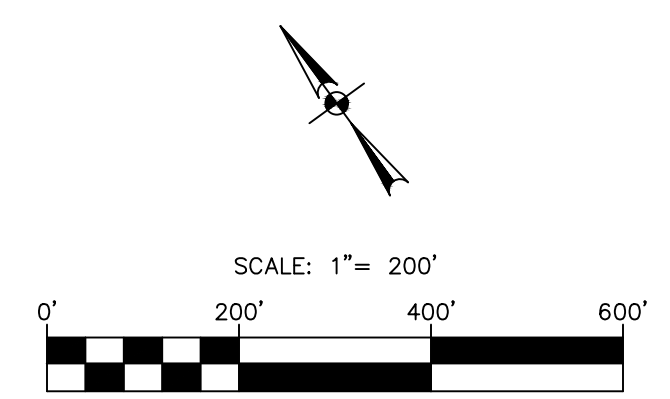
MATCHLINE - SEE SHEET 7 OF 7

MATCHLINE - SEE SHEET 4 OF 7



PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

DATE OF PREPARATION: JUNE 2, 2026



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Civil Job No. 2106800 ; Survey Job No. 2106800 FARIAS TRACT LOT 1 AND 2 BLOCK 1 Date: Jun 02, 2026 11:11am User: ID: 683678 File: P:\2106800\Design\Civil\Plat\Farias\Plat\_V1\_2106800.dwg

