FINAL PLAT OF
VALENCIA PHASE I

BEING A SUBDIVISION OF 10.592 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.

STATE OF TEXAS §
COUNTY OF NUECES §

WE, 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 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 _____.

_____ _____
BOBAK MOSTAGHASI DATE
MANAGING MEMBER

STATE OF TEXAS §
COUNTY OF NUECES §

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME, FIRST DULY SWORN AND DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREBY EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE

_____ DAY OF_____, 20_____ .

_____ .
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS §
COUNTY OF HIDALGO §

I, THE UNDERSIGNED, MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS THE_____DAY OF_____20___.

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

STATE OF TEXAS
MARIO A. REYNA
117368
LICENSED
PROFESSIONAL ENGINEER

_____
MARIO A. REYNA, PROFESSIONAL ENGINEER No. 117368
STATE OF TEXAS
DATE PREPARED: 02/20/24
ENGINEERING JOB # 24022.00

STATE OF TEXAS §
COUNTY OF HIDALGO §

I, THE UNDERSIGNED, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF VALENCIA PHASE I, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 01/08/2024, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

STATE OF TEXAS
ROBERTO N. TAMEZ
6238
PROFESSIONAL
LAND SURVEYOR

_____ _____
ROBERTO N. TAMEZ, R.P.L.S. # 6238 DATE
DATE SURVEYED: 01-08-2024
SURVEYING JOB No. 24304.08

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_____.

_____ _____
MICHAEL MILLER AL RAYMOND, III, AIA, CBO
CHAIRMAN SECRETARY

STATE OF TEXAS §
COUNTY OF NUECES §

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

DATED THIS THE _____ DAY OF _____, 20_____.

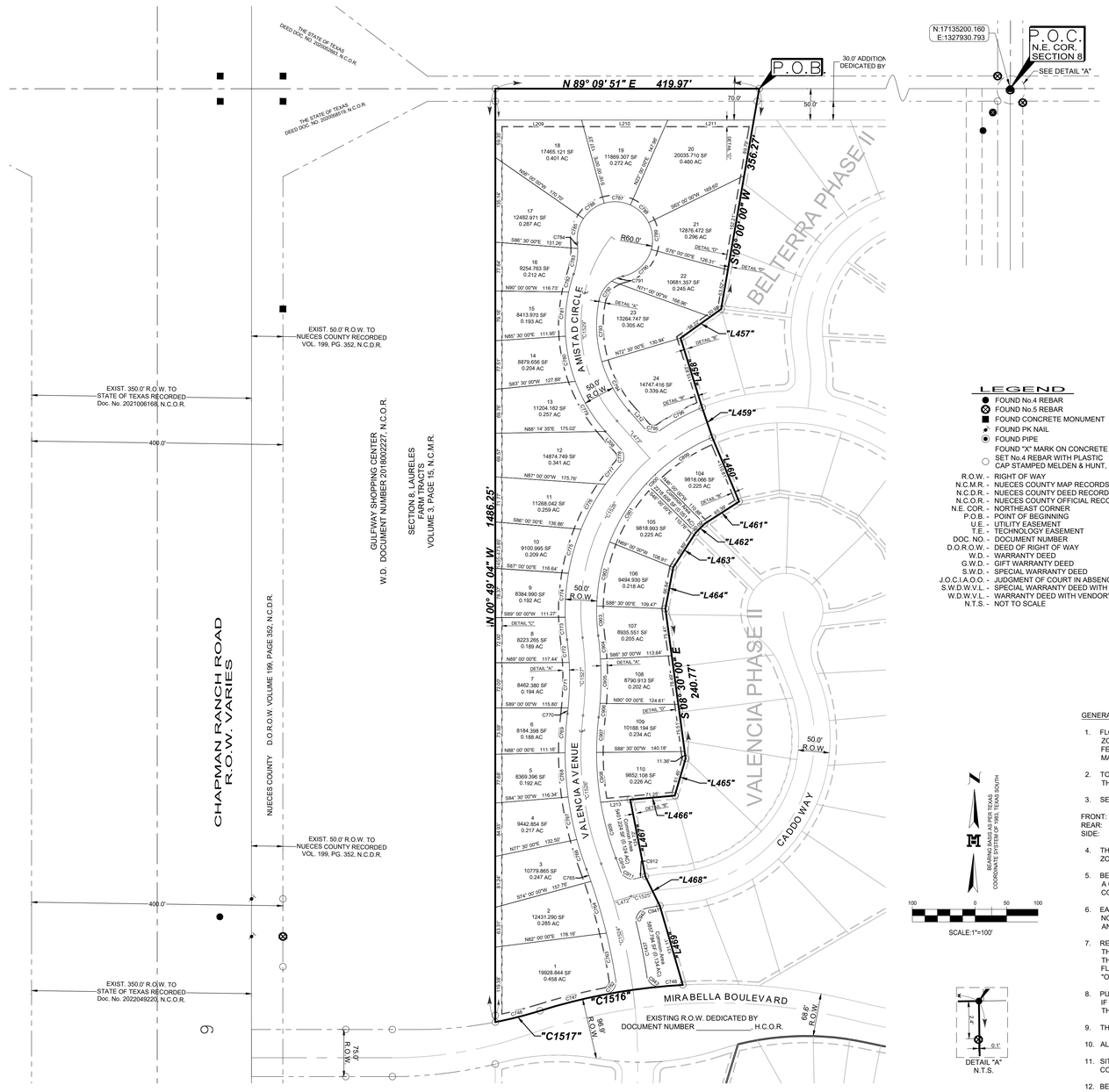
_____
BRIA WHITMIRE, P.E., CFM, CPM
DEVELOPMENT SERVICES ENGINEER

