

**Zoning Case No. 0220-02, J3PV Investment, LP. (District 4).
Ordinance rezoning property at or near 113 Porto Villageo Drive from the “RM-AT” Multifamily AT District to the “RS-4.5/PUD” Single-Family 4.5 District with a Planned Unit Development.**

WHEREAS, with proper notice to the public, a public hearing was held during a meeting of the Planning Commission during which all interested persons were allowed to appear and be heard;

WHEREAS, the Planning Commission has forwarded to the City Council its final report and recommendation regarding the application for an amendment to the City of Corpus Christi’s Unified Development Code (“UDC”) and corresponding UDC Zoning Map;

WHEREAS, with proper notice to the public, a public hearing was held during a meeting of the City Council, during which all interested persons were allowed to appear and be heard;

WHEREAS, the City Council has determined that this rezoning is not detrimental to the public health, safety, or general welfare of the City of Corpus Christi and its citizens; and

WHEREAS, the City Council finds that this rezoning will promote the best and most orderly development of the properties affected thereby, and to be affected thereby, in the City of Corpus Christi.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CORPUS CHRISTI, TEXAS:

SECTION 1. The Unified Development Code (“UDC”) and corresponding UDC Zoning Map of the City of Corpus Christi, Texas is amended by changing the zoning on the subject property described as Lots 8 through 11, Block 1, Lots 6, 7, 9, 10 through 15 and 17 through 21, Block 3, Porto Villageo as shown in Exhibit “A”:

from the “RM-AT” Multifamily AT District to the “RS-4.5/PUD” Single-Family 4.5 District with a Planned Unit Development.

The subject property is located at or near 113 Porto Villageo Drive. Exhibit A, which is a map of the subject property and Exhibit B, which is a copy of Porto Villageo Planned Unit Development Guidelines attached to and incorporated in this ordinance.

SECTION 2. The Planned Unit Development (PUD) in Section 1 of this ordinance is subject to the Owner following the conditions listed below:

- 1. Planned Unit Development Guidelines and Master Site Plan:** The Owners shall develop the Property in accordance with Porto Villageo Planned Unit Development (PUD) Guidelines and Master Site Plan and with a condition that the side yard

setback shall be 3 feet where the PUD adjoins lots that are not part of the development.

2. **Other Requirements:** The PUD conditions listed herein do not preclude compliance with other applicable UDC, Building, and Fire Code Requirements.
3. **Time Limit:** This Planned Unit Development (PUD) shall be compliant with Section 3.5.9. of the Unified Development Code (UDC).

SECTION 3. The UDC and corresponding UDC Zoning Map of the City, made effective July 1, 2011 and as amended from time to time, except as changed by this ordinance, both remain in full force and effect including the penalties for violations as made and provided for in Article 10 of the UDC.

SECTION 4. To the extent this amendment to the UDC represents a deviation from the City's Comprehensive Plan, the Comprehensive Plan is amended to conform to the UDC, as it is amended by this ordinance.

SECTION 5. All ordinances or parts of ordinances specifically pertaining to the zoning of the subject property that are in conflict with this ordinance are hereby expressly repealed.

SECTION 6. A violation of this ordinance, or requirements implemented under this ordinance, constitutes an offense punishable as provided in Article 1, Section 1.10.1 of the UDC, Article 10 of the UDC, and/or Section 1-6 of the Corpus Christi Code of Ordinances.

SECTION 7. Publication shall be made in the official publication of the City of Corpus Christi as required by the City Charter of the City of Corpus Christi.

SECTION 8. This ordinance shall become effective upon publication.

That the foregoing ordinance was read for the first time and passed to its second reading on this the _____ day of _____, 2020, by the following vote:

Joe McComb	_____	Michael Hunter	_____
Roland Barrera	_____	Ben Molina	_____
Rudy Garza	_____	Everett Roy	_____
Paulette M. Guajardo	_____	Greg Smith	_____
Gil Hernandez	_____		

That the foregoing ordinance was read for the second time and passed finally on this the _____ day of _____ 2020, by the following vote:

Joe McComb	_____	Michael Hunter	_____
Roland Barrera	_____	Ben Molina	_____
Rudy Garza	_____	Everett Roy	_____
Paulette M. Guajardo	_____	Greg Smith	_____
Gil Hernandez	_____		

