

Plat of Water's Edge at KITTY HAWK Unit 2 Page 1 of 2

STATE OF TEXAS
COUNTY OF NUECES
We, Kitty Hawk Development Ltd., do hereby certify that we are the owner of the property referred to as WATER'S EDGE at KITTY HAWK Unit 2; that we have had said property surveyed and subdivided as shown; that streets shown are dedicated, in fee simple, to the public use forever; that easements as shown are dedicated to the public use for the installation, operation, and use of public utilities; and we adopt this plat for the purposes of description and dedication this ____ day of _____, 20____.

Kitty Hawk Development, Ltd.
John Pritchard Bratton, General Partner

BEING 15.524 ACRES OUT OF A 258.768 ACRE TRACT OF LAND, OUT OF THE SOUTH HALF OF SECTION 31 AND THE NORTH HALF OF SECTION 32, LAURELES FARM TRACTS, A MAP OF WHICH IS RECORDED IN VOLUME 3, PAGE 15, MAP RECORDS OF NUECES COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF NUECES
Before me, the undersigned authority, on this day personally appeared John Bratton, proven to me to be the person whose signature he made on the foregoing instrument of writing, and he acknowledged to me that he executed the same for the purposes and considerations therein expressed. Given under my hand and seal of office, this ____ day of _____, 20____.

Notary Public

STATE OF TEXAS
COUNTY OF NUECES
This plat approved by the Planning Commission of the City of Corpus Christi, Texas, this the ____ day of _____, 2017.

Eric Villarreal, P.E.
Chairman

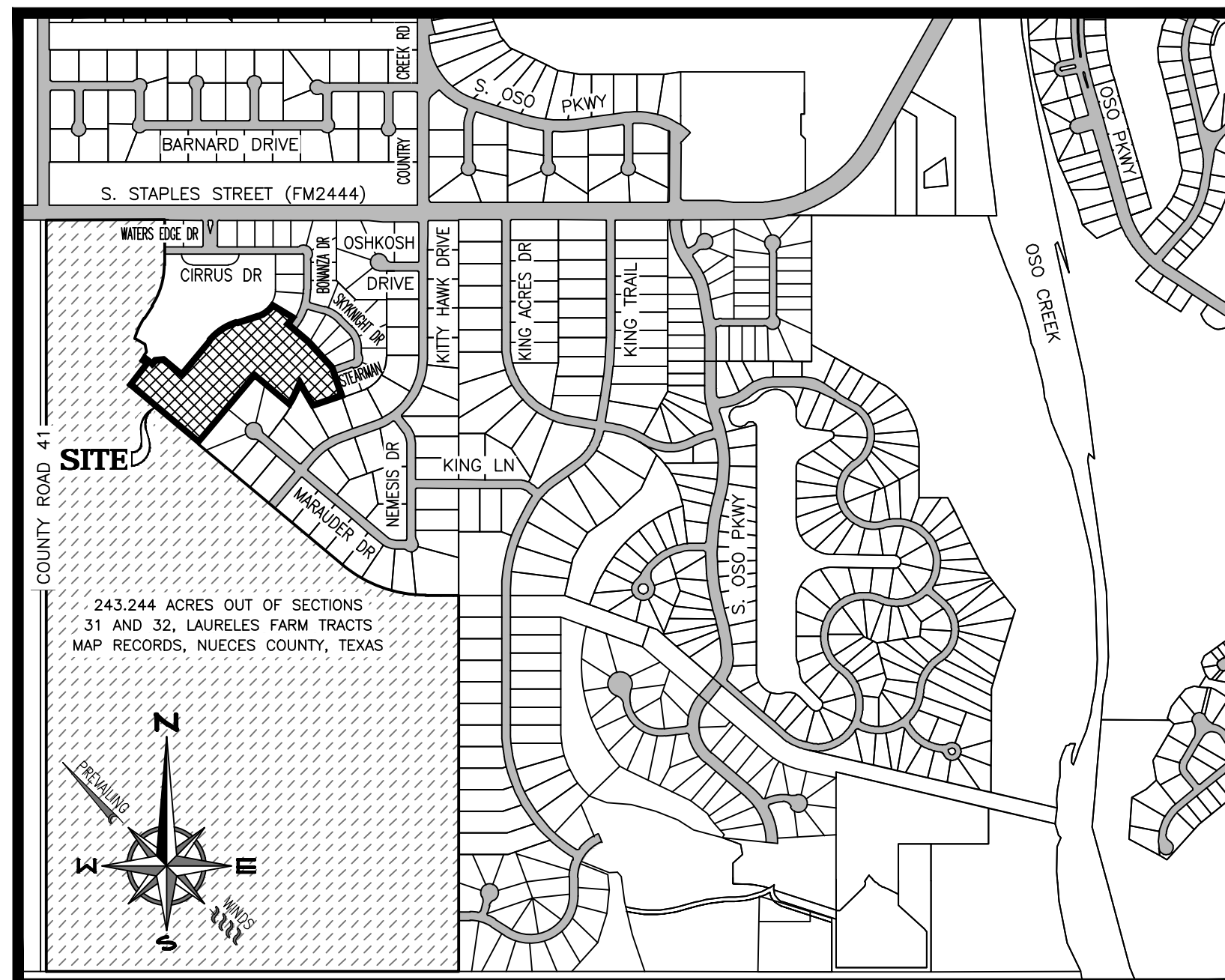
William J. Green, P.E.
Interim Secretary

