

GENERAL NOTES

1. OWNER/DEVELOPER:
HOGAN DEVELOPMENT CO., L.P.
400 MANN ST., SUITE 1000
CORPUS CHRISTI, TX 78401
(361) 883-1550

2. ENGINEER:
URBAN ENGINEERING (VICTORIA)
2004 N. COMMERCE ST.
VICTORIA, TEXAS 77901
(361) 578-9836

3. SURVEYOR:
URBAN SURVEYING, INC.
2004 N. COMMERCE ST.
VICTORIA, TEXAS 77901
(361) 578-9837

4. STATISTICAL DATA :
A) GROSS AREA - 6.431 ACRES
B) RESIDENTIAL LOTS - 32 LOTS

5. FSR - FOUND 5/8" DIAMETER STEEL ROD
SSR - SET 5/8" DIAMETER STEEL ROD WITH YELLOW
PLASTIC CAP MARKED "URBAN SURVEYING, INC"

6. THE PROPERTY IS ZONED "RS-4.5" FAMILY 4.5 DISTRICT AND MEETS THE
DEVELOPMENT STANDARDS IN SQUARE FOOT AREAS AND YARD REQUIREMENTS.

7. BEARINGS ARE BASED ON THE RECORDED PLAT OF LOS VIENTOS AT TERRA
MAR UNIT 1, A MAP OF WHICH IS RECORDED IN VOLUME 64, PAGES 185-186,
MAP RECORDS OF NUECES COUNTY, TEXAS.

8. THE RECEIVING WATER FOR THE STORM RUNOFF FROM THIS PROPERTY IS THE
OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO
BAY AS "EXCEPTIONAL" & "OYSTER WATERS". TCEQ ALSO CATEGORIZED THE
RECEIVING WATER AS "CONTACT RECREATION" USE.

9. THE FINISHED FLOOR ELEVATIONS OF THE RESIDENCES MUST BE A MINIMUM
OF 18 INCHES ABOVE THE CENTERLINE OF THE ADJACENT ROADWAY.

10. THE LOT OR ACREAGE FEE, WHICHEVER IS GREATER, SHALL BE PAID
PRIOR TO ANY UNIT OF A SUBDIVISION, SINGLE-LOT OR TRACT IS COMPLETED
AND THE FINAL PLAT RECORDED.

11. ACCORDING TO THE APPROXIMATE SCALE OF THE FLOOD INSURANCE RATE
MAP (FIRM) COMMUNITY PANEL NO. 485464 0315 D, MAP REVISED AUGUST 3,
1989 THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN ZONES B & C.

ZONE B HAS BEEN DEFINED AS AREAS BETWEEN THE 100 YEAR FLOOD & 500
YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100 YEAR FLOOD WITH AVERAGE
DEPTHS OF LESS THAN ONE FOOT OR WHERE CONTRIBUTING DRAINAGE AREA IS
LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM
THE BASE FLOOD.

ZONE C HAS BEEN DEFINED AS AREAS OF MINIMAL FLOODING.

12. THE YARD REQUIREMENT, AS DEPICTED IS A REQUIREMENT OF THE UNIFIED
DEVELOPMENT CODE (UDC) AND IS SUBJECT TO CHANGE AS THE ZONING MAY
CHANGE.

13. ALL ELECTRICAL EASEMENTS (EE AS INDICATED ON PLAT), ARE AEP
ELECTRICAL EASEMENTS AND ONLY FOR ELECTRICAL UTILITIES.

CERTIFICATE OF OWNERSHIP AND DEDICATION

THE STATE OF TEXAS
COUNTY OF NUECES

THIS IS TO CERTIFY THAT I(WE), HOGAN DEVELOPMENT CO., L.P. AM(ARE)
THE LEGAL OWNER(S) OF THE LAND SHOWN ON THIS PLAT, BEING THE TRACT OF
LAND DESIGNATED HEREINAS SALIDA DEL SOL AT TERRA MAR - UNIT 2 IN THE
CITY OF CORPUS CHRISTI, TEXAS.

FURTHER, I(WE), THE UNDERSIGNED, DO HEREBY DEDICATE TO THE USE OF THE
PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS,
EASEMENTS AND PUBLIC PLACES SHOWN ON THIS PLAT FOR THE PURPOSE AND
CONSIDERATIONS THEREIN EXPRESSED.

HOGAN DEVELOPMENT COMPANY, L.P.
BY: SEABREEZE, LTD. CO.
ITS GENERAL PARTNER

NANCY G. SUMMERS, MANAGER

THE STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
NANCY G. SUMMERS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS
SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT
SUCH PERSON EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS
THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF
_____, ____.

NOTARY PUBLIC, STATE OF TEXAS

THE 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
_____, ____ WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR
RECORD IN MY OFFICE THE ____ DAY OF _____, ____ 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 AT ____ O'CLOCK ____ M., _____, ____.

