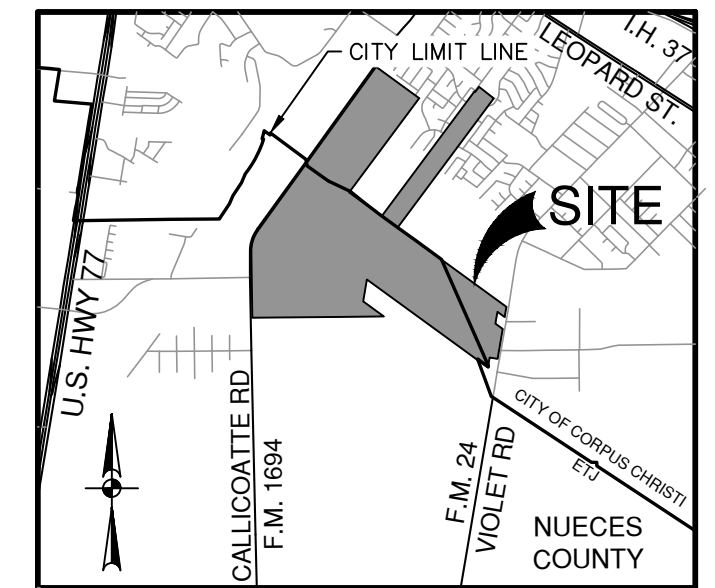


FARIAS TRACT

PRELIMINARY PLAT

A 522.156 ACRE, OR 22,745,122 SQUARE FEET, TRACT OF LAND, BEING ALL OF A CALLED 95.883 ACRE TRACT, REFERRED TO AS " PARCEL 1" , A CALLED 17.317 ACRE TRACT, REFERRED TO AS " PARCEL 2" , A CALLED 49.394 ACRE TRACT, REFERRED TO AS " PARCEL 3" , AND A CALLED 213.227 ACRE TRACT, REFERRED TO AS " PARCEL 4" . DESCRIBED IN A DEED TO LON HILL INFRASTRUCTURE, LLC, RECORDED IN DOCUMENT NUMBER 2025043497 OF THE OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS, AND ALL 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 ENGINEERS, INC.
TEL: (361) 360-2209
CONTACT: BO WISEHART, PE, CFM

PAPE-DAWSON

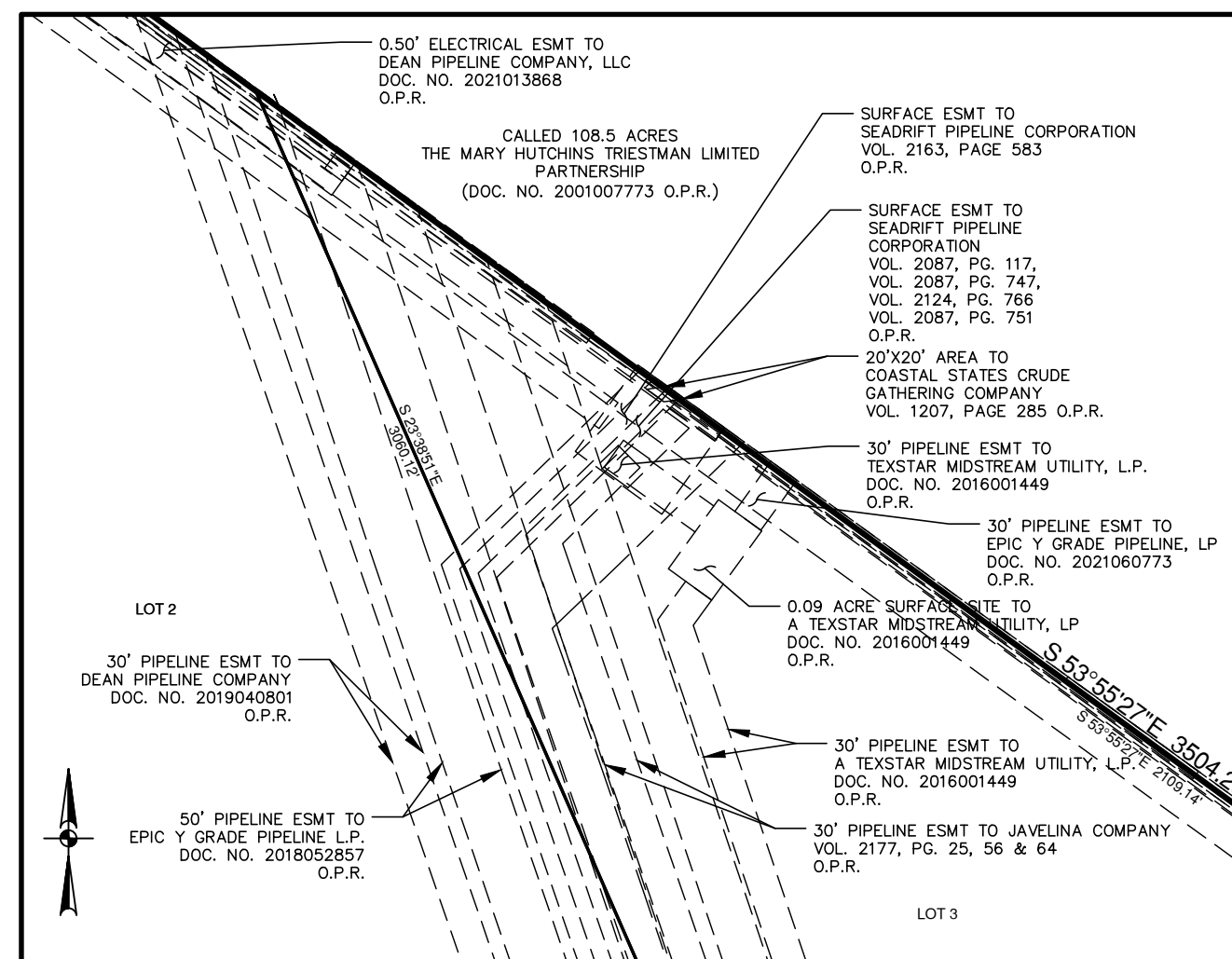
807 N UPPER BROADWAY, STE 103 | CORPUS CHRISTI, TX 78401 | 361.360.2209
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

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

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S51°48'00"E	487.55'
L2	S9°39'12"W	267.25'
L3	N53°57'48"W	232.96'
L4	S9°39'12"W	313.18'
L5	S53°57'48"E	232.96'
L6	N80°20'48"W	208.70'
L7	S9°39'12"W	268.43'
L8	S9°33'24"W	578.20'
L9	S9°39'12"W	21.41'
L10	S53°55'27"E	118.76'
L11	S53°22'49"E	25.01'
L12	N36°36'57"E	164.42'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	915.95'	36°41'34"	N17°27'19"E	576.61'	586.59'



