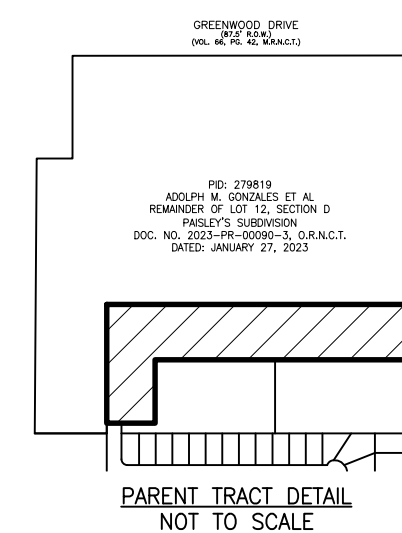
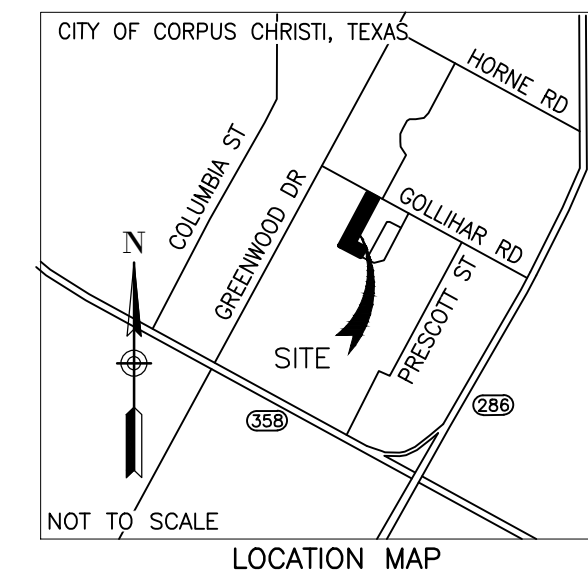
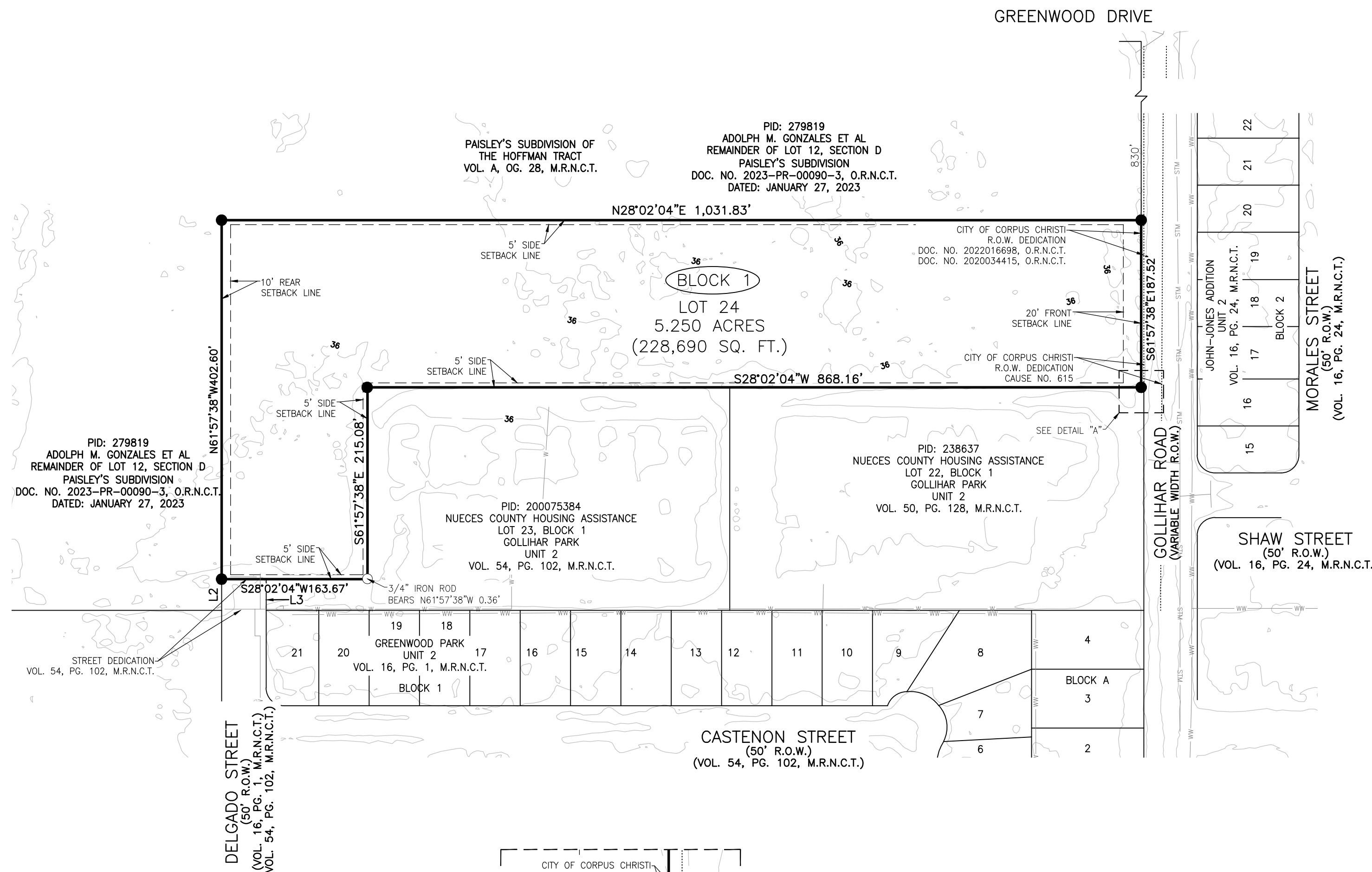