STATE OF TEXAS
COUNTY OF NUECES
This final plat of the herein described property was approved by the Department of Development Services of the City of Corpus Christi, Texas, this the ____ day of _____, 20____.

Ratna Pottumuthu, P.E., LEED AP
Development Services Engineer

STATE OF TEXAS
COUNTY OF NUECES
Approved by the Corpus Christi-Nueces County Health Department. Any private water supply and/or sewage system shall be approved by the Corpus Christi-Nueces County Health Department prior to installation. This the ____ day of _____, 20____.

Designated Representative
TCEQ License No.: _____



CURVE DATA													
NO.	Δ	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING	NO.	Δ	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	09°22'53"	375.00'	61.40'	30.77'	61.33'	S35°24'10"W	C14	83°44'08"	150.00'	219.22'	134.44'	200.22'	S67°17'48"E
C2	07°40'55"	1141.00'	152.98'	76.60'	152.87'	S27°28'32"W	C15	85°23'06"	10.00'	14.90'	9.23'	13.56'	N68°07'17"W
C3	02°16'26"	572.50'	22.72'	11.36'	22.72'	N51°08'13"W	C16	03°31'29"	425.00'	26.15'	13.08'	26.14'	S70°56'55"W
C4	02°31'11"	757.50'	33.31'	16.66'	33.31'	N53°32'01"W	C17	32°42'39"	200.00'	114.18'	58.69'	112.64'	S56°21'20"W
C5	04°47'37"	807.50'	67.56'	33.80'	67.54'	S52°23'48"E	C18	32°42'39"	225.00'	128.46'	66.03'	126.72'	S56°21'20"W
C6	32°42'39"	420.00'	239.78'	123.26'	236.54'	N56°21'20"E	C19	32°42'39"	175.00'	99.91'	51.36'	98.56'	S56°21'20"W
C7	41°59'56"	180.00'	131.94'	69.09'	129.01'	N51°42'41"E	C20	26°31'31"	35.00'	16.20'	8.25'	16.06'	S26°44'14"W
C8	32°37'03"	400.00'	227.71'	117.03'	224.65'	S56°24'08"W	C21	14°30'03"	60.00'	149.80'	179.59'	113.82'	S85°00'00"W
C9	32°37'03"	375.00'	213.48'	109.72'	210.61'	S56°24'08"W	C22	90°00'00"	10.00'	15.71'	10.00'	14.14'	S85°00'00"W
C10	19°51'46"	425.00'	147.33'	74.41'	146.60'	S50°01'29"W	C23	26°31'31"	35.00'	16.20'	8.25'	16.06'	N36°44'14"W
C11	85°23'06"	10.00'	14.90'	9.23'	13.56'	S17°15'49"W	C24	04°47'37"	782.50'	65.47'	32.75'	65.45'	N52°23'48"W
C12	83°44'08"	125.00'	182.68'	112.03'	166.85'	S67°17'48"E	C25	02°16'26"	757.50'	30.06'	15.03'	30.06'	N51°08'13"W
C13	83°44'08"	100.00'	146.15'	89.62'	133.48'	S67°17'48"E							



LJA ENGINEERING
TBPE FIRM REGISTRATION NO. F-1386
TBPLS FIRM REGISTRATION NO. 10016600
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P.O. Box 2927, Corpus Christi, Texas 78403
phone.361.887.8851 fax.361.887.8855
www.LJA.com