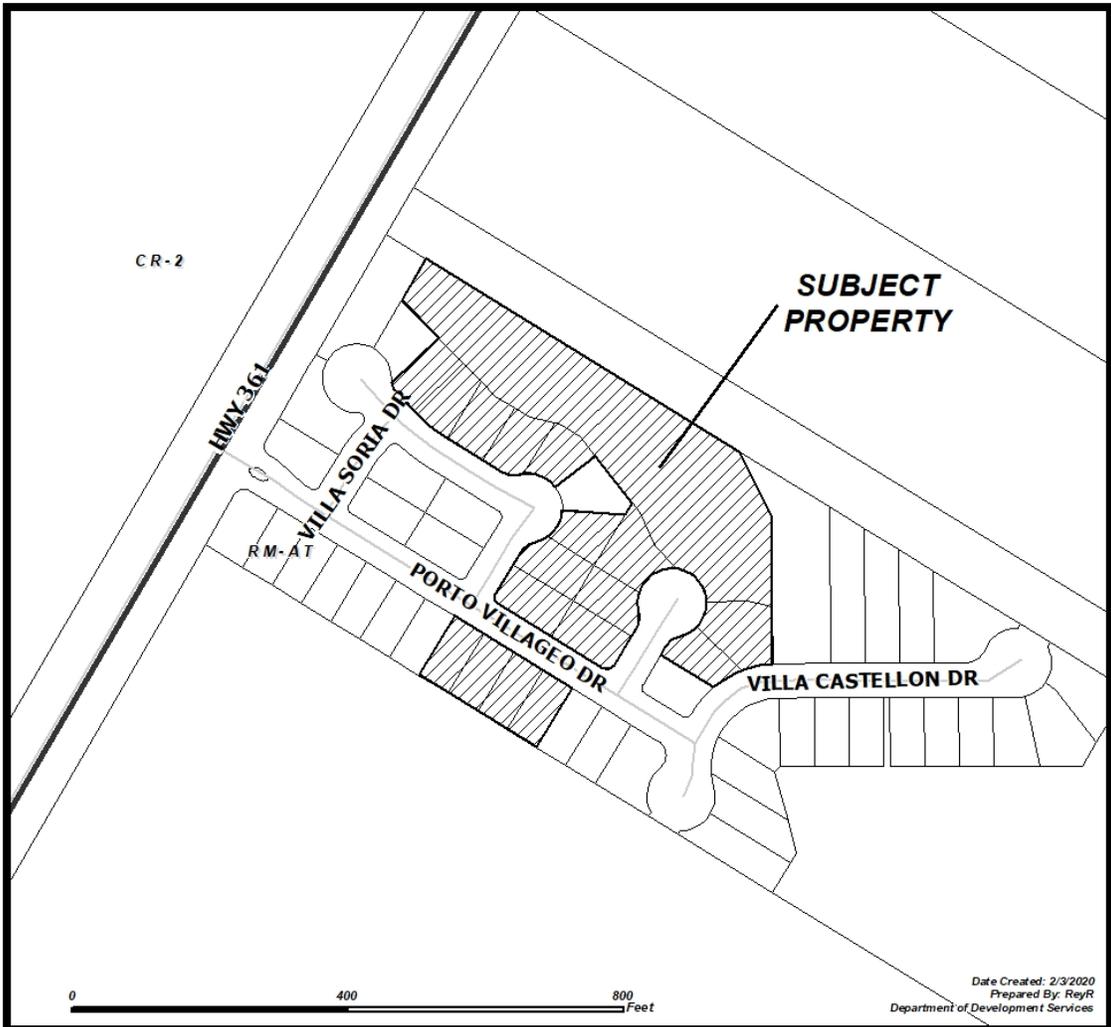
PASSED AND APPROVED on this the _____ day of _____, 2020.

ATTEST:

Rebecca Huerta
City Secretary

Joe McComb
Mayor

Exhibit A



CASE: 0220-02
SUBJECT PROPERTY WITH ZONING

 Subject Property

RM-1 Multifamily 1	IL Light Industrial
RM-2 Multifamily 2	IH Heavy Industrial
RM-3 Multifamily 3	PUD Planned Unit Dev. Overlay
ON Professional Office	RS-10 Single-Family 10
RM-AT Multifamily AT	RS-6 Single-Family 6
CN-1 Neighborhood Commercial	RS-4.5 Single-Family 4.5
CN-2 Neighborhood Commercial	RS-TF Two-Family
CR-1 Resort Commercial	RS-15 Single-Family 15
CR-2 Resort Commercial	RE Residential Estate
CG-1 General Commercial	RS-TH Townhouse
CG-2 General Commercial	SP Special Permit
CI Intensive Commercial	RV Recreational Vehicle Park
CBD Downtown Commercial	RMH Manufactured Home
CR-3 Resort Commercial	
FR Farm Rural	
H Historic Overlay	
BP Business Park	



Porto Villageo, P.U.D.

Corpus Christi, Texas

Owner/Developer

J3PV Investments, LP

Submitted by

Urban Engineering

January 15, 2020



TBPE Firm #145 TBPLS Firm #10032400

2725 Swantner Drive, Corpus Christi, Texas 78404

Phone: (361)854-3101 Fax: (361) 854-6001

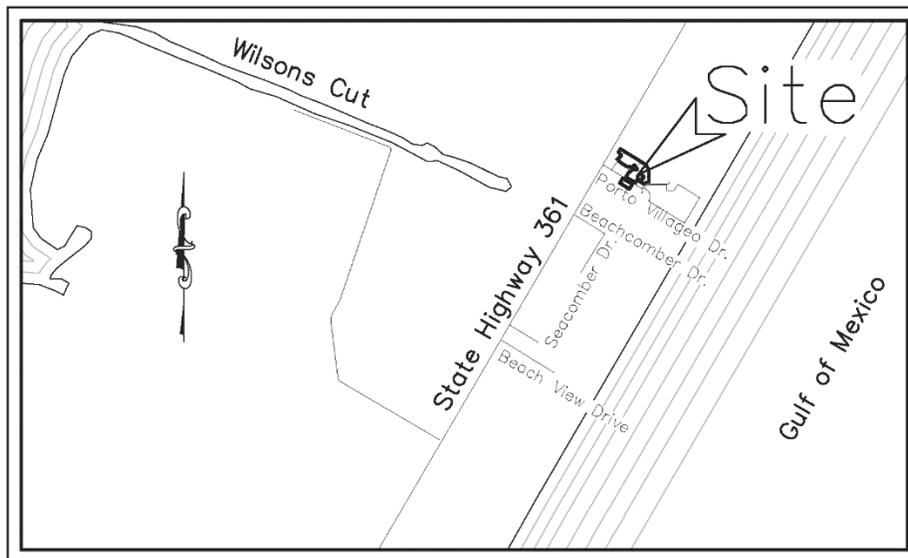
Porto Villageo, P.U.D.

Corpus Christi, Texas

Development Description:

The developer is proposing re-platting 18 existing single family lots into 24 single family residences as a reconfiguration of a portion of the existing subdivision. A re-plat of the property will encompass Lots 8 through 11, Block 1, Lots 6, 7, 9, 10 through 15 and 17 through 21, Block 3, Porto Villageo. The re-development will utilize existing public roadways and sidewalks for access. This development will complement existing developments in the area.

