

Notes:

1. Total platted area contains 2.35 Acres of Land.
2. The receiving water for the storm water runoff from this property is the Laguna Madre. The TCEQ has classified the aquatic life use for Laguna Madre as "exceptional" and "oyster waters". TCEQ also categorized the Laguna Madre as "contact recreation" use.
3. Grid Bearings and 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.
4. By graphic plotting only, this property is in Zone "A13" (EI 9) on Flood Insurance Rate Map, Community Panel No. 485464 0405 D, City of Corpus Christi, Texas, which bears an effective date of September 17, 1992 and it is in a Special Flood Hazard Area.
5. Proposed Flood Map: This property is proposed to lie within Zone "AE (EL 10)" of the Flood Insurance Rate Map (FIRM), Community Panel Number 48355C0755G, Nueces County, Texas, which bears a preliminary date of October 23, 2015. The Proposed FIRM Panel 48355C0755G is based on the North American Vertical Datum of 1988 (NAVD88).
6. The yard requirement, as depicted is a requirement of the Unified Development Code and is subject to change as the zoning may change.
7. Contours shown hereon are referenced to the North American Vertical Datum of 1988 (NAVD88), Geoid 12A.
8. Lot 28, Block 1 – Common Area, will be maintained by the Home Owners Association.
9. All Roads and Sanitary Sewer Lines will be private and are to be maintained by the Home Owners Association.
10. Village Drive, Lot 29 is a Private Access Easement
11. Rear setbacks are 5', front and side are 0' unless shown otherwise.
12. This subdivision shall comply will all the conditions set forth in the approved PUD (Ordinance No. 031947).
13. No private access along Granada Drive.
14. The City is allowed ingress/egress over and across Lot 29 to access the public waterline that is located within the 15' Wide Utility Easement.
15. Block 1, Lot 28 – Common Area, will be maintained by the Home Owners Association.
16. Block 1, Lot 29 – Private Access, shall be used as access and utility easement and maintained by Home Owners Association.
17. Replacement costs of private amenities within a public utility easement shall be the responsibility of the Home Owners Association.

State of Texas  
County of Nueces

SuperElite, LLC, a California limited liability company, hereby certifies that it is the owner of the lands embraced within the boundaries of the foregoing plat, with the exception of Lot 3, Block 1; that it has had said lands surveyed and subdivided as shown; that streets shown 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\_\_\_\_\_.

By: SuperElite, LLC, a California limited liability company

By: \_\_\_\_\_  
Jasbir S. Cheema, Managing Member

State of Texas  
County of Nueces

This instrument was acknowledged before me by Jasbir S. Cheema, as Managing Member of SuperElite, LLC, a California limited liability company, on behalf of said limited liability company.

This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Notary Public in and for the State of Texas

APPROVED  
AUGUST 10, 2022  
PLANNING COMMISSION

*Plat of*  
***The Villas PUD***

*being a Re-plat of Lots 33 and 38, Block 1, Padre Island –  
Corpus Christi Section D, a map of which is recorded in Volume  
35, Pages 24 and 25, Map Records of Nueces County, Texas  
and Lot 34R, Block 1, The Villas of Padre, a map of which is  
recorded in Volume 67, Page 316, Map Records of Nueces  
County, Texas.*

State of Texas  
County of Nueces

Benjamin Lee and Euming Chong, hereby certify that they are the owners Lot 3, Block 1, as shown on the foregoing plat; that they have had said lands surveyed and subdivided as shown; that streets shown 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\_\_\_\_\_.