NOTES

1. TOTAL PLATTED AREA IS 15.524 ACRES (INCLUDES STREET DEDICATION).
2. THE ENTIRE PROPERTY IS LOCATED WITHIN FEMA ZONE 'C'. THE FLOOD BOUNDARY AS SHOWN ON THIS PLAT WAS INTERPOLATED FROM THE FEDERAL EMERGENCY MANAGEMENT MAP COMMUNITY-PANEL NUMBER 485494 0520 D, DATED JUNE 4, 1987, AND IS SUBJECT TO CHANGE.
3. THE RECEIVING WATERS 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 RECREATIONAL' USE.
4. EASEMENTS SHOWN ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION AND USE OF PUBLIC UTILITIES.
5. THE ENTIRE PROPERTY LIES WITHIN THE CITY LIMITS OF THE CITY OF CORPUS CHRISTI.
6. FLOOD ELEVATION OF RESIDENTIAL STRUCTURES BELOW THE BASE FLOOD ELEVATIONS AS INDICATED ON THE FLOOD HAZARD BOUNDARY MAP IS PROHIBITED AND IS SUBJECT TO REGULATIONS CONTAINED IN THE CORPUS CHRISTI FLOOD HAZARD PREVENTION CODE.
7. THE YARD REQUIREMENT, AS DEPICTED ON THE PLAT, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE (UDC) AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
8. BEARINGS SHOWN ARE BASED ON THE WEST LINE OF KITTY HAWK UNIT 1, AS RECORDED IN VOLUME 67, PAGE 24, M.R.N.C.T.
9. THE FINISHED FLOOR ELEVATION MUST BE A MINIMUM OF 18 INCHES ABOVE THE CENTERLINE OF THE ADJACENT ROADWAY FOR OVERFLOW PROTECTION.
10. THE OWNER OF EACH LOT IS RESPONSIBLE FOR STORM WATER POLLUTION PREVENTION PLAN PER TCEQ REQUIREMENTS.
11. BLOCK 3, LOT 13 IS A NON-BUILDABLE PRIVATE PARK TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
12. ALL PROPERTY WITHIN THE BOUNDARY OF THIS PLAT IS SUBJECT TO A SANITARY SEWER CONNECTION AGREEMENT RECORDED WITH THE PLAT AND EXECUTED BY THE OWNER AND THE CITY OF CORPUS CHRISTI (DOC _____).
13. THE FOLLOWING TEMPORARY EASEMENTS ARE CLOSED BY THIS PLAT.
TEMPORARY "T"-TURNAROUND EASEMENT (DOC #2015043552)
TEMPORARY "T"-TURNAROUND EASEMENT (DOC #2015045028)
TEMPORARY DRAINAGE EASEMENT (DOC #2015043549)
TEMPORARY DRAINAGE EASEMENT (DOC #2015043550)
TEMPORARY UTILITY EASEMENT (DOC #2015043545)

STATE OF TEXAS
COUNTY OF NUECES
I, Kara Sands, Clerk of the County Court in and for Nueces County, Texas, hereby certify that the foregoing map of WATER'S EDGE at KITTY HAWK, Unit 2, dated the ____ day of _____, 20____, with its certificate of authentication was filed for record in my office this ____ day of _____, 20____ at ____ o'clock ____m. and duly recorded in Volume ____, Page(s) ____, 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____.

Document No. _____

Kara Sands, County Clerk
Nueces County, Texas

By: _____
Deputy

STATE OF TEXAS
COUNTY OF NUECES
I, Albert E. Franco Jr., a Registered Professional Land Surveyor, have prepared the foregoing map from survey made on the ground under my direction and is true and correct to the best of my knowledge, information and belief; I have been engaged under contract to set all Lot and Block corners as shown hereon and to complete such operations with due and reasonable diligence consistent with sound professional practice.

