

STATE OF TEXAS §
COUNTY OF NUECES §

WE, HEREBY CERTIFY 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
MANAGING MEMBER DATE _____

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 #1435



MARIO A. REYNA, PROFESSIONAL ENGINEER No. 117368
STATE OF TEXAS
DATE SURVEYED: 01-08-2024
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 II, 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.



ROBERTO N. TAMEZ, R.P.L.S. # 6238
STATE OF TEXAS
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
CHAIRMAN AL RAYMOND, III, AIA, CBO
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

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: _____

FINAL PLAT OF VALENCIA PHASE II

BEING A SUBDIVISION OF 15.063 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.

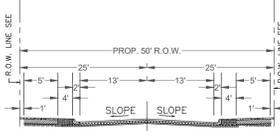
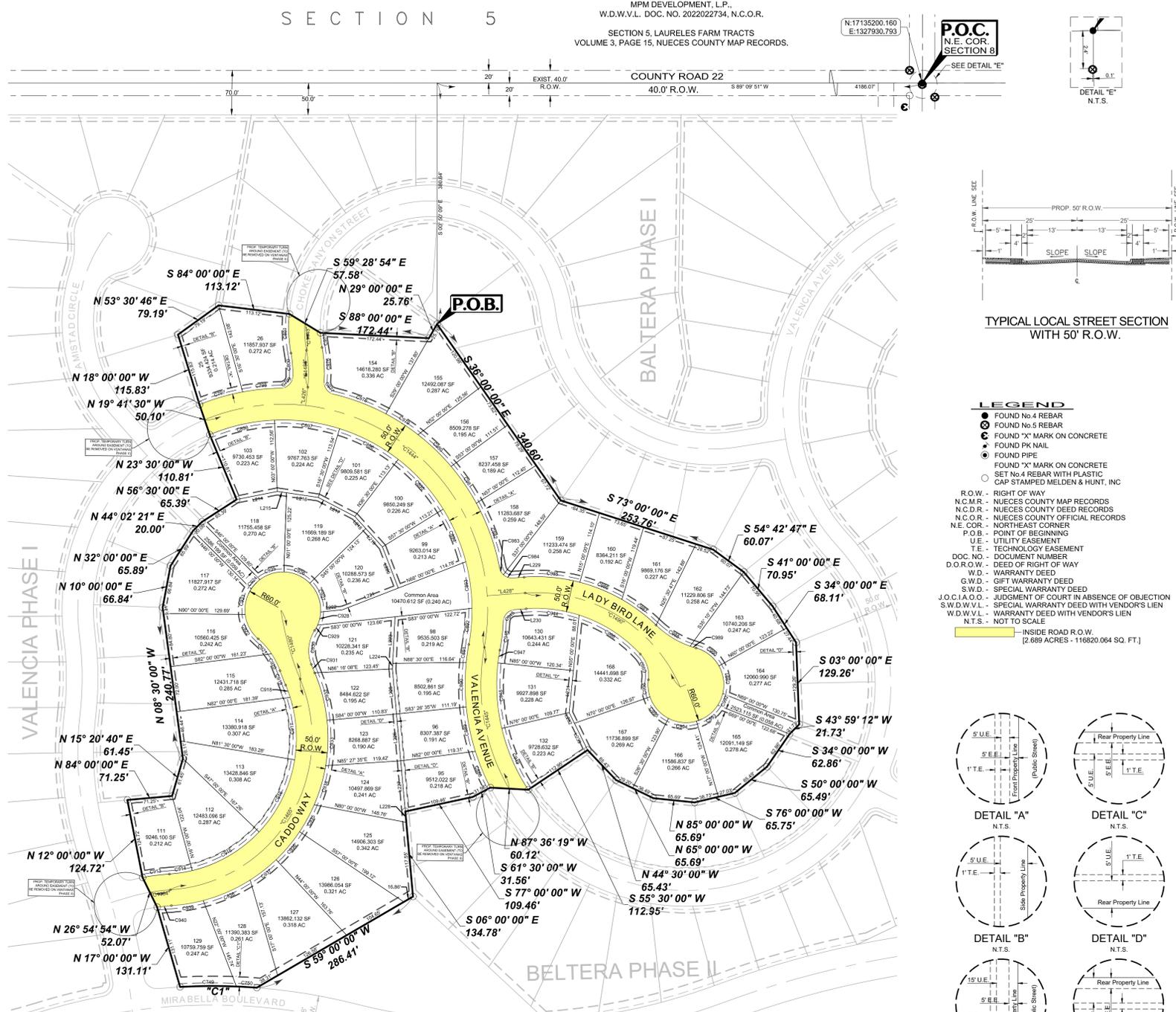
MPM DEVELOPMENT, L.P.,
W.D.W.V.L. DOC. NO. 2022022734, N.C.O.R.

SECTION 5, LAURELES FARM TRACTS
VOLUME 3, PAGE 15, NUECES COUNTY MAP RECORDS.

N:17135200.160
E:1327930.793

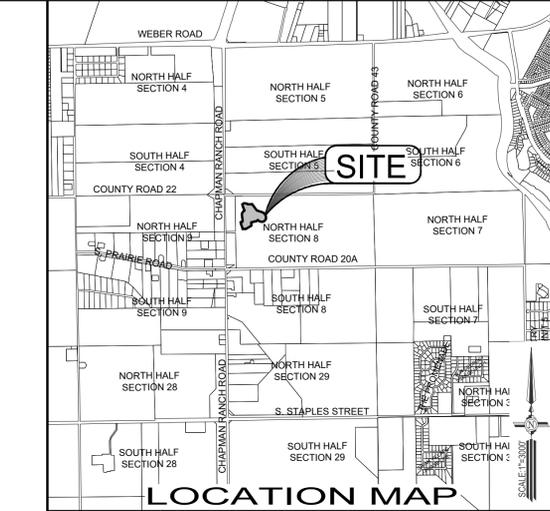
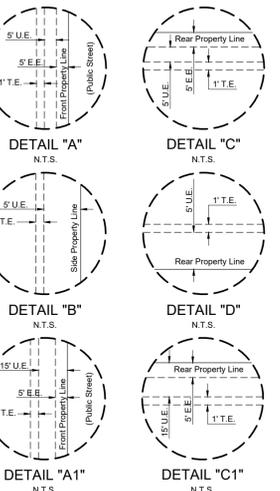
P.O.C.
N.E. COR.
SECTION 8

DETAIL "E"
N.T.S.



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

- LEGEND
● FOUND NO. 4 REBAR
● FOUND NO. 5 REBAR
⊗ FOUND "X" MARK ON CONCRETE
● 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.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
INSIDE ROAD R.O.W. [2.689 ACRES - 116820.064 SQ. FT.]



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 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 297.148 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: 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.
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 "OYSTERS 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 OWNERS.
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 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 TO BE MAINTAINED BY HOMEOWNERS ASSOCIATION.
17. MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION IS 16" 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 ACCESS CONNECTION. 43 TEX. ADMIN. CODE 11.52 (2020).
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 DOWNSIDE 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: J.L.G. DATE: 02-20-24
SURVEYED, CHECKED: DATE
FINAL CHECK: DATE

TBPE FIRM # F-1435
MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
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