

V70 Pm 619

Notes:

1. Total platted area contains 6.590 Acres of Land.
2. Bearings shown hereon are Grid Bearings and referenced to the Texas State Plane Coordinate System of 1983, Texas South Zone 4205, and are based on the North American Datum of 1983 (2011) Epoch 2010.00. Distances shown are ground distances.
3. By graphic plotting only, this property is currently located in Zones "AE (EL 7)", "AE (EL 8)" and "AE (EL9)", of the Flood Insurance Rate Map (FIRM), Community Panel Number 48355C0390G, Nueces County, Texas, which bears an effective date of October 13, 2022 and it is located in a Special Flood Hazard Area. The FIRM Panel 48355C0390G is based on the North American Vertical Datum of 1988 (NAVD88).
4. All building setbacks must conform to the City of Port Aransas City Code, Chapter 21, Section 128.

State of Texas
County of Dewitt

Texan Store Properties, LLC, hereby certifies that it is the owner of the lands embraced within the boundaries of Lot 3R, Block 1, as shown on the foregoing plat; that it has had said lands surveyed and subdivided as shown; 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 3rd day of September, 2025

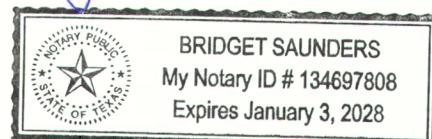
By: Brian Dlugosch, Member

State of Texas
County of Dewitt

This instrument was acknowledged before me by Brian Dlugosch, as Member of Texan Store Properties, LLC.

This the 3rd day of September, 2025

Notary Public in and for the State of Texas



State of Texas
County of Dewitt

Texan Store Properties, LLC - Series G, hereby certifies that it is the owner of the lands embraced within the boundaries of Lot 1R, Block 1, as shown on the foregoing plat; that it has had said lands surveyed and subdivided as shown; 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 3rd day of September, 2025

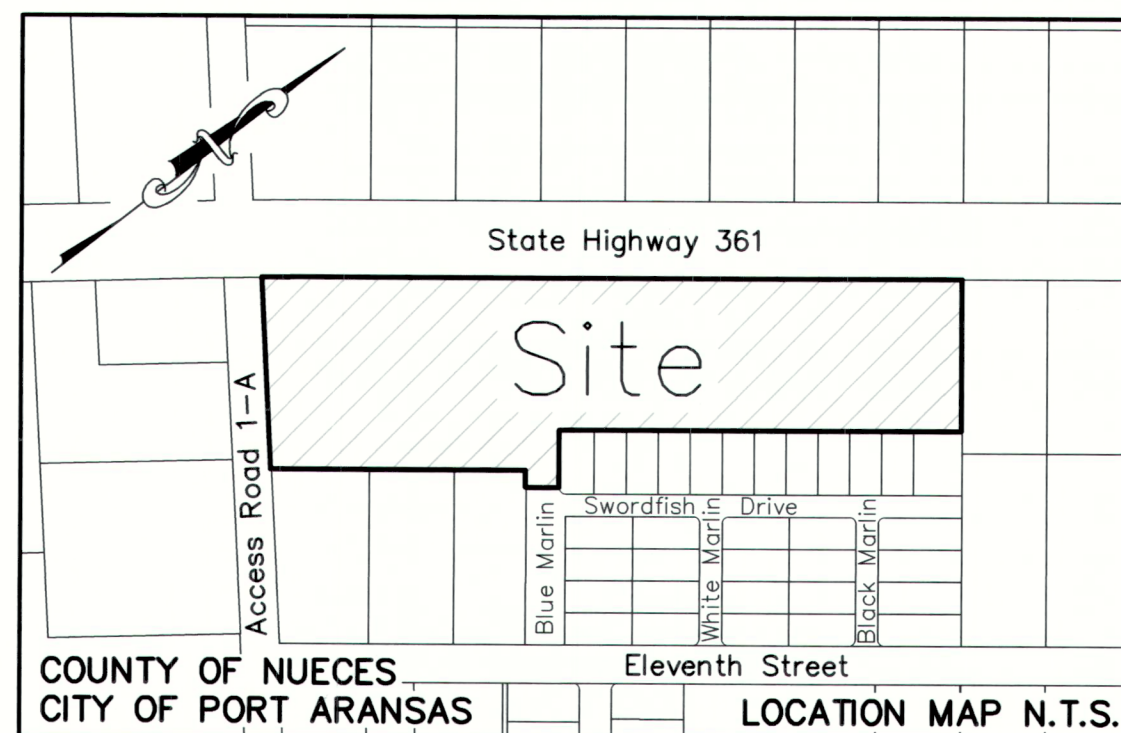
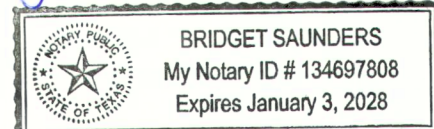
By: Brian Dlugosch, Member

