

STATE OF TEXAS §
COUNTY OF §

WE, GMG PARTNERS, LP, DO HEREBY CERTIFY THAT WE ARE THE OWNER OF THE LANDS EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING MAP; EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF PUBLIC UTILITIES.
THIS THE ____ DAY OF _____, 20 ____.

BY: _____
GREGG T. REYES, MANAGING PARTNER
GMG PARTNERS, LP

STATE OF TEXAS §
COUNTY OF §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____ PROVEN TO ME TO BE THE PERSON WHOSE SIGNATURE IS MADE ON THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 20 ____.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

STATE OF TEXAS §
COUNTY OF §

I, _____, FOR THE ALLEGIANCE BANK TEXAS, DO HEREBY CERTIFY THAT WE ARE THE HOLDERS OF A LIEN ON THE LAND SHOWN ON THE FOREGOING MAP OF WHICH _____ IS THE OWNER, AND WE APPROVE OF THE SUBDIVISION AND DEDICATION FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.
THIS THE ____ DAY OF _____, 20 ____.

BY: _____

STATE OF TEXAS §
COUNTY OF §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____ PROVEN TO ME TO BE THE PERSON WHOSE SIGNATURE IS MADE ON THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 20 ____.

NOTARY PUBLIC

MY COMMISSION EXPIRES: ____/____/____

STATE OF TEXAS §
COUNTY OF NUECES §

I, ARTURO MEDINA, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY MAP WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY MADE UNDER MY DIRECTION AND SUPERVISION, AND REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY, AND THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT STANDARDS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

DATE: _____

ARTURO MEDINA, RPLS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6669

STATE OF TEXAS §
COUNTY OF NUECES §

THIS PLAT OF LA VILLA HERMOSA PUD PHASE 1, APPROVED BY THE DEPARTMENT OF DEVELOPMENT SERVICES OF THE CITY OF CORPUS CHRISTI, TEXAS, THIS THE ____ DAY OF _____, 20 ____.

BRETT FLINT, PE
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS §
COUNTY OF NUECES §

THIS PLAT OF LA VILLA HERMOSA PUD PHASE 1, APPROVED BY THE PLANNING COMMISSION ON THE BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS, THIS THE ____ DAY OF _____, 20 ____.

AL RAYMOND III, AIA
SECRETARY

CARL CRULL, PE
CHAIRMAN

STATE OF TEXAS §
COUNTY OF NUECES §

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR SAID NUECES COUNTY, TEXAS, HEREBY CERTIFY THAT THE FOREGOING MAP OF THE PLAT OF LA VILLA HERMOSA PUD PHASE 1, DATED THE ____ DAY OF _____, 20 ____, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THIS THE ____ DAY OF _____, 20 ____, AT ____ O'CLOCK ____ M. AND DULY RECORDED IN VOLUME ____, PAGE ____, MAP RECORDS OF NUECES COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF SAID COURT AT OFFICE IN CORPUS CHRISTI, TEXAS, THIS THE ____ DAY OF _____, 20 ____.

NO. _____

FILED FOR RECORD
AT ____ O'CLOCK ____ M.
_____, 20 ____.

