

STATE OF TEXAS  
COUNTY OF NUECES

CORPUS CHRISTI RETAIL VENTURE, LP, A DELAWARE LIMITED PARTNERSHIP, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE LANDS EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING PLAT; THAT IT HAS HAD SAID LANDS SURVEYED AND SUBDIVIDED AS SHOWN; THAT STREETS SHOWN ARE DEDICATED TO THE PUBLIC USE FOREVER; THAT EASEMENTS AS SHOWN ARE DEDICATED TO THE PUBLIC USE FOR THE INSTALLATION, OPERATION AND USE OF PUBLIC UTILITIES; AND THAT THIS MAP WAS MADE FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

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

BY: \_\_\_\_\_  
ANDREW WILSON, VICE-PRESIDENT

STATE OF TEXAS  
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ANDREW WILSON, PROVEN TO ME TO BE THE PERSON WHOSE SIGNATURE HE MADE ON THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF NUECES

THIS PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE DEVELOPMENT SERVICES ENGINEER OF THE CITY OF CORPUS CHRISTI, TEXAS. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

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

STATE OF TEXAS  
COUNTY OF NUECES

THIS PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE PLANNING COMMISSION ON BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

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

\_\_\_\_\_  
CYNTHIA SALAZAR-GARZA  
CHAIRPERSON

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 MAP DATED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025. AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M., AND DULY RECORDED IN VOLUME \_\_\_\_\_, PAGE(S) \_\_\_\_\_, MAP RECORDS OF NUECES COUNTY, TEXAS. WITNESS MY HAND AND SEAL OF SAID COURT AT OFFICE IN CORPUS CHRISTI, TEXAS. THIS THE \_\_\_\_\_ DAY \_\_\_\_\_, 2025.

DOCUMENT NO: \_\_\_\_\_

\_\_\_\_\_  
KARA SANDS  
COUNTY CLERK

\_\_\_\_\_  
DEPUTY

STATE OF TEXAS  
COUNTY OF NUECES

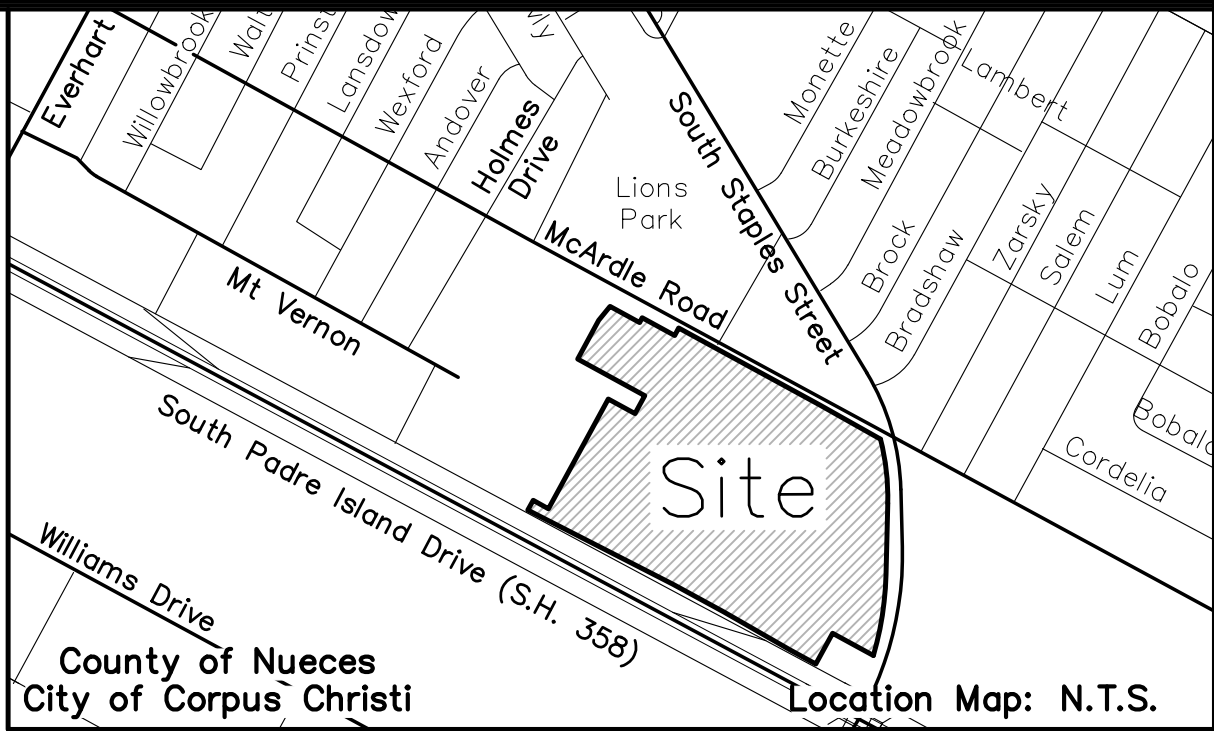
I, SAUL V. CASTILLO, A REGISTERED PROFESSIONAL LAND SURVEYOR FOR URBAN|DCCM, HAVE PREPARED THE FOREGOING MAP FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF; I HAVE BEEN ENGAGED UNDER CONTRACT TO SET ALL LOT AND BLOCK CORNERS AS SHOWN HEREON AND TO COMPLETE SUCH OPERATIONS WITH DUE AND REASONABLE DILIGENCE CONSISTENT WITH SOUND PROFESSIONAL PRACTICE.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025

