

PLAT NOTES:

1. TOTAL PLATTED AREA CONTAINS 39.129 ACRES OF LAND, INCLUDING RIGHT-OF-WAYS AND EASEMENTS.
2. FEMA INFORMATION EFFECTIVE:
- PLOTTING THE PROPERTY BY SCALE ON FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NO. 4854640165C, MAP REVISED JULY 18,1985, INDICATES THE PROPERTY IS LOCATED IN FLOOD ZONE C.
- THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE ENGINEER OR SURVEYOR.
- PRELIMINARY:
- PLOTTING THE PROPERTY BY SCALE ON FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NO. 48355C0315G, MAP REVISED OCTOBER 23, 2015, INDICATES THE PROPERTY IS LOCATED IN FLOOD ZONE X.
- THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE ENGINEER OR SURVEYOR.
3. STORMWATER RECEIVING WATERS
- 3.1. OSO CREEK DRAINAGE BASIN
- THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE 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.
4. ALL BEARINGS ARE GRID BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM FOR THE LAMBERT SOUTH ZONE (NAD83).
5. ALL ELEVATIONS ARE BASED ON NAVD88, GEOID09.
6. THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE A MINIMUM OF 18-INCHES ABOVE THE CENTERLINE OF THE HIGHEST ADJACENT ROADWAY OR AS NOTED ON CONSTRUCTION DRAWINGS FOR THE DEVELOPMENT.
7. THE SURVEYOR CAN NOT CERTIFY AS TO UN-RECORDED EASEMENTS AND/OR RIGHT-OF-WAY THAT MAY IMPACT THE SUBJECT PROPERTY AND ARE NOT VISIBLE AND APPARENT.
8. CAUTION MUST BE TAKEN WITH PIPELINE MARKERS INDICATING BURIED LINES NOT ON RECORD.
9. THE YARD REQUIREMENTS, AS DEPICTED, IS A REQUIREMENT OF THE LA VILLA HERMOSA PLANNED UNIT DEVELOPMENT (PUD) AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
10. THIS DEVELOPMENT IS A PLANNED UNIT DEVELOPMENT (PUD) AND THE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CORPUS CHRISTI, TEXAS HAS BEEN MODIFIED WITHIN THE PUD KNOWN AS LA VILLA HERMOSA PLANNED UNIT DEVELOPMENT (PUD) - CITY OF CORPUS CHRISTI ORDINANCE 032315 (01/12/2021)
11. THIS DEVELOPMENT INCLUDES PRIVATE IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, STREETS, FACILITIES AND EASEMENTS THAT HAVE NOT BEEN DEDICATED TO THE PUBLIC OR ACCEPTED BY THE CITY OF CORPUS CHRISTI OR ANY OTHER LOCAL GOVERNMENT AGENCY AS PUBLIC RIGHTS-OF-WAY. THE CITY OF CORPUS CHRISTI HAS NO OBLIGATION, NOR ANY OTHER LOCAL GOVERNMENT AGENCY HAVE ANY OBLIGATION, TO MAINTAIN, REPAIR, INSTALL OR CONSTRUCT PRIVATE IMPROVEMENTS WITHIN THE SUBDIVISION UNLESS DAMAGE IS NEGLIGENT BY SUCH ENTITY. THE OBLIGATION SHALL BE THE SOLE RESPONSIBILITY OF THE OWNERS OF THE PROPERTY OF THIS SUBDIVISION.
12. THIS SUBDIVISION IS LOCATED NEAR AIRFIELDS USED BY AIRPLANES AND MAY BE SUBJECT TO AIRCRAFT NOISE, OVER FLIGHT, AND VIBRATION.

PLAT INFORMATION

DEVELOPER: AMERICASA - CORPUS CHRISTI
1901 HOLISTER STREET, HOUSTON, TEXAS 77080

ENGINEER: MUNOZ ENGINEERING, LLC
1608 BROWNLEE BLVD, CORPUS CHRISTI, TEXAS 78404

UNIT / PHASE #	LAND USE	ZONING	ACREAGE	LOT COUNT	COMMENCE DATE
1	SINGLE-FAMILY RESIDENTIAL	RS4.5/PUD	20.71	1	06/2021
2	SINGLE-FAMILY RESIDENTIAL	RS4.5/PUD	18.42	1	06/2022