PRELIMINARY PLAT OF
PALMS AT GOLLIHAR ROAD

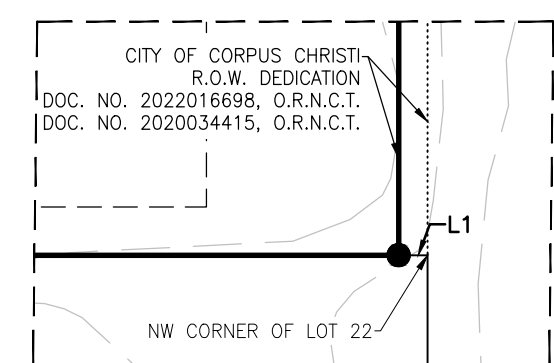
BEING A 5.250-ACRE (228,690 SQUARE FEET) TRACT OF LAND BEING OUT OF LOT 12, SECTION "D", PAISLEY'S SUBDIVISION OF THE HOFFMAN TRACT, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME A, PAGE 28, MAP AND PLAT RECORDS OF NUECES COUNTY, TEXAS, IN THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS CONVEYED TO ADOLPHO M. GONZALEZ A/K/A ADOLPH GONZALEZ (UNDIVIDED 1/5 INTEREST); MARIA ISABEL GONZALEZ PALACIOS A/K/A MARY ISABEL GONZALEZ PALACIOS A/K/A ISABEL PALACIOS, INDIVIDUALLY AND AS INDEPENDENT EXECUTOR OF THE ESTATE OF ROSE GONZALEZ, DECEASED, CAUSE NO. 42108-1, PROBATE COURT RECORDS OF NUECES COUNTY (UNDIVIDED 1/5 INTEREST); JOHN JOE GONZALEZ AKA JOHN J. GONZALEZ, INDIVIDUALLY AND AS ADMINISTRATOR OF THE ESTATE OF JOE M. GONZALEZ, DECEASED, CAUSE NO. 39204-3, PROBATE COURT RECORDS OF NUECES COUNTY, AND RICHARD CHARLES GONZALEZ AKA RICHARD C. GONZALEZ AND MARIA ISABEL GONZALEZ (UNDIVIDED 1/5 INTEREST); ALFONSO GONZALES, JR., ADMINISTRATOR OF THE ESTATE OF ALFONSO M. GONZALES, DECEASED, CAUSE NO. 38890-3, PROBATE COURT RECORDS OF NUECES COUNTY, AND ALFONSO M. GONZALES, INDIVIDUALLY, AND ERIC GONZALES (UNDIVIDED 1/5 INTEREST); AND ANNA ELISABET GONZALES AND ROXANNA M. GONZALES-SOZA (UNDIVIDED 1/5 INTEREST), CAUSE NO. 2023-PR-00090-3.