KARA SANDS, COUNTY CLERK
NUECES COUNTY, TEXAS

BY:
DEPUTY

PLANNING COMMISSION CERTIFICATE OF APPROVAL

THE STATE OF TEXAS
COUNTY OF NUECES

THE 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 _____, ____.

PHILIP J. RAMIREZ, A.I.A., LEED AP.
CHAIRMAN

JULIO DIMAS, CFM
INTERIM SECRETARY

COUNTY CLERK CERTIFICATE

THE 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
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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 AT ____ O'CLOCK ____ M., _____, ____.

KARA SANDS, COUNTY CLERK
NUECES COUNTY, TEXAS

BY:
DEPUTY

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT, I, TERRY T. RUDDICK, DO HEREBY CERTIFY THAT I MADE AN ACTUAL
AND ACCURATE SURVEY OF THE PLATTED LAND, AND THAT THE CORNER
MONUMENTS SHOWN ON THE FOREGOING PLAT WERE PROPERLY PLACED UNDER
MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION AND
DEVELOPMENT ORDINANCE OF THE CITY OF CORPUS CHRISTI, TEXAS.

TERRY T. RUDDICK, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4943

URBAN SURVEYING, INC.
FIRM NO. 10021100
2004 N. COMMERCE ST.
VICTORIA, TX 77901
(361) 578-9836

DEPARTMENT OF DEVELOPMENT SERVICES CERTIFICATE OF APPROVAL

THE STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE ____ DAY OF _____, ____.

RATNA POTTUMUTHU, P.E., LEED AP
DEVELOPMENT SERVICES ENGINEER

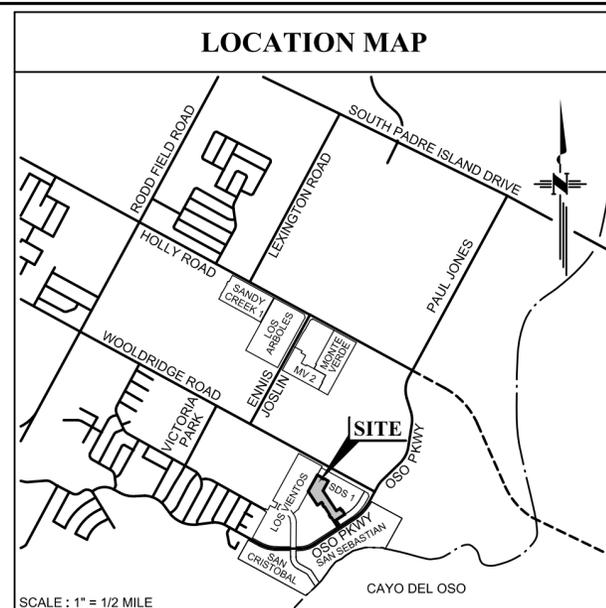
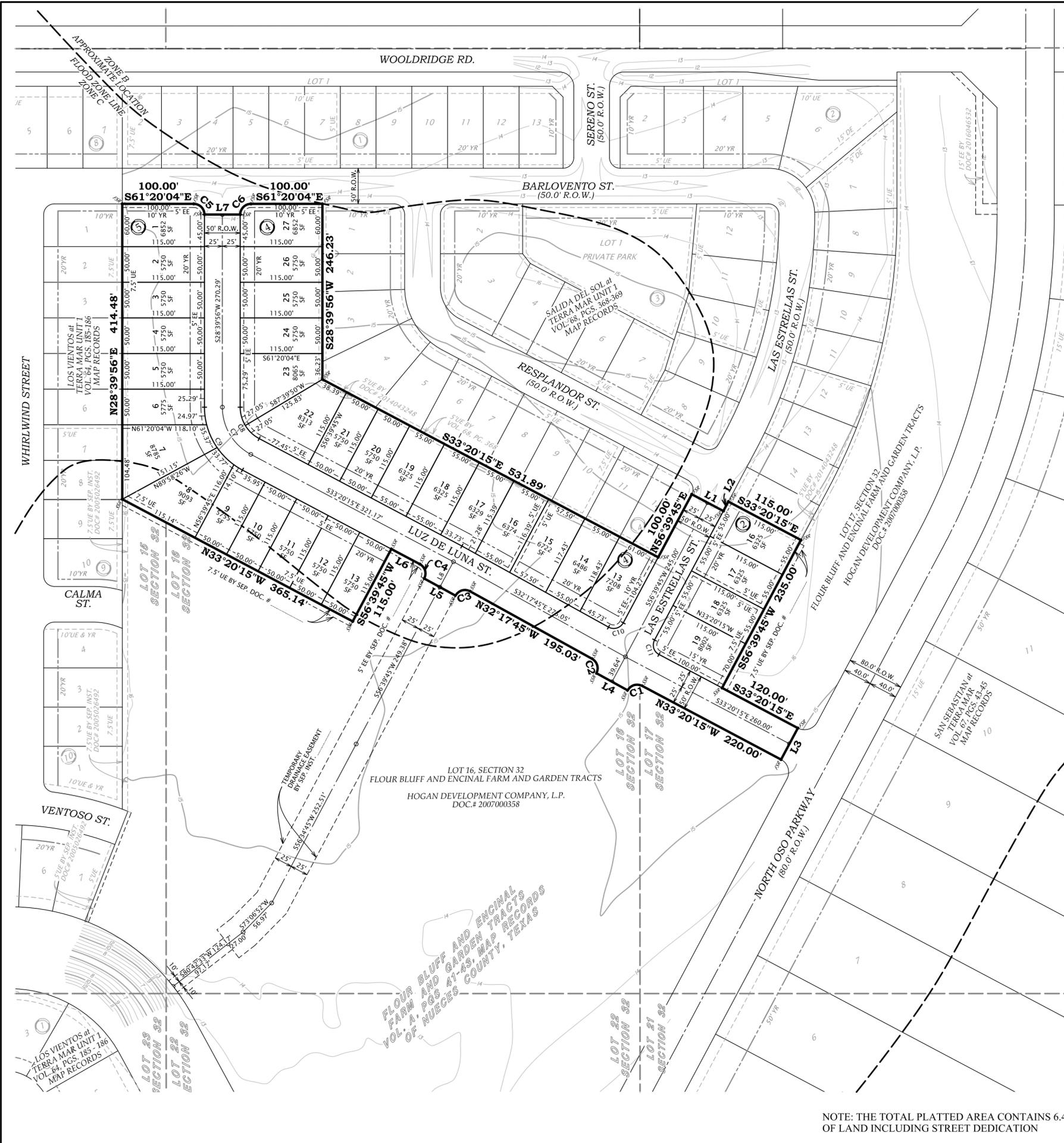
URBAN ENGINEERING