PRELIMINARY PLAT OF LA VILLA HERMOSA PUD

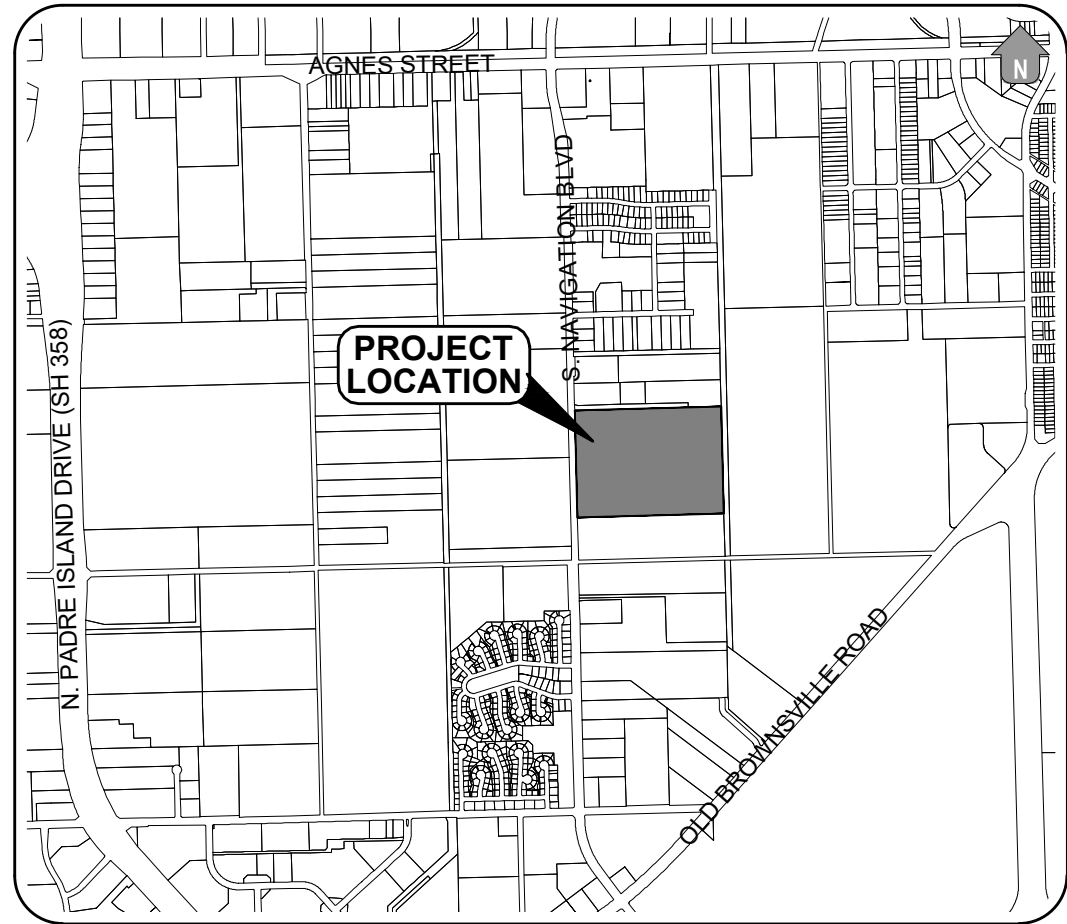
BEING A TRACT OF LAND OUT OF TWO TRACTS OF LAND, A 19.497 ACRE TRACT, DESCRIBED IN DOC. 2014004931, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS AND A 19.632 ACRE TRACT, DESCRIBED IN DOC. 2014004928, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS BOTH TRACTS OF LAND ARE OUT OF LOT 1, BLOCK 10, J.C. RUSSELL FARM BLOCKS, AS SHOWN ON MAP VOLUME 28 PAGE 58-59, MAP RECORDS OF NUECES COUNTY, TEXAS AND CONTAINING 39.129 ACRES OF LAND

LEGEND

- IRON ROD FOUND
- IRON PIPE FOUND
- 60D NAIL FOUND
- DRILL HOLE FOUND
- CHISELED "X" IN CONCRETE
- PROPERTY CORNER (NO ACCESS)
 - SET 5/8" DIAMETER BY 18 INCH LONG IRON ROD
- BLOCK IDENTIFICATION
- PROPERTY BOUNDARY LINE
- ADJACENT BOUNDARY LINE
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- ROAD CENTER LINE
- YARD REQUIREMENT
- EASEMENT