By: \_\_\_\_\_ By: \_\_\_\_\_  
Benjamin Lee, Owner Euming Chong, Owner

State of Texas  
County of Nueces

This instrument was acknowledged before me by Benjamin Lee, as Owner

This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

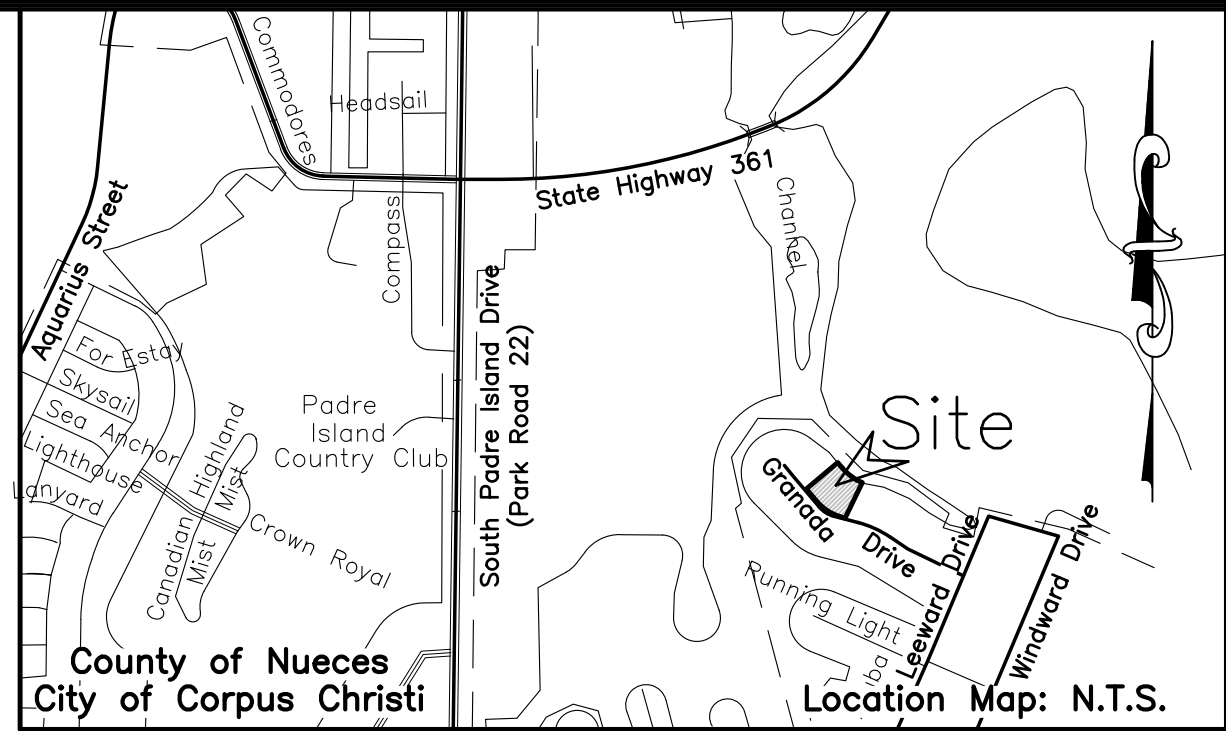
\_\_\_\_\_  
Notary Public in and for the State of Texas

State of Texas  
County of Nueces

This instrument was acknowledged before me by Euming Chong, as Owner

This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Notary Public in and for the State of Texas



State of Texas  
County of Nueces

This final plat of the herein described property was approved by the Department of Development Services of the City of Corpus Christi, Texas.

This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Brett Flint, P.E.  
Development Services Engineer

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\_\_\_\_\_.

\_\_\_\_\_  
Al Raymond, III, AIA  
Secretary

\_\_\_\_\_  
Dan Dibble  
Chairman

State of Texas  
County of Nueces

I, Kara Sands, Clerk of the County Court in and for said County, do hereby certify that the foregoing instrument dated the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, with its certificate of authentication was filed for record in my office the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_. At \_\_\_\_ O'clock \_\_\_\_M., and duly recorded the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, at \_\_\_\_ O'clock \_\_\_\_M., in said County in Volume \_\_\_\_\_, Page \_\_\_\_\_, Map Records.

Witness my hand and seal of the County Court, in and for said County, at office in Corpus Christi, Texas, the day and year last written.

