

GENERAL NOTES

- OWNER/DEVELOPER:
DAN CABALLERO, PRESIDENT
PALM LAND INVESTMENTS, INC.
5949 LA COSTA DRIVE
CORPUS CHRISTI, TEXAS 78414
(361) 994-2860
- ENGINEER:
URBAN ENGINEERING (VICTORIA)
2004 N. COMMERCE ST.
VICTORIA, TEXAS 77901
(361) 578-9836
- SURVEYOR:
URBAN SURVEYING, INC.
2004 N. COMMERCE ST.
VICTORIA, TEXAS 77901
(361) 578-9837
- STATISTICAL DATA:
GROSS AREA - 8.242 ACRES
RESIDENTIAL LOTS (RS-4.5) - 40 LOTS
- THE TOTAL PLATTED AREA CONTAINS 8.242 ACRES OF LAND INCLUDING STREET DEDICATION & DRAINAGE RIGHT-OF-WAY DEDICATION.
- 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"
- THE PROPERTY IS ZONED "RS-4.5" SINGLE FAMILY 4.5 DISTRICT AND MEETS THE DEVELOPMENT STANDARDS IN SQUARE FOOT AREAS AND YARD REQUIREMENTS.
- BEARINGS ARE BASED ON THE RECORDED PLAT OF LOS VIENTOS AT TERRA MAR UNIT 1, A MAP OF WHICH IS RECORDED IN VOLUME 64, PAGE 185, MAP RECORDS OF NUECES COUNTY, TEXAS.
- 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.
- THE FINISHED FLOOR ELEVATIONS OF THE RESIDENCES MUST BE A MINIMUM OF 22 INCHES ABOVE THE CENTERLINE OF THE ADJACENT ROADWAY.
- THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE (UDC) AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- 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.
- 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), 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 3 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.

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 _____, _____.