LEGEND

- M.R. - MAP RECORDS
- D.R. - DEED RECORDS
- VOL - VOLUME
- PG - PAGE
- AC - ACRE
- SF - SQUARE FEET
- YR - YARD REQUIREMENT
- GR - GARAGE SET BACK REQUIREMENT
- UE - UTILITY EASEMENT
- AE - ACCESS EASEMENT
- DE - DRAINAGE EASEMENT
- WE - WATER EASEMENT
- EE - ELECTRICAL EASEMENT (OWNER IS ELECTRICAL PROVIDER)
- PUE - PRIVATE UTILITY EASEMENT (OWNER OF EASEMENT IS PROPERTY OWNER)
- PDE - PRIVATE DRAINAGE EASEMENT (OWNER OF EASEMENT IS PROPERTY OWNER)
- PAE - PRIVATE ACCESS EASEMENT (NON-BUILDABLE) (OWNER OF EASEMENT IS PROPERTY OWNER)
- OS - OPEN SPACE



LOCATION MAP

PRELIMINARY PLAT OF

LA VILLA HERMOSA PUD

BEING A TRACT OF LAND OUT OF TWO TRACTS OF LAND, A 19.497 ACRE TRACT, DESCRIBED IN DOC. 2014004931, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS AND A 19.632 ACRE TRACT, DESCRIBED IN DOC. 2014004928, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS BOTH TRACTS OF LAND ARE OUT OF LOT 1, BLOCK 10, J.C. RUSSELL FARM BLOCKS, AS SHOWN ON MAP VOLUME 28 PAGE 58-59, MAP RECORDS OF NUECES COUNTY, TEXAS AND CONTAINING 39.129 ACRES OF LAND

CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS

PAGE

1 OF 3

CIVIL • STRUCTURAL • MARINE
TOPOGRAPHIC SURVEYING

ME
MUNOZ ENGINEERING

OFFICE: 361.946-4848
1608 S. BROWNLEE BLVD
CORPUS CHRISTI, TX 78404

TBPE FIRM No. F-12240

AM LAND SURVEYING

OWNER:
CORPUS CHRISTI, TEXAS 78407
OFFICE: (361) 338-0317
FIRM REGISTRATION
NO. 10194360
amlandsurveying@yahoo.com