No. \_\_\_\_\_  
Filed for Record  
at \_\_\_\_\_ O'clock \_\_\_\_M.  
\_\_\_\_\_, 20\_\_\_\_\_

\_\_\_\_\_  
Kara Sands, County Clerk  
Nueces County, Texas

By: \_\_\_\_\_  
Deputy

State of Texas  
County of Nueces

I, Dan L. Urban, a Registered Professional Land Surveyor for Urban Engineering, have prepared the foregoing map from a 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Dan L. Urban, R.P.L.S.  
Texas License No. 4710



REVISED: July 1, 2022  
DATE: Dec. 15, 2021  
SCALE: 1"=30'  
JOB NO.: 43122.00.00  
SHEET: 1 of 2  
DRAWN BY: XG  
urbansurvey1@urbaneng.com

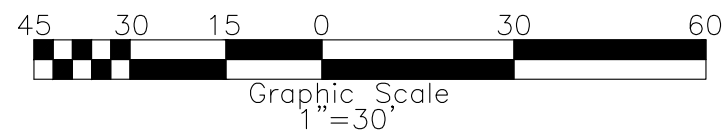
| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| L1   | N49°57'52"E | 8.00'    |
| L2   | N40°02'08"W | 17.12'   |
| L3   | N49°57'52"E | 18.00'   |
| L4   | S49°57'52"W | 18.00'   |
| L5   | N40°02'08"W | 8.33'    |

| CURVE | DELTA ANGLE | RADIUS  | ARC LENGTH | TANGENT | CHORD BEARING | CHORD LENGTH |
|-------|-------------|---------|------------|---------|---------------|--------------|
| C1    | 13°46'27"   | 439.68' | 105.70'    | 53.11'  | S47°42'47"E   | 105.45'      |
| C2    | 3°26'26"    | 439.68' | 26.40'     | 13.21'  | S42°32'47"E   | 26.40'       |
| C3    | 3°26'03"    | 439.68' | 26.35'     | 13.18'  | S45°59'02"E   | 26.35'       |
| C4    | 3°26'25"    | 439.68' | 26.40'     | 13.20'  | S49°25'16"E   | 26.40'       |
| C5    | 3°27'32"    | 439.68' | 26.54'     | 13.28'  | S52°52'15"E   | 26.54'       |
| C6    | 9°10'44"    | 439.68' | 70.44'     | 35.29'  | S61°07'06"E   | 70.36'       |
| C7    | 2°23'42"    | 439.68' | 18.38'     | 9.19'   | S57°43'35"E   | 18.38'       |
| C8    | 3°23'43"    | 439.68' | 26.05'     | 13.03'  | S60°37'18"E   | 26.05'       |
| C9    | 3°23'19"    | 439.68' | 26.00'     | 13.01'  | S64°00'49"E   | 26.00'       |
| C10   | 1°33'19"    | 365.71' | 9.93'      | 4.96'   | N72°45'29"W   | 9.93'        |
| C11   | 3°45'40"    | 365.71' | 24.01'     | 12.01'  | N70°05'59"W   | 24.00'       |
| C12   | 3°45'56"    | 365.71' | 24.03'     | 12.02'  | N66°20'11"W   | 24.03'       |
| C13   | 13°08'53"   | 358.29' | 82.22'     | 41.29'  | N46°36'34"W   | 82.04'       |
| C14   | 3°35'20"    | 358.29' | 22.44'     | 11.23'  | N51°23'20"W   | 22.44'       |
| C15   | 3°33'05"    | 358.29' | 22.21'     | 11.11'  | N47°49'08"W   | 22.20'       |
| C16   | 3°31'42"    | 358.29' | 22.06'     | 11.04'  | N44°16'44"W   | 22.06'       |
| C17   | 2°28'46"    | 358.29' | 15.50'     | 7.75'   | N41°16'31"W   | 15.50'       |
| C18   | 9°04'55"    | 365.71' | 57.97'     | 29.04'  | N68°59'41"W   | 57.91'       |
| C19   | 65°49'50"   | 12.00'  | 13.79'     | 7.77'   | S07°07'13"E   | 13.04'       |
| C20   | 114°10'10"  | 28.00'  | 55.79'     | 43.26'  | S82°52'47"W   | 47.01'       |

$\Delta = 33^\circ 30' 00''$   
 $R = 368.71'$   
 $L = 215.58'$   
 $T = 110.97'$   
 $CB = N56^\circ 47' 08'' W$   
 $CL = 212.52'$

$\Delta = 26^\circ 20' 49''$   
 $R = 434.93'$   
 $L = 200.00'$   
 $T = 101.80'$   
 $CB = S53^\circ 12' 32'' E$   
 $CL = 198.24'$

- Legend:
- 5/8 Inch Iron Rod, Found
  - ⊗ Drill Hole, Found



APPROVED  
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 PLANNING COMMISSION

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