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

JULIO DIMAS, CFM
INTERIM SECRETARY

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

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

DEPARTMENT OF DEVELOPMENT SERVICES CERTIFICATE OF APPROVAL

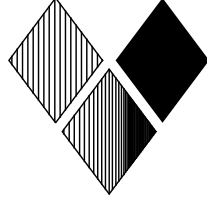
THE STATE OF TEXAS
COUNTY OF NUECES

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
e n g i n e e r i n g

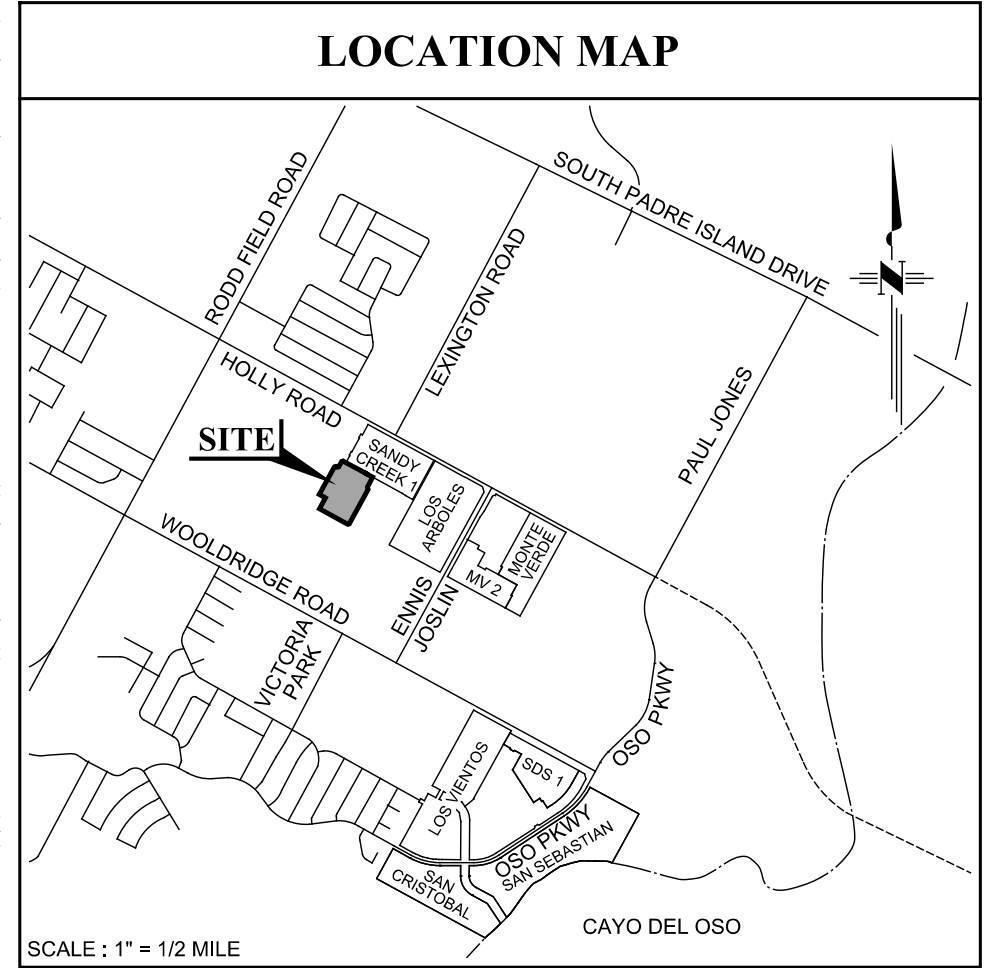
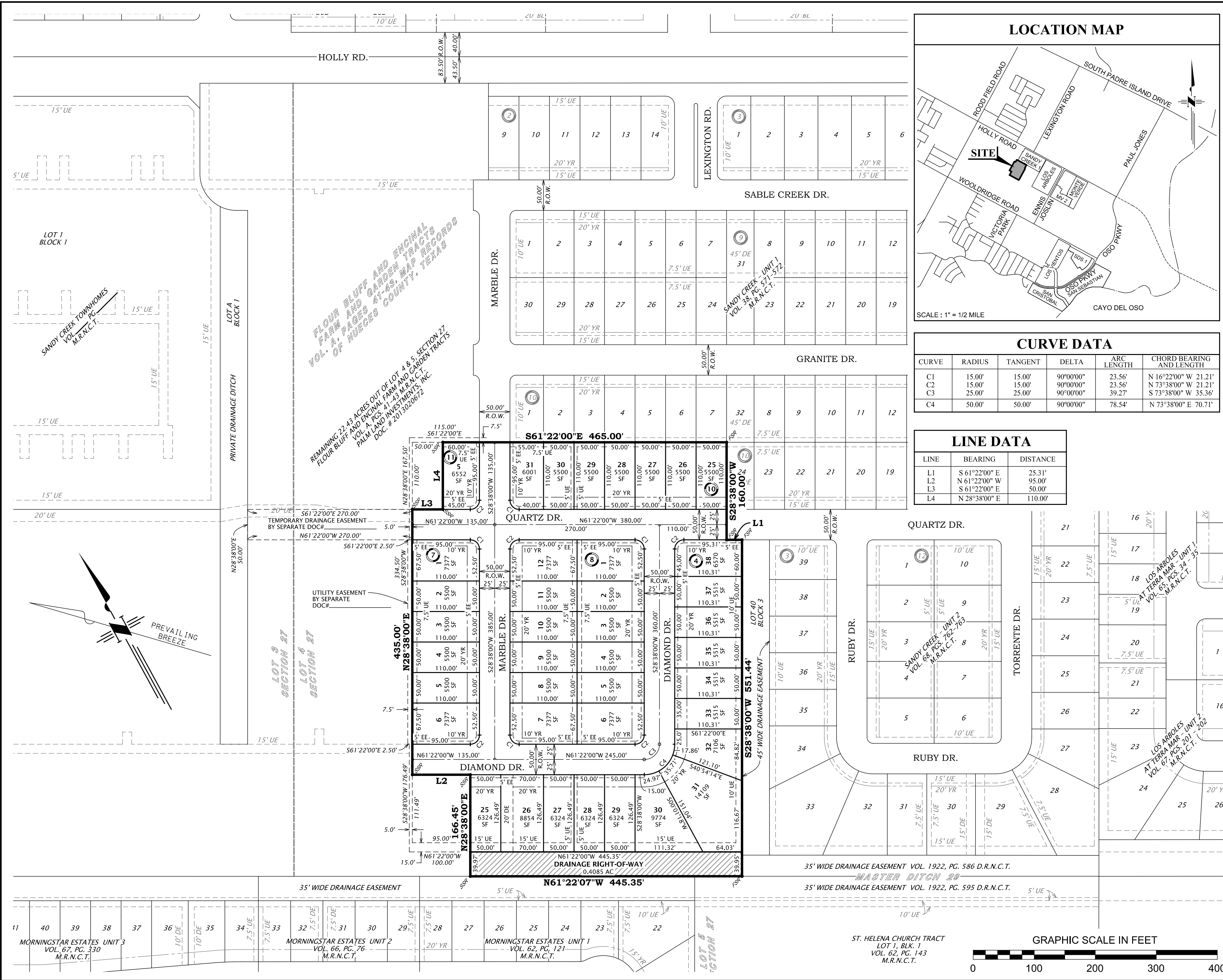


Tel (361) 578-9836
Fax (361) 576-9836
www.urbanvictoria.com

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

FINAL PLAT
Sandy Creek - Unit 3
BLOCK 4, LOTS 25 - 38, BLOCK 7, LOTS 1 - 6, BLOCK 8, LOTS 1 - 12,
BLOCK 10, LOTS 25 - 31 & BLOCK 11, LOT 5
BEING A 8.242 ACRE TRACT OF LAND OUT OF LOTS 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.	
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JOB NUMBER	E21462.03
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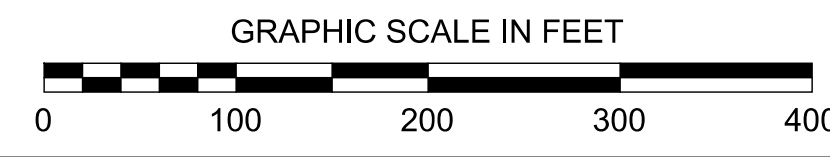


CURVE DATA

CURVE	RADIUS	TANGENT	DELTA	ARC LENGTH	CHORD BEARING AND LENGTH
C1	15.00'	15.00'	90°00'00"	23.56'	N 16°22'00" W 21.21'
C2	15.00'	15.00'	90°00'00"	23.56'	N 73°38'00" W 21.21'
C3	25.00'	25.00'	90°00'00"	39.27'	S 73°38'00" W 35.36'
C4	50.00'	50.00'	90°00'00"	78.54'	N 73°38'00" E 70.71'

LINE DATA

LINE	BEARING	DISTANCE
L1	S 61°22'00" E	25.31'
L2	N 61°22'00" W	95.00'
L3	S 61°22'00" E	50.00'
L4	N 28°38'00" E	110.00'



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