Location Map:



Development Standards per City of Corpus Christi Unified Development Code

Minimum Lot Area – 4,500sf
Minimum Lot Width – 45’
Minimum Street Yard – 20’
Minimum Street Yard (Corner) – 10’ when back to back lot
Minimum Side Yard – 5’
Minimum Side Yard (Total) – 10’
Minimum Rear Yard – 5’
Minimum building separation – 10’
Minimum Open Space – 30%
Maximum Height – 35’
Required Parking: - 2 per unit
Curb Type – 6” Curb and Gutter
Sidewalks – 5’ on each side
Paved Street Width – 28’

PUD Requirements

Minimum Lot Area – 1,400sf
Minimum Dwelling Width (Shared parking) – 17’ along cul-de-sac, 25’ at yard requirement
Minimum Street Yard – 10’
Minimum Street Yard (Corner) – 10’
Minimum Side Yard – 0’
Minimum Side Yard (Total) – 0’
Minimum Rear Yard – 0’
Minimum building separation – 0’
Minimum Open Space – 30% (85% provided)
Maximum Height – None
Required Parking: - 2 per unit (71 provided)
Curb Type – Existing 6” Curb and Gutter
Sidewalks – Existing 4’ wide sidewalks (4’ Tied Sidewalks will be provided adjacent to shared parking)
Paved Street Width – Existing Asphalt Paving 28’

Development Guidelines For Residential Lots

Use – Single Family Residential

Lot Area – Minimum 1,400sf

Lot Width – 17' along cul-de-sac, 25 lot width

Yard Requirements:

Street: 10'

Street corner: 10'

Side Yard: 0'

Maximum building Height: None

Minimum Building Spacing: 0'

Parking Requirement Per Unit: 2 per unit (71 provided)

Maintenance: Lot Owner and Home Owners Association

Allowed Improvements: Residential structures, support structures including decks, porches, pavement, fencing, landscaping, etc.

Placement of Improvements: Within limits of Individual Lots and setbacks and outside of easements with exception of fences, paving and landscaping.

Short Term Rentals: Allowed, specific language will be described in HOA document

Development Guidelines For Common Area Lots

Use – Non-residential Structures for enjoyment and benefit of Porto Villageo, P.U.D. Community

Lot Area – N/A

Lot Width – N/A

Yard Requirements:

Street: N/A

Street corner: N/A

Side Yard: N/A

Maximum building Height: None

Minimum Building Spacing: As required per International Building Code

Parking Requirement: 0 spaces

Maintenance: Home Owners Association

Allowed Improvements: Community structures/amenities, including decks, porches, pavement, fencing, landscaping, utilities, swimming pools, gazebos, etc.

Placement of Improvements: Within limits of Individual Lots and setbacks and outside of easements with exception of fences, paving and landscaping.

Notes:

1. Total platted area contains 4.06 Acres of Land.
2. The receiving water for the storm water runoff from this property is the Corpus Christi Bay. The TCEQ has classified the aquatic life use for the Corpus Christi Bay as "exceptional" and "oyster waters". TCEQ also categorized the Corpus Christi Bay as "contact recreation" use.
3. Grid Bearings and Distances shown hereon are referenced to the Texas Coordinate System of 1983, Texas South Zone 4205, and are based on the North American Datum of 1983(2011) Epoch 2010.00.
4. By graphic plotting only, this property is in Zones "A13(EL 9)" and "V13 (EL 12)" on Flood Insurance Rate Map, Community Panel No. 485464 0335D, City of Corpus Christi, Texas, which bears an effective date of September 17, 1992 and it is in a Special Flood Hazard Area. Per preliminary Flood Insurance Rate Map, Community Panel No. 48355C0560G, Nueces County, Texas, the property is in Zones "X", "AE (EL 9)" and "VE (EL 13)". The more stricter of the two designations shall be considered.
5. Contours shown hereon are referenced to the North American Vertical Datum of 1988 (NAVD88), Geoid 12A.
6. 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set at all lot corners, unless noted otherwise.
7. Lot 8D, Block 1; Lots 6I and 6O, Block 3 and Lot 17E, Block 3 are common areas that will be owned and maintained by the Homeowner's Association.
8. Lot 6E, Block 3 is an unbuildable Lot that will be maintained by the property owners.

State of Texas
County of Travis

J3PV Investments, LP, a Texas 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: J3PV Investments, LP, a Texas limited partnership

By: GST Management, LLC, a Texas limited liability company, its general partner

By: J. Kelly Gray, managing member

State of Texas
County of Travis

This instrument was acknowledged before me by J. Kelly Gray, managing member of GST Management, LLC, a Texas limited liability company, general partner of J3PV Investments, LP, a Texas limited partnership, on behalf of said partnership.

This the _____ day of _____, 20____

Notary Public in and for the State of Texas

Plat of
Porto Village, P.U.D.

being a re-plat of Lots 8 through 11, Block 1, Lots 6, 7, 9, 10 through 15 and 17 through 21, Block 3, Porto Village, a map of which is recorded in Volume 65, Pages 108 through 109, Map Records of Nueces County, Texas.

State of Texas
County of Nueces

Service Lloyds Insurance Company, a Texas corporation, hereby certifies that it holds a lien on the property owned by J3PV Investments, LP, a Texas limited partnership, as shown on the foregoing map and it approves of the subdivision and dedication for the purposes and considerations therein expressed.

