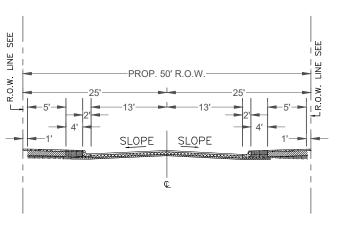
THIS THE DAY (THIS MAP WAS MADE FOR THE PURPOSE OF DESCRIPTION AND DEDICATION. DF, 20
BOBAK MOSTAGHASI MANAGING MEMBER	DATE
STATE OF TEXAS § COUNTY OF NUECES §	
(NOWN TO ME TO BE THE PERSON ' DULY SWORN AND DECLARED THAT	TARY PUBLIC, ON THIS DAY PERSONALLY APPEARED
DAY OF	
NOTARY PUBLIC, STATE OF TEXAS MY COMMISSION EXPIRES:	
STATE OF TEXAS § COUNTY OF HIDALGO §	
, THE UNDERSIGNED, MARIO A. RE	YNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY IDERATION HAS BEEN GIVEN TO THIS PLAT. 20
MELDEN & HUNT, INC.	
TEXAS REGISTRATION F-1435	MARIO A. REYNA, PROFESSIONAL ENGINEER No. 117368 STATE OF TEXAS DATE PREPARED: 02/20/24 ENGINEERING FOR # 24022 00
MARIO A. REYNA	ENGINEERING JOB # 24022.00
117368 	
SS/ONAL ENG	
TATE OF TEXAS §	
DUNTY OF HIDALGO § THE UNDERSIGNED, ROBERTO N.	TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO
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FINAL PLAT OF

VIRIDIAN PHASE II

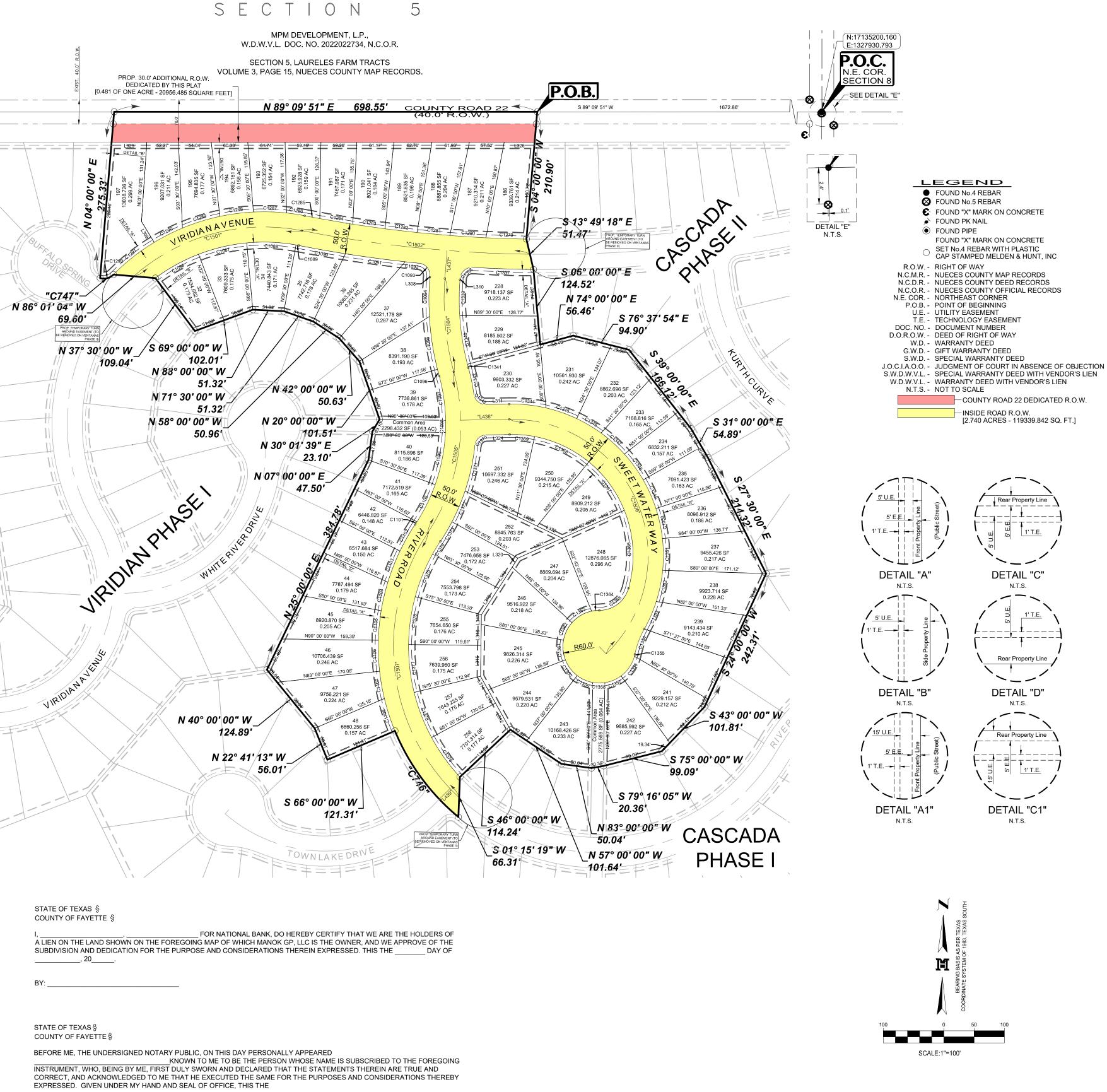
BEING A SUBDIVISION OF 15.605 ACRES OF LAND SITUATED IN THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, BEING A PART OR PORTION OUT OF THE NORTH HALF OF SECTION 8, LAURELES FARM TRACTS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3. PAGE 15. NUECES COUNTY MAP RECORDS.

