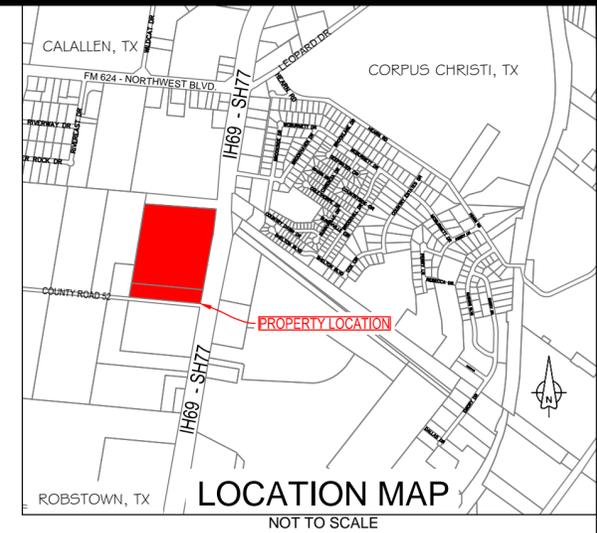


# FINAL PLAT OF NEMEC TOWNE CENTER PHASE 2, BLOCK 1

BEING A FINAL 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.



NOT TO SCALE

STATE OF TEXAS                    h  
COUNTY OF \_\_\_\_\_ h

2AVH CALALLEN LP, DO HEREBY CERTIFY THAT WE ARE THE OWNER OF THE PROPERTY DESCRIBED HEREIN; THAT ALL PUBLIC EASEMENTS AND RIGHT-OF-WAYS SHOWN ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF PUBLIC STREETS AND UTILITIES, AND WE ADOPT THIS PLAT FOR THE PURPOSES OF DESCRIPTION AND DEDICATION.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

REPRESENTATIVE  
2AVH CALALLEN LP

STATE OF TEXAS                    h  
COUNTY OF \_\_\_\_\_ h

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY \_\_\_\_\_, PROVEN TO ME TO BE THE PERSON WHOSE SIGNATURE IS MADE ON THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY STATED.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC

STATE OF TEXAS                    h  
COUNTY OF NUECES            h

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

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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

STATE OF TEXAS                    h  
COUNTY OF NUECES            h

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 \_\_\_\_\_, 20\_\_\_\_.

CYNTHIA SALAZAR-GARZA  
CHAIRPERSON

\_\_\_\_\_  
MICHAEL DICE  
DIRECTOR

STATE OF TEXAS                    h  
COUNTY OF NUECES            h

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, HEREBY CERTIFY THAT THE FOREGOING MAP DATED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, 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 \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_ DEPUTY  
KARA SANDS - COUNTY CLERK  
NUECES COUNTY, TEXAS

DOCUMENT NO. \_\_\_\_\_

FILED FOR RECORD AT \_\_\_\_\_ : \_\_\_\_\_ O'CLOCK \_\_\_\_\_ ON \_\_\_\_\_, 20\_\_\_\_.

STATE OF TEXAS                    h  
COUNTY OF NUECES            h

I, XAVIER D. SANDOVAL, A REGISTERED PROFESSIONAL LAND SURVEYOR, HAVE PREPARED THE FOREGOING MAP FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
XAVIER D. SANDOVAL, RPLS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5886

