GENERAL NOTES

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

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

3. STATISTICAL DATA:
   GROSS AREA - 8.451 ACRES
   RESIDENTIAL LOTS (RS-4.5) - 39 LOTS

4. THE TOTAL PLATTED AREA CONTAINS 8.451 ACRES OF LAND INCLUDING STREET DEDICATION & DRAINAGE RIGHT-OF-WAY DEDICATION.

5. ALL CORNERS ARE MARKED WITH A SET 5/8" DIAMETER STEEL ROD WITH YELLOW PLASTIC CAP MARKED "URBAN SURVEYING, INC" UNLESS OTHERWISE NOTED.

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

6. BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM (SOUTH ZONE) USING CITY OF CORPUS CHRISTI CONTROL MONUMENTS SP 071 AND SP 080 (BEARING FROM SP 071 TO SP 080 IS NORTH 52 DEG. 28' 26.49" WEST)

7. 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.

8. THE FINISHED FLOOR ELEVATIONS OF THE RESIDENCES MUST BE A MINIMUM OF 22 INCHES ABOVE THE CENTERLINE OF THE ADJACENT ROADWAY.

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

10. 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 ZONE C.

    ZONE C HAS BEEN DEFINED AS AREAS OF MINIMAL FLOODING.

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

12. THE DEVELOPER/OWNER WILL GRANT AND CONVEY, 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 AND RIGHT OF WAY, LABELED AS SUCH. TOGETHER WITH THE FREE INGRESS, EGRESS AND REGRESSTO AND FOR THE CITY FOR THE PURPOSE OF MAINTAINING, SERVICING, REPAIRING AND INSPECTING SAID PUBLIC DRAINAGE FACILITY UNDER, ON AND ALONG SAID TRACT.

CERTIFICATE OF OWNERSHIP AND DEDICATION

THE STATE OF TEXAS
COUNTY OF NUECES

THIS IS TO CERTIFY THAT I(WE), PALM LAND INVESTMENTS, INC. AM(ARE) THE LEGAL OWNER(S) OF THE LAND SHOWN ON THIS PLAT, BEING THE TRACT OF LAND DESIGNATED HEREIN AS SANDY CREEK - UNIT 5 IN THE CITY OF CORPUS CHRISTI, TEXAS.

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

_____
DAN CABALLERO, PRESIDENT

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DAN CABALLERO, 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

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 _____ , _____.

_____
ERIC VILLARREAL, P.E.
CHAIRMAN

_____
NINA NIXON-MENDEZ, FAICP
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 _____, _____, 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

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.

REVIEW COPY
_____
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 _____, _____.

_____
WILLIAM J. GREEN, P.E.
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

Sandy Creek - Unit 5

BLOCK 4, LOTS 1 - 19, BLOCK 5, LOTS 1-12, BLOCK 6, LOTS 16-23

BEING A 8.451 ACRE TRACT OF LAND OUT OF LOTS 3, 4 & 5, SECTION 27, FLOUR BLUFF & ENCINAL FARM & GARDEN TRACTS ACCORDING TO THE ESTABLISHED MAP OR PLAT THEREOF AS RECORDED IN VOLUME "A", PAGES 41-43 OF THE MAP RECORDS, NUECES COUNTY, TEXAS.

THIS PLAT IS CONTAINED WITHIN THE CITY OF CORPUS CHRISTI CORPORATE LIMITS.

