

STATE OF TEXAS §  
COUNTY OF NUECES §

WE, HEREBY CERTIFY THAT IT IS THE OWNER OF THE LANDS EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING VENTANA PHASE II 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 F-1435



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 VENTANAS 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  
DATE SURVEYED: 01-08-2024  
SURVEYING JOB NO. 24304.08

DATE \_\_\_\_\_

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 YAMETTE §

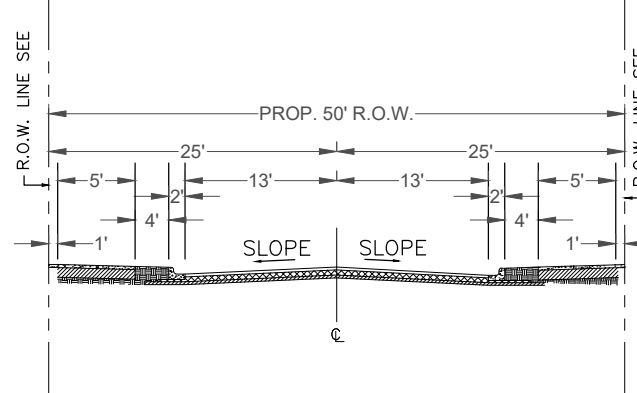
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED  
KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING  
INSTRUMENT, WHO, BEING BY ME, FIRST DULY SWORN AND DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND  
CORRECT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED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

DAY OF \_\_\_\_\_, 20\_\_\_\_

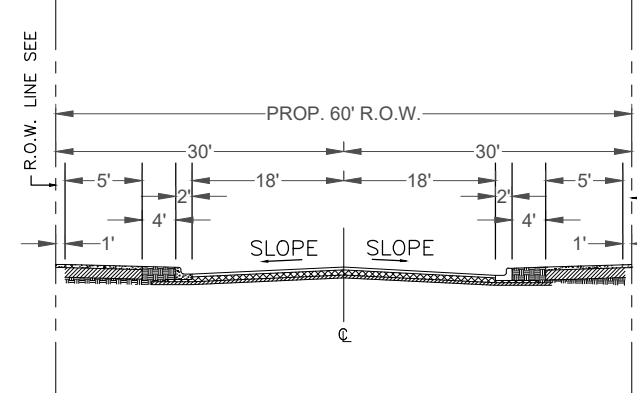
NOTARY PUBLIC, STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