Tel (361) 578-9836
Fax (361) 576-9836
www.urbanvictoria.com

2004 N. Commerce
Victoria, Texas 77901
TREF# F-160

FINAL PLAT
**SALIDA DEL SOL
AT TERRA MAR - UNIT 2**
BEING 6.431 ACRES OF LAND SITUATED IN
LOT 15, LOT 16 & LOT 17, SECTION 32 FLOUR BLUFF AND ENCINAL FARM AND
GARDEN TRACTS VOL. A, PG. 41-43, MAP RECORDS OF NUECES COUNTY, TEXAS

THIS PLAT IS CONTAINED WITHIN THE CITY OF CORPUS CHRISTI CORPORATE LIMITS.	
DATE	12/06/16
JOB NUMBER	E19642.02
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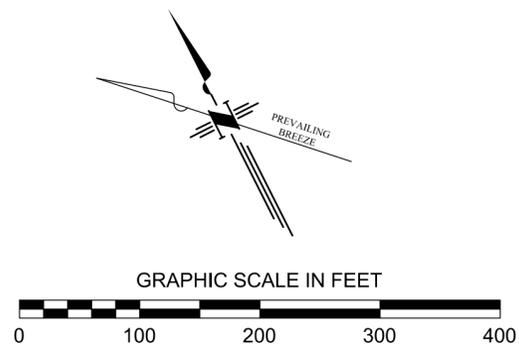


CURVE DATA

CURVE	RADIUS	TANGENT	DELTA	ARC LENGTH	CHORD BEARING AND LENGTH
C1	15.00'	15.00'	90°00'00"	23.56'	N78°20'15"W 21.21'
C2	15.00'	14.73'	88°57'30"	23.29'	N12°11'00"E 21.02'
C3	15.00'	15.28'	91°02'30"	23.83'	N77°49'00"W 21.41'
C4	15.00'	15.00'	90°00'00"	23.56'	N11°39'45"E 21.21'
C5	15.00'	15.00'	90°00'00"	23.56'	S16°20'04"E 21.21'
C6	15.00'	15.00'	90°00'00"	23.56'	N73°39'56"E 21.21'
C7	75.00'	45.07'	62°00'10"	81.16'	S02°20'10"E 77.26'
C8	50.00'	30.04'	62°00'10"	54.11'	S02°20'10"E 51.51'
C9	100.00'	60.09'	62°00'10"	108.22'	S02°20'10"E 103.01'
C10	15.00'	15.28'	91°02'30"	23.83'	S77°49'00"E 21.41'
C11	15.00'	15.00'	90°00'00"	23.56'	S11°39'45"W 21.21'

LINE DATA

LINE	BEARING	DISTANCE
L1	S 33°20'15" E	50.00'
L2	N 56°39'45" E	15.00'
L3	S 56°39'45" W	50.00'
L4	S 32°30'42" E	50.01'
L5	S 32°29'47" E	50.01'
L6	N 33°20'15" W	45.00'
L7	S 61°20'04" E	50.00'
L8	S 56°39'45" W	40.37'



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