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 1, 2026

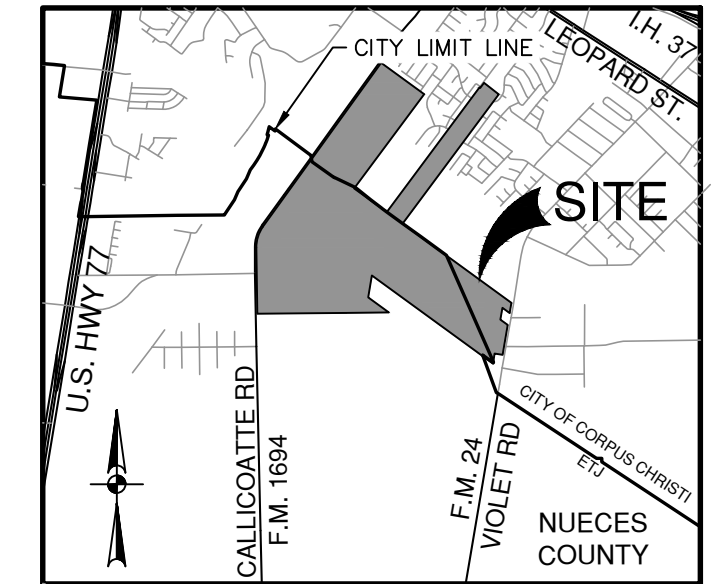
- NOTES:**
- THE PROPERTY PARTIALLY LIES WITHIN THE CITY LIMITS OF THE CITY OF CORPUS CHRISTI AND THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF CORPUS CHRISTI.
 - THE TOTAL AREA TO BE PLATTED CONTAINS 522.156 ACRE(S) OF LAND.
 - THE YARD REQUIREMENT, AS DEPICTED ON THE PLAT, IS A REQUIREMENT OF THE 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 THE CITY OF CORPUS CHRISTI MANAGEMENT PLAN

SHEET 1 OF 9

FARIAS TRACT

PRELIMINARY PLAT

A 522.156 ACRE, OR 22,745,122 SQUARE FEET, TRACT OF LAND, BEING ALL OF A CALLED 95.883 ACRE TRACT, REFFERED TO AS " PARCEL 1" , A CALLED 17.317 ACRE TRACT, REFFERED TO AS " PARCEL 2" , A CALLED 49.394 ACRE TRACT, REFFERED TO AS " PARCEL 3" , AND A CALLED 213.227 ACRE TRACT, REFFERED TO AS " PARCEL 4" , DESCRIBED IN A DEED TO LON HILL INFRASTRUCTURE, LLC, RECORDED IN DOCUMENT NUMBER 2025043497 OF THE OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS, AND ALL 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

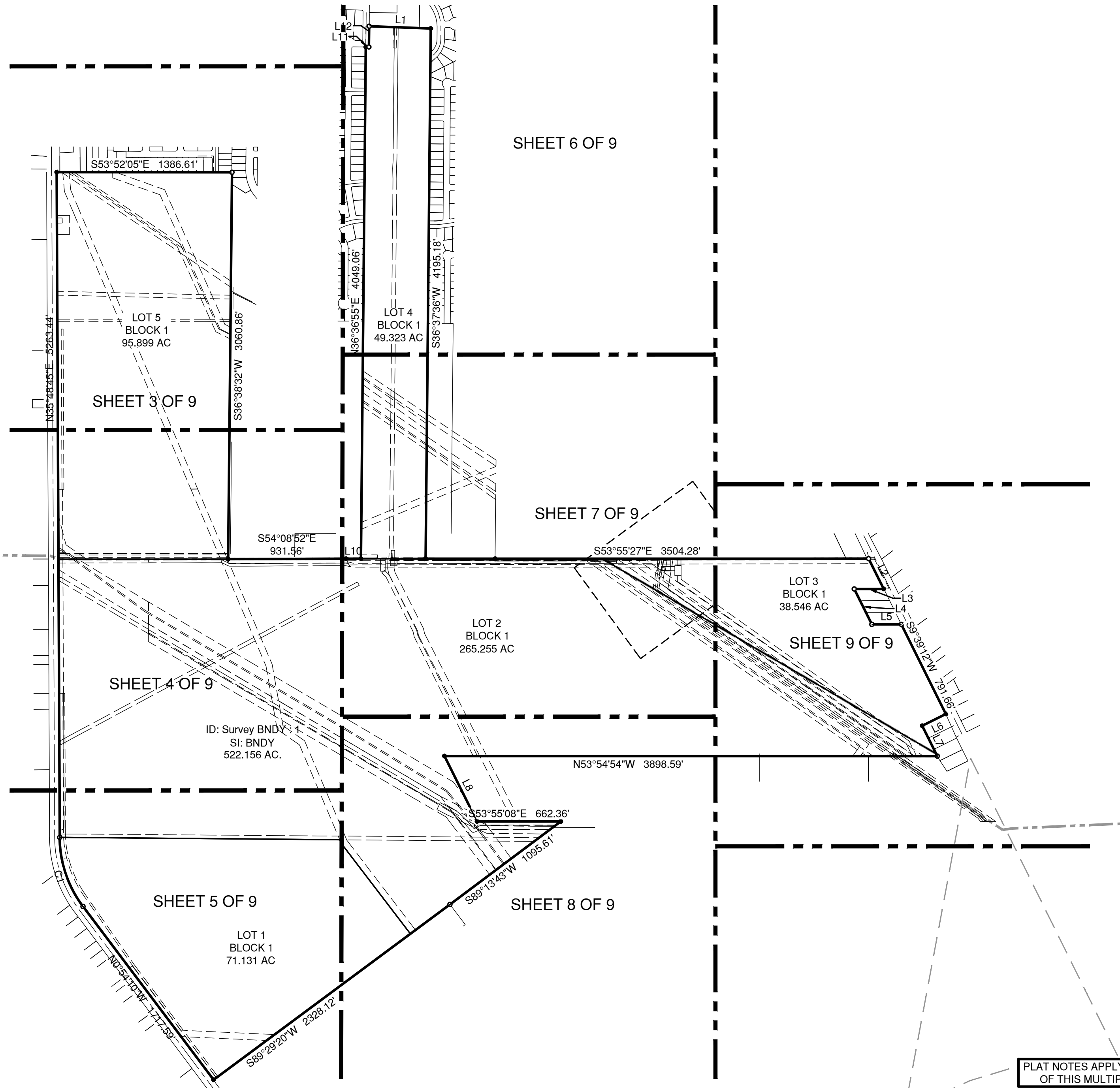
ENGINEER:
PAPE-DAWSON ENGINEERS, INC.
TEL: (361) 360-2209
CONTACT: BO WISEHART, PE, CFM