State of Texas
County of Dewitt

This instrument was acknowledged before me by Brian Dlugosch, as Member of Texan Store Properties, LLC - Series G.

This the 3rd day of September, 2025

Notary Public in and for the State of Texas



**Plat of
The Texan
Block 1, Lot 1R
Blue Marlin Subdivision
Block 1, Lot 3R**

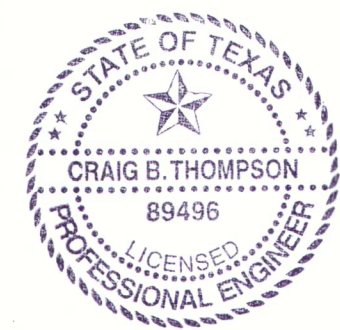
being a re-plat of Lot 1, Block 1, The Texan, a map recorded in Volume 69, Pages 669 and 670, Map Records of Nueces County, Texas and Lot 3, Block 1, Blue Marlin Subdivision, a map recorded in Volume 70, Page 168, Map Records of Nueces County, Texas.

State of Texas
County of Nueces

This final plat of the herein described property was approved by the City Engineer for the City of Port Aransas, Texas.

This the 10 day of SEPTEMBER, 2026

City Engineer

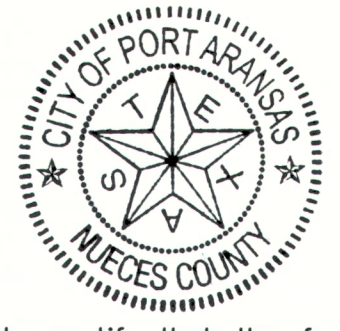


State of Texas
County of Nueces

This final plat of the herein described property was approved on behalf of the City of Port Aransas, Texas by the Building Official.

This the 16 day of September, 2025

City Building Official



State of Texas
County of Nueces

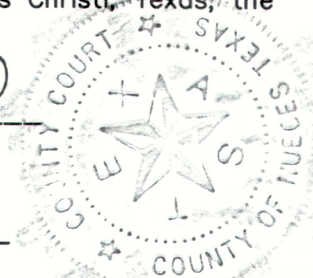
I, Kara Sands, Clerk of the County Court in and for said County, do hereby certify that the foregoing instrument dated the 3 day of September, 2025, with its certificate of authentication was filed for record in my office the 25 day of September, 2025. At 10:11 O'clock A.M., and duly recorded the 25 day of September, 2025, at 10:11 O'clock A.M., in said County in Volume 70, Page 669, 670, Map Records.

Witness my hand and seal of the County Court, in and for said County, at office in Corpus Christi, Texas, the day and year last written.

No. 3025034585
Filed for Record

at 10:11 O'clock A.M.
September 25, 2025

Kara Sands
Kara Sands, County Clerk
Nueces County, Texas
By: Regina Carter - Arney
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 the 21st day of AUGUST, 2025