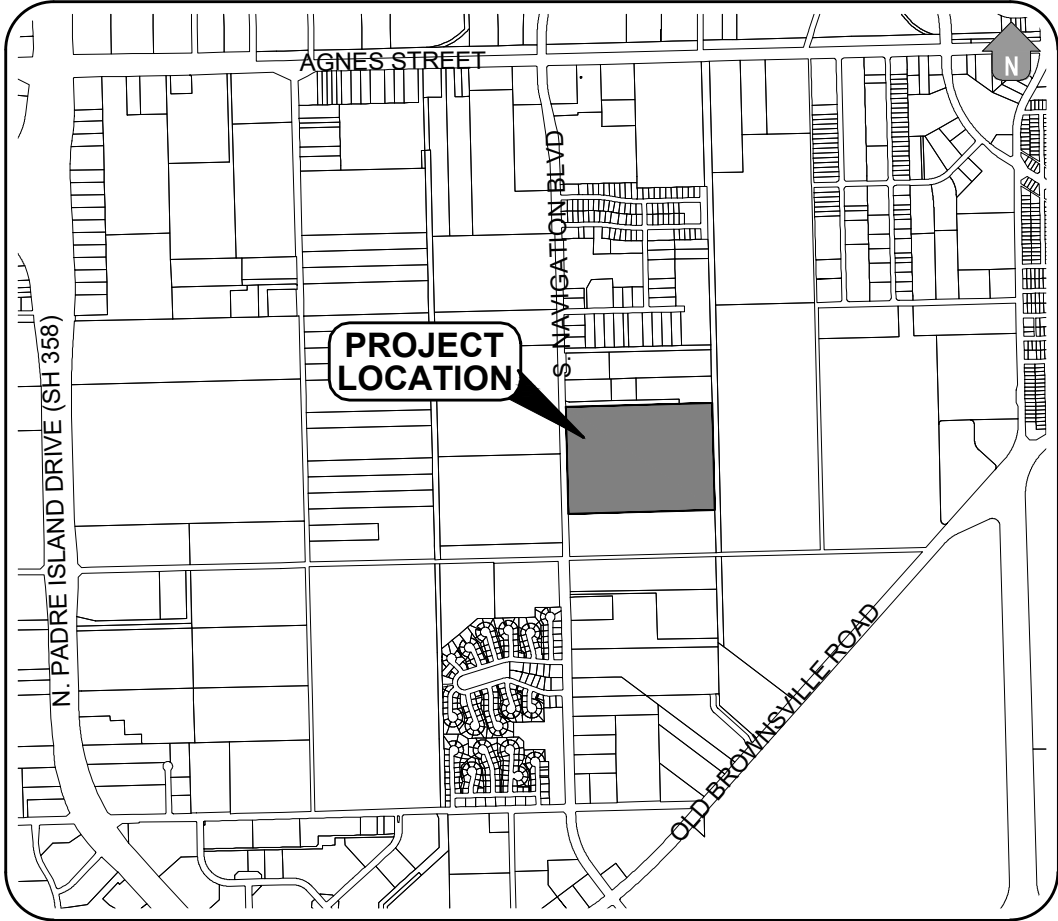
KARA SANDS
COUNTY CLERK
NUECES COUNTY, TEXAS

BY: _____
DEPUTY

PLAT OF

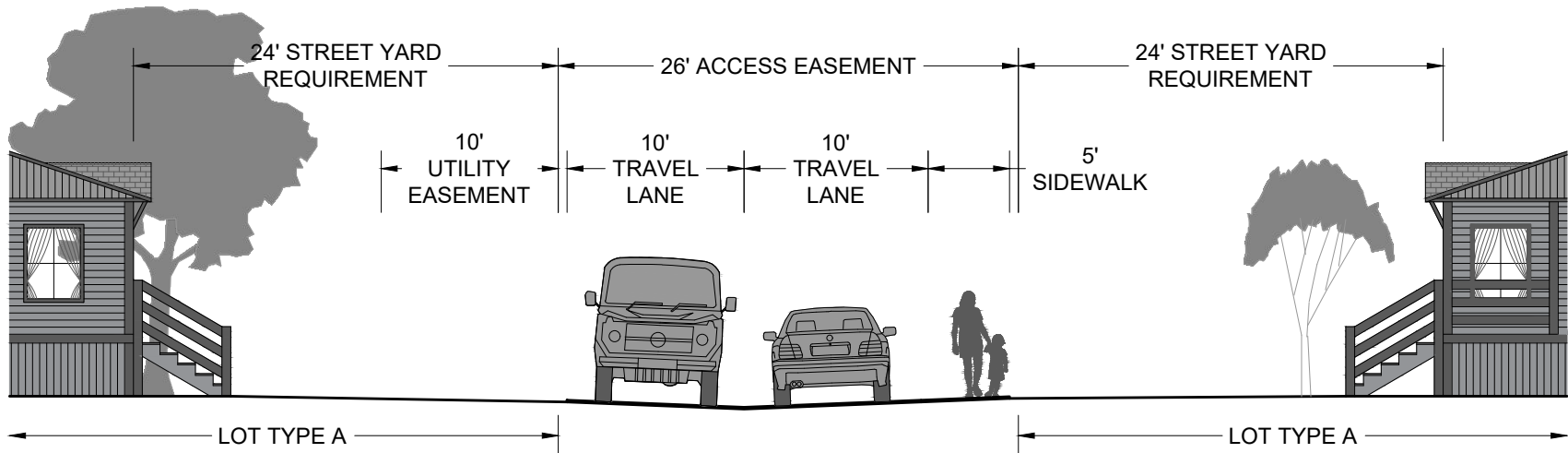
LA VILLA HERMOSA PUD PHASE 1

BEING A 20.710 ACRE 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 20.710 ACRES OF LAND