## FINAL PLAT OF VENTANAS PHASE II

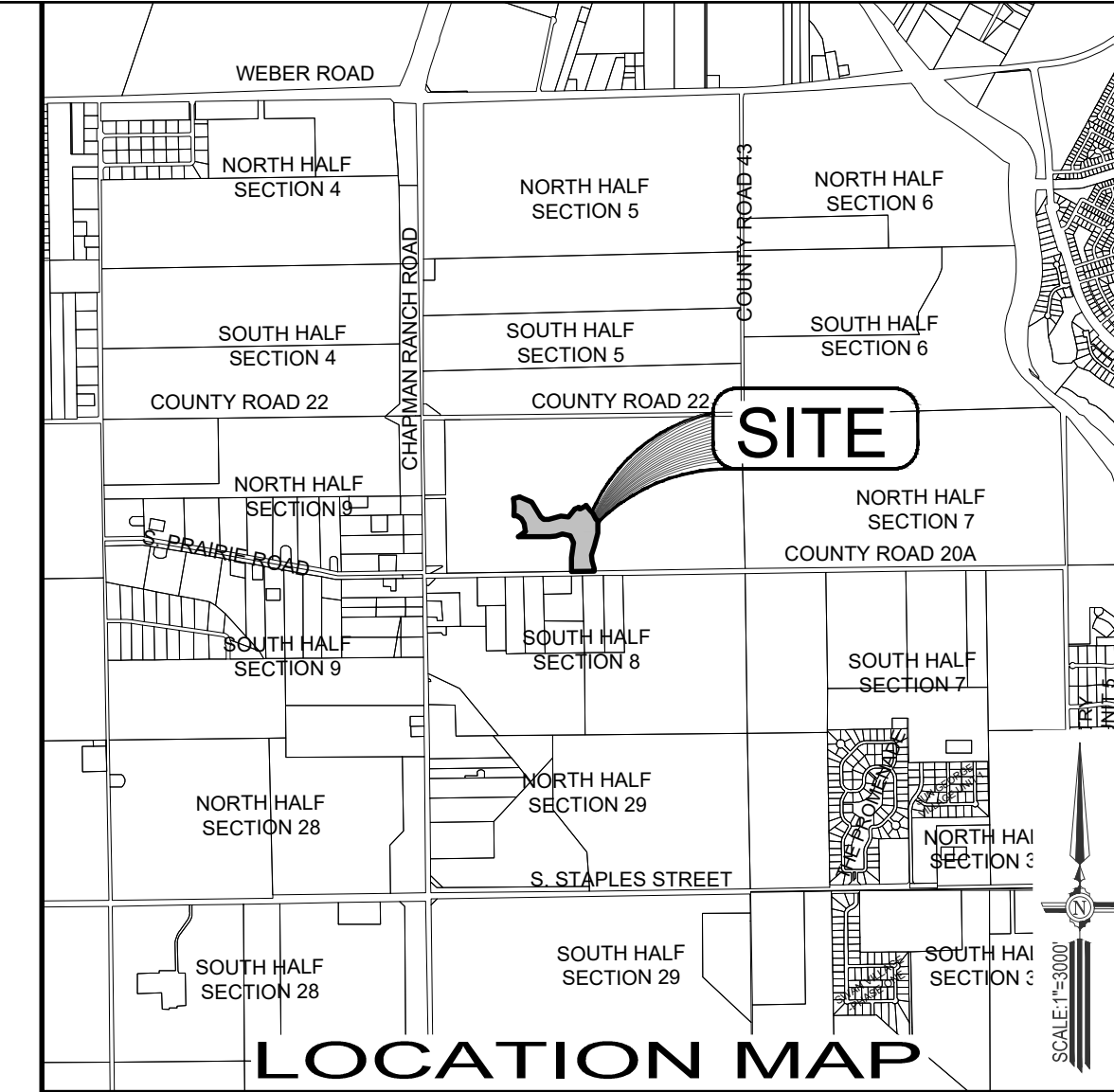
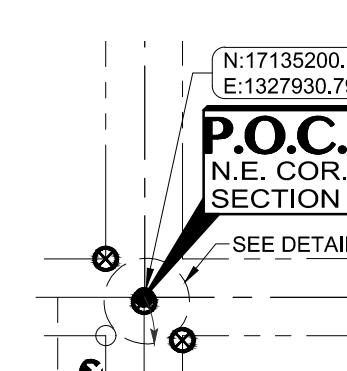
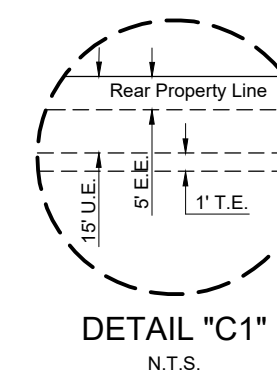
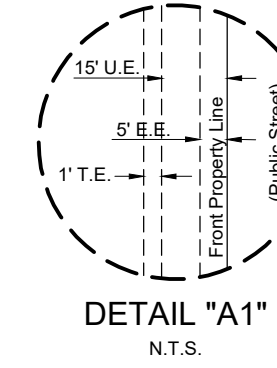
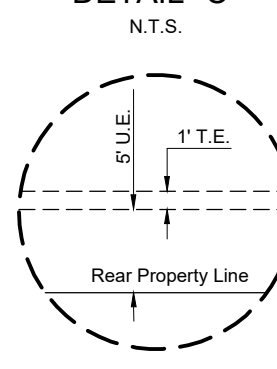
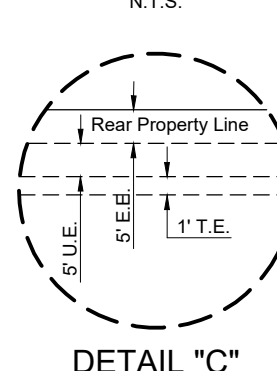
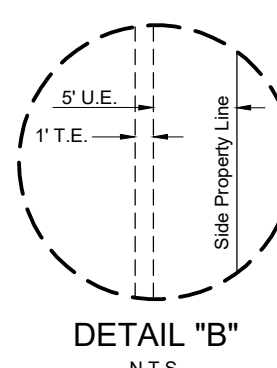
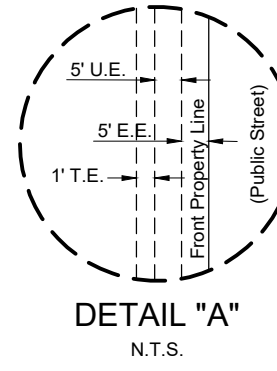