\_\_\_\_\_  
SAUL V. CASTILLO  
R.P.L.S. LICENSE NO. 6192

*Plat of*  
***La Palmera Mall***  
***Block 1, Lots 1A, 1B and 1C***

RE-PLAT OF LOT 1, BLOCK 1, LA PALMERA MALL, A MAP RECORDED IN VOLUME 67, PAGE 258 THROUGH 263, MAP RECORDS OF NUECES COUNTY, TEXAS; SAVE AND EXCEPT THAT 0.573 ACRE TRACT OF LAND CONVEYED BY CORPUS CHRISTI RETAIL VENTURE LP, A DELAWARE LIMITED PARTNERSHIP TO THE STATE OF TEXAS BY DEED FILED ON MAY 23, 2016 UNDER DOCUMENT NO. 2016020764, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS.



TBPELS FIRM NUMBERS: ENGINEERING 145 | SURVEYING 10032400  
2725 SWANTNER DR, CORPUS CHRISTI, TX 78404  
PHONE: 361.854.3101 WWW.URBANENG.COM

**LEGEND:**

_____	PLAT BOUNDARY	✕	FOUND "X" MARK
_____ -- _____	ROAD CENTERLINE	●	FOUND 5/8 INCH IRON ROD
_____	ADJACENT LOT LINE	○	FOUND 1 INCH IRON PIPE
_____	YARD REQUIREMENT	⊙	FOUND TXDOT MONUMENT TYPE 2
_____	EASEMENT	1/2"●	FOUND 1/2 INCH IRON ROD WITH YELLOW CAP
Y.R.	YARD REQUIREMENT	UE●	FOUND 5/8 INCH IRON ROD WITH A RED PLASTIC CAP STAMPED "URBAN ENGR CCTX"
B.L.	BUILDING LINE	CAP●	FOUND 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP
U.E.	UTILITY EASEMENT	MAG●	FOUND MAG NAIL
VOL.	VOLUME	IP●	FOUND 1/2 INCH IRON PIPE
PG.	PAGE	BW●	FOUND 5/8 INCH IRON ROD WITH A PLASTIC CAP STAMPED "BASS & WELSH ENGINEERING"
M.R.N.C.T.	MAP RECORDS OF NUECES COUNTY, TEXAS	✕	SET 5/8 INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "URBAN   DCCM"
D.R.N.C.T.	DEED RECORDS OF NUECES COUNTY, TEXAS	○	SET MAG NAIL WITH WASHER STAMPED "URBAN ENGR CCTX"

