

STATE OF TEXAS §
COUNTY OF NUECES §

I, TIM M. STEPHENS, PRESIDENT OF STEPHENS EQUITY PARTNERS LTD., A TEXAS CORPORATION, HEREBY CERTIFY THAT TIM M. STEPHENS, IS THE OWNER, FREE OF ALL LIENS OF THE PROPERTY SHOWN HEREON, THAT I HAVE HAD SAID PROPERTY SURVEYED AS SHOWN HEREON FOR THE PURPOSES OF DESCRIPTION AND DEDICATION. ALL UTILITY EASEMENTS AND RIGHTS-OF-WAY ARE DEDICATED TO THE PUBLIC FOR THE OPERATION & MAINTENANCE OF PUBLIC STREETS AND UTILITIES. THIS THE _____ DAY OF _____, 2026.

TIM M. STEPHENS, PRESIDENT OF STEPHENS EQUITY PARTNERS LTD.

STATE OF TEXAS §
COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY KENNETH I. BERRY THIS THE _____ DAY OF _____, 2026.

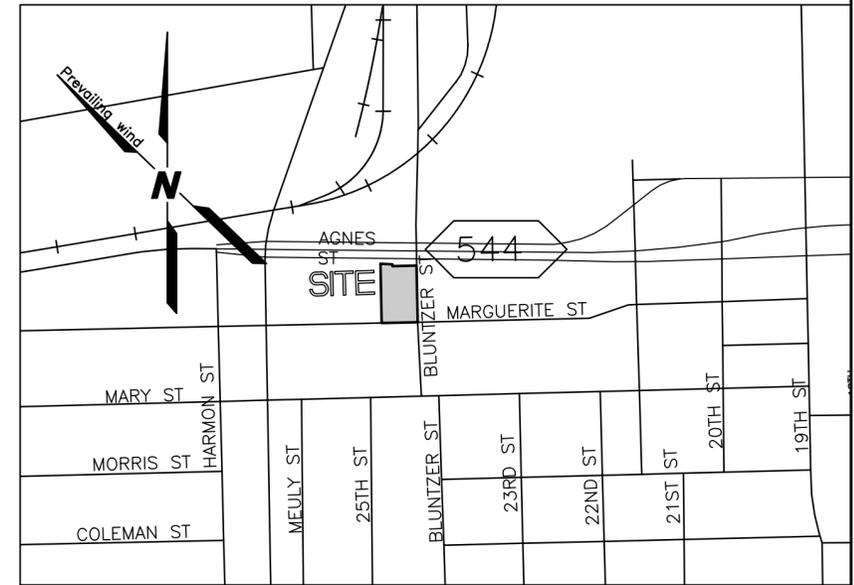
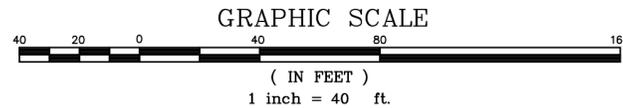
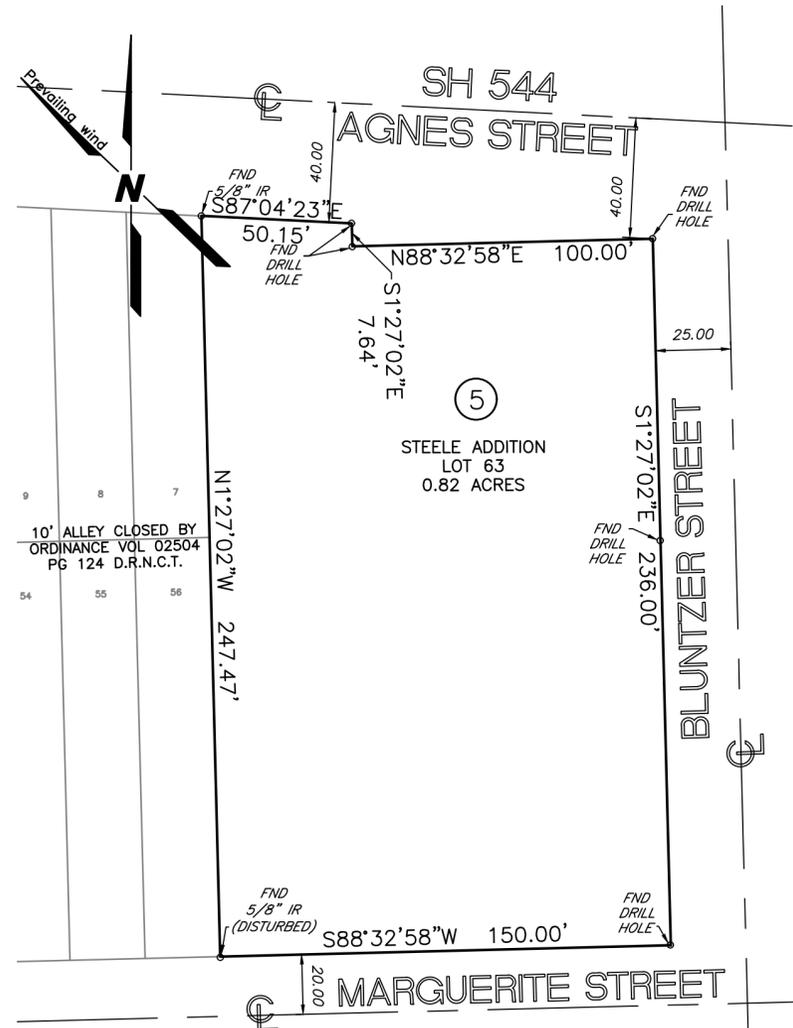
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