PAPE-DAWSON

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

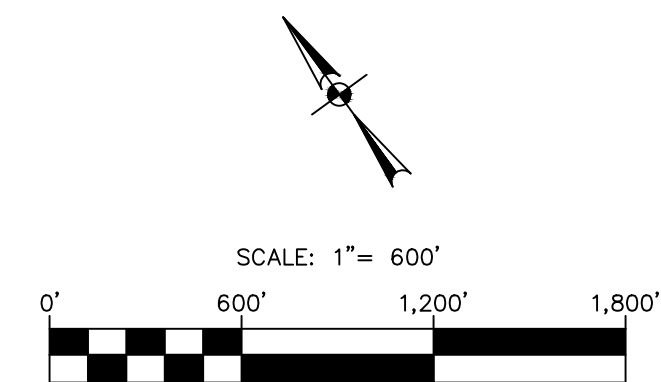
LEGEND

	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



PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

DATE OF PREPARATION: JUNE 1, 2026

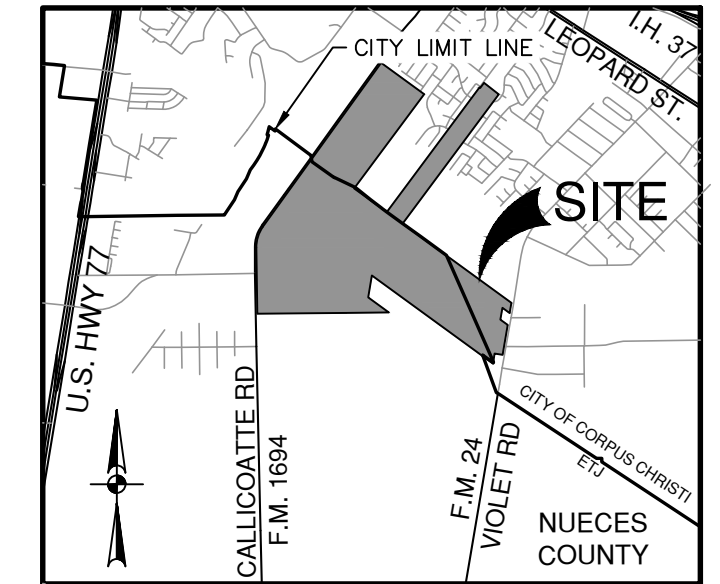


SHEET 2 OF 9

FARIAS TRACT

PRELIMINARY PLAT

A 522.156 ACRE, OR 22,745,122 SQUARE FEET, TRACT OF LAND, BEING ALL OF A CALLED 95.883 ACRE TRACT, REFFERED TO AS " PARCEL 1" , A CALLED 17.317 ACRE TRACT, REFFERED TO AS " PARCEL 2" , A CALLED 49.394 ACRE TRACT, REFFERED TO AS " PARCEL 3" , AND A CALLED 213.227 ACRE TRACT, REFFERED TO AS " PARCEL 4" , DESCRIBED IN A DEED TO LON HILL INFRASTRUCTURE, LLC, RECORDED IN DOCUMENT NUMBER 2025043497 OF THE OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS, AND ALL 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

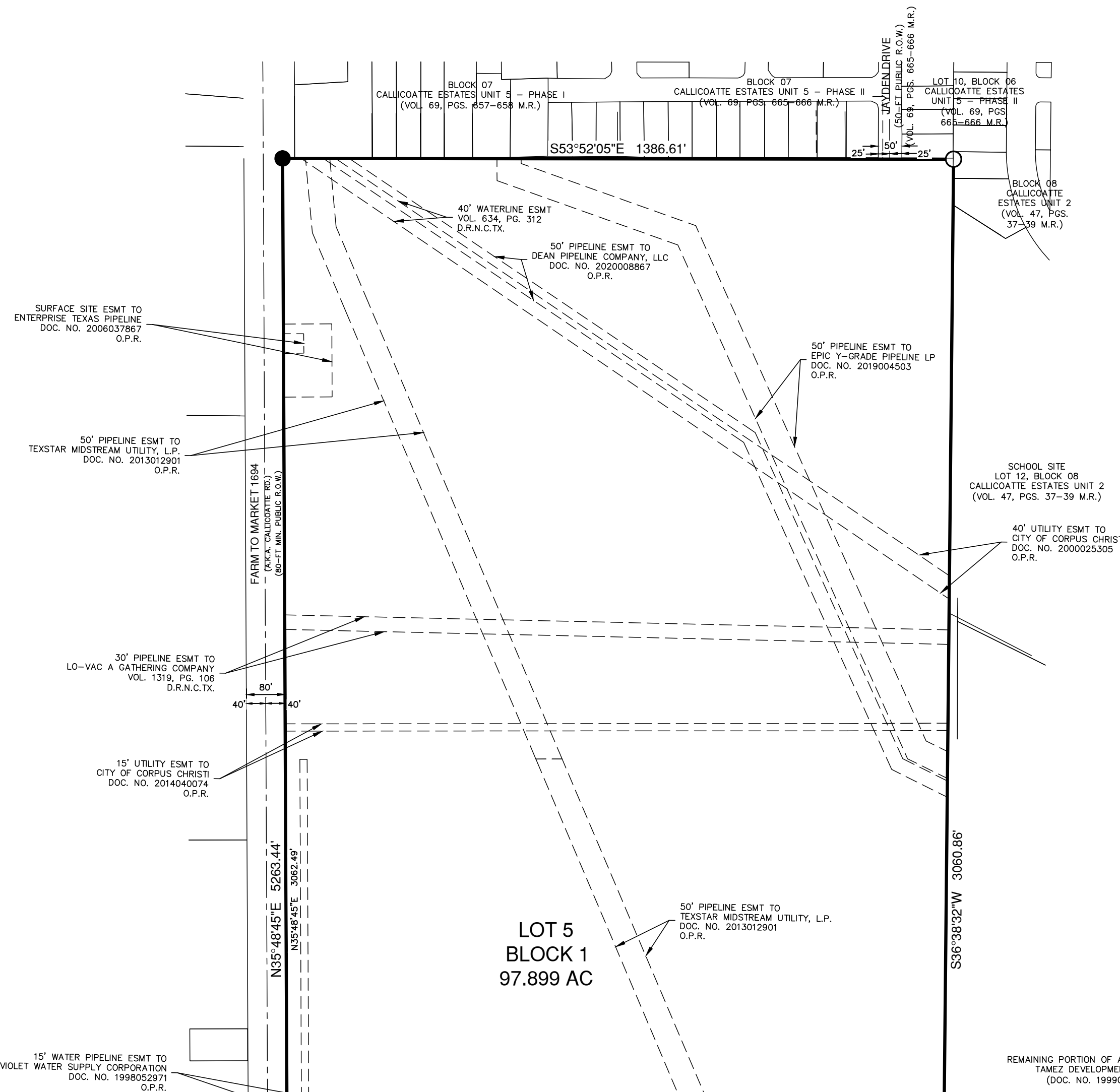
OWNER:
LON HILL INFRASTRUCTURE, LLC
1101 BRICKELL AVE STE. N
MIAMI, FL 33131
CONTACT: STEPHEN STECKEL

ENGINEER:
PAPE-DAWSON ENGINEERS, INC.
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
	HOA
	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