AM
LAND SURVEYING

ENGINEER:
THOMAS TIFFIN, PE

SURVEYOR:
ART MEDINA, RPLS

OWNER:
GMC PARTNERS, LP

ENGINEER PID:
1000659

SURVEYOR PID:
1000659

CHKD BY:
TT

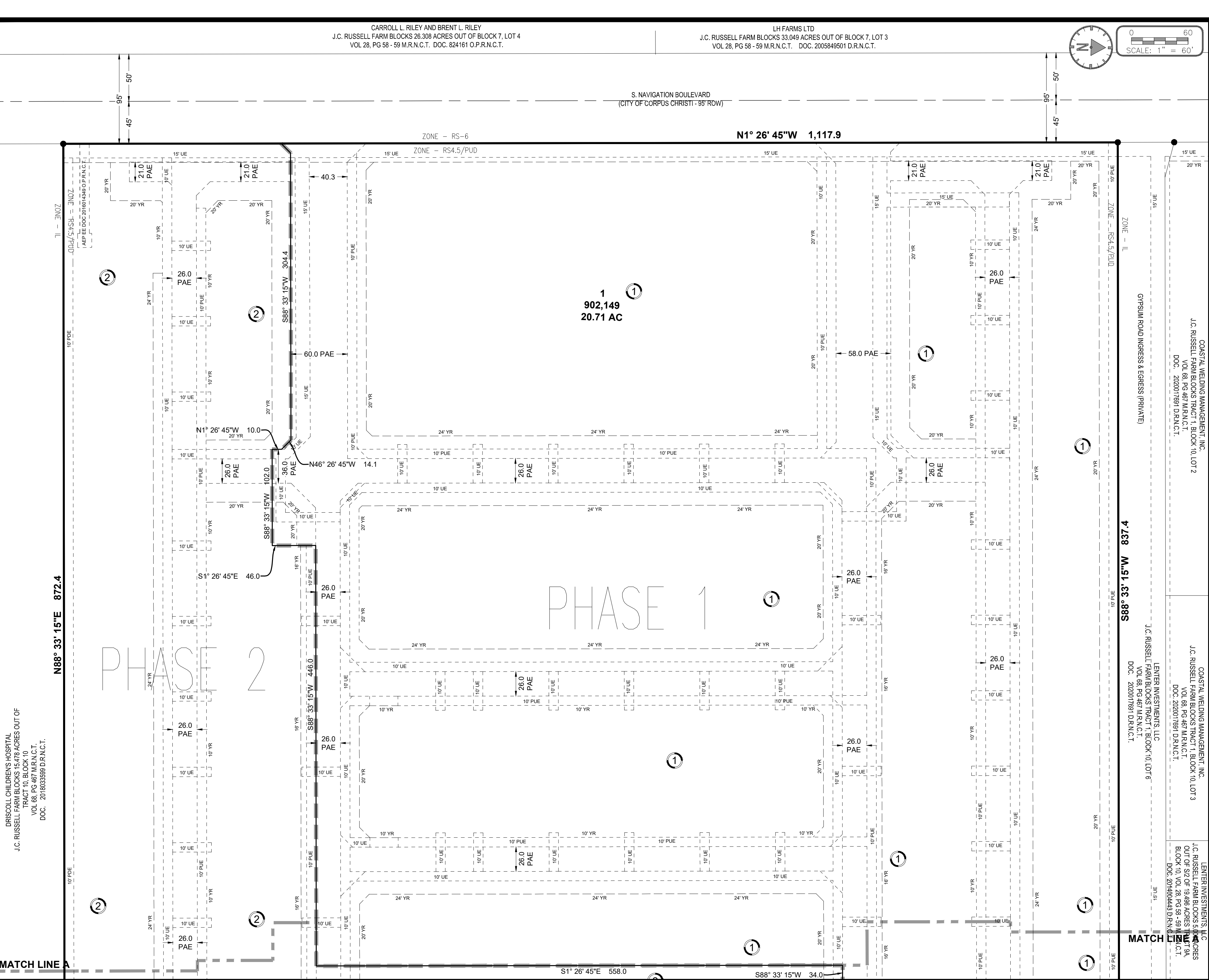
APPD BY:
RA

DRAWING DATE:
03/19/2021

DRISCOLL CHILDREN'S HOSPITAL
J.C. RUSSELL FARM BLOCKS 16,478 ACRES OUT OF
TRACT 10, BLOCK 10,
VOL 68, PG 467 M.R.N.C.T.
DOC. 201803599 D.R.N.C.T.

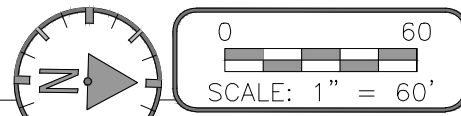
N88° 33' 15"E 872.4

MATCH LINE A



CARROLL L. RILEY AND BRENT L. RILEY
J.C. RUSSELL FARM BLOCKS 26,308 ACRES OUT OF BLOCK 7, LOT 4
VOL 28, PG 58 - 59 M.R.N.C.T. DOC. 824161 O.P.R.N.C.T.

LH FARMS LTD
J.C. RUSSELL FARM BLOCKS 33.049 ACRES OUT OF BLOCK 7, LOT 3
VOL 28, PG 58 - 59 M.R.N.C.T. DOC. 2005849501 D.R.N.C.T.



COASTAL WELDING MANAGEMENT, INC.
J.C. RUSSELL FARM BLOCKS TRACT 1, BLOCK 10, LOT 2
VOL 68, PG 467 M.R.N.C.T.
DOC. 2020017891 D.R.N.C.T.

GYPSUM ROAD INGRESS & EGRESS (PRIVATE)

S88° 33' 15"W 837.4

LESTER INVESTMENTS, LLC
J.C. RUSSELL FARM BLOCKS TRACT 1, BLOCK 10, LOT 6
VOL 68, PG 467 M.R.N.C.T.
DOC. 2020017891 D.R.N.C.T.

COASTAL WELDING MANAGEMENT, INC.
J.C. RUSSELL FARM BLOCKS TRACT 1, BLOCK 10, LOT 3
VOL 68, PG 467 M.R.N.C.T.
DOC. 2020017891 D.R.N.C.T.

LESTER INVESTMENTS, LLC
J.C. RUSSELL FARM BLOCKS TRACT 1, BLOCK 10, LOT 9A,
BLOCK 10, VOL 28, PG 58 - 59 M.R.N.C.T.
DOC. 2014004443 D.R.N.C.T.

MATCH LINE B

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1808 S. BRIDGES LANE
CORPUS CHRISTI, TX 78404
TBPE FIRM No. F-12240



AM LAND SURVEYING
10101 RAY TIERNA
CORPUS CHRISTI, TEXAS 78467
OWNER: GMG PARTNERS, LP
ENGINEER PID: 331-331-6317
FIRM REGISTRATION
NO. 10194560
CHECKED BY: TT
APP'D BY: RA
AM
DRAWING DATE: 03/19/2021