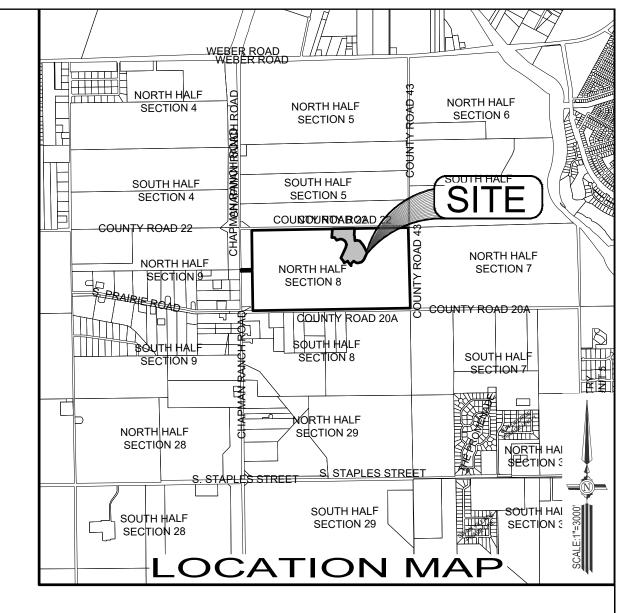


TYPICAL LOCAL STREET SECTION WITH 50' R.O.W.

NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES:





OWNERS INFORMATION:

BOBAK MOSTAGHASI, MANAGING MEMBER THE LONDON PROPER, LLC A TEXAS LIMITED LIABILITY COMPANY 5 WEST BAR-LE-DOC DRIVE CORPUS CHRISTI, TEXAS 78414

SURVEYOR:

ROBERTO N. TAMEZ, R.P.L.S. 115 W. McINTYRE EDINBURG, TX 78541

ENGINEER:

MARIO A. REYNA 115 W. McINTYRE EDINBURG, TX 78541

GENERAL PLAT NOTES & RESTRICTIONS

- 1. FLOOD ZONE STATEMENT: THIS PROPERTY LIES WITHIN "X" (UNSHADED). ZONE "X" (UNSHADED) IS DESCRIBED AS: AREAS DETERMINED TO BE OÚTSIDE 500-YEAR FLOOD PLAIN. FEMA FIRM COMMUNITY-PANEL NUMBER 485464 0515 G; MAP REVISED: OCTOBER 13, 2022.
- 2. TOTAL PLATTED AREA NOTE:
- THE TOTAL PLATTED AREA CONTAINS 297.148 ACRES OF LAND.

3. SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF CORPUS CHRISTI FRONT: 20' OR EASEMENT WHICHEVER IS GREATER

15' OR EASEMENT WHICHEVER IS GREATE 5' OR EASEMENT WHICHEVER IS GREATER

4. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS

- SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- A CONCRETE MONUMENT FOUND ON THE NORTHEAST RIGHT-OF-WAY CLIP LINE OF THE INTERSECTION OF
- CHAPMAN RANCH ROAD AND COUNTY ROAD 20A. ELEVATION: 25.52, NORTHING: 17132505.6630; EASTING: 6. EASEMENTS NOTE:
- NO STRUCTURES SHALL BE PERMITTED OVER ANY EASEMENTS. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE
- THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS OSO CREEK. THE TCEQ
- HAS NOT CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO CREEK, BUT IT IS RECOGNIZED AS AN ENVIRONMENTALLY SENSITIVE AREA. THE OSO CREEK FLOWS DIRECTLY INTO THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS" AND CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
- IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.

9. THE DETENTION BASIN WILL BE MAINTAINED BY THE PROPERTY OWNER/S.

- 10. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN REQUIREMENTS.
- 11. SITE PLAN MUST BE REVIEWED/APPROVED BY THE CITY OF CORPUS CHRISTI PRIOR TO ISSUANCE OF BUILDING PERMIT FOR COMMERCIAL DEVELOPMENTS.
- 12. BEARING BASIS AS PER TEXAS COORDINATE SYSTEM OF 1983, TEXAS SOUTH.
- 13. BUILDING HEIGHT TO BE APPROVED AT BUILDING PERMIT STAGE.
- 14. ANY STORM DRAINAGE DISCHARGE TO STATE OF TEXAS RIGHT-OF-WAY SHALL BE REVIEWED AND APPROVED BY TXDOT.
- 15. PRIVATE TECHNOLOGY EASEMENT. OWNER RESERVES UNTO RHODES DEVELOPMENT INC A TECHNOLOGY EASEMENT OVER THE PROPERTY IN THE LOCATION IDENTIFIED ON THIS PLAT (THE "TECHNOLOGY EASEMENT")/ MAINTAINING, REPLACING AND UPGRADING ANY AND ALL CABLE, FIBER, OR OTHER ANY TRANSPORT MEDIA REASONABLY NECESSARY FOR PROVIDING TECHNOLOGY SERVICES, INCLUDING BUT NOT LIMITED TO INTERNET, CABLE, SECURITY, AND RELATED SERVICES, TO THE LOTS CREATED BY THIS
- 16. COMMON AREAS TO BE MAINTAINED BY HOMEOWNER'S ASSOCIATION.

ACCESS CONNECTION. 43 TEX. ADMIN. CODE 11.52 (2020).

EDINBURG, TX 78541

ESTABLISHED 1947

- 17. MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION IS 18" ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF EACH RESIDENTIAL LOT
- 18. IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.
- 19. NO INCREASE IN STORM WATER DISCHARGE TO STATE RIGHT-OF-WAY SHALL BE ACCEPTED BY TXDOT.
- 20. TXDOT PERMITS WILL BE ISSUED IN ACCORDANCE WITH THE ACCESS MANAGEMENT STANDARDS AND ALL APPLICABLE STATE AND FEDERAL LAWS, INCLUDING RULES AND REGULATIONS. ACCESS CONNECTION SPACING, MATERIALS, GEOMETRICS, ACCESSIBILITY, AND OTHER DESIGN SPECIFICATIONS WILL BE CONSIDERED, AS WELL AS THE IMPACT IN DRAINAGE AND HYDRAULICS, UTILITY LOCATION OR RELOCATION, AND THE ENVIRONMENT THAT WILL RESULT FROM THE REQUESTED CONSTRUCTION OF AN
- 21. DRAINAGE IMPROVEMENTS SHALL ACCOMMODATE RUNOFF FROM THE UPSTREAM DRAINAGE AREA IN ITS ANTICIPATED MAXIMUM "BUILD-OUT" OR "FULLY DEVELOPED" CONDITION, AND SHALL BE DESIGNED TO PREVENT OVERLOADING THE CAPACITY OF THE DOWNSTREAM DRAINAGE SYSTEM.
- 22. IF THE OWNER RESPONSIBLE FOR MAINTENANCE OF THE PERMANENT STORMWATER OR WATER QUALITY CONTROL FAILS TO MAINTAIN THE CONTROL TO TXDOT ROW, THE OWNER SHALL CORRECT THE PROBLEM.



DRAWN BY: <u>J.L.G.</u> DATE <u>02-20-24</u>

DATE

SURVEYED, CHECKED

FINAL CHECK _

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