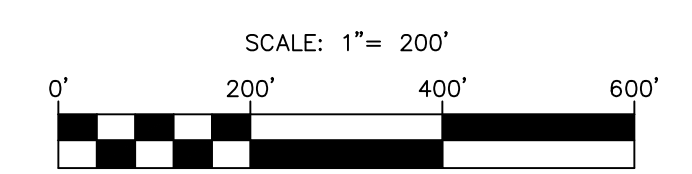


MATCHLINE - SEE SHEET 6 OF 9

MATCHLINE - SEE SHEET 7 OF 9

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

DATE OF PREPARATION: JUNE 1, 2026



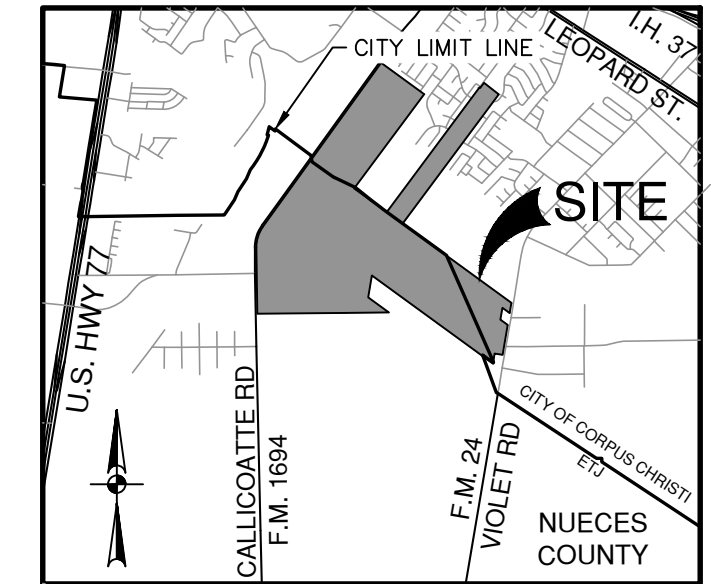
SHEET 3 OF 9

FARIAS TRACT

PRELIMINARY PLAT

A 522.156 ACRE, OR 22,745,122 SQUARE FEET, TRACT OF LAND, BEING ALL OF A CALLED 95.883 ACRE TRACT, REFERRED TO AS " PARCEL 1" , A CALLED 17.317 ACRE TRACT, REFERRED TO AS " PARCEL 2" , A CALLED 49.394 ACRE TRACT, REFERRED TO AS " PARCEL 3" , AND A CALLED 213.227 ACRE TRACT, REFERRED TO AS " PARCEL 4" , DESCRIBED IN A DEED TO LON HILL INFRASTRUCTURE, LLC, RECORDED IN DOCUMENT NUMBER 2025043497 OF THE OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS, AND ALL 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.

MATCHLINE - SEE
SHEET 3 OF 9



LOCATION MAP

NOT-TO-SCALE

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

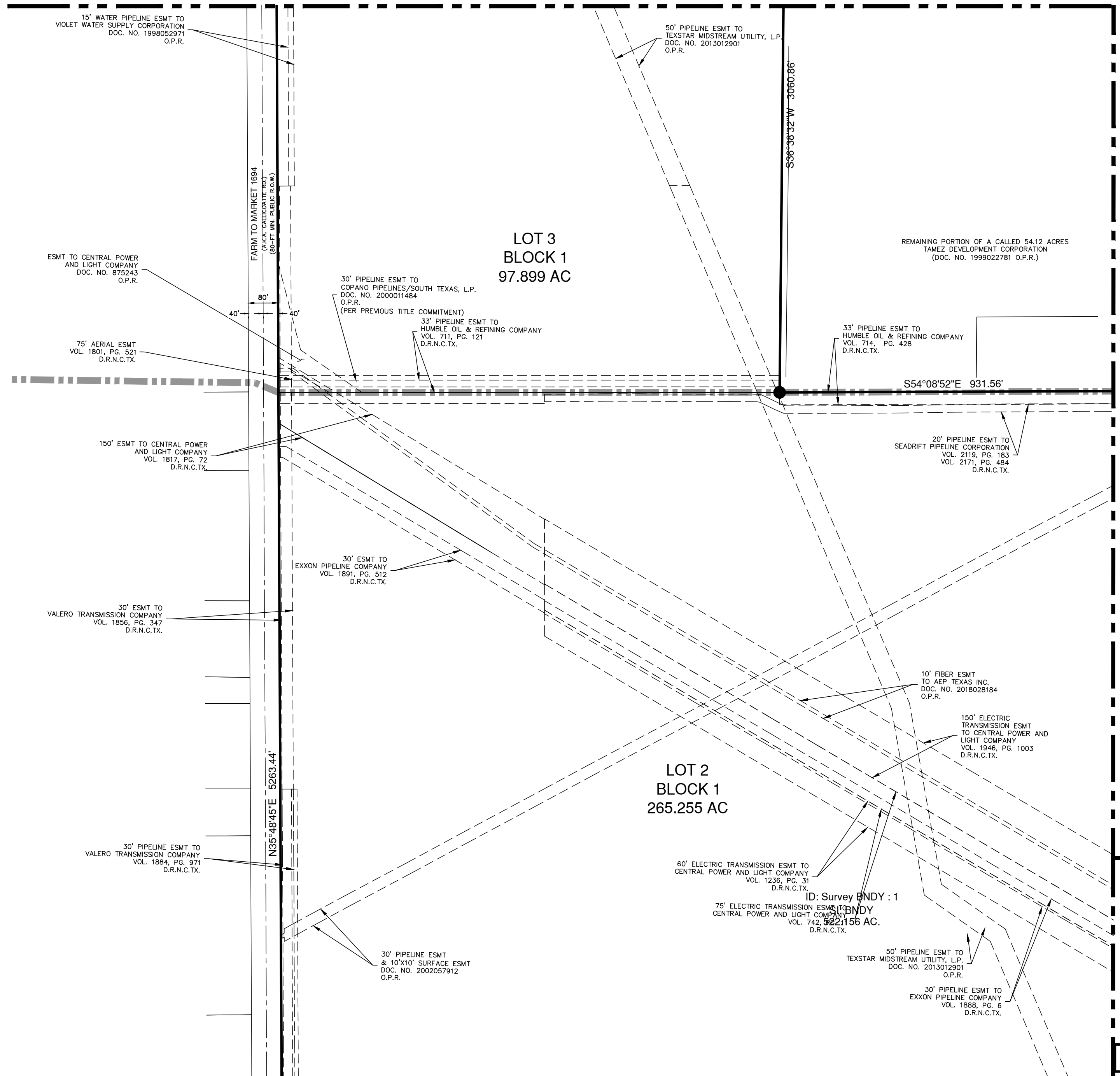
ENGINEER:
PAPE-DAWSON ENGINEERS, INC.
TEL: (361) 360-2209
CONTACT: BO WISEHART, PE, CFM