LOCATION MAP

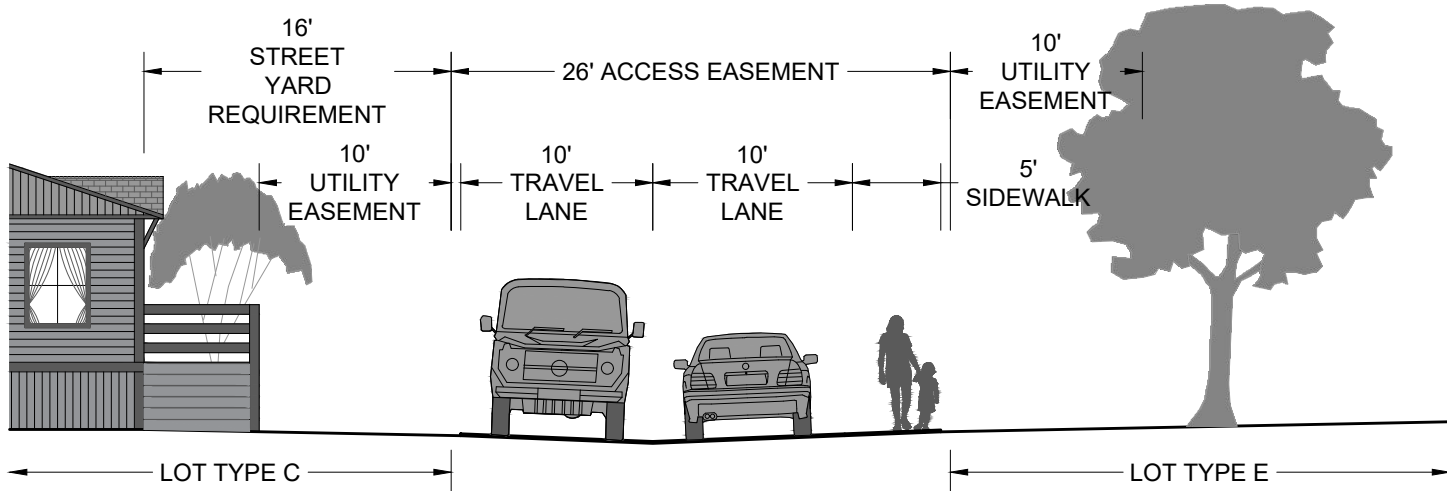
NOT TO SCALE



A TYPICAL SECTION A

NOT TO SCALE

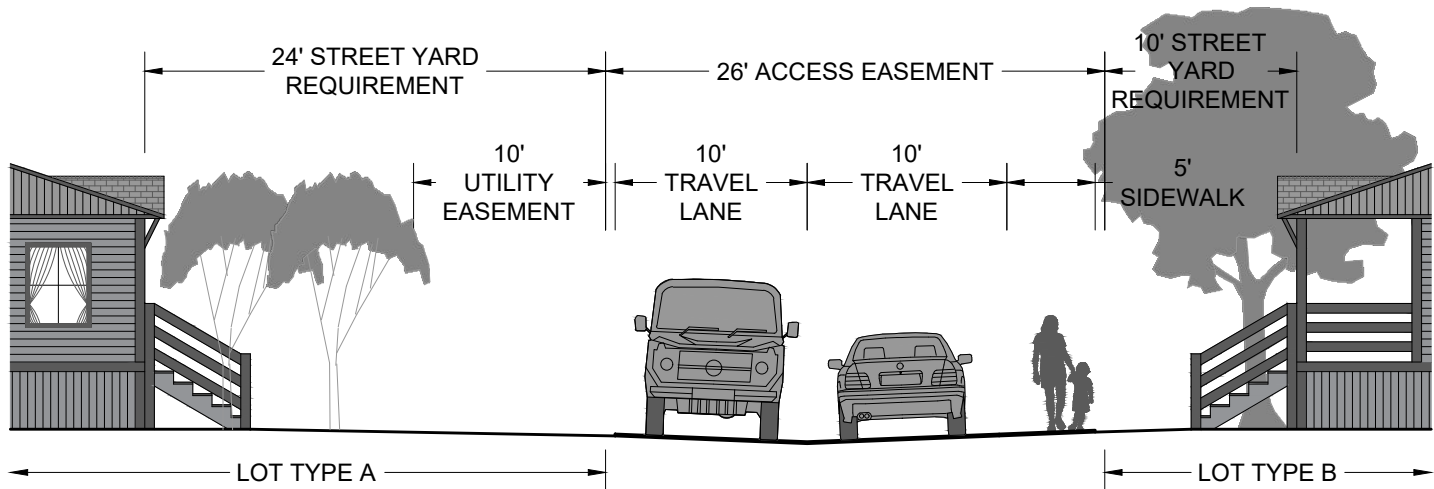
THIS IS A REPRESENTATIVE SCHEMATIC SECTION ACTUAL MAY DIFFER