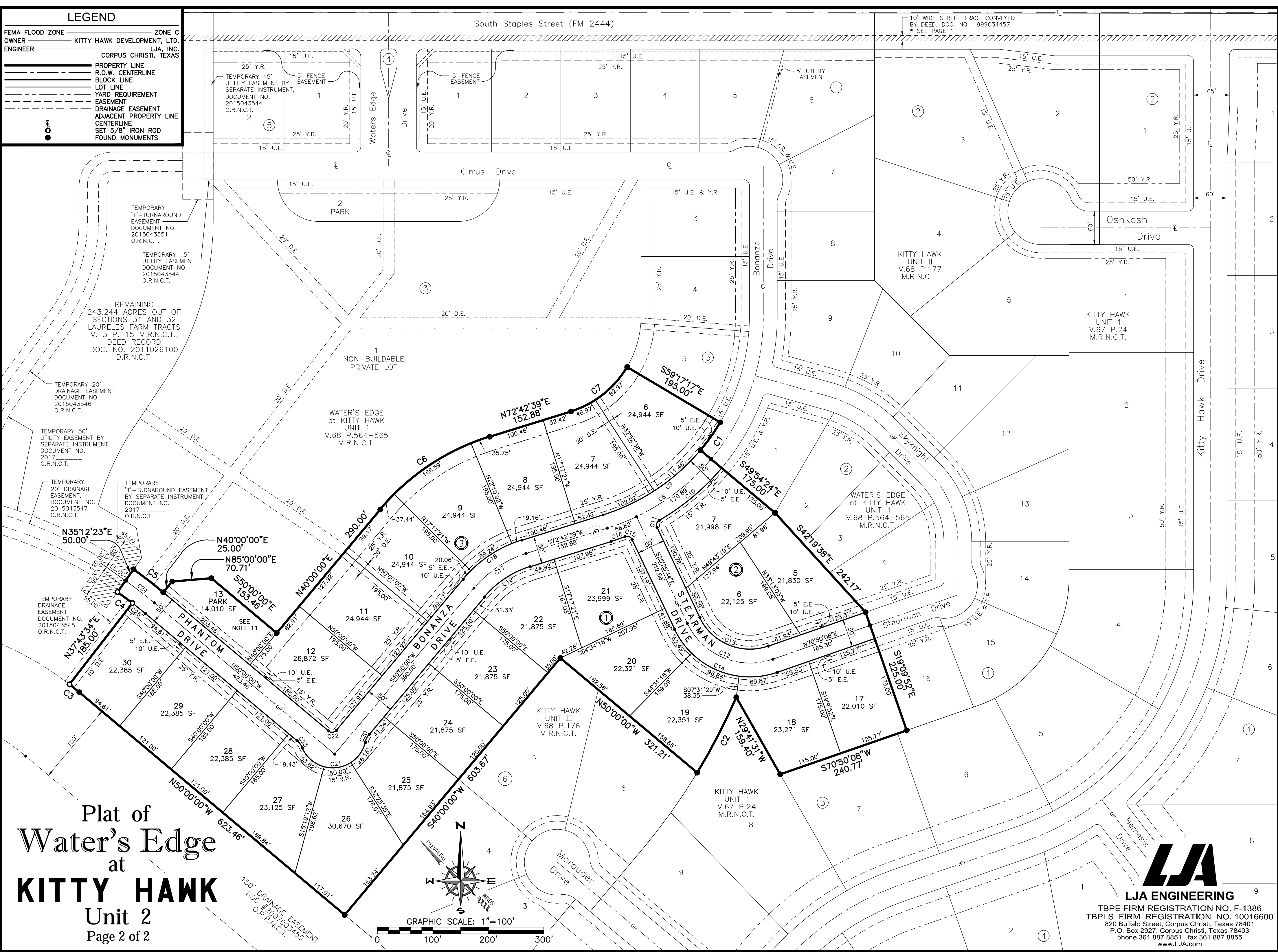
This the ____ day of _____, 20____.

Albert E. Franco Jr., R.P.L.S. #4471

FILE NAME: E:\C\GIS\BRATTON\WORK - 403\16028 - Water's Edge at Kitty Hawk Unit 2\DWG\Plan\16028 WEC02.dwg Plot: P:\K\Long\opatterson Thu Jun 15 2017 @ 1:00 pm

LEGEND

- FEMA FLOOD ZONE
- OWNER KITTLY HAWK DEVELOPMENT, LTD.
- ENGINEER LJA, INC.
- ZONE C
- ENGINEER CORPUS CHRISTI, TEXAS
- PROPERTY LINE
- R.O.W. CENTERLINE
- BLOCK LINE
- LOT LINE
- YARD REQUIREMENT
- EASEMENT
- DRAINAGE EASEMENT
- ADJACENT PROPERTY LINE
- CENTERLINE
- SET 5/8" IRON ROD
- FOUND MONUMENTS



**Plat of
Water's Edge
at
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FILE NAME: E:\C\GIS\SUBMIT\BATTION MARK - 403116028 - Water's Edge at Kitty Hawk Unit 2\DWG\Plat\16028 WEG2.DWG Plot: P:\KING.dwg operator: Thu Jun 15 2017 @ 12:42 pm