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

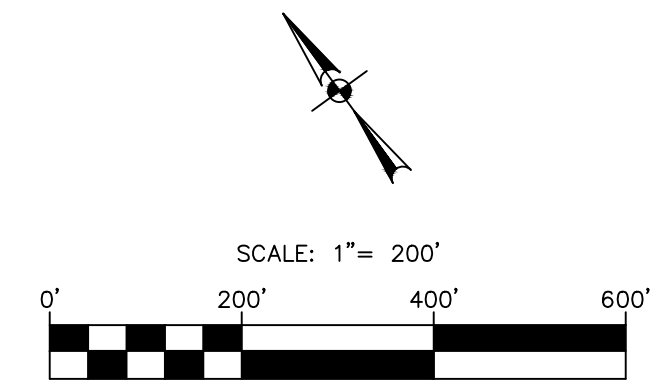


MATCHLINE - SEE
SHEET 7 OF 9

MATCHLINE - SEE
SHEET 8 OF 9

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

DATE OF PREPARATION: JUNE 1, 2026



SHEET 4 OF 9

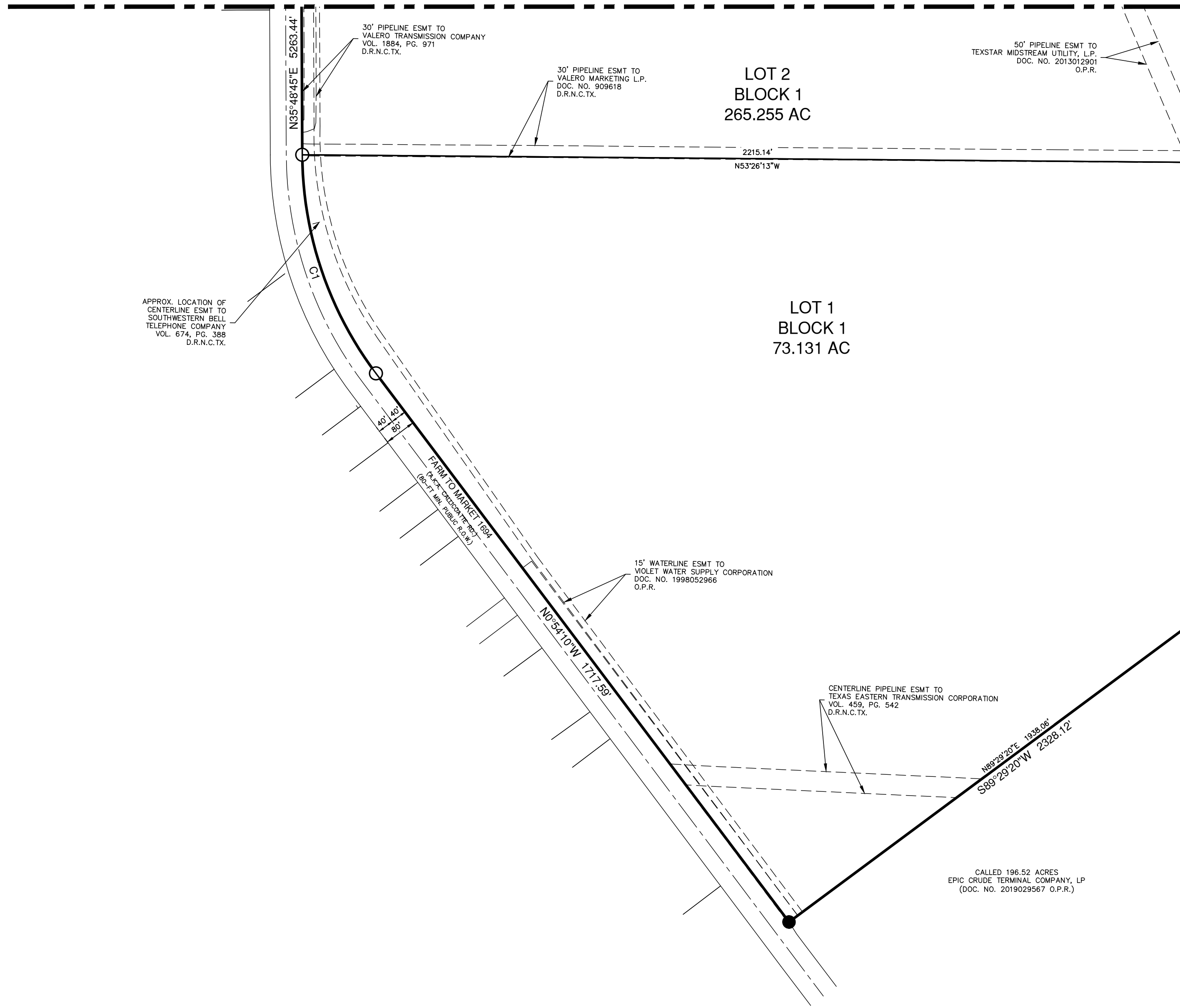
Civil Job No. 2106800 ; Survey Job No. 2106800

FARIAS TRACT

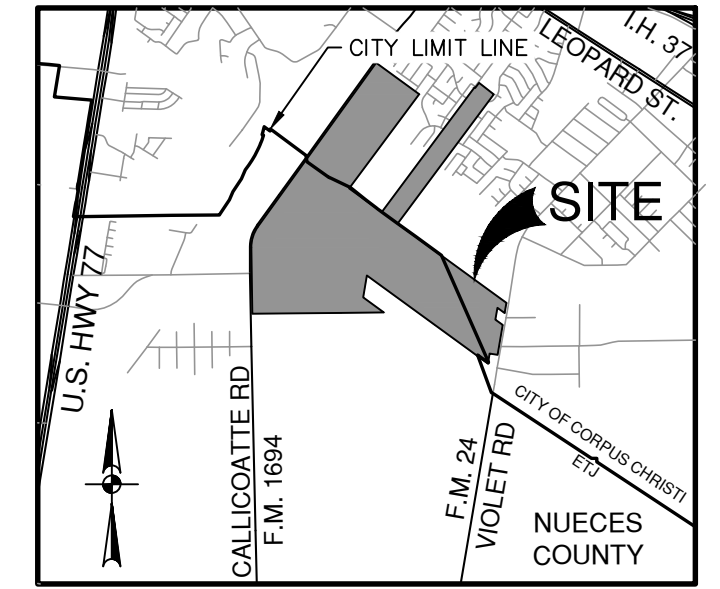
PRELIMINARY PLAT

A 522.156 ACRE, OR 22,745,122 SQUARE FEET, TRACT OF LAND, BEING ALL OF A CALLED 95.883 ACRE TRACT, REFERRED TO AS " PARCEL 1" , A CALLED 17.317 ACRE TRACT, REFERRED TO AS " PARCEL 2" , A CALLED 49.394 ACRE TRACT, REFERRED TO AS " PARCEL 3" , AND A CALLED 213.227 ACRE TRACT, REFERRED TO AS " PARCEL 4" , DESCRIBED IN A DEED TO LON HILL INFRASTRUCTURE, LLC, RECORDED IN DOCUMENT NUMBER 2025043497 OF THE OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS, AND ALL 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.

MATCHLINE - SEE SHEET 4 OF 9



MATCHLINE - SEE SHEET 8 OF 9



LOCATION MAP
NOT-TO-SCALE

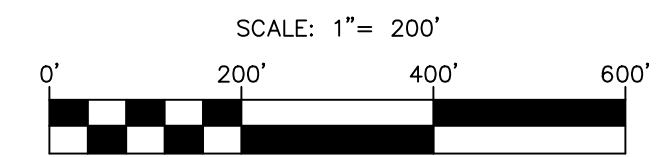
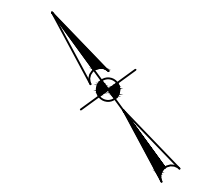
OWNER:
LON HILL INFRASTRUCTURE, LLC
1101 BRICKELL AVE STE. N
MIAMI, FL 33131
CONTACT: STEPHEN STECKEL

ENGINEER:
PAPE-DAWSON ENGINEERS, INC.
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



PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

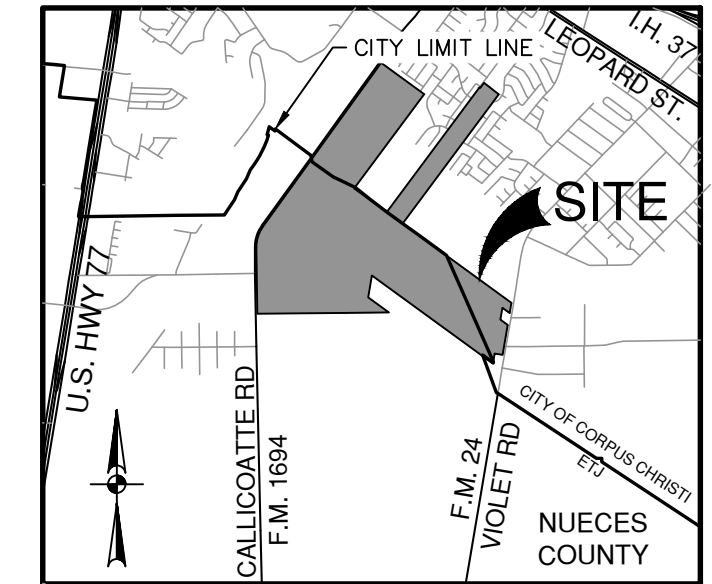
DATE OF PREPARATION: JUNE 1, 2026

SHEET 5 OF 9

FARIAS TRACT

PRELIMINARY PLAT

A 522.156 ACRE, OR 22,745,122 SQUARE FEET, TRACT OF LAND, BEING ALL OF A CALLED 95.883 ACRE TRACT, REFERRED TO AS " PARCEL 1" , A CALLED 17.317 ACRE TRACT, REFERRED TO AS " PARCEL 2" , A CALLED 49.394 ACRE TRACT, REFERRED TO AS " PARCEL 3" , AND A CALLED 213.227 ACRE TRACT, REFERRED TO AS " PARCEL 4" , DESCRIBED IN A DEED TO LON HILL INFRASTRUCTURE, LLC, RECORDED IN DOCUMENT NUMBER 2025043497 OF THE OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS, AND ALL 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 ENGINEERS, INC.
TEL: (361) 360-2209
CONTACT: BO WISEHART, PE, CFM

