

BRIONES

CONSULTING & ENGINEERING LTD.

11742 ELMSCOURT
SAN ANTONIO, TX 78230
TBPE FIRM REG. NO. F-5028

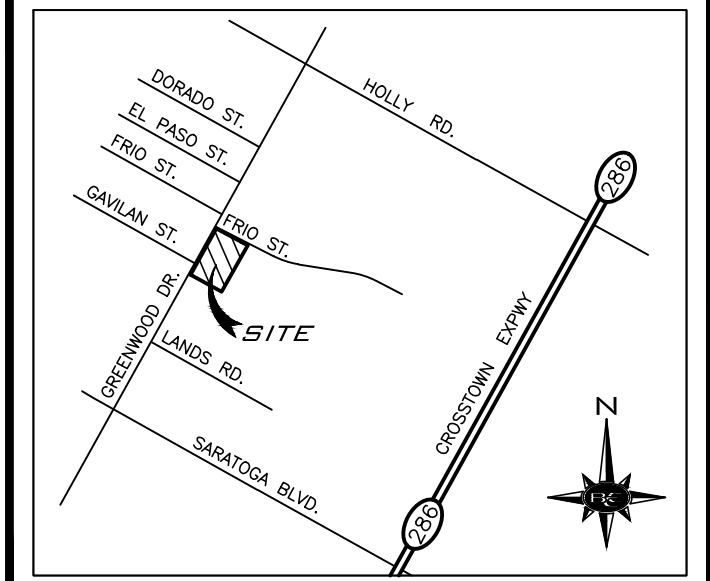


BCE, LTD.

4515 BRIAR HOLLOW PL. STE. 106
HOUSTON, TX 77027
TBL FIRM No. 10194252



SUBDIVISION	RECORD DATA
① LAS PALMAS UNIT 2, SEC. 1	VOL. 23, PG. 68, M.R.N.C.T., 23 NOV. 1960, DOC. No. 565654
② CABANISS ACRES AREA DRAINAGE IMPROVEMENTS PARCEL 2	VOL. 1793, PG. 600, D.R.N.C.T.
③ CITY OF CORPUS CHRISTI	VOL. 67, PG. 639, M.R.N.C.T.
④ EVER GREEN ESTATES UNIT 1	VOL. 67, PG. 639, M.R.N.C.T.
⑤ THREE FOUNTAINS UNIT 1	VOL. 38, PG. 157, M.R.N.C.T., DOC. No. 883120
⑥ SARATOGA DOWNS UNIT II A	VOL. 48, PGS. 176-177, M.R.N.C.T., 1 SEPT. 1983



LOCATION MAP

NOT TO SCALE

LEGEND

- = 1/2" IRON ROD SET W/ RED CAP BCE, LTD. "RPLS" 4540 - UNLESS OTHERWISE NOTED
- = FOUND 1/2" IRON ROD
- 25--- = EXISTING CONTOUR
- ===== = 500-YEAR FLOOD BOUNDARY
- B.L. = BUILDING SETBACK LINE
- VOL. = VOLUME
- PG. = PAGE
- D.R. = DEED RECORDS
- M.R. = MAP RECORDS
- M.R.N.C.T. = MAP RECORDS, NUECES COUNTY, TEXAS
- D.R.N.C.T. = DEED RECORDS, NUECES COUNTY, TEXAS
- O.P.N.C.T. = OFFICIAL PUBLIC RECORDS, NUECES COUNTY, TEXAS
- Y.R. = YARD REQUIREMENTS
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- R.O.W. = RIGHT OF WAY
- A.E.P. = AMERICAN ELECTRIC POWER COMPANY

NOTES:

- THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE ZONING ORDINANCE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO CREEK BASIN. 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.
- THE SUBJECT SITE IS LOCATED IN ZONE B, AREA BETWEEN 100 YR. AND 500 YR. FLOOD, AND IS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY (FIRM) PANEL NUMBER 485464 0277 C, DATED JUNE 4, 1987.
- IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE PUBLIC SPACE REGULATIONS WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.
- UNTIL ALL STORM DRAINAGE IS ENCLOSED IN CONDUIT, OWNERS SHALL BE RESPONSIBLE FOR MAINTENANCE OF OPEN DITCHES.
- WATER & WASTEWATER FEES SHALL BE PAID PRIOR TO RECORDATION OF THE FINAL PLAT.
- THE LAND OWNER SATISFIES THE PUBLIC OPEN SPACE REQUIREMENTS IN THE UNIFIED DEVELOPMENT CODE SECTION 8.3. ACCORDINGLY, THE AGREEMENT RECORDED AT VOL. 1744, PAGES 937-939 AS IT RELATES TO THE LAND INCLUDED IN THIS PLAT IS RELEASED BY THE CITY OF CORPUS CHRISTI.
- "TOTAL PLATTED AREA" THE TOTAL PLATTED AREA CONTAINS 3.238 ACRES OF LAND.
- THE DEVELOPER HAS GRANTED AND CONVEYED, AND BY THESE PRESENTS DOES HEREBY GRANT AND CONVEY UNTO THE CITY OF CORPUS CHRISTI, A MUNICIPAL CORPORATION DULY INCORPORATED UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF TEXAS, ITS SUCCESSORS AND LEGAL REPRESENTATIVES, THE FREE AND UNINTERRUPTED USE, LIBERTY, PRIVILEGE AND EASEMENT, OF GOING IN, OVER, UNDER AND ALONG THE CERTAIN TRACT OF LAND CALLED A DRAINAGE EASEMENT, LABELED AS SUCH. TOGETHER WITH THE FREE INGRESS, EGRESS AND REGRESS TO AND FOR THE CITY FOR THE PURPOSE OF MAINTAINING A PUBLIC DRAINAGE FACILITY, AND FOR THE PURPOSE OF MAINTAINING, SERVICING, REPAIRING AND INSPECTING SAID PUBLIC DRAINAGE FACILITY UNDER, ON AND ALONG SAID TRACT.
- NO IMPROVEMENTS OR STRUCTURES SHALL BE CONSTRUCTED ON THE DRAINAGE EASEMENT TRACTS SEE VOL. 1799, PAGES 327-337, PAGE 3, PARAGRAPH 2, D.R.N.C.T.
- THE LAND OWNER SATISFIES THE PUBLIC OPEN SPACE REQUIREMENTS IN THE UNIFIED DEVELOPMENT CODE SECTION 8.3. ACCORDINGLY, THE AGREEMENT RECORDED AT VOL. 1744 PAGES 937-939 AS IT RELATES TO THE LAND INCLUDED IN THE PLAT IS RELEASED BY THE CITY OF CORPUS CHRISTI.
- BEARINGS AND DISTANCES ARE BASED ON THE NAD83 (2011), TEXAS SOUTH ZONE. ALL DISTANCES ARE U.S. SURVEY FEET (GRID).

STATE OF TEXAS
COUNTY OF NUECES

WE, VENAMEX, LLC., HEREBY CERTIFIES THAT IT IS THE OWNER OF LOT 1, BLOCK 2, EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING PLAT; THAT I HAVE 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 _____ 2020.

