

LOCATION MAP  
SCALE: 1" = 800'

STATE OF TEXAS  
COUNTY OF NUECES

WE, VIOLET ROAD RV RESORT, LLC., OWNERS OF THE LAND SHOWN ON THIS PLAT, ACTING BY AND THROUGH KALVIN ROWLETT, AUTHORIZED AGENT, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, SQUARES, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

VIOLET ROAD RV RESORT, LLC

JK - SOUTH TEXAS HOLDINGS, LLC - GENERAL PARTNER  
K&C SOUTH TEXAS HOLDINGS, LLC - MANAGING MEMBER

BY: \_\_\_\_\_  
KALVIN ROWLETT, AUTHORIZED AGENT

STATE OF TEXAS  
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED KALVIN ROWLETT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF NUECES

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

REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF NUECES

I, MICHAEL A. ROMANS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

MICHAEL A. ROMANS, RPLS NO.4657

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 \_\_\_\_\_, 2019.

Nina Nixon-Méndez, F.A.I.C.P.  
Secretary

Eric Villarreal, P.E.  
Chairman

STATE OF TEXAS  
COUNTY OF NUECES

THIS PLAT OF VIOLET ROAD RV RESORT HAS BEEN SUBMITTED TO AND APPROVED BY THE DEPARTMENT OF DEVELOPMENT SERVICES OF THE CITY OF CORPUS CHRISTI, TEXAS.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

BY \_\_\_\_\_  
WILLIAM J. GREEN, P.E. - DEVELOPMENT SERVICES ENGINEER

CIVIL ENGINEER



PO BOX 1161  
LA VERNIA, TX. 78121

Firm No. 13260  
(210) 422-8529

CONTACT: Jeff Smith, PE

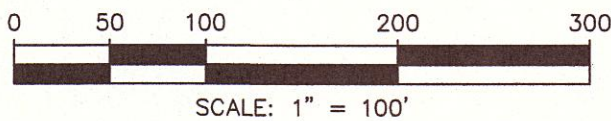
LAND SURVEYOR



JONES CARTER

Texas Board of Professional Engineers Registration No. F-439  
Texas Board of Professional Land Surveying Registration No. 100461-05  
4350 Lockhill-Selma Road, Suite 100 • San Antonio, Texas 78249 • 210.494.5511

CONTACT: Michael A. Romans, RPLS



LEGEND	
OPRNT	OFFICIAL PUBLIC RECORDS NUECES COUNTY TX
DRNCT	DEED RECORDS NUECES COUNTY TX
MRNCT	MAP RECORDS NUECES COUNTY TX
"S"	SET 1/2-INCH IRON ROD (W/CAP STAMPED "JONES CARTER")
"F"	FOUND 1/2-INCH IRON ROD
"FB"	FOUND 1/2-INCH IRON ROD WITH "BRISTER SURVEYING" CAP
"FPK"	FOUND PK-NAIL
YR	YARD REQUIREMENT (SEE NOTE 5)
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT

NORTH

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	29.09'	50.71'	32°51'49"	N 21°44'03" E	28.69'
C2	18.53'	30.00'	35°23'50"	N 23°00'05" E	18.24'
C3	20.55'	30.00'	39°14'32"	N 21°04'44" E	20.15'
C4	17.82'	30.00'	34°01'38"	N 18°28'17" E	17.56'
C5	34.11'	30.00'	65°08'56"	N 68°03'34" E	32.30'
C6	12.90'	30.00'	24°37'58"	S 67°02'59" E	12.80'
C7	72.58'	47.00'	88°28'36"	N 08°45'12" W	65.58'
C8	63.42'	52.00'	69°52'56"	N 70°25'40" E	59.56'

GENERAL NOTES

- TOTAL NUMBER OF BUILDABLE LOTS: 1
- THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE NUECES BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE NUECES BAY AS "EXCEPTIONAL" AND "OYSTER WATERS". TCEQ ALSO CATEGORIZED THE NUECES BAY AS "CONTACT RECREATION" USE.
- THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE TEXAS COORDINATE SYSTEM GRID, SOUTH ZONE (NAD'83), AS DETERMINED BY GLOBAL POSITIONING SYSTEM (GPS) WITH NGS OPUS POST PROCESSING. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET. TO CONVERT GRID DISTANCES TO SURFACE, APPLY THE COMBINED GRID TO SURFACE SCALE FACTOR OF 1.00004.
- ALL ELEVATIONS SHOWN HEREON ARE NAVD'88 DATUM, AS DETERMINED BY GPS OBSERVATION.
- THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- THE TOTAL PLATTED AREA CONTAINS 6.494 ACRES OF LAND INCLUDING STREET DEDICATION.
- ACCORDING TO FEMA FLOOD INSURANCE RATE MAP, PANEL 4854640130C, DATED JULY 18, 1985, THIS TRACT IS LOCATED IN ZONE C.

TXDOT NOTES

- THE OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE VIOLET ROAD - FM24 RIGHT-OF-WAY.
- MAXIMUM ACCESS POINTS TO VIOLET ROAD - FM24 FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE(1) ACCESS POINT ALONG VIOLET ROAD - FM24.
- IF SIDEWALKS ARE REQUIRED BY CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE AS DIRECTED BY TXDOT.