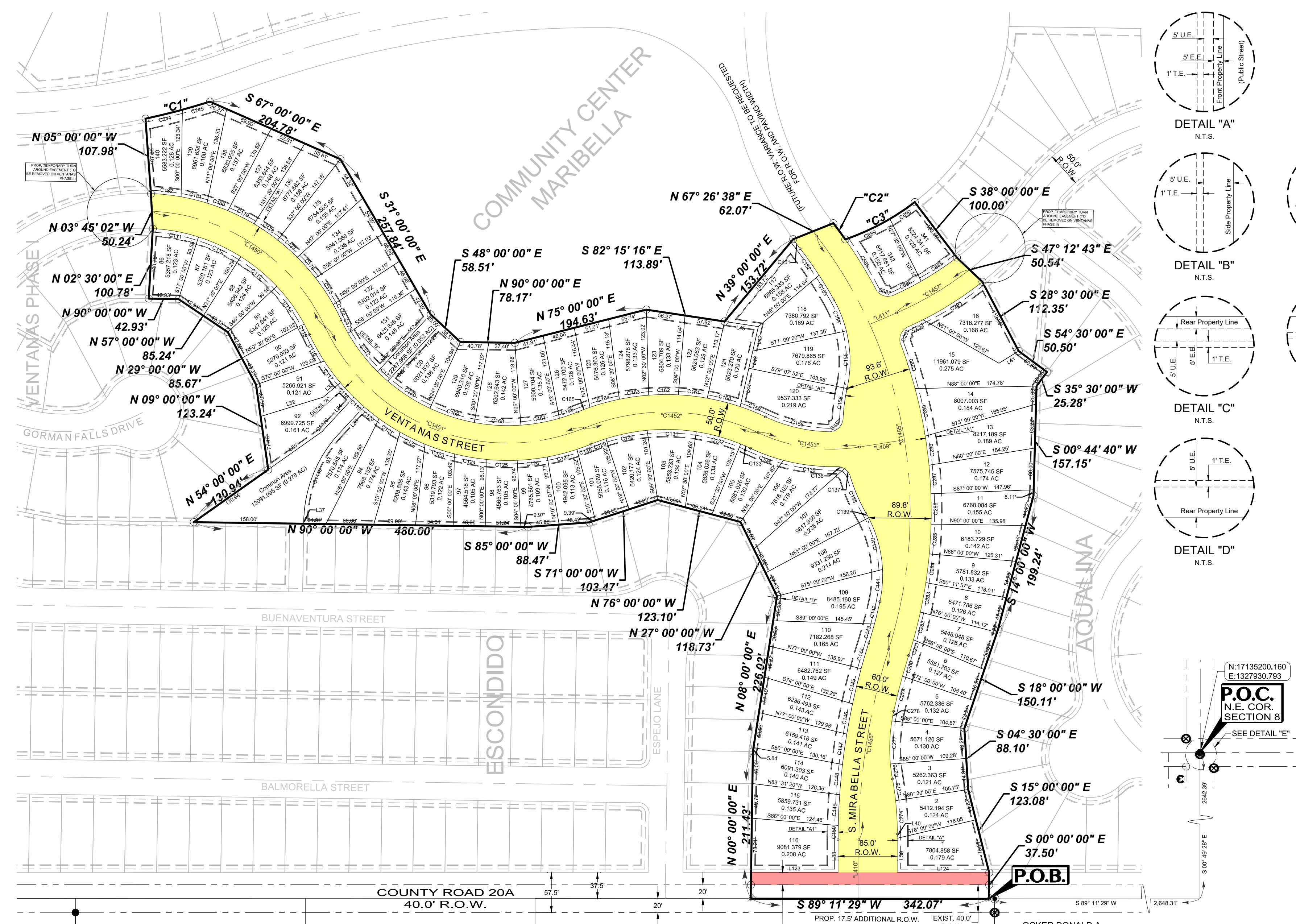
BEING A SUBDIVISION OF 14.479 ACRES OF LAND SITUATED IN  
THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, BEING A PART OR PORTION OUT  
OF THE NORTH HALF OF SECTION 8, LAURELES FARM TRACTS  
ACCORDING TO THE PLAT THEREOF RECORDED IN  
VOLUME 3, PAGE 15, NUECES COUNTY MAP RECORDS.