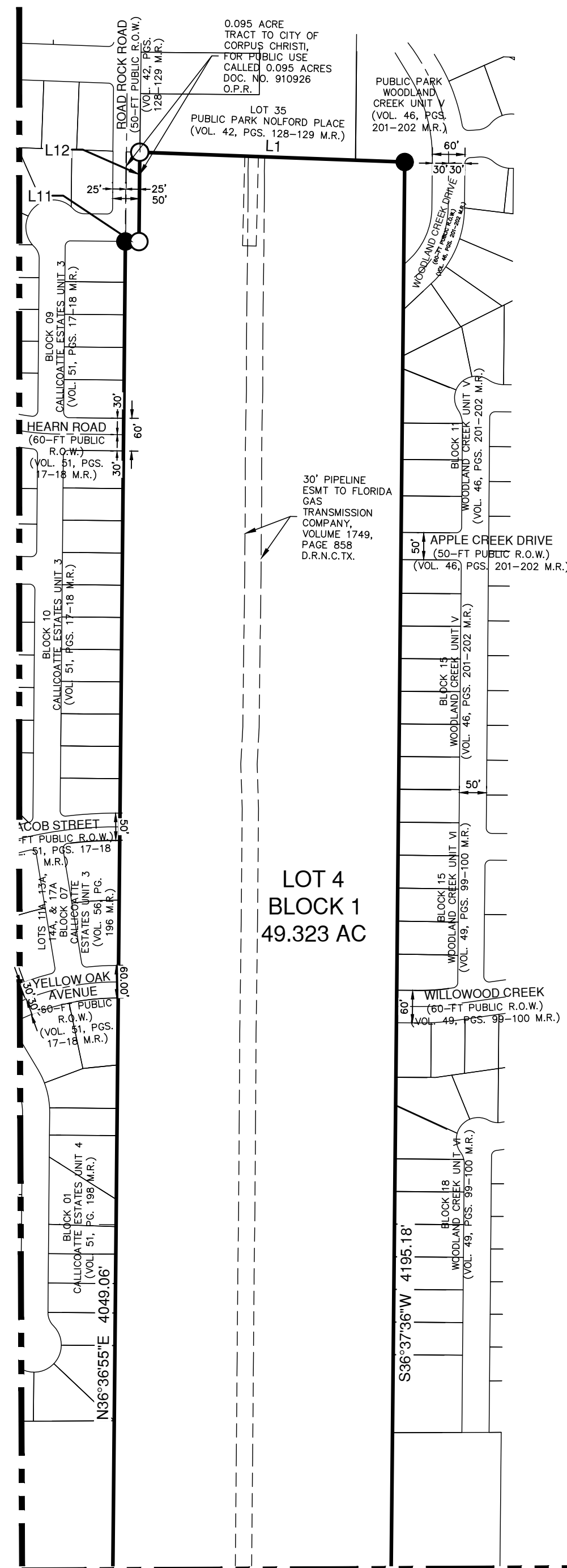
PAPE-DAWSON

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

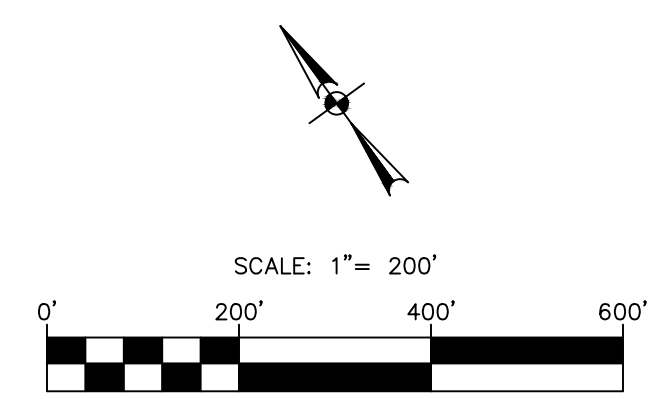
MATCHLINE - SEE SHEET 3 OF 9



MATCHLINE - SEE SHEET 7 OF 9

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

DATE OF PREPARATION: JUNE 1, 2026



SHEET 6 OF 9

FARIAS TRACT

PRELIMINARY PLAT

A 522.156 ACRE, OR 22,745,122 SQUARE FEET, TRACT OF LAND, BEING ALL OF A CALLED 95.883 ACRE TRACT, REFERRED TO AS " PARCEL 1" , A CALLED 17.317 ACRE TRACT, REFERRED TO AS " PARCEL 2" , A CALLED 49.394 ACRE TRACT, REFERRED TO AS " PARCEL 3" , AND A CALLED 213.227 ACRE TRACT, REFERRED TO AS " PARCEL 4" , DESCRIBED IN A DEED TO LON HILL INFRASTRUCTURE, LLC, RECORDED IN DOCUMENT NUMBER 2025043497 OF THE OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS, AND ALL 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.

MATCHLINE - SEE SHEET 8 OF 9

MATCHLINE - SEE SHEET 4 OF 9

MATCHLINE - SEE SHEET 5 OF 9

MATCHLINE - SEE SHEET 9 OF 9

LOT 2
BLOCK 1
265.255 AC

LOT 2
BLOCK 1
265.255 AC

LOT 1
BLOCK 1
73.131 AC

CALLLED 196.22 ACRES
EPIC CRUISE TERMINAL COMPANY, LP
(DOC. NO. 2019023497 O.P.R.)

30' PIPELINE ESMT TO
EPIC U-GRADE PIPELINE L.P.
DOC. NO. 2020011594
O.P.R.

50' GAS PIPELINE ESMT TO
FLORIDA GAS TRANSMISSION COMPANY
VOL. 1747, PG. 502 & 505
D.R.N.C.TX.

150' ELECTRIC TRANSMISSION ESMT
TO CENTRAL POWER AND LIGHT COMPANY
VOL. 1946, PG. 1003
D.R.N.C.TX.

10' FIBER ESMT
TO AEP TEXAS INC.
DOC. NO. 2018028184
O.P.R.

60' ELECTRIC TRANSMISSION ESMT TO
CENTRAL POWER AND LIGHT COMPANY
VOL. 1236, PG. 31
D.R.N.C.TX.

30' PIPELINE ESMT TO
EXXON PIPELINE COMPANY
VOL. 1888, PG. 6
D.R.N.C.TX.

75' ELECTRIC TRANSMISSION ESMT TO
CENTRAL POWER AND LIGHT COMPANY
VOL. 742, PG. 11
D.R.N.C.TX.

30' PIPELINE ESMT TO
VALERO MARKETING L.P.
DOC. NO. 909618
D.R.N.C.TX.

CALLLED 38.288 ACRES
STELLA ENERGY SOLUTIONS, LLC
(DOC. NO. 2025038133 O.P.R.)

60' ELECTRIC TRANSMISSION ESMT TO
CENTRAL POWER AND LIGHT COMPANY
DOC. NO. 2002023136
O.P.R.

30' PIPELINE ESMT TO
EXXON PIPELINE COMPANY
VOL. 1888, PG. 6
D.R.N.C.TX.

CALLLED 297.80 ACRES
EPIC Y-GRADE LOGISTICS, LP
(DOC. NO. 2018013202 O.P.R.)

50' PIPELINE ESMT TO
EXSTAR MIDSTREAM UTILITY, L.P.
DOC. NO. 2013012901
O.P.R.

N53°54'54"W 3898.59'

S53°55'08"E 662.36'

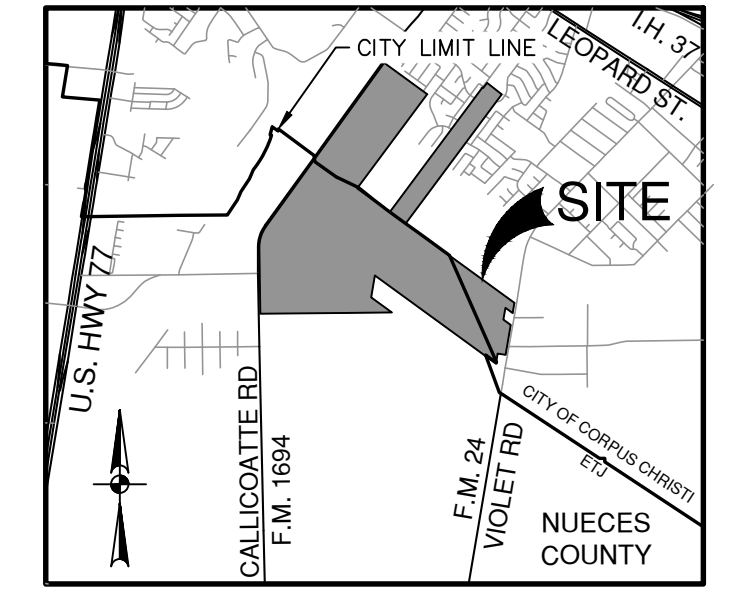
S89°13'43"W 1095.61'

N71°16'53"W 892.64'

S89°29'20"W 390.06'

S89°29'20"W 2328.12'

S89°29'20"W 1938.06'



LOCATION MAP
NOT-TO-SCALE

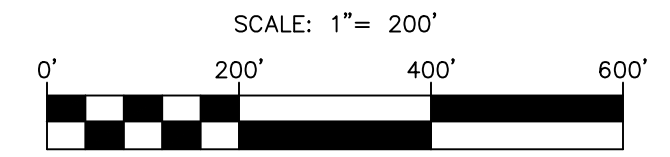
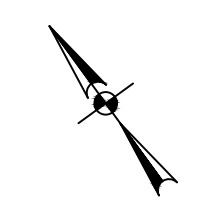
OWNER:
LON HILL INFRASTRUCTURE, LLC
1101 BRICKELL AVE STE. N
MIAMI, FL 33131
CONTACT: STEPHEN STECKEL

ENGINEER:
PAPE-DAWSON ENGINEERS, INC.
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



PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

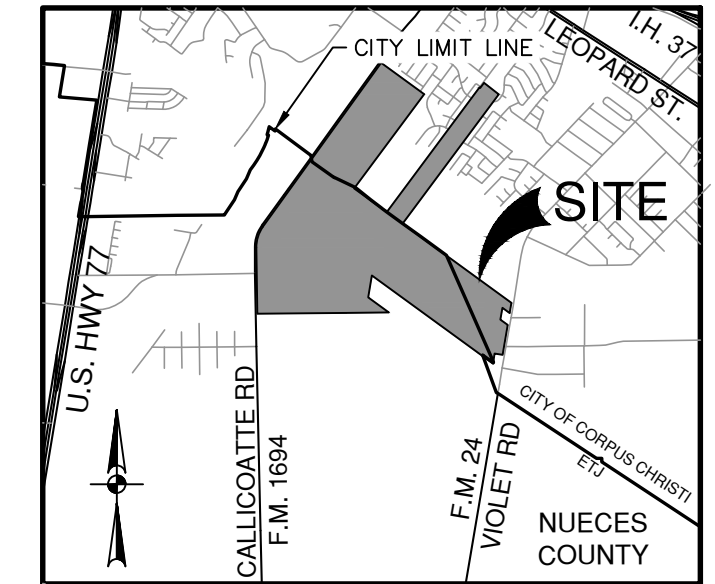
DATE OF PREPARATION: JUNE 1, 2026

SHEET 8 OF 9

FARIAS TRACT

PRELIMINARY PLAT

A 522.156 ACRE, OR 22,745,122 SQUARE FEET, TRACT OF LAND, BEING ALL OF A CALLED 95.883 ACRE TRACT, REFERRED TO AS " PARCEL 1" , A CALLED 17.317 ACRE TRACT, REFERRED TO AS " PARCEL 2" , A CALLED 49.394 ACRE TRACT, REFERRED TO AS " PARCEL 3" , AND A CALLED 213.227 ACRE TRACT, REFERRED TO AS " PARCEL 4" , DESCRIBED IN A DEED TO LON HILL INFRASTRUCTURE, LLC, RECORDED IN DOCUMENT NUMBER 2025043497 OF THE OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS, AND ALL 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 ENGINEERS, INC.
TEL: (361) 360-2209
CONTACT: BO WISEHART, PE, CFM

PAPE-DAWSON

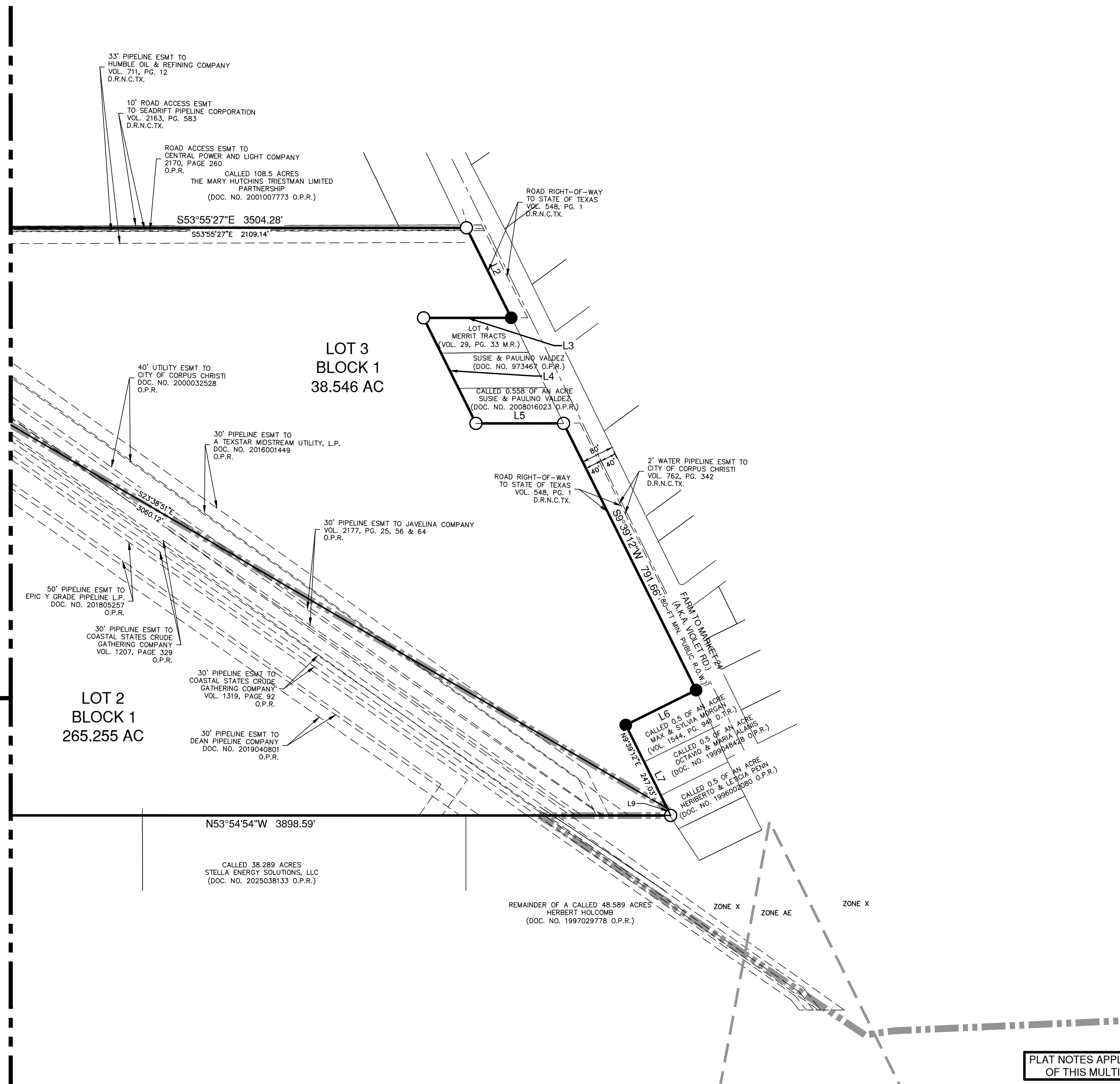
807 N UPPER BROADWAY, STE 103 | CORPUS CHRISTI, TX 78401 | 361.360.2209
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

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

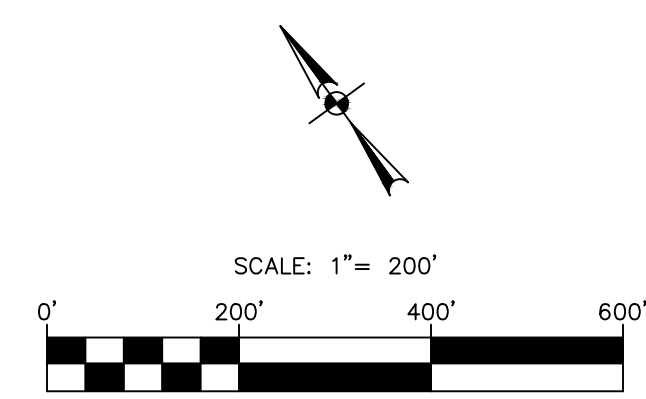
MATCHLINE - SEE SHEET 7 OF 9

MATCHLINE - SEE SHEET 8 OF 9



PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

DATE OF PREPARATION: JUNE 1, 2026



SHEET 9 OF 9