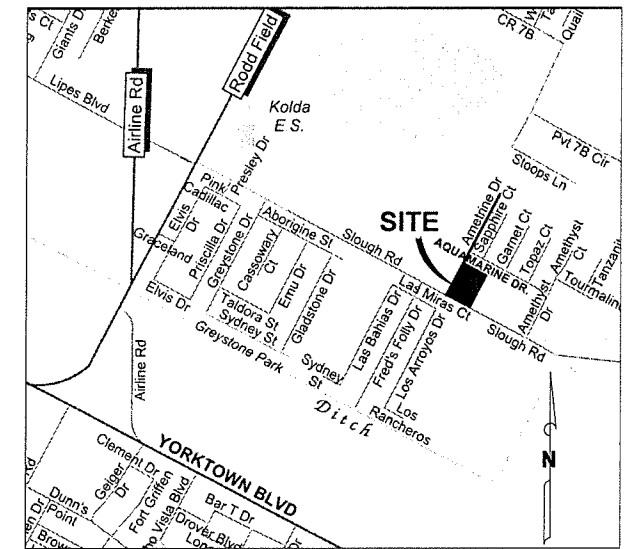


DOLCE VITA P.U.D.

BEING A FINAL PLAT OF 1.843 ACRES OUT OF
 LOT 27, SECTION 26, FLOUR BLUFF & ENCINAL FARM & GARDEN TRACTS
 AS RECORDED IN VOLUME A, PAGES 41 - 43 (M.R.N.C.T.),
 ALSO AS CONVEYED IN INSTRUMENT NO. 2019021178 (W.D.R.N.C.T.),
 CORPUS CHRISTI, NUECES COUNTY, TEXAS



VICINITY MAP (NTS)

NOTES:

- YARD REQUIREMENTS AS DEPICTED ARE A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND SUBJECT TO CHANGE, AS THE ZONING MAY CHANGE.
- FOUND 5/8 INCH IRON RODS AT ALL LOT CORNERS, P.C.'S, P.T.'S, BLOCK CORNERS ETC., UNLESS OTHERWISE SPECIFIED.
- AC DENOTES ACRES OF LAND
 S.F. DENOTES SQUARE FEET OF LAND
 Y.R. DENOTES YARD REQUIREMENTS
 B.L. DENOTES BUILDING LINE
 U.E. DENOTES UTILITY EASEMENT
 D.E. DENOTES DRAINAGE EASEMENT
 C.L. DENOTES CENTERLINE OF ROADWAY
 B.C. DENOTES BLOCK CORNER
 D.H. DENOTES DRILL HOLE
 S DENOTES SET 5/8" I.R.
 + DENOTES GRADE ELEVATIONS
- THIS PROPERTY LIES WITHIN FLOOD ZONE B, COMMUNITY #485494, PANEL 0540C, (CITY OF CORPUS CHRISTI), AND IS NOT WITHIN THE 100 YEAR FLOOD PLAIN. REFER TO MAP INDEX DATED 03/18/85
- 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.
- TOTAL PLATTED AREA IS 1.843 ACRES INCLUDING STREET DEDICATION & PRIVATE STREET.
- BASIS OF BEARINGS ARE THE BEARINGS FROM THE LEGENDS OF DIAMANTE UNIT 1 AS RECORDED IN VOLUME 66, PAGE 95 (M.R.N.C.T.) GRID BEARINGS AND SURFACE 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).
- ALL ROADS, SANITARY SEWER LINES, AND COMMON AREAS WITHIN PRIVATE EASEMENTS WILL BE PRIVATE AND ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. THE CITY HAS NO OBLIGATION OR INTENTION TO EVER ACCEPT SUCH STREETS AS PUBLIC RIGHT-OF-WAY.
- THE HOME OWNERS ASSOCIATION AGREES TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGE TO:
 A. PRIVATE STREETS REASONABLY USED BY GOVERNMENT VEHICLES
 B. INJURES OR DAMAGES TO OTHER PERSONS, PROPERTIES OR VEHICLES CLAIMED AS A RESULT OF STREET DESIGN OR CONSTRUCTION.
- THE HOME OWNER'S ASSOCIATION NAME IS: _____
- THE HOA RESTRICTIONS AND REGULATIONS DOCUMENT NUMBER IS _____
- REPLACEMENT COSTS OF THE PRIVATE SIDEWALK AND OTHER AMENITIES WITHIN A PUBLIC UTILITY EASEMENT SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION.
- THE DOLCE VITA P.U.D. ORDINANCE NUMBER IS _____
- VEHICULAR ACCESS SHALL BE PROHIBITED ONTO LOTS 1 - 8, BLOCK 1 FROM AMETRINE DRIVE & LOT 1, BLOCK 1 & LOT 9, BLOCK 2 FROM SLOUGH ROAD.
- THE CITY IS NOT RESPONSIBLE FOR MAINTENANCE AND OPERATION OF ANY STREET LIGHTS ON PRIVATE STREETS.
- LOT 13, BLOCK 2 IS A NON-BUILDABLE LOT.