This the _____ day of _____, 20____

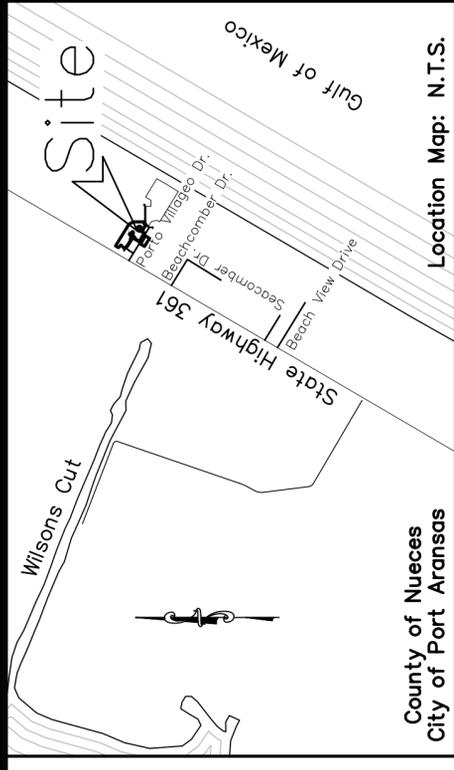
By: Cosmo Palmieri, Vice-President of Real Estate

State of Texas
County of Nueces

This instrument was acknowledged before me by Cosmo Palmieri, as Vice-President of Service Lloyds Insurance Company, a Texas corporation, on behalf of said corporation.

This the _____ day of _____, 20____

Notary Public in and for the State of Texas



State of Texas
County of Nueces

This final plat of the herein described property was approved by the Department of Development Services of the City of Corpus Christi, Texas.

This the _____ day of _____, 20____

Pablo Martinez, P.E.
Development Services Engineer

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 _____, 20____

Al Raymond, III, AIA, CBO
Secretary

Carl Crull, P.E.
Chairman

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 _____ day of _____, 20____ with its certificate of authentication was filed for record in my office the _____ day of _____, 20____ at _____ O'clock _____ M., and duly recorded the _____ day of _____, 20____ at _____ O'clock _____ M., in said County in Volume _____, Page _____, 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. _____
Filed for Record

Kara Sands, County Clerk
Nueces County, Texas

at _____ O'clock _____ M.
By: _____ Deputy

State of Texas
County of Nueces

I, James D. Carr, a Registered Professional Land Surveyor for Urban Engineering, 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 herein and to complete such operations with due and reasonable diligence consistent with sound professional practice.

This the _____ day of _____, 20____

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

Dan. L. Urban, R.P.L.S.
Texas License No. 4710



THE URBAN ENGINEERING COMPANY
2725 SWANWICK DR., CORPUS CHRISTI, TX 78404
PHONE: 361.654.3101 WWW.URBANENG.COM

Submitted: 1/15/2020
SCALE: None
JOB NO.: 40002.B9.03
SHEET: 1 of 2
DRAWN BY: XG
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urbansurvey@urbaneng.com

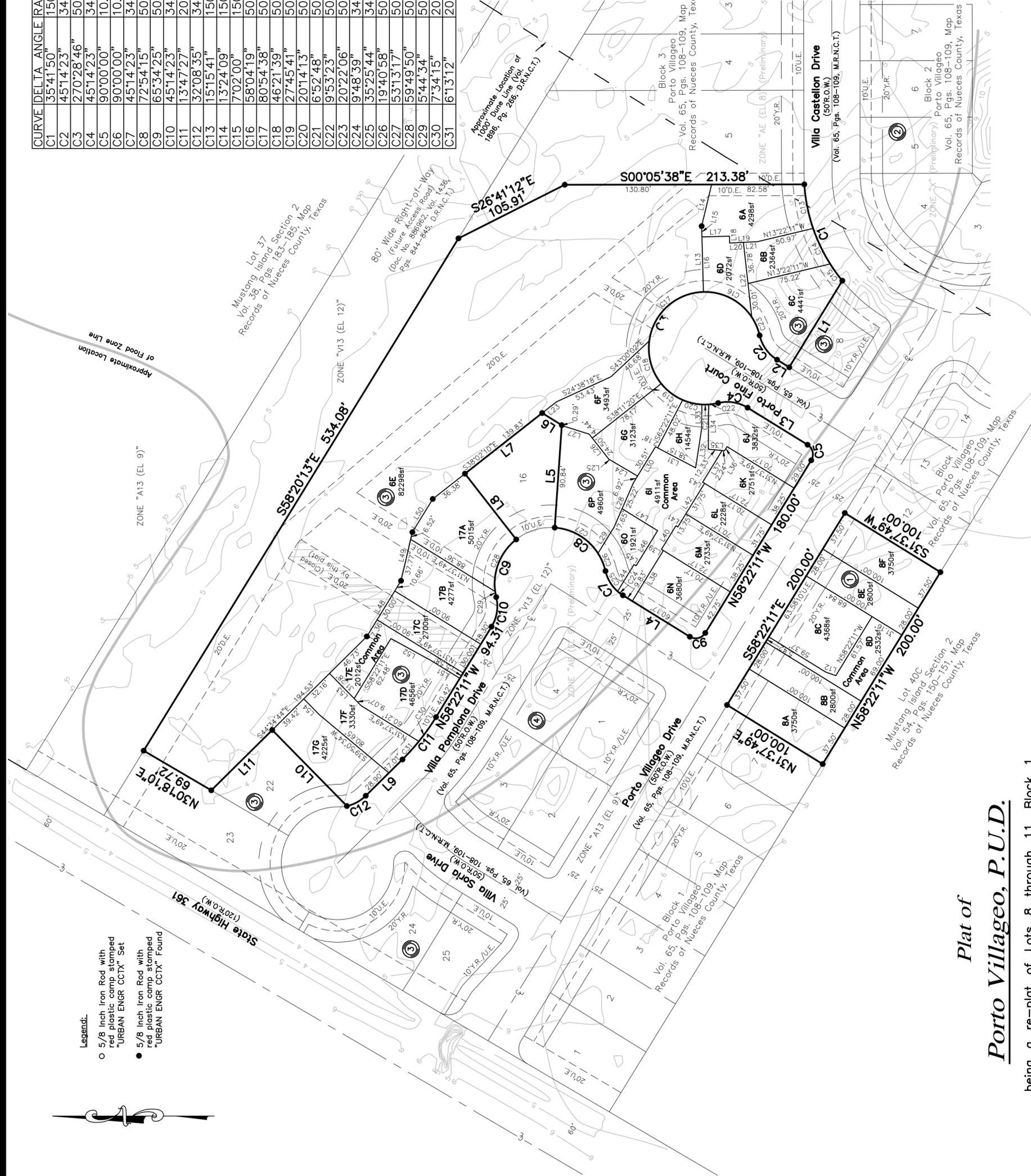
Legend.

