

STATE OF TEXAS
COUNTY OF NUECES

WE, CNMK TEXAS PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY, HEREBY CERTIFY THAT I AM THE OWNER OF CENTURY SUBDIVISION, BLOCK 1, LOT 2A, EMBRACED WITHIN THE BOUNDS OF THE FOREGOING MAP THAT I HAD SAID LAND SURVEYED AS SHOWN THAT STREETS AS SHOWN ARE DEDICATED TO THE PUBLIC FOREVER, THAT ALL EASEMENTS ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION AND USE OF THE PUBLIC UTILITIES, THAT THIS MAP WAS MADE FOR THE PURPOSES OF DESCRIPTION AND DEDICATION.

THIS THE ____ OF _____, 2026.

NAME:
AUTHORIZED AGENT OF CNMK TEXAS PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, _____, AUTHORIZED AGENT OF CNMK TEXAS PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION HEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

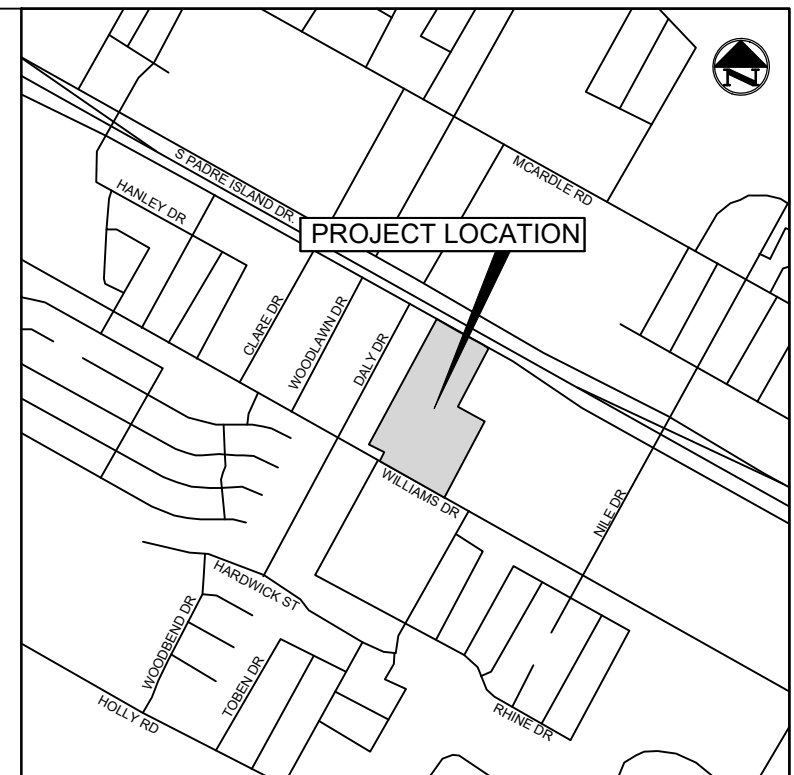
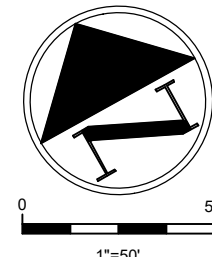
NOTES

- BEARING ORIENTATION IS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 SOUTH ZONE.
- THE SQUARE FOOTAGE VALUES SHOWN HEREON IS A MATHEMATICAL VALUE CALCULATED FROM THE BOUNDARY DATA SHOWN HEREON AND DOES NOT REPRESENT THE PRECISION OF CLOSURE OF THIS SURVEY OR THE ACCURACY OF CORNER MONUMENTS FOUND OR PLACED.
- SURVEYED PROPERTY LIES IN UNSHADED ZONE X (AREAS OUTSIDE 0.2% ANNUAL CHANCE FLOOD HAZARD) ACCORDING TO FLOOD INSURANCE RATE MAP FOR THE CITY OF CORPUS CHRISTI, MAP NUMBER 433550330G, DATED EFFECTIVE 10/13/2022.
- SURVEYED PROPERTY IS SUBJECT TO THE RESTRICTIVE COVENANTS RECORDED UNDER VOL. 59, PG. 171 M.R.N.C. AND DOC. NO. 2012031915 O.P.R.N.C.
- TOTAL PLATTED AREA CONTAINS 12.73 ACRES OF LAND.
- THE YARD REQUIREMENT AS DEPICTED, IS A REQUIREMENT OF THE ZONING ORDINANCE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- SET 5/8-INCH IRON ROD WITH CAP STAMPED "CONLEY RPLS 8739" AT ALL CORNERS EXCEPT AS OTHERWISE NOTED.