C TYPICAL SECTION C

NOT TO SCALE

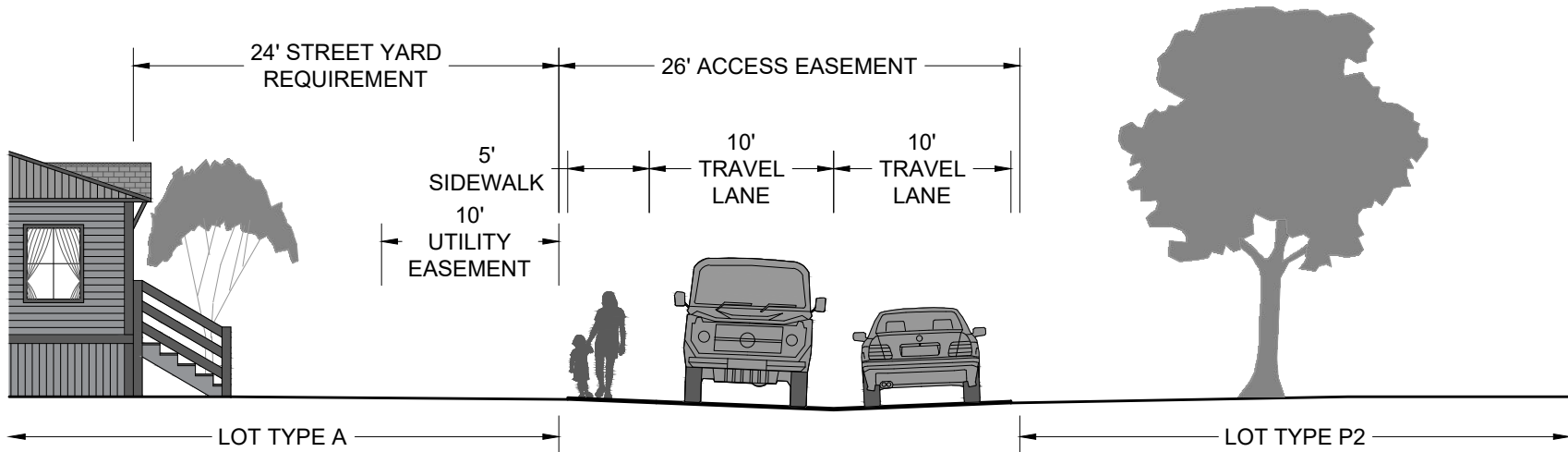
THIS IS A REPRESENTATIVE SCHEMATIC SECTION ACTUAL MAY DIFFER



B TYPICAL SECTION B

NOT TO SCALE

THIS IS A REPRESENTATIVE SCHEMATIC SECTION ACTUAL MAY DIFFER



D TYPICAL SECTION D

NOT TO SCALE

THIS IS A REPRESENTATIVE SCHEMATIC SECTION ACTUAL MAY DIFFER

CIVIL • STRUCTURAL • MARINE
TOPOGRAPHIC SURVEYING

ME
MUNOZ ENGINEERING

AM LAND SURVEYING
10101 RAY 7100A
CORPUS CHRISTI, TEXAS 78407
OFFICE: (361) 331-0317
FIRM REGISTRATION
NO. 10194360
DESIGN BY: RA
CHECKED BY: AM
APPROVED BY: AM
DRAWING DATE: 09/16/2021

PLAT OF
LA VILLA HERMOSA PUD PHASE 1

BEING A 20.710 ACRE 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 20.710 ACRES OF LAND

CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS

PAGE

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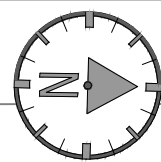
DRISCOLL CHILDREN'S HOSPITAL
J.C. RUSSELL FARM BLOCKS 15,478 ACRES OUT OF
TRACT 10, BLOCK 10
VOL 68, PG 467 M.R.N.C.T.
DOC. 201803599 D.R.N.C.T.

GMG PARTNERS, LP
REMAINING 13,442 ACRES OUT OF J.C. RUSSELL FARM
BLOCKS 15,478 ACRES OUT OF LOT 1, BLOCK 10
VOL 28, PGS 58-59 M.R.N.C.T.
DOC. 2014004928 D.R.N.C.T.

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.

S. NAVIGATION BOULEVARD
(CITY OF CORPUS CHRISTI - 95' ROW)



0 60
SCALE: 1" = 60'

95'
45'

95'
45'

S43° 33' 15"W 14.1

N46° 26' 45"W 14.1
N1° 26' 45"W 10.0

S1° 26' 45"E 46.0

S88° 33' 15"W 304.4

S88° 33' 15"W 446.0

N1° 26' 45"W 887.0

S88° 33' 15"W 837.4

S1° 26' 45"E 558.0

MATCH LINE A

MATCH LINE A

HERMOSA VILLAGE LANE
(PRIVATE)

HERMOSA RIVER LANE
(PRIVATE)

AVENIDA EMILY LANE
(PRIVATE)

1
897,730
20.61 AC

①

①

A

HERMOSA PLACE LANE
(PRIVATE)

①

B

AVENIDA LANE
(PRIVATE)

①

B

AVENIDA ANNIE LANE
(PRIVATE)

HERMOSA RIVER LANE
(PRIVATE)

①

①

①

①

GYPSUM ROAD INGRESS & EGRESS (PRIVATE)

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.

LENTER INVESTMENTS, LLC
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.

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.

LENTER INVESTMENTS, LLC
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.

PLAT

LA VILLA HERMOSA PUD PHASE 1

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OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS AND A 19,632 ACRE TRACT, DESCRIBED IN DOC. 2014004828, 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 20,710 ACRES OF LAND

CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS

CIVIL • STRUCTURAL • MARINE
TOPOGRAPHIC SURVEYING

OFFICE: 361-946-4848
1808 S. SPRINGFIELD BLVD
CORPUS CHRISTI, TX 78404

TBPE FIRM No. F-12240

ME
MUNOZ ENGINEERING

AM LAND SURVEYING
10101 RAY TIERNA
CORPUS CHRISTI, TEXAS 78467

OWNER:
GMG PARTNERS, LP
OFFICE: (361) 335-6317
FIRM REGISTRATION
NO. 10194360

amlandsurveying@yahoo.com

ENGINEER:
THOMAS TIFFIN, PE

SURVEYOR:
ART MEDINA, RPLS

OWNER:
GMG PARTNERS, LP

ENGINEER PID:
200059

DESIGN BY:
TT

CHECKED BY:
RA

APPROVED BY:
AM

DRAWING DATE:
09/16/2021

DRISCOLL CHILDRENS HOSPITAL
J.C. RUSSELL FARM BLOCKS 15.478 ACRES OUT OF
TRACT 10, BLOCK 10
VOL 68, PG 467 M.R.N.C.T.
DOC. 2018033599 D.R.N.C.T.

GMG PARTNERS, LP
REMAINING 13.442 ACRES OUT OF J.C. RUSSELL FARM
BLOCKS 15.478 ACRES OUT OF LOT 1, BLOCK 10
VOL 28, PGS 58-59 M.R.N.C.T.
DOC. 2014004928 D.R.N.C.T.

GMG PARTNERS, LP
REMAINING 5.078 ACRES OUT OF J.C. RUSSELL FARM
BLOCKS 15.478 ACRES OUT OF LOT 1, BLOCK 10
VOL 28, PGS 58-59 M.R.N.C.T.
DOC. 2014004931 D.R.N.C.T.

DRISCOLL CHILDRENS HOSPITAL
J.C. RUSSELL FARM BLOCKS 61.268 ACRES
OUT OF BLOCK 10, LOT 2
VOL 28, PG 58 - 59 M.R.N.C.T.
DOC. 2018033599 D.R.N.C.T.

PLAT NOTES:

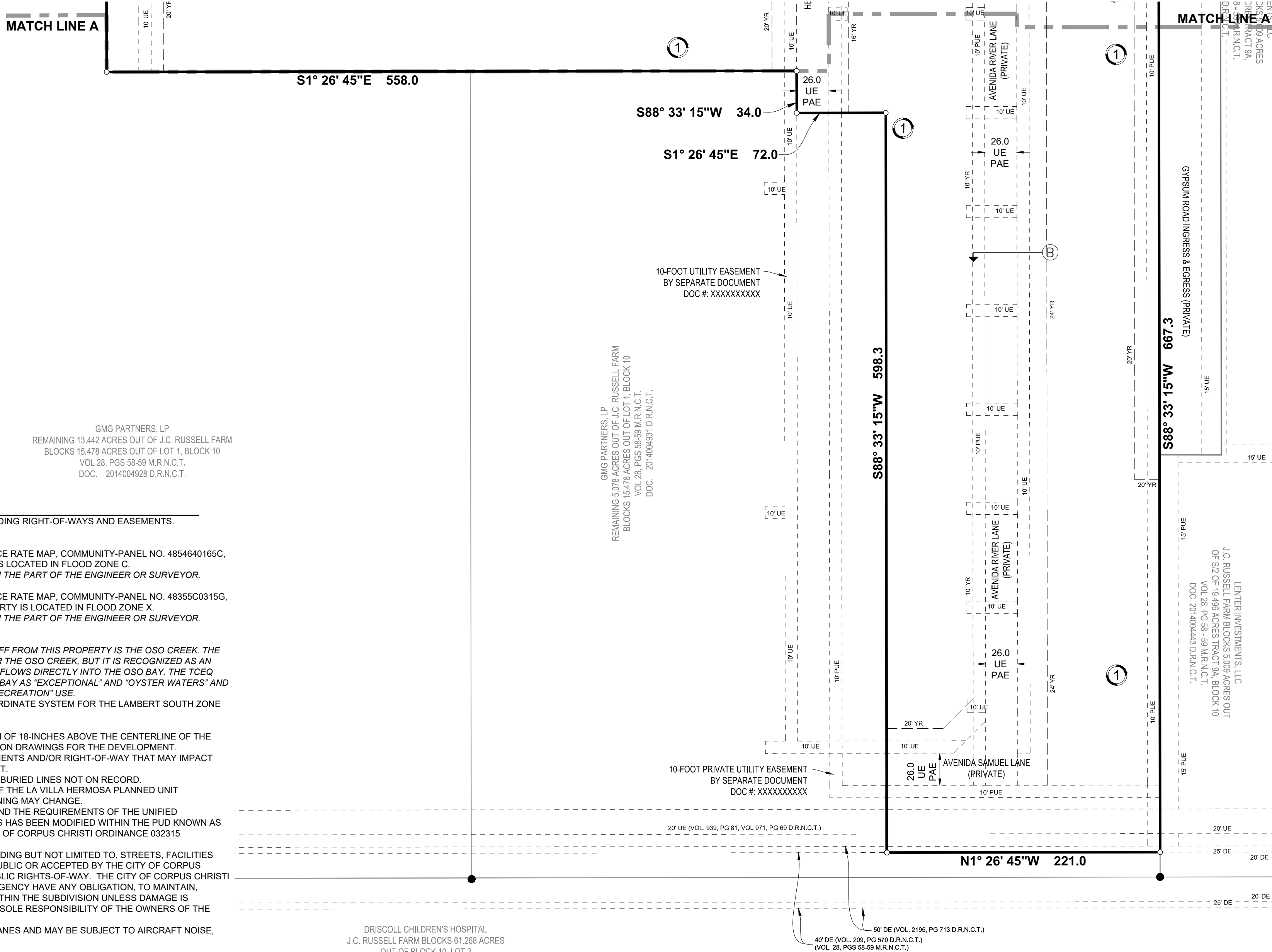
- TOTAL PLATTED AREA CONTAINS 20.710 ACRES OF LAND, INCLUDING RIGHT-OF-WAYS AND EASEMENTS.
- FEMA INFORMATION EFFECTIVE:
PLOTTING THE PROPERTY BY SCALE ON FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NO. 4854640165C, MAP REVISED JULY 18,1985, INDICATES THE PROPERTY IS LOCATED IN FLOOD ZONE C.
THIS FLOOD 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.
- STORMWATER RECEIVING WATERS
 - 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.
- ALL BEARINGS ARE GRID BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM FOR THE LAMBERT SOUTH ZONE (NAD83).
- ALL ELEVATIONS ARE BASED ON NAVD88, GEOID09.
- 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.
- 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.
- CAUTION MUST BE TAKEN WITH PIPELINE MARKERS INDICATING BURIED LINES NOT ON RECORD.
- 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.
- 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)
- 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.
- THIS SUBDIVISION IS LOCATED NEAR AIRFIELDS USED BY AIRPLANES AND MAY BE SUBJECT TO AIRCRAFT NOISE, OVER FLIGHT, AND VIBRATION.

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



PLAT OF

LA VILLA HERMOSA PUD PHASE 1

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CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS

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CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS

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