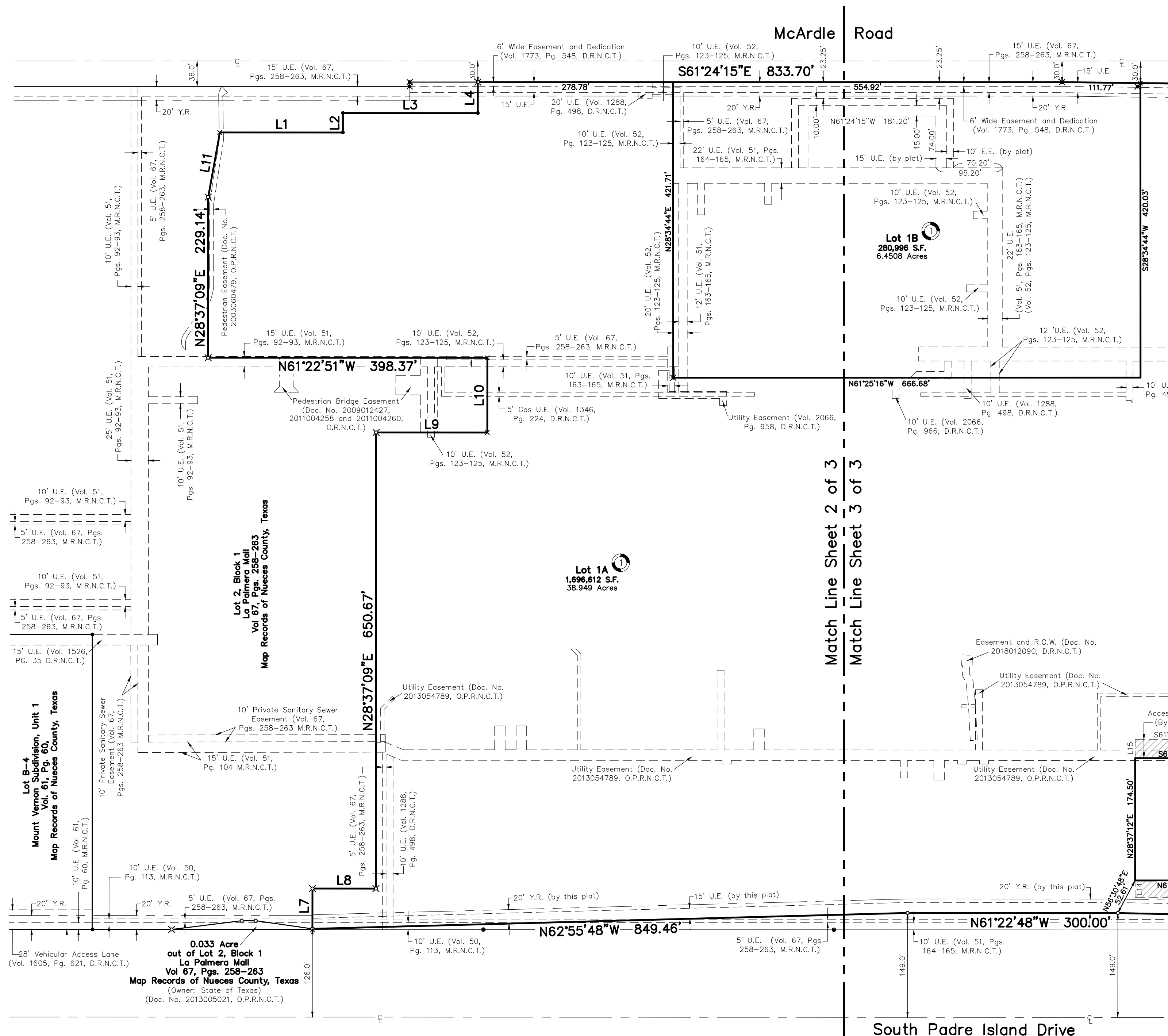
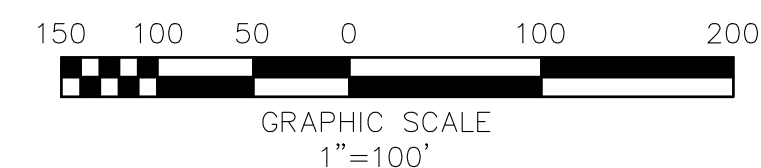
**NOTES:**

- THE ENTIRE PROPERTY LIES WITHIN THE CITY LIMITS OF THE CITY OF CORPUS CHRISTI.
- PROPERTY IS ZONED CG-2 (GENERAL COMMERCIAL).
- TOTAL PLATTED AREA IS 46.117 ACRES OF LAND INCLUDING ANY DEDICATION.
- 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.
- SET 5/8 INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "URBAN DCCM" AT ALL LOT CORNERS, UNLESS OTHERWISE NOTED.
- BEARINGS SHOWN HEREON ARE GRID BEARINGS AND REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM SOUTH ZONE 4205, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) (2011) EPOCH 2010.00. DISTANCES SHOWN ARE GROUND DISTANCES.
- THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS". THE TCEQ ALSO CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
- BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS CURRENTLY IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NUMBER 48355C0530G, NUECES COUNTY, TEXAS, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 13, 2022 AND IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA. THE FIRM PANEL 48355C0530G IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

Revised: Nov. 7, 2025  
Submitted: Oct. 6, 2025  
SCALE: None  
JOB NO.: 0000002599  
SHEET: 1 of 3  
DRAWN BY: XG  
usurveying@dccm.com

CURVE	DELTA	ANGLE	RADIUS	TANGENT	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	15°49'00"	1218.11'	169.21'	336.26'	S06°26'57"E	335.20'	
C2	14°45'07"	1665.41'	215.59'	428.79'	S08°50'06"W	427.61'	
C3	90°00'00"	30.00'	30.00'	47.12'	S16°22'48"E	42.43'	
C4	90°00'00"	14.99'	14.99'	23.55'	S73°39'38"W	21.20'	
C5	54°20'15"	30.00'	15.40'	28.45'	S01°27'04"W	27.40'	