STATE OF TEXAS
 COUNTY OF NUECES

WE, CARDINAL INVESTMENTS & HOLDING, LLC., HEREBY CERTIFY THAT WE ARE THE OWNER OF DOLCE VITA P.U.D., AS EMBRACED WITHIN THE BOUNDS OF THE FOREGOING MAP. THAT WE HAD SAID LAND SURVEYED AS SHOWN, THAT STREETS AS SHOWN ARE DEDICATED TO THE PUBLIC FOREVER AND STREET DEDICATION IS IN FEE SIMPLE THAT ALL EASEMENTS ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION AND USE OF THE PUBLIC UTILITIES. THAT THIS MAP WAS MADE FOR THE PURPOSES OF DESCRIPTION AND DEDICATION.

THIS THE ____ OF _____ 2021.

FRED GARZA
 PRESIDENT

STATE OF TEXAS
 COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, FRED GARZA, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION HEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____ 2021.

NOTARY PUBLIC IN AND FOR NUECES CO., TEXAS

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 _____ 2021.

JEREMY BAUGH, CHAIRMAN

AL RAYMOND III, A.I.A., SECRETARY

STATE OF TEXAS
 COUNTY OF NUECES

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY APPROVED BY THE DEVELOPMENT SERVICES ENGINEER OF THE CITY OF CORPUS CHRISTI, TEXAS.

THIS THE ____ OF _____ 2021.

BRETT FLINT, P.E.
 DEVELOPMENT SERVICES ENGINEER

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 INSTRUMENT DATED THE ____ DAY OF _____, 2021, WITH IT'S CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THIS ____ DAY OF _____, 2021 AT ____ O'CLOCK ____ M AND DULY RECORDED IN VOLUME ____, PAGE ____ (M.R.N.C.T.)

WITNESS MY HAND AND SEAL OF OFFICE IN CORPUS CHRISTI, TEXAS, THIS THE ____ DAY OF _____ 2021.

KARA SANDS, COUNTY CLERK

DEPUTY TO THE COUNTY CLERK

STATE OF TEXAS
 COUNTY OF NUECES

I, RONALD A VOSS, A REGISTERED PROFESSIONAL LAND SURVEYOR OF VOSS ENGINEERING, INC., HAVE PREPARED THE FOREGOING MAP FROM 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 ____ OF _____ 2021. SEAL

RONALD A. VOSS
 REGISTERED PROFESSIONAL LAND SURVEYOR No. 2293

VOSS ENGINEERING, INC.

ENGINEERING AND LAND SURVEYING
 6838 GREENWOOD DRIVE, CORPUS CHRISTI, TEXAS 78415
 PHONE: (361)854-6202 FAX: (361)853-4696