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



TYPICAL LOCAL STREET SECTION  
WITH 60' R.O.W.



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. MONTYRE  
EDINBURG, TX 78541

ENGINEER:  
MARIO A. REYNA  
115 W. MONTYRE  
EDINBURG, TX 78541

### GENERAL PLAT NOTES & RESTRICTIONS

- 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 48544 0515 Q.  
MAP REVISED: OCTOBER 13, 2022.
- TOTAL PLATTED AREA NOTE:  
THE TOTAL PLATTED AREA CONTAINS 297.148 ACRES OF LAND.
- SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF CORPUS CHRISTI  
FRONT: 20' OR EASEMENT WHICHEVER IS GREATER  
REAR: 10' OR EASEMENT WHICHEVER IS GREATER  
SIDE: 5' OR EASEMENT WHICHEVER IS GREATER
- THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS  
SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- 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: 17132505.6930; EASTING:  
1322839.0520.
- 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.
- 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.
- 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.
- THE DETENTION BASIN WILL BE MAINTAINED BY THE PROPERTY OWNER/S.
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN REQUIREMENTS.
- SITE PLAN MUST BE REVIEWED/APPROVED BY THE CITY OF CORPUS CHRISTI PRIOR TO ISSUANCE OF  
BUILDING PERMIT FOR COMMERCIAL DEVELOPMENTS.
- BEARING BASIS AS PER TEXAS COORDINATE SYSTEM OF 1983, TEXAS SOUTH.
- BUILDING HEIGHT TO BE APPROVED AT BUILDING PERMIT STAGE.
- ANY STORM DRAINAGE DISCHARGE TO STATE OF TEXAS RIGHT-OF-WAY SHALL BE REVIEWED AND  
APPROVED BY TxDOT.
- 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.
- COMMON AREAS TO BE MAINTAINED BY HOMEOWNER'S ASSOCIATION.
- MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION IS 18" ABOVE TOP OF CURB MEASURED AT FRONT  
CENTER OF EACH RESIDENTIAL LOT.
- IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION  
WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.
- NO INCREASE IN STORM WATER DISCHARGE TO STATE RIGHT-OF-WAY SHALL BE ACCEPTED BY TxDOT.
- 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).
- 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.
- 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.

### LEGEND

- FOUND No. 4 REBAR
- FOUND No. 5 REBAR
- FOUND "X" MARK ON CONCRETE
- FOUND CONCRETE MONUMENT
- FOUND PK NAIL
- FOUND PIPE
- FOUND "X" MARK ON CONCRETE
- SET No. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC
- 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
- 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. - JUDGMENT OF COURT IN ABSENCE OF OBJECTION
- S.W.D.V.L. - SPECIAL WARRANTY DEED WITH VENDORS LIEN
- W.D.V.L. - WARRANTY DEED WITH VENDORS LIEN
- N.T.S. - NOT TO SCALE
- COUNTY ROAD 20A DEDICATED R.O.W.
- INSIDE ROAD R.O.W. [3.147 ACRES - 137071.846 SQ. FT.]

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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