- 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set
- 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Found

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	35°41'50"	150.00'	93.46'	S68°24'36"W	91.95'
C2	45°14'23"	34.50'	27.24'	N54°15'00"E	26.54'
C3	270°28'46"	50.00'	236.04'	N58°22'11"W	70.41'
C4	45°14'23"	34.50'	27.24'	S09°00'37"W	26.54'
C5	90°00'00"	10.00'	15.71'	S76°37'49"W	14.14'
C6	90°00'00"	10.00'	15.71'	N13°22'11"W	14.14'
C7	45°14'23"	34.50'	27.24'	N54°15'00"E	26.54'
C8	72°54'15"	50.00'	63.62'	N40°25'04"E	59.42'
C9	65°34'25"	50.00'	57.22'	N70°49'22"W	54.15'
C10	45°14'23"	34.50'	27.24'	N80°59'23"W	26.54'
C11	13°47'27"	200.00'	48.14'	N51°28'28"W	48.02'
C12	32°08'35"	34.50'	19.35'	N28°30'27"W	19.10'
C13	15°15'41"	150.00'	39.95'	S78°37'41"W	39.84'
C14	13°24'09"	150.00'	35.09'	S64°17'46"W	35.01'
C15	7°02'00"	150.00'	18.41'	S54°04'41"W	18.40'
C16	58°04'19"	50.00'	50.68'	N27°27'57"E	48.54'
C17	80°54'38"	50.00'	70.61'	N42°01'31"W	64.89'
C18	46°21'39"	50.00'	40.46'	S74°20'20"W	39.36'
C19	27°45'41"	50.00'	24.23'	S37°16'40"W	23.99'
C20	20°14'13"	50.00'	17.66'	S13°16'43"W	17.57'
C21	6°52'48"	50.00'	6.00'	S00°16'47"E	6.00'
C22	9°53'23"	50.00'	8.63'	S08°39'53"E	8.62'
C23	20°22'06"	50.00'	17.77'	N66°41'09"E	17.68'
C24	9°48'39"	34.50'	5.91'	N36°32'09"E	5.90'
C25	35°25'44"	34.50'	21.33'	N99°09'20"E	20.99'
C26	19°40'58"	50.00'	17.18'	N67°01'43"E	17.09'
C27	53°13'17"	50.00'	46.44'	N30°34'35"E	44.79'
C28	59°49'50"	50.00'	52.21'	N67°57'05"W	49.87'
C29	5°44'34"	50.00'	5.01'	S79°15'43"W	5.01'
C30	7°34'15"	200.00'	26.43'	N54°35'04"W	26.41'
C31	6°13'12"	200.00'	21.71'	N47°41'20"W	21.70'

LINE	BEARING	DISTANCE
L1	N58°22'11"W	90.16'
L2	N31°37'49"E	12.73'
L3	S31°37'49"W	62.73'
L4	N31°37'49"E	70.00'
L5	S86°02'03"E	91.13'
L6	N31°37'49"E	20.49'
L7	N38°02'10"W	87.32'
L8	S51°57'50"W	74.09'
L9	N44°34'44"W	45.91'
L10	N45°25'16"E	94.71'
L11	N44°34'44"W	76.22'
L12	N19°37'49"E	9.68'
L13	S88°25'47"W	58.38'
L14	N76°29'30"W	37.98'
L15	N88°25'47"E	9.55'
L16	N88°25'47"E	48.84'
L17	N01°34'13"W	24.50'
L18	N88°25'47"E	6.10'
L19	N02°45'37"W	24.83'
L20	S02°45'37"E	12.29'
L21	S02°45'37"E	12.55'
L22	S83°34'31"W	66.79'
L23	S38°02'10"E	16.14'
L24	S30°19'17"W	28.62'
L25	S01°13'18"W	0.47'
L26	S51°48'40"W	28.94'
L27	S17°23'25"W	25.60'
L28	N66°22'11"W	42.87'
L29	N58°22'11"W	27.46'
L30	S58°22'11"E	37.43'
L31	S27°37'49"W	40.33'
L32	S81°11'52"E	35.45'
L33	S89°36'42"E	21.17'
L34	N89°36'42"W	39.73'
L35	N05°03'55"E	14.56'
L36	S58°22'11"E	4.24'
L37	N58°22'11"W	33.01'
L38	S58°22'11"E	52.75'
L39	S31°37'49"W	2.00'
L40	N58°22'11"W	24.50'
L41	N31°37'49"E	2.00'