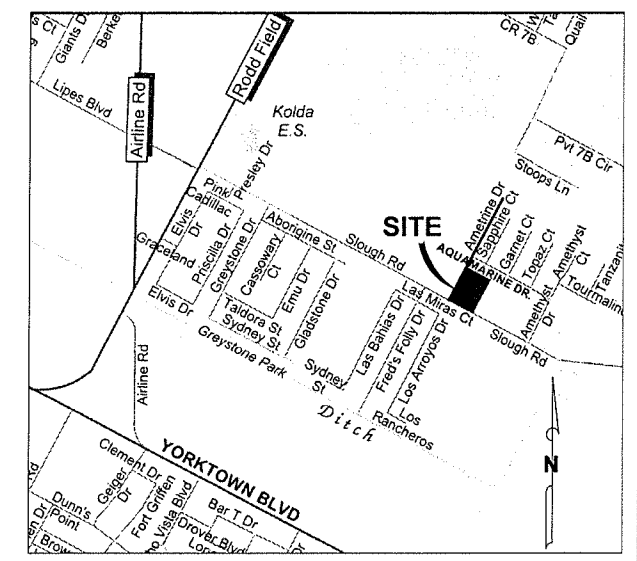
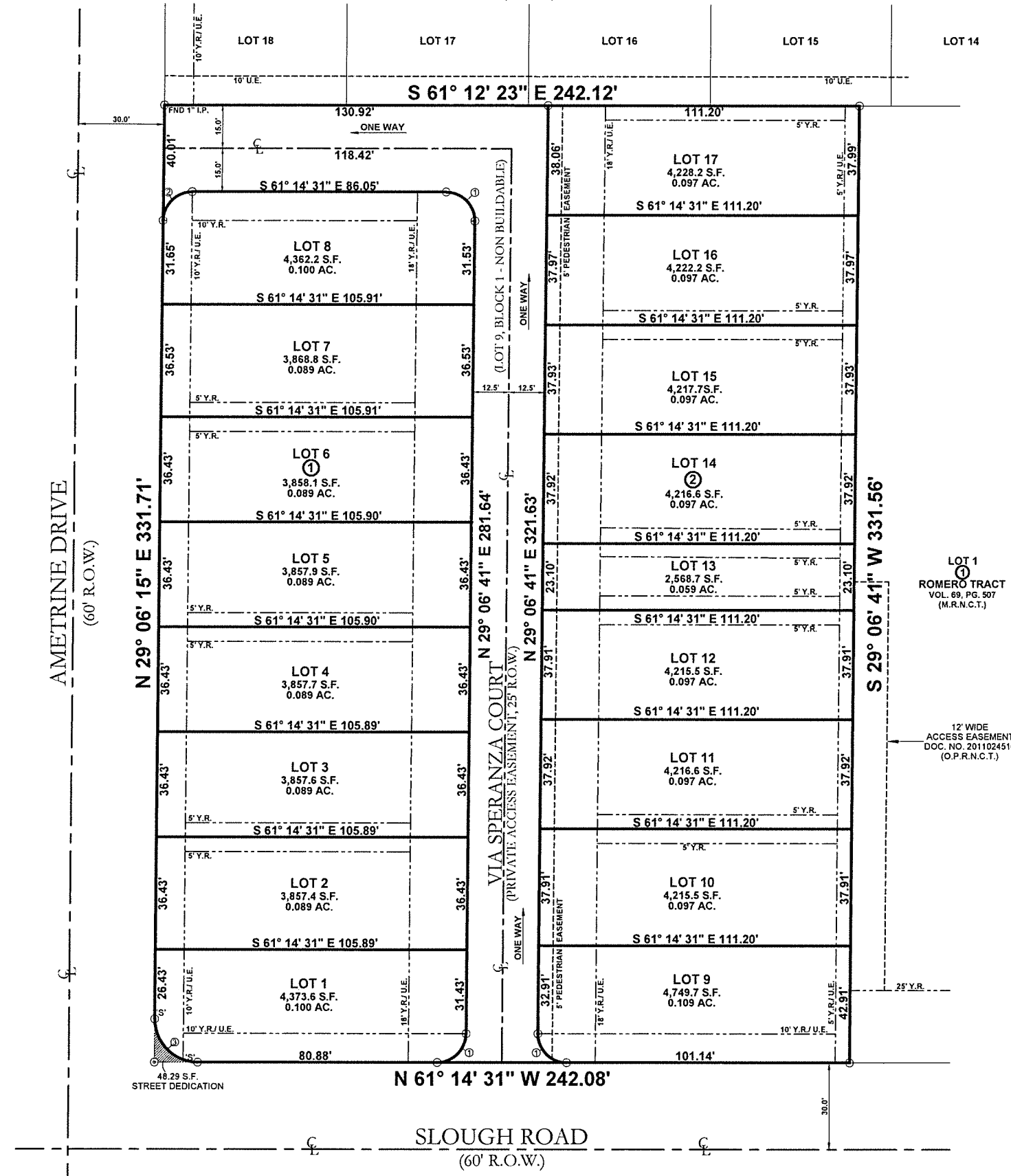
DATE:	REVISED:	OFFICE:	JOB #:
11/25/2020	09/22/2021	RV & PP	20-7548
FIRM NO. F-166			

DOLCE VITA P.U.D.

BEING A FINAL PLAT OF 1.843 ACRES OUT OF LOT 27, SECTION 26, FLOUR BLUFF & ENCINAL FARM & GARDEN TRACTS AS RECORDED IN VOLUME A, PAGES 41 - 43 (M.R.N.C.T.), ALSO AS CONVEYED IN INSTRUMENT NO. 2019021178 (W.D.R.N.C.T.), CORPUS CHRISTI, NUECES COUNTY, TEXAS

LEGENDS OF DIAMANTE UNIT 2

VOL. 67, PG. 322 (M.R.N.C.T.)



VICINITY MAP (NTS)

CURVE DATA

①	②
Δ = 90° 00' 00"	Δ = 89° 14' 58"
R = 10.00'	R = 10.00'
T = 10.00'	T = 9.87'
LA = 15.71'	LA = 15.58'
	LC = N 73° 43' 44" E 14.05'
③	
Δ = 90° 00' 00"	
R = 15.00'	
T = 15.00'	
LA = 23.56'	

<p>VOSS ENGINEERING, INC.</p> <p>ENGINEERING AND LAND SURVEYING 6838 GREENWOOD DRIVE, CORPUS CHRISTI, TEXAS 78415 PHONE: (361)854-6202 FAX: (361)853-4696</p>	<p>GRAPHIC SCALE: 1" = 30'</p>	DATE:	REVISED:	OFFICE:	JOB #:
		11/25/2020	09/22/2021	RV & PP	20-7548
		FIRM NO. F-166			