REPLAT OF:

STEELE ADDITION

BLOCK 5, LOT 63

BEING A REPLAT OF LOTS 1-6 & LOTS 57-62, BLOCK 5 STEELE ADDITION WHICH IS RECORDED IN DOCUMENT 2017014893 OFFICIAL RECORDS NUECES COUNTY TEXAS AND ON MAP IN VOLUME 2 PAGE 49, MAP RECORDS NUECES COUNTY TEXAS



LOCATION MAP

SCALE 1"=500'

LEGEND

- Y.R. YARD REQUIREMENT
- U.E. UTILITY EASEMENT
- E.E. ELECTRIC EASEMENT
- D.R.N.C.T. DEED RECORDS NUECES COUNTY TEXAS
- M.R.N.C.T. MAP RECORDS NUECES COUNTY TEXAS
- O.P.R.N.C.T. OFFICIAL PUBLIC RECORDS NUECES COUNTY TEXAS
- PLAT BOUNDARY
- ROAD CENTERLINE
- ADJACENT LOT LINE
- YARD REQUIREMENT EASEMENT
- FOUND PROPERTY CORNER
- SET PROPERTY CORNER

STATE OF TEXAS §
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THE FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE DEPARTMENT OF DEVELOPMENT SERVICES OF THE CITY OF CORPUS CHRISTI, TEXAS

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

DATE

XREF: BASE

PLOTS/SCALE: 1:1

DRAWING NO: 25024

PLOT/DATE: 01-30-26 9:38 AM

STATE OF TEXAS §
COUNTY OF NUECES §

I, MURRAY BASS, JR., REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IS TRUE AND CORRECT. THIS THE 31st DAY OF MARCH, 2026.

MURRAY BASS, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR



STATE OF TEXAS
COUNTY OF NUECES

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE _____ DAY OF _____, 2026 WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____, 2026 AT _____ O'CLOCK _____ M. AND DULY RECORDED THE _____ DAY OF _____, 2026 AT _____ O'CLOCK _____ M. IN THE MAP RECORDS OF SAID COUNTY IN VOLUME _____, PAGE _____, INSTRUMENT NUMBER _____.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT IN AND FOR SAID COUNTY AT OFFICE IN CORPUS CHRISTI, NUECES COUNTY, TEXAS, THE DAY AND YEAR LAST WRITTEN.

BY: _____
DEPUTY
KARA SANDS
COUNTY COURT
NUECES COUNTY, TEXAS

STATE OF TEXAS §
COUNTY OF NUECES §

THE FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED ON BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS BY THE PLANNING COMMISSION. THIS THE _____ DAY OF _____, 2026.

CYNTHIA SALAZAR-GARZA
CHAIRPERSON

MICHAEL DICE
DIRECTOR

BASS & WELSH ENGINEERING

CONSULTING ENGINEERS AND SURVEYORS
3054 SOUTH ALAMEDA STREET 78404
P.O. BOX 6397 78466-6397
TELEPHONE: (361) 882-5521
FACSIMILE: (361) 882-1265
FIRM REGISTRATION NO. F-52 (ENGINEERING)
FIRM REGISTRATION NO. 100027-00 (SURVEYING)
CORPUS CHRISTI, TEXAS

NOTES

- THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE ORDINANCE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- BASIS OF BEARING IS STATE OF TEXAS, LAMBERT GRID, SOUTH ZONE, NAD 1983. ESTABLISHED BY STATIC OBSERVATION AND OPUS SOLUTION BY NGS.
- THE SUBJECT PROPERTY LIES IN ZONE X AS SHOWN ON FEMA PANELS 48355 C 0320 G DATED OCTOBER 13, 2022.
- THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE CORPUS CHRISTI INNER HARBOR. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE CORPUS CHRISTI INNER HARBOR AS "INTERMEDIATE".
- TOTAL PLATTED AREA CONTAINS 0.82 ACRES OF LAND
- PROPERTY IS ZONED IL (LIGHT INDUSTRIAL)