LEGEND

- A.E. ACCESS EASEMENT
- BRS. BEARS
- DOC. DOCUMENT
- E.E. ELECTRICAL EASEMENT
- ESMT. EASEMENT
- FND. FOUND
- I. IRON
- MON. MONUMENT
- M.R.N.C. MAP RECORDS OF NUECES COUNTY
- N.C.D.R. NUECES COUNTY DEED RECORDS
- NO. NUMBER
- O.P.R.N.C. OFFICIAL PUBLIC RECORDS OF NUECES COUNTY
- PG. PAGE
- R.O.W. RIGHT OF WAY
- SAN S.E. SANITARY SEWER EASEMENT
- SQ. FT. SQUARE FEET
- S.W.E. SIDEWALK EASEMENT
- TXDOT TEXAS DEPARTMENT OF TRANSPORTATION
- U.E. UTILITY EASEMENT
- VOL. VOLUME
- W.L.E. WATER LINE EASEMENT

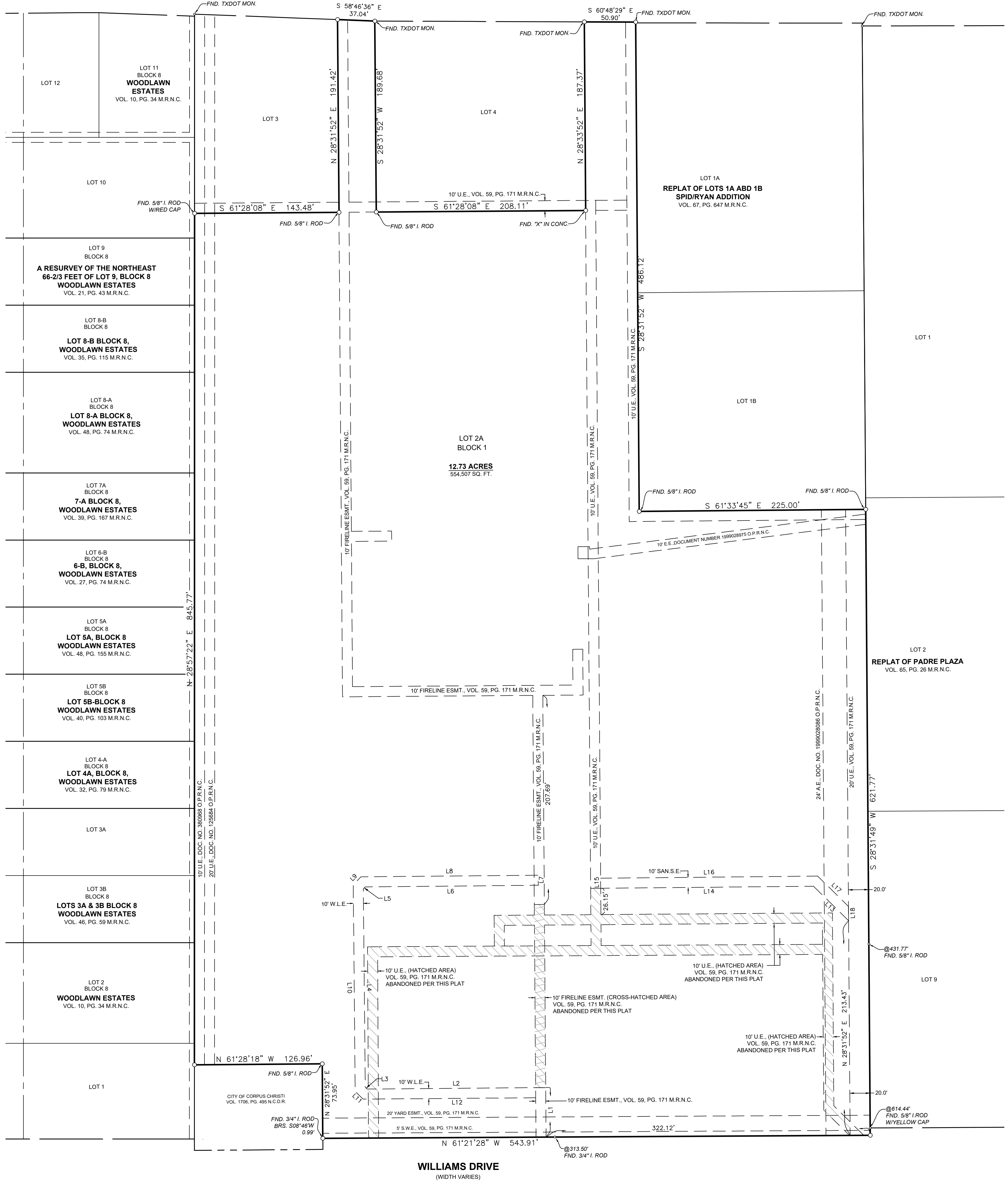
LINE	BEARING	DISTANCE
L1	N 28°31'52" E	43.19'
L2	N 61°31'08" W	177.43'
L3	N 16°21'09" W	2.62'
L4	N 28°24'26" E	197.09'
L5	N 73°10'01" E	2.82'
L6	S 61°35'34" E	172.00'
L7	N 28°28'33" E	10.00'
L8	N 61°35'34" W	176.18'
L9	S 73°10'01" W	10.91'
L10	S 28°24'26" W	205.32'
L11	S 16°21'09" E	10.90'
L12	S 61°31'08" E	171.58'
L13	N 16°35'34" W	48.74'
L14	N 61°35'34" W	221.46'
L15	N 28°31'52" E	10.00'
L16	S 61°35'34" E	215.58'
L17	S 16°35'34" E	42.93'
L18	S 28°31'52" W	14.11'