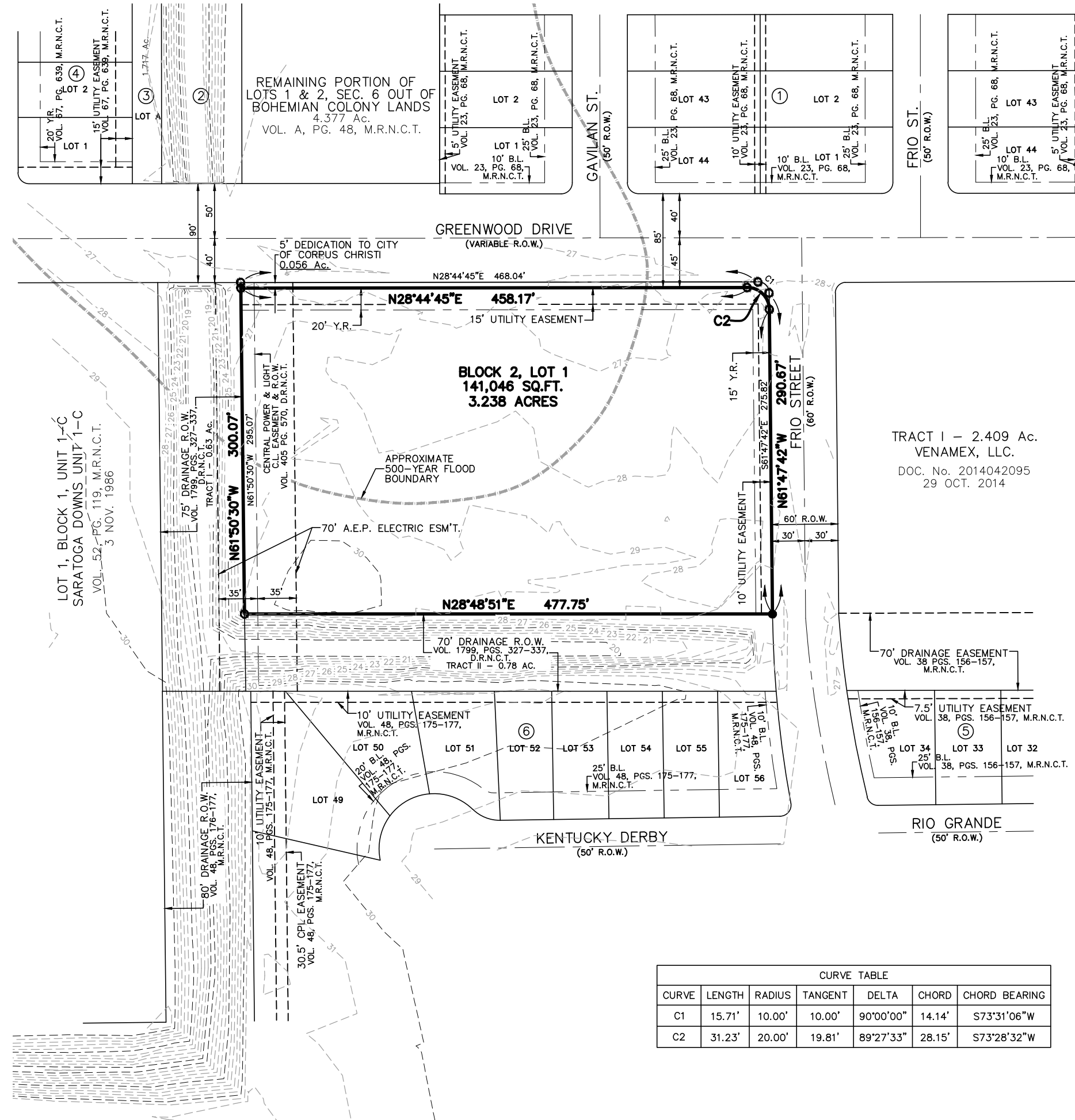
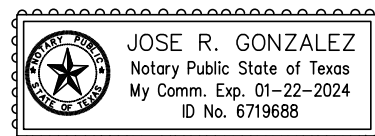
FRED GARZA, OWNER

STATE OF TEXAS
COUNTY OF NUECES

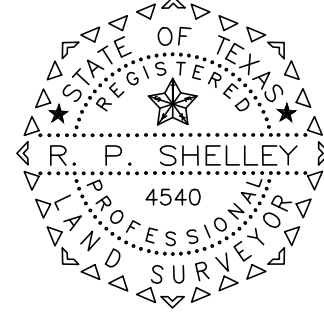
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY GILBERT M. PIETTE, EXECUTIVE DIRECTOR OF TG 110 VILLAGE AT GREENWOOD GP, LLC, A TEXAS LIMITED LIABILITY COMPANY

DATED THIS _____ DAY OF _____ 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING
C1	15.71'	10.00'	10.00'	90°00'00"	14.14' S73°31'06"W
C2	31.23'	20.00'	19.81'	89°27'33"	28.15' S73°28'32"W



STATE OF TEXAS
COUNTY OF BEXAR

I 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.

R.P. SHELLEY, R.P.L.S.
TEXAS LICENSE NO. 4540

STATE OF TEXAS
COUNTY OF NUECES

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

DATED THIS _____ DAY OF _____ 2020.

WILLIAM J. GREEN, 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.

DATED THIS _____ DAY OF _____ 2020.

AL RAYMOND, III, AIA
SECRETARY

ERIC VILLARREAL, P.E.,
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

KARA SANDS, COUNTY CLERK
NUECES COUNTY, TEXAS

AT _____ O'CLOCK _____ M.
_____, 2020.

BY: _____
DEPUTY TO THE COUNTY CLERK

PLAT OF

VILLAGE AT GREENWOOD SUBDIVISION, BLOCK 2, LOT 1

BEING A 3.238 ACRES SITUATED IN LOTS 6 AND 7 SECTION 7 BOHEMIAN COLONY LANDS, RECORDED IN VOLUME A, AT PAGE 48, MAP RECORDS NUECES COUNTY, TEXAS.

DATED: January 31, 2020
SCALE: 1"=100'
SHEET 1 OF 1
DRAWN BY: FM