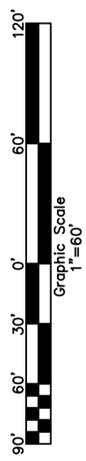
LINE	BEARING	DISTANCE
L42	N58°22'11"W	45.50'
L43	N31°37'49"E	2.00'
L44	S58°22'11"E	27.96'
L45	S31°37'49"W	2.14'
L46	N58°22'11"W	36.59'
L47	S31°37'49"W	37.14'
L48	N58°22'11"W	58.02'
L49	N76°47'47"W	44.29'
L50	N58°22'11"W	34.63'
L51	S31°37'49"W	30.03'
L52	S28°37'49"W	40.78'
L53	S45°25'16"W	40.35'
L54	S45°25'16"W	19.74'



**Plat of
Porto Villago, P.U.D.**

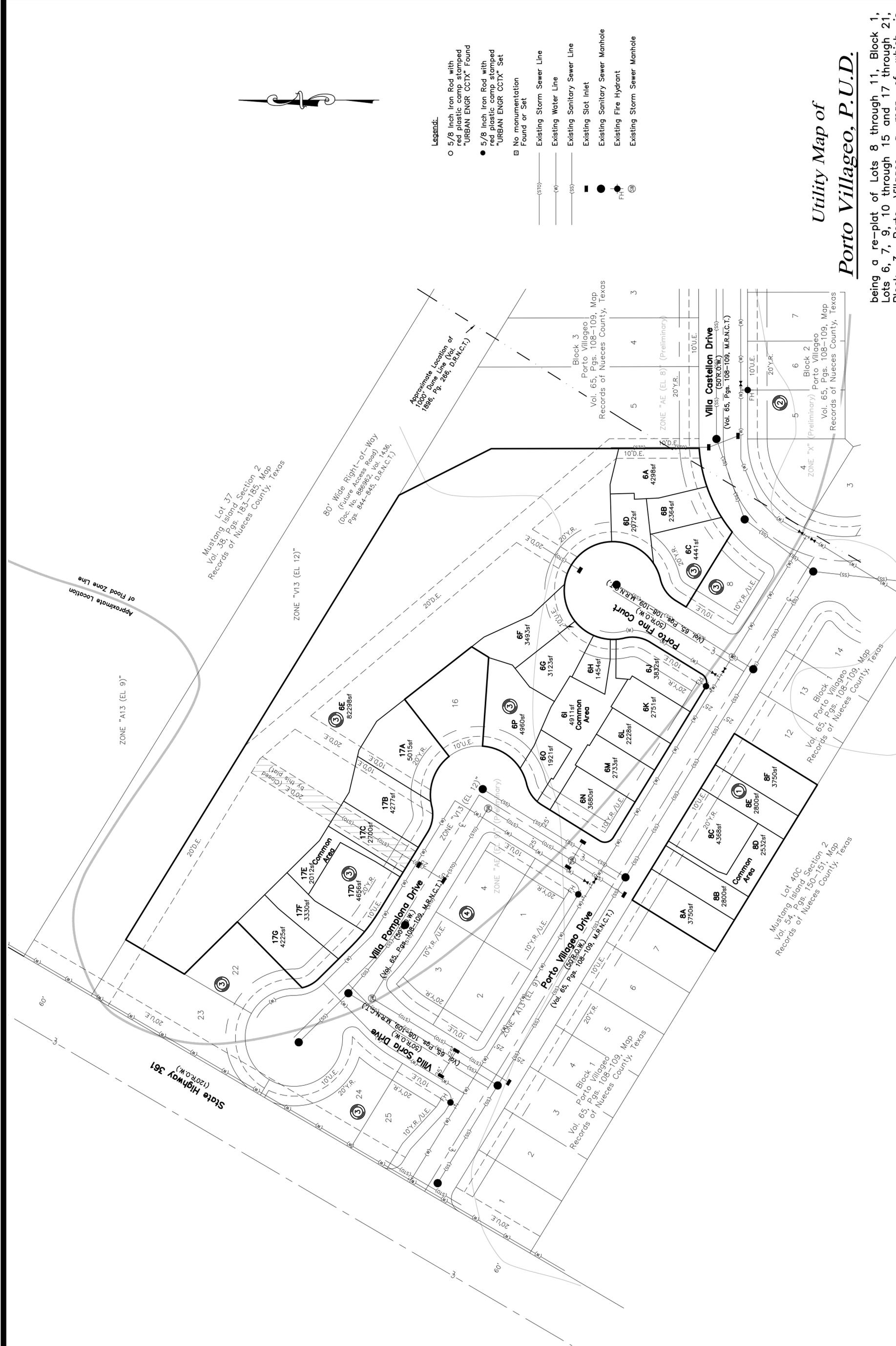
being a re-plat of Lots 8 through 11, Block 1, Lots 6, 7, 9, 10 through 15 and 17 through 21, Block 3, Porto Villago, a map of which is recorded in Volume 65, Pages 108 through 109, Map Records of Nueces County, Texas.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.



URBAN ENGINEERING
 2725 SWANMER DR., CORPUS CHRISTI, TX 78404
 PHONE: 361.654.3101 WWW.URBANENR.COM

Submitted: 1/15/2020
 SCALE: 1"=60'
 JOB NO.: 40002.B9.03
 SHEET: 2 of 2
 DRAWN BY: XG
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 urbansurvey@urbaneng.com



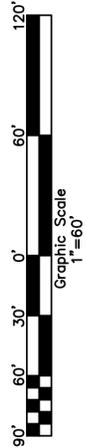
Utility Map of Porto Villageo, P.U.D.

being a re-plat of Lots 8 through 11, Block 1, Lots 6, 7, 9, 10 through 15 and 17 through 21, Block 3, Porto Villageo, a map of which is recorded in Volume 65, Pages 108 through 109, Map Records of Nueces County, Texas.

URBAN ENGINEERING
 THE SWANTNER GROUP
 2725 SWANTNER DR., CORPUS CHRISTI, TX 78404
 PHONE: 361.854.3101 WWW.URBANENR.COM

Submitted: 1/15/2020
 SCALE: 1"=60'
 JOB NO.: 40002.B9.03
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 DRAWN BY: XG
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 urbansurvey@urbaneng.com

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Owner/Developer:
 JSPV Investments, LP
 6907 N. Capital of Texas
 Highway North, Suite 370
 Austin, Texas 78731
 (361)730-3630

Engineer/Surveyor:
 Urban Engineering
 2725 Swantner Drive
 Corpus Christi, Texas 78404
 (361)854-3101

DRAINAGE NOTES:
 THIS PROPERTY IS CURRENTLY DEVELOPED AS A RESIDENTIAL SUBDIVISION. THE PROPOSED DEVELOPMENT WILL RESULT IN SEVERAL SINGLE FAMILY RESIDENTIAL LOTS BEING RE-PLATTED FOR THE PURPOSE OF REVITALIZING THE NEIGHBORHOOD. THE AREA WILL CONTINUE TO DRAIN TO THE EXISTING PRIVATE LAKE.

DRAINAGE CALCULATIONS:

Pre-Development	Post-Development
A=4.05 Ac.	A=4.05 Ac.
C=0.60	C=0.70
Tc=30 min.	Tc=30 min.
I5=3.3 IN/HR	I5=3.3 IN/HR
I25=4.4 IN/HR	I25=4.4 IN/HR
I100=7.0 IN/HR	I100=7.0 IN/HR
Q5=8.02 IN/HR	Q5=9.36 IN/HR
Q25=10.70 IN/HR	Q25=12.47 IN/HR
Q100=17.01 IN/HR	Q100=19.85 IN/HR

INDIVIDUAL DRAINAGE AREAS:

- DA-1: 0.46 ACRES
- DA-2: 0.39 ACRES
- DA-3: 0.17 ACRES
- DA-4: 0.24 ACRES
- DA-5: 0.30 ACRES
- DA-6: 0.60 ACRES
- DA-7: 1.89 ACRES



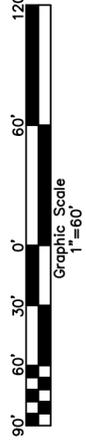
**Storm Water Quality Management Plan
 of
 Porto Village, P.U.D.**

being a re-plot of Lots 8 through 11, Block 1, Lots 6, 7, 9, 10 through 15 and 17 through 21, Block 3, Porto Village, a map of which is recorded in Volume 65, Pages 108 through 109, Map Records of Nueces County, Texas.

Notes:

1. Property is zoned RM-AT.
2. Total platted area contains 4.06 Acres of Land.
3. The receiving water for the storm water runoff from this property is the Corpus Christi Bay. The TCEQ has classified the aquatic life use for the Corpus Christi Bay as "exceptional" and "oyster waters". TCEQ also categorized the Corpus Christi Bay as "contact recreation" use.
4. Grid Bearings and Distances shown hereon are referenced to the Texas Coordinate System of 1983, Texas South Zone 4205, and are based on the North American Datum of 1983(2011) Epoch 2010.00.
5. By graphic plotting only, this property is in Zones "A13(EL 9)" and "V13 (EL 12)" on Flood Insurance Rate Map, Community Panel No. 485494 0520 D, City of Corpus Christi, Texas, which bears an effective date of June 4, 1987 and it is in a Special Flood Hazard Area.
6. Contours shown hereon are referenced to the North American Vertical Datum of 1988 (NAVD88), Geoid 12A.
7. This development meets the City's Master Drainage Plan and the proposed drainage will not adversely affect the drainage pattern or design of the adjacent properties.

- Legend:**
- 5/8 inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Found
 - 5/8 inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set
 - No monumentation Found or Set
 - Existing Storm Sewer Line
 - Existing Slot Inlet
 - ⊗ Existing Storm Sewer Manhole



Owner/Developer:
 J3PV Investments, LP
 6907 N. Capital of Texas
 Highway North, Suite 370
 Austin, Texas 78731
 (361)730-3630