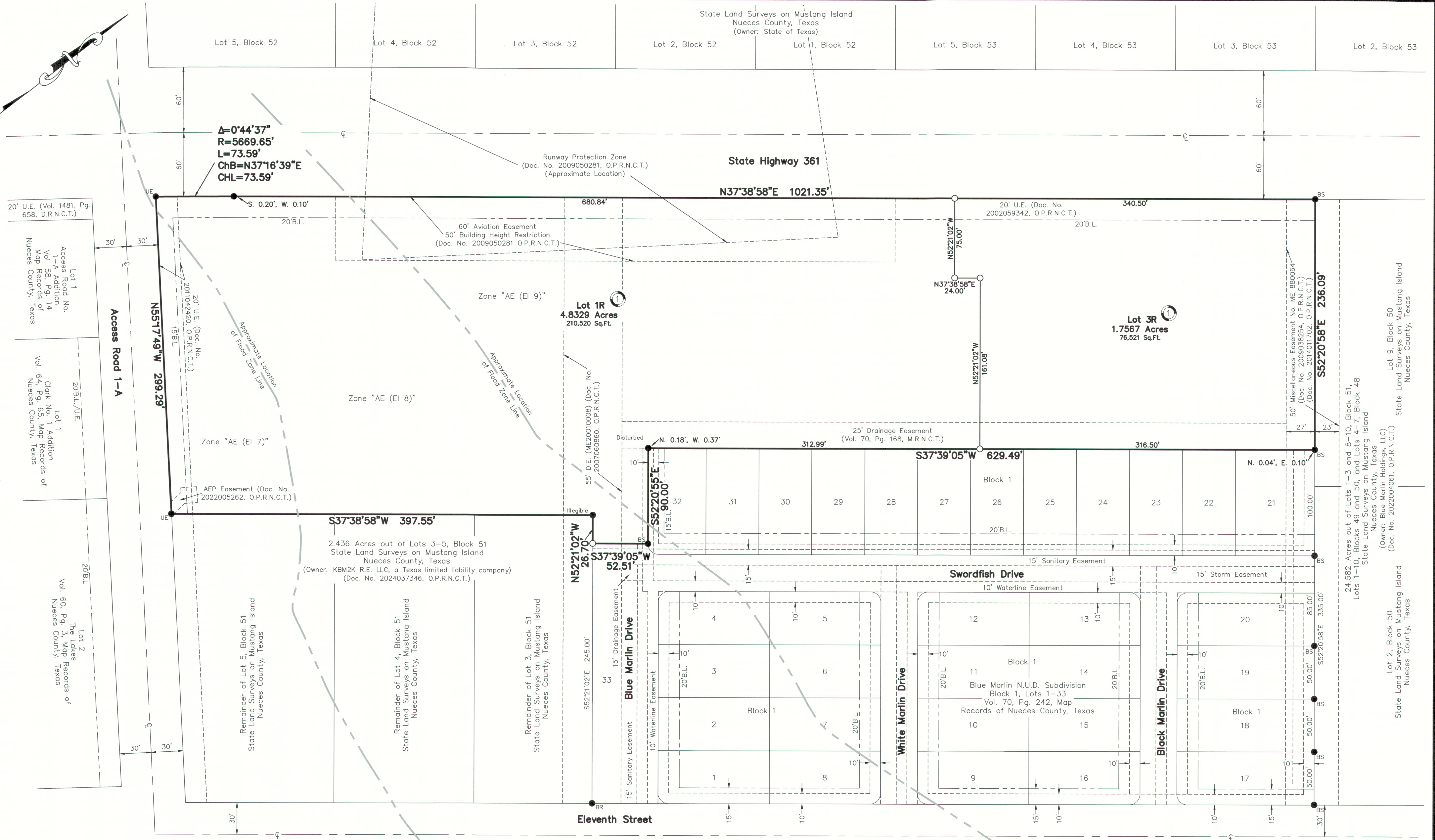
Saul V. Castillo
License No. 6192

Urban | DCCM

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

Revised: 7/23/2025
Submitted: 3/31/2025
SCALE: None
JOB NO.: 0000012377
SHEET: 1 of 2
DRAWN BY: XG

V70 Pg 670



Legend:

- Found 5/8 Inch Iron Rod
- UE ● Found 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX"
- BS ● Found 5/8 Inch Iron Rod with plastic cap stamped "BRISTER SURVEYING"
- BR ● Found 5/8 Inch Iron Rod with plastic cap stamped "BRUNDRETT"
- Set 5/8 Inch Iron Rod with orange plastic cap stamped "URBAN DCCM"

Plat of
The Texan
Block 1, Lot 1R
Blue Marlin Subdivision
Block 1, Lot 3R

being a re-plat of Lot 1, Block 1, The Texan, a map recorded in Volume 69, Pages 669 and 670, Map Records of Nueces County, Texas and Lot 3, Block 1, Blue Marlin Subdivision, a map recorded in Volume 70, Page 168, Map Records of Nueces County, Texas.

Urban **DCCM**

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

Revised: 7/23/2025
Submitted: 3/31/2025
SCALE: 1"=60'
JOB NO.: 0000012377
SHEET: 2 of 2
DRAWN BY: XG

V70 Pg 670