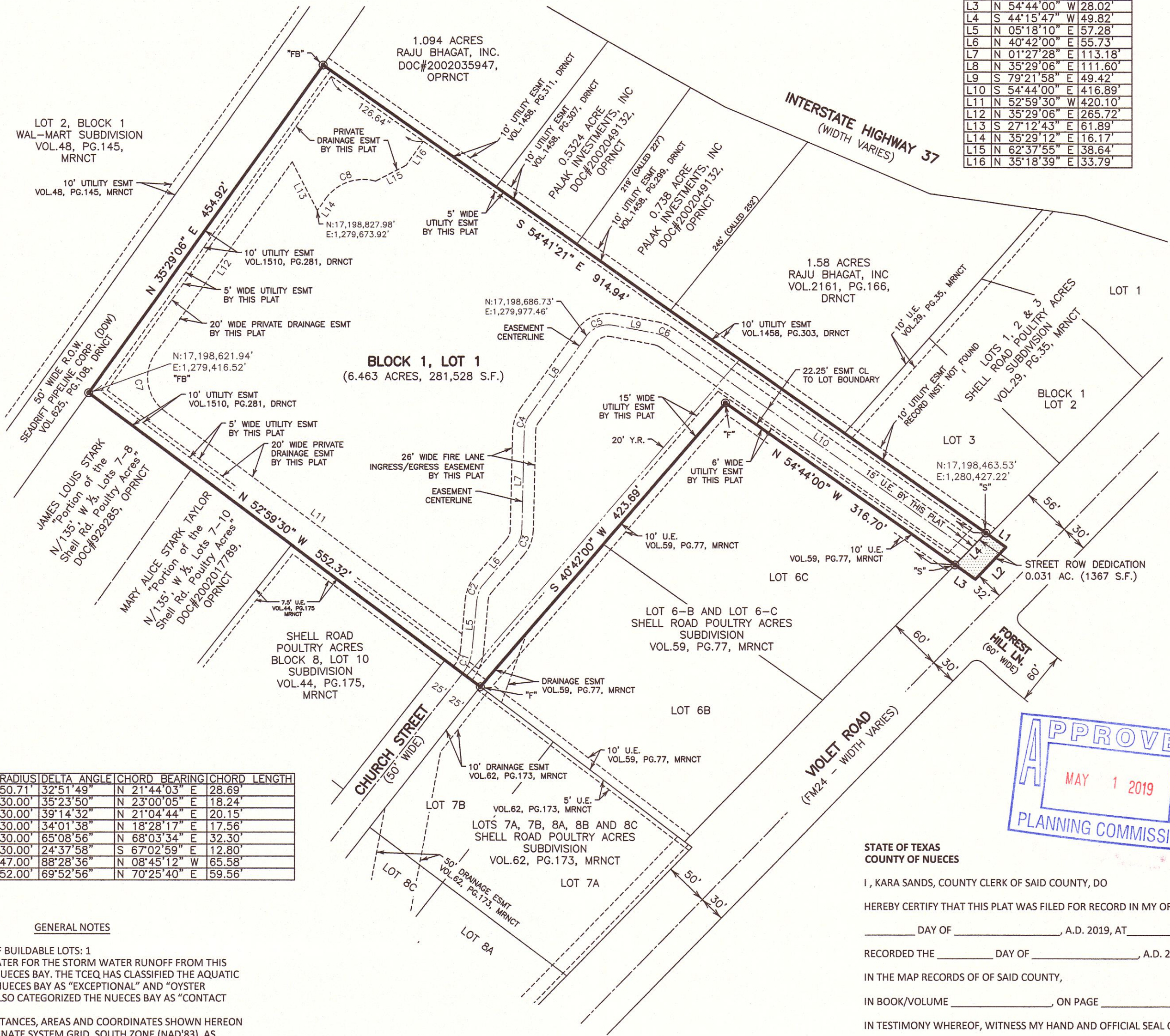
FINAL SUBDIVISION PLAT OF  
VIOLET ROAD RESORT

BEING 6.494 ACRES (282,893 SQUARE FEET) OF LAND SITUATED IN THE FRED STEUBING SURVEY, ABSTRACT NO. 808, CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS; BEING OUT OF LOTS 5 AND 6 OF SHELL ROAD POULTRY ACRES SUBDIVISION RECORDED IN VOLUME 5, PAGE 40 OF THE NUECES COUNTY MAP RECORDS; BEING ALL OF THAT CERTAIN CALLED 6.494 ACRE TRACT DESCRIBED IN INSTRUMENT TO VIOLET ROAD RV RESORT, LP RECORDED AS DOCUMENT NO.2018039869 OF THE OFFICIAL PUBLIC RECORDS OF NUECES COUNTY TEXAS

PLAT PRINT DATE: April 22, 2019

SHEET 1 OF 1

LINE	BEARING	DISTANCE
L1	S 54°41'21" E	27.45'
L2	S 43°36'59" W	49.72'
L3	N 54°44'00" W	28.02'
L4	S 44°15'47" W	49.82'
L5	N 05°18'10" E	57.28'
L6	N 40°42'00" E	55.73'
L7	N 01°27'28" E	113.18'
L8	N 35°29'06" E	111.60'
L9	S 79°21'58" E	49.42'
L10	S 54°44'00" E	416.89'
L11	N 52°59'30" W	420.10'
L12	N 35°29'06" E	265.72'
L13	S 27°12'43" E	61.89'
L14	N 35°29'13" E	16.17'
L15	N 62°37'55" E	38.64'
L16	N 35°18'39" E	33.79'



STATE OF TEXAS  
COUNTY OF NUECES

I, KARA SANDS, COUNTY CLERK OF SAID COUNTY, DO

HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2019, AT \_\_\_\_\_ M AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2019, AT \_\_\_\_\_ M IN THE MAP RECORDS OF OF SAID COUNTY, IN BOOK/VOLUME \_\_\_\_\_, ON PAGE \_\_\_\_\_. IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2019.

NO. \_\_\_\_\_  
FILED FOR RECORD

AT \_\_\_\_\_ O'CLOCK \_\_\_\_ M., DATE \_\_\_\_\_

KARA SANDS, COUNTY CLERK, NUECES COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY