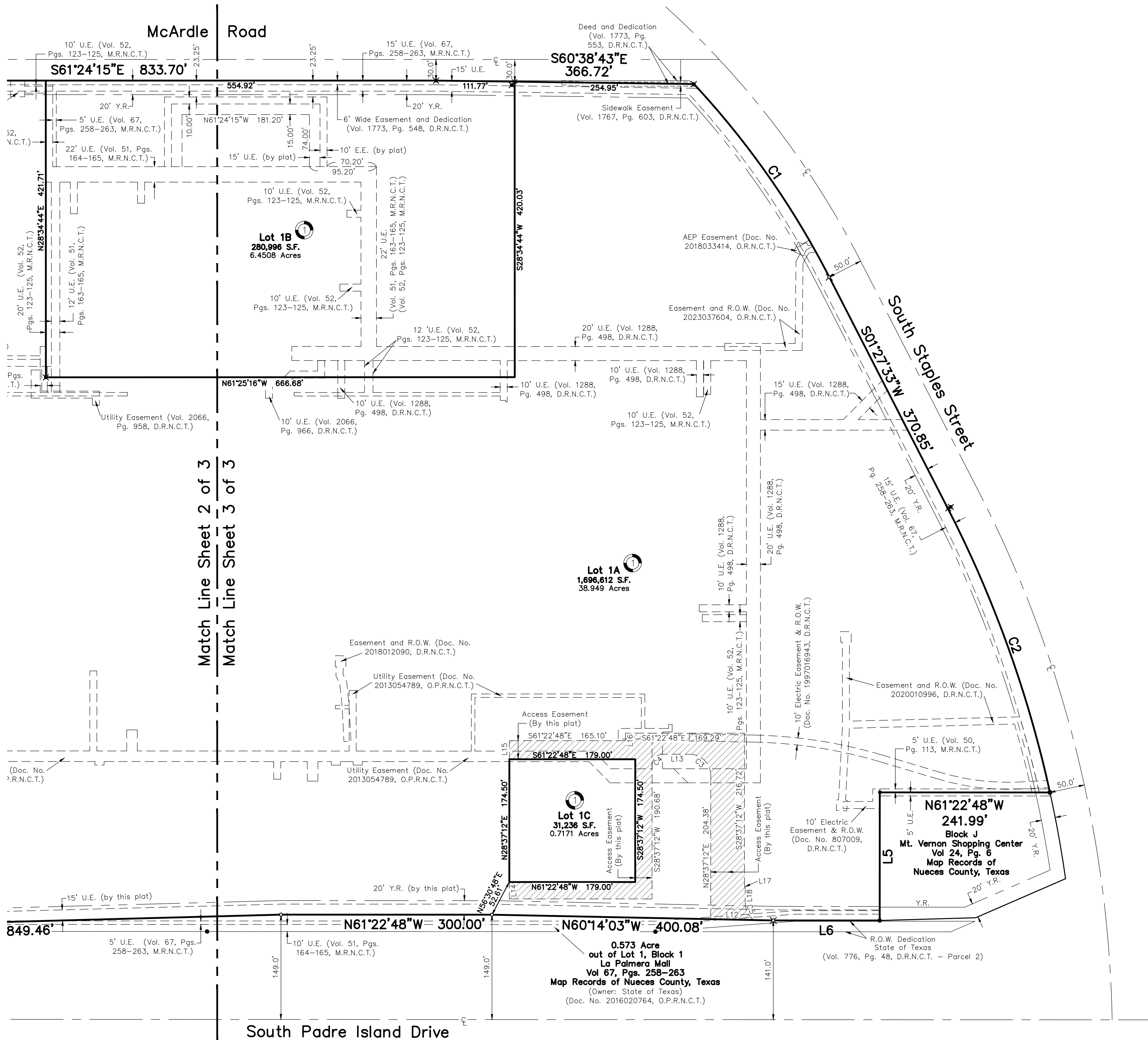
LINE	BEARING	DISTANCE
L1	S61°22'51"E	175.57'
L2	N28°37'09"E	27.83'
L3	S61°22'51"E	192.45'
L4	N28°37'09"E	44.15'
L5	S28°37'57"W	182.09'
L6	N61°22'48"W	151.28'
L7	N28°37'09"E	57.42'
L8	S61°22'51"E	90.61'
L9	N28°37'09"E	158.65'
L10	N28°37'09"E	106.63'
L11	N38°47'36"E	93.70'
L12	N60°14'03"W	61.52'
L13	N61°22'48"W	38.39'
L14	N28°37'12"E	24.00'
L15	N28°37'12"E	26.50'
L16	N28°37'12"E	10.66'
L17	S12°13'39"W	3.54'
L18	S28°37'12"W	21.12'



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***Block 1, Lots 1A, 1B and 1C***

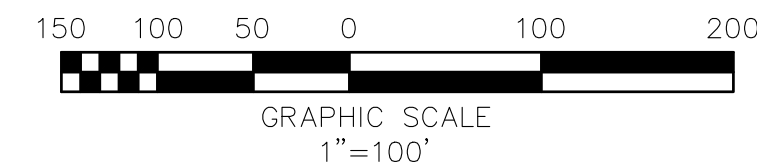
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Submitted: Oct. 6, 2025  
SCALE: 1"=100'  
JOB NO.: 0000002599  
SHEET: 2 of 3  
DRAWN BY: XG  
usurveying@dccm.com



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