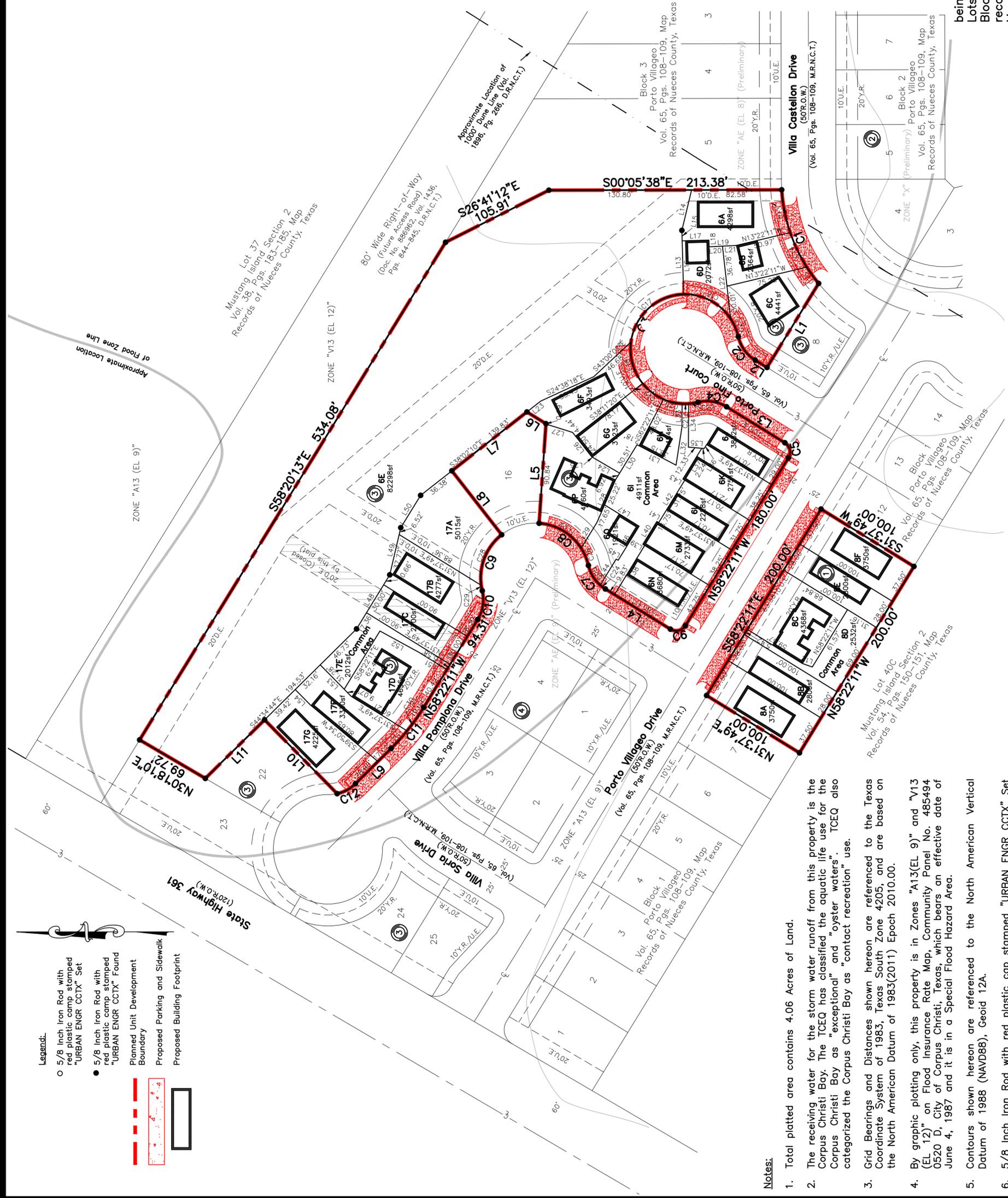
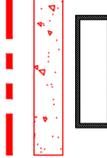
Engineer/Surveyor:
 Urban Engineering
 2725 Swannier Drive
 Corpus Christi, Texas 78404
 (361)654-3101

Submitted: 1/15/2020
 SCALE: 1"=60'
 JOB NO.: 40002.B9.03
 SHEET: 1 of 1
 DRAWN BY: XG
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 urbansurvey@urbaneng.com



Legend:

- 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set
- 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Found
- Planned Unit Development Boundary
- Proposed Parking and Sidewalk
- Proposed Building Footprint



Notes:

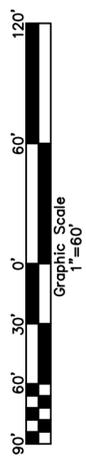
1. Total platted area contains 4.06 Acres of Land.
2. The receiving water for the storm water runoff from this property is the Corpus Christi Bay. The TCEQ has classified the aquatic life use for the Corpus Christi Bay as "exceptional" and "oyster waters". TCEQ also categorized the Corpus Christi Bay as "contact recreation" use.
3. Grid Bearings and Distances shown hereon are referenced to the Texas Coordinate System of 1983, Texas South Zone 4205, and are based on the North American Datum of 1983(2011) Epoch 2010.00.
4. By graphic plotting only, this property is in Zones "A13(EL 9)" and "V13 (EL 12)" on Flood Insurance Rate Map, Community Panel No. 485494 0520 D, City of Corpus Christi, Texas, which bears an effective date of June 4, 1987 and it is in a Special Flood Hazard Area.
5. Contours shown hereon are referenced to the North American Vertical Datum of 1988 (NAVD88), Geoid 12A.
6. 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set at all lot corners, unless noted otherwise.
7. Lot 8D, Block 1; Lots 6I and 6O, Block 3 and Lot 17E, Block 3 are common areas that will be owned and maintained by the Homeowner's Association.
8. Lot 6E, Block 3 is an unbuildable Lot that will be maintained by the property owners.

*Master Site Plan for
Porto Villageo, P.U.D.*

being a re-plat of Lots 8 through 11, Block 1, Lots 6, 7, 9, 10 through 15 and 17 through 21, Block 3, Porto Villageo, a map of which is recorded in Volume 65, Pages 108 through 109, Map Records of Nueces County, Texas.



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Legend:

- 5/8 inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set
- 5/8 inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Found
- Planned Unit Development Boundary
- Common Area Lot
- Residential Lot

Lot 37
Mustang Island Section 2
Vol. 38, Pgs. 183-185, Map
Records of Nueces County, Texas

80' Wide Right-of-Way
(Future Access Road)
Pgs. 844-845, D.R.N.C.T.

Approximate Location of
Top of Dune Line (Vol.
1998, Pgs. 206, D.R.N.C.T.)

Block 3
Porto Villageo
Vol. 65, Pgs. 108-109, Map
Records of Nueces County, Texas

Lot 40C
Mustang Island Section 2
Vol. 54, Pgs. 150-151, Map
Records of Nueces County, Texas

Block 1
Porto Villageo
Vol. 65, Pgs. 108-109, Map
Records of Nueces County, Texas

Block 2
Porto Villageo
Vol. 65, Pgs. 108-109, Map
Records of Nueces County, Texas

being a re-plat of Lots 8 through 11, Block 1, Lots 6, 7, 9, 10 through 17 through 21, Block 3, Porto Villageo, a map of which is recorded in Volume 65, Pages 108 through 109, Map Records of Nueces County, Texas.

Lot Layout

Porto Villageo, P.U.D.



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