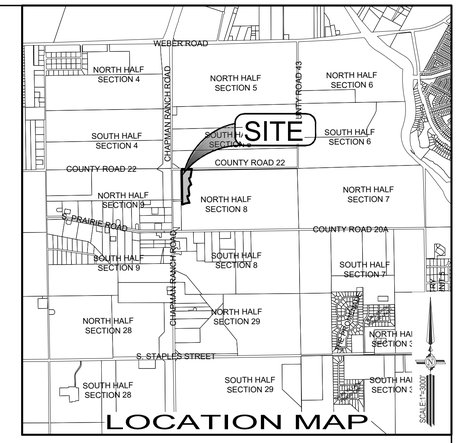
STATE OF TEXAS §
COUNTY OF NUECES §

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, HEREBY CERTIFY THAT THE FORE GOING INSTRUMENT
DATED THIS THE _____ DAY OF_____2024 WITH THIS
CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE
THE _____ DAY OF _____2024 AT _____ O'CLOCK AND DULY
RECORDED ON _____ DAY OF _____ 2024 AT
_____ O'CLOCK ___M. IN VOLUME _____ PAGE _____ (M.R.N.C.T.)

WITNESS MY HAND AND SEAL OF OFFICE IN CORPUS CHRISTI, TEXAS.
THIS THE _____DAY OF_____2024.

_____
KARA SANDS, COUNTY CLERK





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:

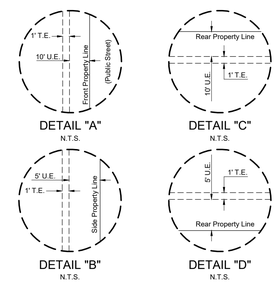
ROBERTO N. TAMEZ, R.P.L.S.
115 W. McINTYRE
EDINBURG, TX 78541

ENGINEER:

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

LEGEND

●	FOUND No.4 REBAR
⊗	FOUND No.5 REBAR
■	FOUND CONCRETE MONUMENT
✦	FOUND PK NAIL
⦿	FOUND PIPE
	FOUND "X" MARK ON CONCRETE
○	SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC
R.O.W. -	RIGHT OF WAY
N.C.M.R. -	NUECES COUNTY MAP RECORDS
N.C.D.R. -	NUECES COUNTY DEED RECORDS
N.C.O.R. -	NUECES COUNTY OFFICIAL RECORDS
N.E. COR. -	NORTHEAST CORNER
P.O.B. -	POINT OF BEGINNING
U.E. -	UTILITY EASEMENT
T.E. -	TECHNOLOGY EASEMENT
DOC. NO. -	DOCUMENT NUMBER
D.O.R.O.W. -	DEED OF RIGHT OF WAY
W.D. -	WARRANTY DEED
G.W.D. -	GIFT WARRANTY DEED
S.W.D. -	SPECIAL WARRANTY DEED
J.O.C.I.A.O.O. -	JUDGMENT OF COURT IN ABSENCE OF OBJECTION
S.W.D.W.V.L. -	SPECIAL WARRANTY DEED WITH VENDOR'S LIEN
W.D.W.V.L. -	WARRANTY DEED WITH VENDOR'S LIEN
N.T.S. -	NOT TO SCALE



GENERAL PLAT NOTES & RESTRICTIONS

1. FLOOD ZONE STATEMENT: THIS PROPERTY LIES WITHIN "X" (UNSHADED).
   ZONE "X" (UNSHADED) IS DESCRIBED AS: AREAS DETERMINED TO BE OUTSIDE 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 10.592 ACRES OF LAND.

3. SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF CORPUS CHRISTI

FRONT: 20' OR EASEMENT WHICHEVER IS GREATER
REAR: 15' OR EASEMENT WHICHEVER IS GREATER
SIDE: 6' 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.

5. BENCHMARK NOTE:
   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: 1322839.0520.

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 EASEMENT.

7. RECEIVING WATER NOTE:
   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.

8. PUBLIC OPEN SPACE NOTE:
   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 PLAT.

16. COMMON AREAS "34 " AND "11" TO BE MAINTAINED BY HOMEOWNER'S ASSOCIATION.

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.

STATE OF TEXAS §
COUNTY OF FAYETTE §

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME, FIRST DULY SWORN AND DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREBY EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE

_____ DAY OF_____, 20_____ .

_____ .
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS §
COUNTY OF FAYETTE §

I, _____ FOR NATIONAL BANK, DO HEREBY CERTIFY THAT WE ARE THE HOLDERS OF A LIEN ON THE LAND SHOWN ON THE FOREGOING MAP OF WHICH MANOK GP, LLC IS THE OWNER, AND WE APPROVE OF THE SUBDIVISION AND DEDICATION FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED. THIS THE _____ DAY OF _____, 20_____.

BY: _____

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