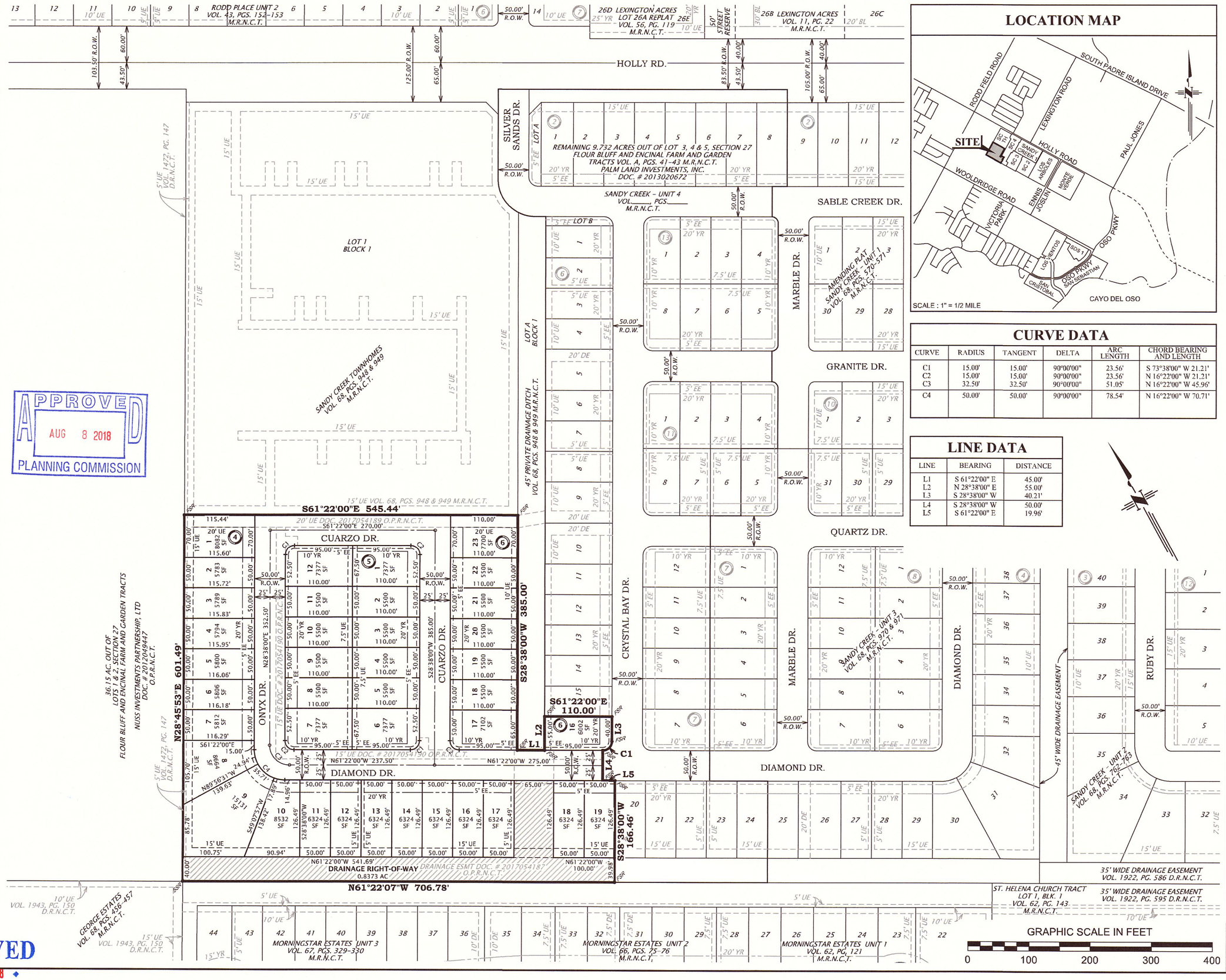
DATE	07/16/18
JOB NUMBER	E21462.05

PAGE 1 OF 2

© 2018 URBAN ENGINEERING

RECEIVED
18 JUL 2018
City of Corpus Christi
Development Services

APPROVED
AUG 8 2018
PLANNING COMMISSION



LOCATION MAP

CURVE DATA

CURVE	RADIUS	TANGENT	DELTA	ARC LENGTH	CHORD BEARING AND LENGTH
C1	15.00'	15.00'	90°00'00"	23.56'	S 73°38'00" W 21.21'
C2	15.00'	15.00'	90°00'00"	23.56'	N 16°22'00" W 21.21'
C3	32.50'	32.50'	90°00'00"	51.05'	N 16°22'00" W 45.96'
C4	50.00'	50.00'	90°00'00"	78.54'	N 16°22'00" W 70.71'

LINE DATA

LINE	BEARING	DISTANCE
L1	S 61°22'00" E	45.00'
L2	N 28°38'00" E	55.00'
L3	S 28°38'00" W	40.21'
L4	S 28°38'00" W	50.00'
L5	S 61°22'00" E	19.96'

GRAPHIC SCALE IN FEET
0 100 200 300 400

APPROVED
AUG 8 2018
PLANNING COMMISSION

RECEIVED
18 JUL 2018
City of Corpus Christi
Development Services

URBAN engineering
2004 N. Commerce
Victoria, Texas 77901
TREF# F-160
Tel (361) 578-9836
Fax (361) 576-9836
www.urbanvictoria.com

FINAL PLAT

Sandy Creek - Unit 5

BLOCK 4, LOTS 1 - 19, BLOCK 5, LOTS 1-12, BLOCK 6, LOTS 16-23

BEING A 8.451 ACRE TRACT OF LAND OUT OF LOTS 3, 4 & 5, SECTION 27, FLOUR BLUFF & ENCINAL FARM & GARDEN TRACTS ACCORDING TO THE ESTABLISHED MAP OR PLAT THEREOF AS RECORDED IN VOLUME "A", PAGES 41-43 OF THE MAP RECORDS, NUECES COUNTY, TEXAS.

THIS PLAT IS CONTAINED WITHIN THE CITY OF CORPUS CHRISTI CORPORATE LIMITS.

DATE	07/16/18
JOB NUMBER	E21462.05

PAGE 2 OF 2

© 2018 URBAN ENGINEERING