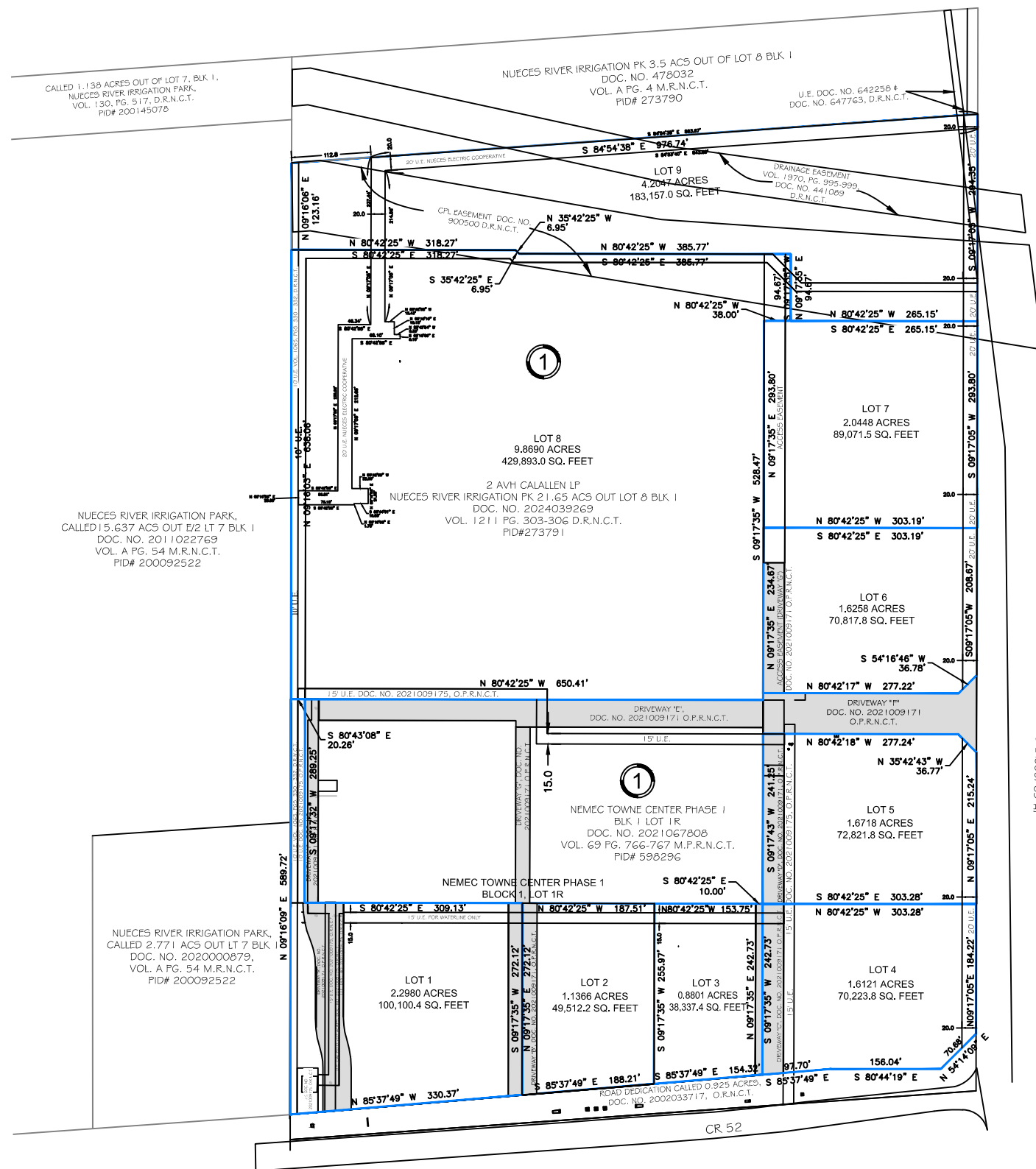
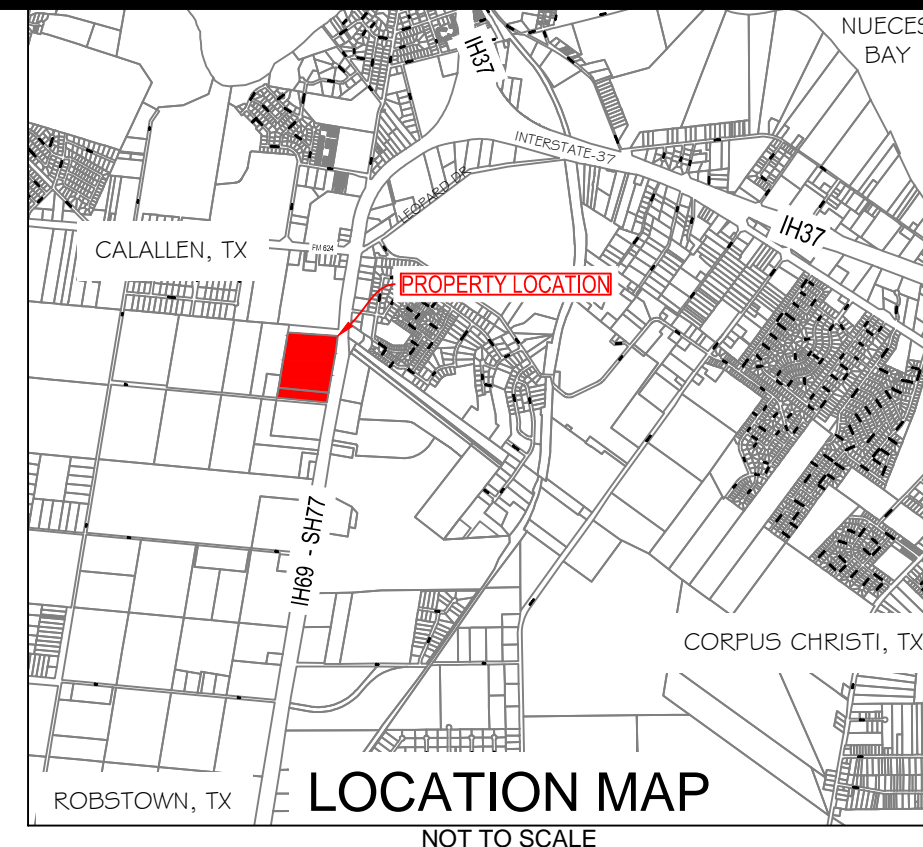


PLAT - FULL SIZE = 18 x 24
MINOZ ENGINEERING, LLC 1 2023 (D:\2025_2025\XDS\2025-25-127 REPLAT - CALALLEN -3601 IH8 Access Rd., Corpus Christi, 78410\DELIVERABLES\2.dwg)

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.



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.

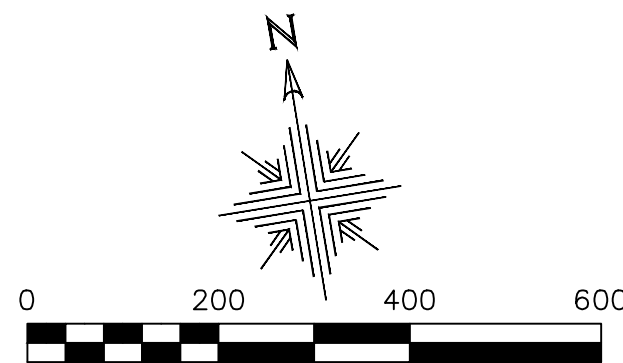
LOT INFORMATION

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