

From: Thomas Tiffin <ttiffin@munozengrg.com>
Sent: Thursday, November 12, 2020 4:02 PM
To: Annika Gunning Yankee <AnnikaG@cctexas.com>
Cc: Daniel McGinn [ESI] <DanielMc@cctexas.com>
Subject: Nemec Towne Center - Transportation Plan

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Annika,

Attached is the Preliminary Layout of Nemec Towne Center and Transportation Plan request drawings. We are requesting that the transportation plan be reviewed as the properties to the North have not dedicated or constructed any portion of the road, the subject property is to be commercial and not residential as the city's future land use indicates, and we will have two north to south private streets to provide for ample access in the area of the commercial area. We request an exemption to transportation plan as indicated on the exhibit. Please let me know if you need anything else or if further discussion shall be needed as I would like to get this cleared up in the coming week if possible.

Please feel free to contact me if you have any comments or questions.

Thank you,

Thomas Tiffin, P.E.

Principal - Land Development



MUNOZ ENGINEERING

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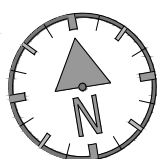
TBPE Firm No. F-12240 Veteran Owned Company
Texas Unified Certification – Disadvantaged Business Enterprise (DBE) Certificate
Texas Historically Underutilized Business (HUB) Certificate

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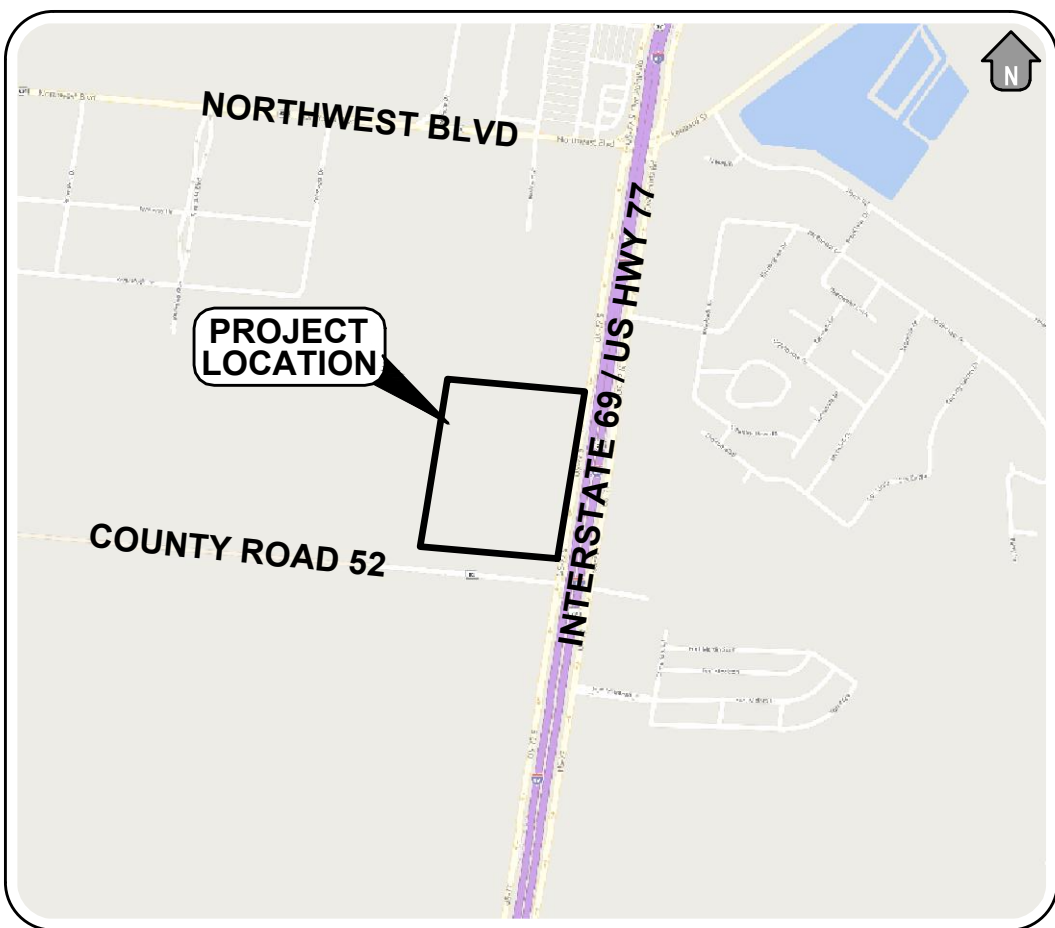
NUECES TOWNE WEST LOT 7, BLOCK 3
VOL. 68, PAGE 511-512, M.R.N.C.T.
WIL-MART REAL ESTATE BUSINESS
DOC. # 1999027388 D.R.N.C.T.

KENNEDY ANNASTAZIE
NUECES RIVER IRRIGATION PARK 3.5
ACRES OUT OF LOT 8, BLOCK 1
VOL. "A", PAGE 54, M.R.N.C.T.

0 100
SCALE: 1" = 100'



PRELIMINARY LAYOUT OF NEMEC TOWNE CENTER



LOCATION MAP

NOT TO SCALE

PLAT SYMBOL AND LINE LEGEND

- IRON ROD FOUND
 - IRON PIPE FOUND
 - 60D NAIL FOUND
 - ⊙ DRILL HOLE FOUND
 - + CHISELED "X" IN CONCRETE
 - ⊕ PROPERTY CORNER (NO ACCESS)
 - SET 5/8" DIAMETER BY 18 INCH LONG IRON ROD
 - ⊕ BLOCK IDENTIFICATION
- | | |
|-------|------------------------|
| — | PROPERTY BOUNDARY LINE |
| - - - | ADJACENT BOUNDARY LINE |
| — | PROPERTY LINE |
| - - - | ADJACENT PROPERTY LINE |
| - - - | ROAD CENTER LINE |
| - - - | YARD REQUIREMENT |
| - - - | EASEMENT |

PLAT ABBREVIATION LEGEND

- M.R. - MAP RECORDS
D.R. - DEED RECORDS
VOL - VOLUME
PG - PAGE
AC - ACRE
SF - SQUARE FEET
YR - YARD REQUIREMENT
GR - GARAGE SET BACK REQUIREMENT
UE - UTILITY EASEMENT
AE - ACCESS EASEMENT
DE - DRAINAGE EASEMENT
WE - WATER EASEMENT
EE - ELECTRICAL EASEMENT
(OWNER IS ELECTRICAL PROVIDER)
PAE - PRIVATE ACCESS EASEMENT *
PUE - PRIVATE UTILITY EASEMENT *
PDE - PRIVATE DRAINAGE EASEMENT *
* (OWNER OF EASEMENT IS PROPERTY OWNER)



NOTE: THIS PRELIMINARY LAYOUT OF NEMEC TOWNE CENTER IS SUBJECT
TO CHANGE DUE TO PROJECT AND TENANT REQUIREMENTS

PRELIMINARY LAYOUT OF NEMEC TOWNE CENTER CORPUS CHRISTI, NUECES COUNTY, TEXAS

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TOTAL PAGES
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ENGINEER: THOMAS TIEFFIN, PE
SURVEYOR: ARTURO MEDINA, RPLS
OWNER: IDENTITY CAPITAL, LLC
ENGINEER PID: 10000000000000000000
SURVEYOR PID: 10000000000000000000
DRAWN BY: TT
CHECKED BY: AM
DATE: 11/11/2020