

PLAT OF

NEMEC TOWNE CENTER PHASE 1 BLOCK 1, LOT 1

A TRACT OF LAND DESCRIBED AS A PORTION OF LOT 8, BLOCK 1, NUECES RIVER IRRIGATION PARK AS SHOWN ON MAP
VOLUME "A" PAGE 54, OF THE MAP RECORDS OF NUECES COUNTY, TEXAS AND CONTAINING 4.738 ACRES OF LAND

STATE OF TEXAS §
COUNTY OF _____ §

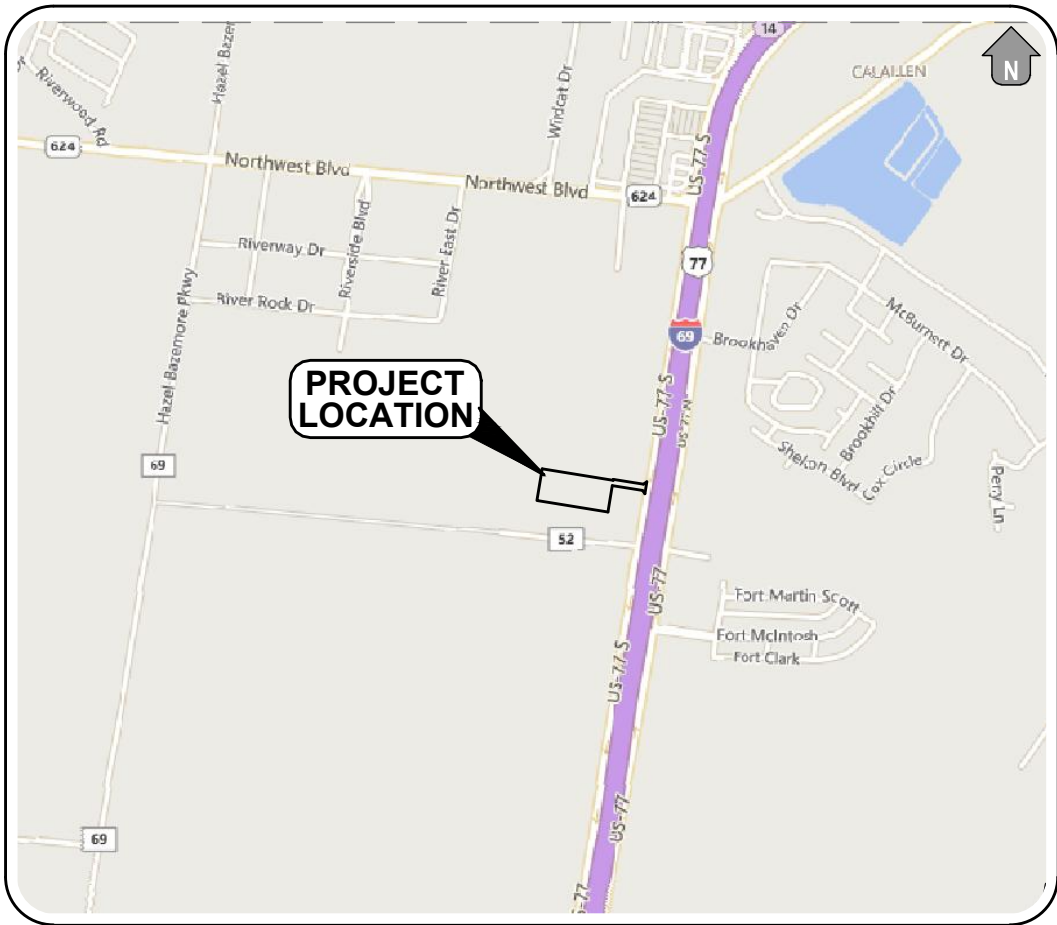
WE, NEMEC FAMILY PROPERTIES, DO HEREBY CERTIFY THAT WE ARE THE OWNER OF THE LANDS EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING MAP; EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF PUBLIC UTILITIES.
THIS THE _____ DAY OF _____, 20____.

BY: _____
FREDRIC J NEMEC, AUTHORIZED MEMBER

STATE OF TEXAS §
COUNTY OF _____ §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____ PROVEN TO ME TO BE THE PERSON WHOSE SIGNATURE IS MADE ON THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____



LOCATION MAP
NOT TO SCALE

STATE OF TEXAS §
COUNTY OF NUECES §

I, ARTURO MEDINA, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY MAP WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY MADE UNDER MY DIRECTION AND SUPERVISION, AND REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY, AND THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT STANDARDS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

ARTURO MEDINA, RPLS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6669
DATE: _____

STATE OF TEXAS §
COUNTY OF NUECES §

THIS PLAT OF NEMEC TOWNE CENTER PHASE 1, APPROVED BY THE DEPARTMENT OF DEVELOPMENT SERVICES OF THE CITY OF CORPUS CHRISTI, TEXAS, THIS THE _____ DAY OF _____, 20____.

JALAL SALEH, PE
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS §
COUNTY OF NUECES §

THIS PLAT OF NEMEC TOWNE CENTER PHASE 1, APPROVED BY THE PLANNING COMMISSION ON THE BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS, THIS THE _____ DAY OF _____, 20____.