- LEGEND**
- FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
 - SET 1/2" IRON ROD W/ RED PLASTIC CAP STAMPED "ESP PROP COR" (UNLESS OTHERWISE NOTED)
 - O.R.N.C.T. OFFICIAL RECORD OF NUECES COUNTY, TEXAS
 - M.R.N.C.T. MAP RECORDS OF NUECES COUNTY, TEXAS
 - R.O.W. RIGHT-OF-WAY
 - VOL. VOLUME
 - PG. PAGE
 - Y.R. YARD REQUIREMENT
 - W — WATER LINE
 - WW — WASTE WATER LINE
 - STM — STORM WATER LINE
 - — — EASEMENT



ADDRESS: 1753 GOLLIHAR RD. CORPUS CHRISTI TX, 78416
 OWNER: PROSPERA HOUSING COMMUNITY SERVICES
 3419 NACODOCHES RD.
 SAN ANTONIO, TX 78217
 R.P.L.S.: MICHAEL J. VANDERSTAPPEN
 TEXAS REGISTRATION NO. 6594
 ESP ASSOCIATES, INC.
 MVANDERSTAPPEN@ESPASSOCIATES.COM
 ENGINEER: DAVID BABINEAUX
 TEXAS REGISTRATION NO. 127935
 BGE, INC.
 DBABINEAUX@BGEINC.COM



LINE TABLE		
LINE	BEARING	LENGTH
L1	N28°02'04"E	3.00
L2	S61°57'38"E	34.85
L3	S61°57'38"E	34.85

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.

DATE: 4/27/2026

NOTES:

1. THE ENTIRE PROPERTY LIES WITHIN THE CITY LIMITS OF THE CITY OF CORPUS CHRISTI.
2. THE TOTAL AREA CONTAINS 5.250 ACRES OF LAND INCLUDING ANY DEDICATION.
3. THE YARD REQUIREMENT, AS DEPICTED ON THE PLAT, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE (UDC) AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
4. SET IRON RODS WITH RED PLASTIC CAPS STAMPED "ESP PROP. COR." AT ALL LOT CORNERS EXCEPT WHERE NOTED.
5. GRID BEARINGS AND DISTANCES SHOWN HERON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE 4025, AND AREA BASED ON THE NORTH AMERICAN DATUM OF 1983.
6. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THE PROPERTY IS THE OSO CREEK BASIN. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO CREEK BASIN AS UNCLASSIFIED. TCEQ HAS ALSO CLASSIFIED OSO CREEK BASIN AS CONTACT RECREATION USE AND FISH CONSUMPTION USE.
7. BY GRAPHIC PLOTTING, THIS PROPERTY IS IN ZONE "AE" ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48355C0320G & 48355C0510G, CITY OF CORPUS CHRISTI, TEXAS, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 13, 2022.
8. IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.
9. THIS SUBDIVISION IS CURRENTLY ZONED AS AG-OPEN LAND AND PROPOSED RM-1 ZONING.
10. ELEVATION DATA IS SHOWN HEREON ACCORDING TO THE MOST CURRENT GIS DATA PROVIDED BY TNRS (TEXAS NATURAL RESOURCES INFORMATION SYSTEM) AT THE TIME OF THIS PLAT.

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