STATE HIGHWAY 358

(AK/A SOUTH PADRE ISLAND DRIVE - R.O.W. WIDTH VARIES)
VOL. 780, PG. 325 N.C.D.R.

DOC. NOS. 2012005016, 2012008304, 2012008525, 2012017703 & 2013008526 O.P.R.N.C.



STATE OF TEXAS
COUNTY OF NUECES

I, SEAN CONLEY, A REGISTERED PROFESSIONAL LAND SURVEYOR OF CONLEY LAND SERVICES, LLC, 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 HEREIN AND TO COMPLETE SUCH OPERATIONS WITH DUE AND REASONABLE DILIGENCE CONSISTENT WITH SOUND PROFESSIONAL PRACTICE.

THIS THE ____ OF _____, 2026.

SEAN CONLEY
REGISTERED PROFESSIONAL LAND SURVEYOR No. 6739



STATE OF TEXAS
COUNTY OF NUECES

THIS 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, SECRETARY

STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE ____ OF _____, 2026.

BRIA WHITMIRE, P.E., C.F.M., C.P.M.
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS
COUNTY OF NUECES

I, KARA SANDS, CLERK OF THE COUNTY COURT, IN AND FOR NUECES COUNTY TEXAS, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE ____ DAY OF _____, 2026, WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THIS ____ DAY OF _____, 2026 AT ____ O'CLOCK ____ M AND DULY RECORDED IN VOLUME ____ PAGE ____ (M.R.N.C.)

WITNESS MY HAND AND SEAL OF OFFICE IN CORPUS CHRISTI, TEXAS, THIS THE ____ DAY OF _____, 2026.

KARA SANDS, COUNTY CLERK

DEPUTY TO THE COUNTY CLERK

FINAL PLAT OF CENTURY SUBDIVISION, BLOCK 1, LOT 2A

A SUBDIVISION OF 12.73 ACRES OF LAND, BEING A REPLAT OF CENTURY SUBDIVISION, A SUBDIVISION PER PLAT RECORDED UNDER VOLUME 59, PAGE 171 OF THE NUECES COUNTY MAP RECORDS

AND SITUATED IN THE E. VILLAREAL SURVEY, ABSTRACT 1 CITY OF CORPUS CHRISTI NUECES COUNTY, TEXAS

1 BLOCK 1 LOT
SCALE: 1"=50' DATE: FEBRUARY, 2026

OWNER:
CNMK TEXAS PROPERTIES, LLC
A TEXAS LIMITED LIABILITY COMPANY
3900 DALLAS PARKWAY
PLANO, TX 75093

REASON FOR REPLAT: TO CREATE ONE LOT, PARTIAL ABANDONMENT OF UTILITY AND FIRELINE EASEMENT CREATE WATERLINE EASEMENT AND SANITARY SEWER EASEMENT

ENGINEER:

ALJ Lindsey

18635 NORTH ELDRIDGE PARKWAY, SUITE 200
TOMBALL, TX 77377
TEL. (281) 301-5955
TBPELS FIRM NO. 11526

SURVEYOR:

CONLEY LAND SERVICES, LLC

18635 NORTH ELDRIDGE PARKWAY, SUITE 101
TOMBALL, TX 77377
TEL. 832-729-4997
TBPELS FIRM NO. 10194732