JEREMY BAUGH
CHAIRMAN

AL RAYMOND, III, AIA
SECRETARY

STATE OF TEXAS §
COUNTY OF NUECES §

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR SAID NUECES COUNTY, TEXAS, HEREBY CERTIFY THAT THE FOREGOING MAP OF THE PLAT OF NEMEC TOWNE CENTER PHASE 1, DATED THE _____ DAY OF _____, 20____, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THIS THE _____ DAY OF _____, 20____, AT _____ O'CLOCK ____M. AND DULY RECORDED IN VOLUME _____, PAGE _____, MAP RECORDS OF NUECES COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF SAID COURT AT OFFICE IN CORPUS CHRISTI, TEXAS, THIS THE _____ DAY OF _____, 20____.

NO. _____

KARA SANDS

FILED FOR RECORD
AT _____ O'CLOCK ____M.
_____, 20____.

COUNTY CLERK
NUECES COUNTY, TEXAS

BY: _____
DEPUTY

PLAT OF
NEMEC TOWNE CENTER PHASE 1
BLOCK 1, LOT 1
CORPUS CHRISTI, NUECES COUNTY, TEXAS

ME
CIVIL • STRUCTURAL • MARINE
TOPOGRAPHIC SURVEYING
OFFICE: 361-946-4848
608 S. SPURLOCK BOULEVARD
CORPUS CHRISTI, TX 78404
TBPE FIRM No. F-12240

AM LAND SURVEYING
PO BOX 71894
CORPUS CHRISTI, TEXAS 78467
OFFICE: (361) 338-6317
FIRM REGISTRATION
NO. 10194360
amlandsurveying@yahoo.com

ENGINEER: THOMAS TIFFIN, PE
SURVEYOR: ARTURO MEDINA, RPLS
OWNER: IDENTITY CAPITAL, LLC
ENGINEER PID: 1000000000
DRAWN BY: TT
CHECKED BY: TT
APPROVED BY: AM
DRAWING DATE:

NUECES RIVER IRRIGATION PARK
SUBDIVISION 15.637 ACRES OUT OF
EAST HALF OF LOT 7, BLOCK 1
CROSS TIMBERS STEAKHOUSE, INC.
DOC#2011022769 D.R.N.C.T.

NUECES RIVER IRRIGATION PARK
SUBDIVISION LOT 7, BLOCK 1
ELIZABETH NEEDHAM
DOC#202000879 D.R.N.C.T.

REMAINDER
NUECES RIVER IRRIGATION PARK SUBDIVISION LOT 8, BLOCK 1
AS SHOWN ON MAP VOLUME "A", PAGE 54, M.R.N.C.T. AND
DESCRIBED WITHIN VOLUME 1211 PAGES 303-306 DEED
RECORDS OF NUECES COUNTY, TEXAS

REMAINDER
NUECES RIVER IRRIGATION PARK SUBDIVISION LOT 8, BLOCK 1
AS SHOWN ON MAP VOLUME "A", PAGE 54, M.R.N.C.T. AND
DESCRIBED WITHIN VOLUME 1211 PAGES 303-306 DEED
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REMAINDER
NUECES RIVER IRRIGATION PARK SUBDIVISION LOT 8, BLOCK 1
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RECORDS OF NUECES COUNTY, TEXAS

NUECES RIVER IRRIGATION PARK
SUBDIVISION 3.259 ACRES OUT
OF LOT 8, BLOCK 1
VOL. "A", PAGE 54, M.R.N.C.T.
FREDRICK NEMEC
VOL. 1426, PG. 692 D.R.N.C.T.

COUNTY ROAD 52
RIGHT-OF-WAY VARIES

PLAT SYMBOL AND LINE LEGEND

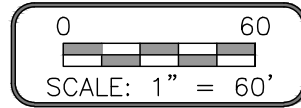
- IRON ROD FOUND
- IRON PIPE FOUND
- 60D NAIL FOUND
- DRILL HOLE FOUND
- CHISELED "X" IN CONCRETE
- PROPERTY CORNER (NO ACCESS)
- SET 5/8" DIAMETER BY 18 INCH
LONG IRON ROD

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)



INTERSTATE 69 / US HIGHWAY 77
RIGHT-OF-WAY VARIES

PLAT NOTES:

- TOTAL PLATTED AREA CONTAINS 206,391 SQUARE FEET (4.738 ACRES) OF
LAND, INCLUDING RIGHT-OF-WAYS AND EASEMENTS.
- FEMA INFORMATION
EFFECTIVE:
PLOTING THE PROPERTY BY SCALE ON FLOOD INSURANCE RATE
MAP, COMMUNITY-PANEL NO. 485494 0257C, MAP REVISED MARCH 17,
1985 INDICATES THE PROPERTY IS LOCATED IN FLOOD ZONE C.
THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE
ENGINEER OR SURVEYOR.
- RECEIVING WATERS
NUECES RIVER DRAINAGE BASIN - DOWNSTREAM OF SALTWATER
INTRUSION DAM
THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS
PROPERTY IS THE NUECES RIVER DOWNSTREAM OF THE CALALLEN
SALTWATER INTRUSION DAM LOCATED 1.1 MILES FROM NUECES
BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THIS
SEGMENT OF THE NUECES RIVER AS "HIGH". TCEQ ALSO
CATEGORIZED THE NUECES RIVER AS "CONTACT RECREATION" USE.
- ZONING
4.1. PROPERTY IS CG-2 - GENERAL COMMERCIAL
4.2. THE YARD REQUIREMENTS, AS DEPICTED, ARE A REQUIREMENT OF THE
UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE
ZONING MAY CHANGE.
- ALL BEARINGS ARE GRID BEARINGS BASED ON THE TEXAS COORDINATE
SYSTEM FOR THE LAMBERT SOUTH ZONE (NAD83).
- THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE A MINIMUM OF
18-INCHES ABOVE THE CENTERLINE OF THE HIGHEST ADJACENT
ROADWAY OR AS NOTED ON CONSTRUCTION DRAWINGS.
- THE ENGINEER AND SURVEYOR CAN NOT CERTIFY AS TO UN-RECORDED
EASEMENTS AND/OR RIGHT-OF-WAY THAT MAY IMPACT THE SUBJECT
PROPERTY AND ARE NOT VISIBLE AND APPARENT.
- CAUTION MUST BE TAKEN WITH PIPELINE MARKERS INDICATING BURIED
LINES NOT ON RECORD.
- ACCESS EASEMENT(S) ARE TO PROVIDE ACCESS FOR ALL LOTS ABUTTING
EASEMENT.
- UTILITY EASEMENT(S) ARE FOR THE INSTALLATION, MAINTENANCE, ACCESS
OF PRIVATE AND PUBLIC UTILITIES.
- BLOCK 1 IS TO BE GOVERNED BY A RESTRICTIVE COVENANTS AND
RECIPROCAL ACCESS AGREEMENT, DOCUMENT _____,
O.P.R.N.C.T.
- THIS SUBDIVISION INCLUDES PRIVATE IMPROVEMENTS, INCLUDING BUT
NOT LIMITED TO, STREETS, FACILITIES AND EASEMENTS THAT HAVE NOT
BEEN DEDICATED TO THE PUBLIC OR ACCEPTED BY THE CITY OF CORPUS
CHRISTI OR ANY OTHER LOCAL GOVERNMENT AGENCY AS PUBLIC
RIGHTS-OF-WAY. THE CITY OF CORPUS CHRISTI HAS NO OBLIGATION,
NOR ANY OTHER LOCAL GOVERNMENT AGENCY HAVE ANY OBLIGATION,
TO MAINTAIN, REPAIR, INSTALL OR CONSTRUCT PRIVATE IMPROVEMENTS
WITHIN THE SUBDIVISION UNLESS DAMAGE IS NEGLIGENT BY SUCH
ENTITY. THE OBLIGATION SHALL BE THE SOLE RESPONSIBILITY OF THE
OWNERS OF THE PROPERTY OF THIS SUBDIVISION.
- THIS SUBDIVISION IS LOCATED NEAR AIRFIELDS USED BY AIRPLANES AND
MAY BE SUBJECT TO AIRCRAFT NOISE, OVER FLIGHT, AND VIBRATION.
- ALL LOTS ARE RESPONSIBLE FOR MAINTAINING DETENTION BASIN(S) ON
THE LOT.
- ALL STREET SIGNS (INCLUDING STOP SIGNS) AND MARKINGS MUST BE
FURNISHED AND INSTALLED BY DEVELOPER.
- STREET LIGHTS LOCATION MAP WILL BE PROVIDED WITH FINAL PLATS.
- ANY ACCESS ONTO IH69 SHALL MEET TxDOT ACCESS REQUIREMENTS AND
SHALL HAVE TxDOT APPROVAL.
- ANY STORM WATER DISCHARGE TO TxDOT RIGHT-OF-WAY SHALL HAVE
TxDOT APPROVAL.
- IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH
THE PUBLIC OPEN SPACE REGULATIONS WILL BE REQUIRED DURING THE
BUILDING PERMIT PHASE.

PLAT OF

NEMEC TOWNE CENTER PHASE 1

BLOCK 1, LOT 1

CORPUS CHRISTI, NUECES COUNTY, TEXAS

CIVIL • STRUCTURAL • MARINE
TOPOGRAPHIC SURVEYING

ME

MUNOZ ENGINEERING

AM LAND SURVEYING

10101 BOYD AVE.
CORPUS CHRISTI, TEXAS 78407
OFFICE: (361) 338-6317
FIRM REGISTRATION
NO. 10194360
amlandsurveying@yahoo.com

AM

LAND SURVEYING

ENGINEER: THOMAS TIEFF, PE

SURVEYOR: JOEY TIERNA

OWNER: ARTURO MEDINA, RPLS

IDENTITY: CAPITAL, LLC

ENGINEER: PID: 10194360

DESK: 10194360

CHKD BY: TT

APPD BY: AM

DRAWING DATE: 1/12/2021

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