**DEVELOPMENT INFORMATION**

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

**LOT INFORMATION**

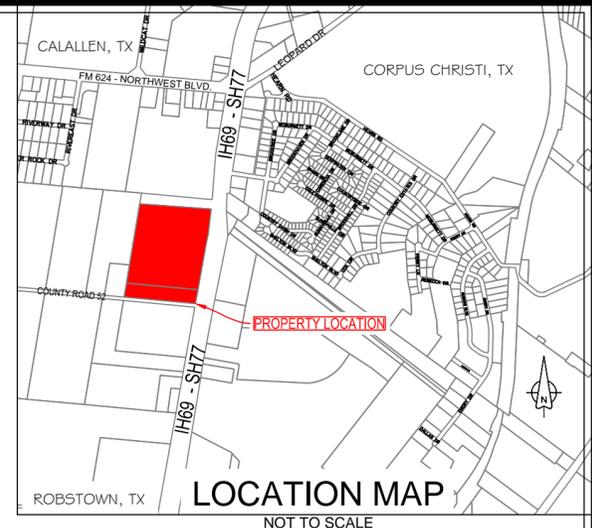
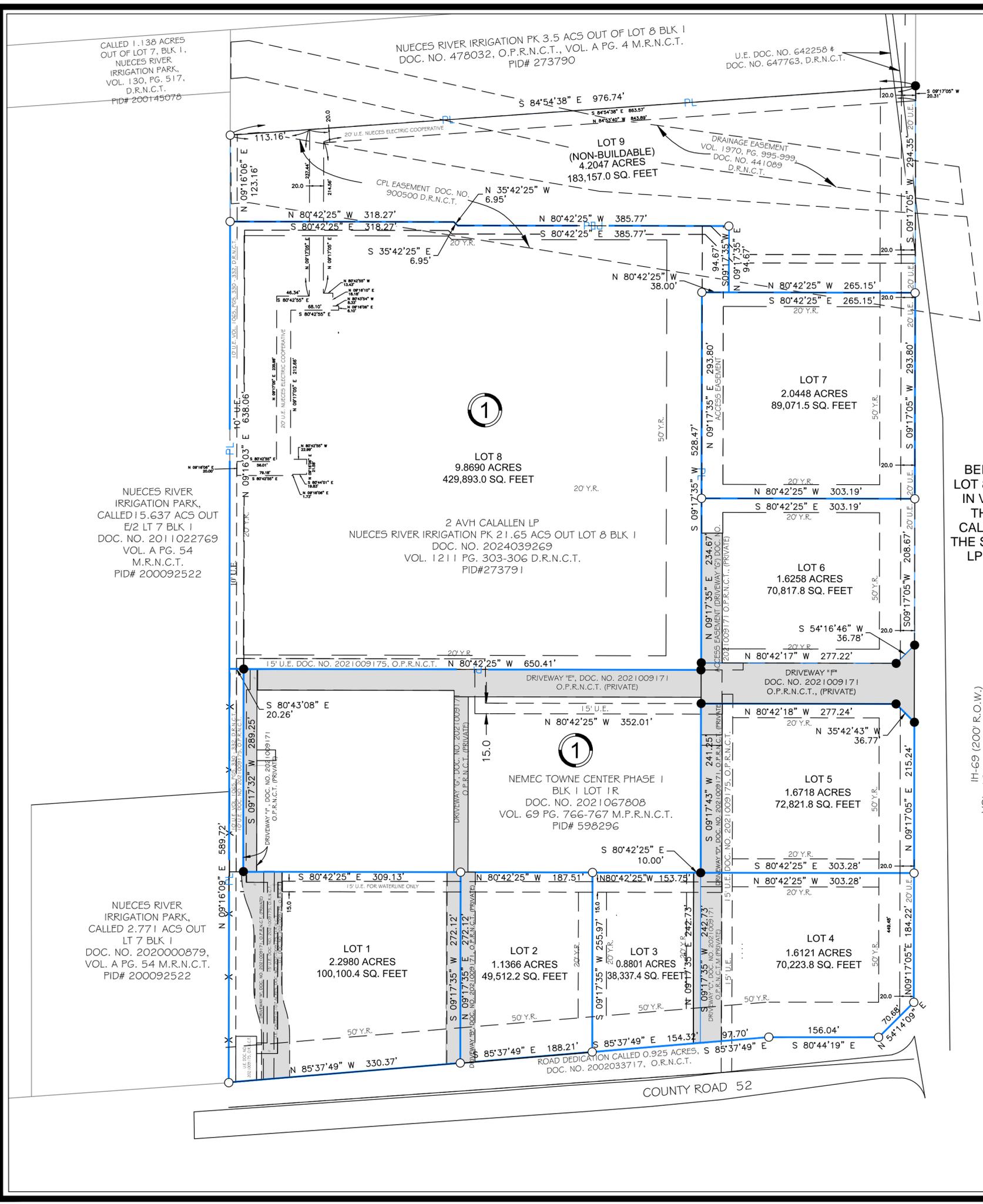
COMMERCIAL = 9 LOTS 25.3430 ACRES  
DEDICATION = 0.00 ACRES  
  
TOTAL = 9 LOTS 25.3430 ACRES

**PLAT NOTES**

- TOTAL PLATTED AREA CONTAINS 25.3430 ACRES OF LAND, INCLUDING RIGHT-OF-WAY DEDICATIONS AND EASEMENTS.
1. 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.*
  2. 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.
  3. LOT 9 IS NON-BUILDABLE.
  4. ALL FOUND PROPERTY CORNERS ARE NOTATED ON THE PLAT.
  5. 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.
  6. 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.
  7. CAUTION MUST BE TAKEN WITH PIPELINE MARKERS INDICATING BURIED LINES NOT ON RECORD.
  8. 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.
  9. ZONED CG-2 GENERAL COMMERCIAL.
  10. MINIMUM FRONT YARD SETBACK OF 50 FEET IS REQUIRED & MINIMUM SIDE YARD SETBACK OF 20 FEET IS REQUIRED.

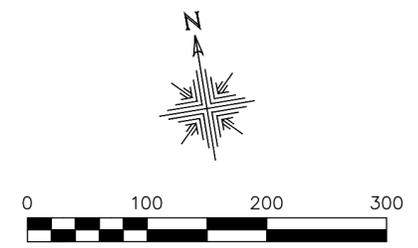
	S E R V I C E S Xavier D Sandoval SURVEYOR 2107187189 xaviersandoval@gmail.com PORTLAND, TX 78374
DRAWN BY: XDS DATE: 11/26/2025	APPROVED: XDS DATE: 11/26/2025
PROJECT NO: 25-1001	SCALE: 1" = 100'

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



## FINAL PLAT OF NEMEC TOWNE CENTER PHASE 2, BLOCK 1

BEING A FINAL 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.



IH-69 (200' R.O.W.)  
 VOL. 1067, PG. 416, D.R.N.C.T.

**DEVELOPMENT INFORMATION**

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

**LOT INFORMATION**

COMMERCIAL	= 9 LOTS 25.3430 ACRES
DEDICATION	= 0.00 ACRES
<b>TOTAL</b>	<b>= 9 LOTS 25.3430 ACRES</b>

**PLAT ABBREVIATION LEGEND**

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

**PLAT SYMBOL AND LINE LEGEND**

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

SURVEYING & MAPPING  
 S E R V I C E S  
 Xavier D Sandoval SURVEYOR  
 210-718-7189  
 xaviersandoval@gmail.com  
 PORTLAND, TX 78374

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

PLAT - FULL SIZE = 18 x 24