

V 68 P 948

**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)  
TREF# F-160  
2004 N. COMMERCE ST.  
VICTORIA, TEXAS 77901  
(361) 578-9836
- SURVEYOR:  
URBAN SURVEYING, INC.  
FIRM NO. 10021100  
2004 N. COMMERCE ST.  
VICTORIA, TEXAS 77901  
(361) 578-9837
- STATISTICAL DATA:  
A) GROSS AREA - 9.497 ACRES  
B) R.O.W. DEDICATION - 0.257 ACRES  
C) NET AREA - 9.24 ACRES  
D) MULTIFAMILY LOTS (RS-TH) - 1 LOT  
E) PRIVATE DRAINAGE DITCH - 1 LOT
- 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-TH" TOWNHOUSE DISTRICT AND MEETS THE DEVELOPMENT STANDARDS IN SQUARE FOOT AREAS AND YARD REQUIREMENTS.
- 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)
- 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 MAINTENANCE OF BLOCK 1, LOT A IS THE RESPONSIBILITY OF THE PROPERTY OWNERS THROUGH THE HOME OWNER'S ASSOCIATION.
- 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.
- ANY FUTURE DWELLING UNITS WILL BE SUBJECT TO THE OPEN SPACE REGULATIONS.

**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 TOWNHOMES 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 8<sup>th</sup> DAY OF January, 2018.

Oralia Trevino  
NOTARY PUBLIC, STATE OF TEXAS



**PLANNING COMMISSION CERTIFICATE OF APPROVAL**

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 11<sup>th</sup> DAY OF JANUARY, 2017.

Philip J. Ramirez, A.L.A., LEED AP  
CHAIRMAN

Eric Villareal, PE  
INTERIM SECRETARY

**COUNTY CLERK CERTIFICATE**

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 27<sup>th</sup> DAY OF January, 2018, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE 2<sup>nd</sup> DAY OF February, 2018, AT 2:31 O'CLOCK P.M., IN SAID COUNTY IN VOLUME 68, PAGE 429 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. 2018005208

FILED FOR RECORD AT 2:31 O'CLOCK P.M., February 2, 2018.

Kara Sands  
KARA SANDS, COUNTY CLERK  
NUECES COUNTY, TEXAS

Travis Hudson  
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  
TERRY T. RUDDICK, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 4943  
1/4/18

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



**DEPARTMENT OF DEVELOPMENT SERVICES CERTIFICATE OF APPROVAL**

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 2<sup>nd</sup> DAY OF February, 2018.

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

**URBAN** e n g i n e e r i n g

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

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

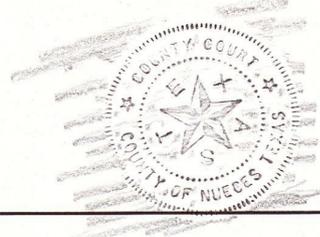
FINAL PLAT

**Sandy Creek Townhomes**

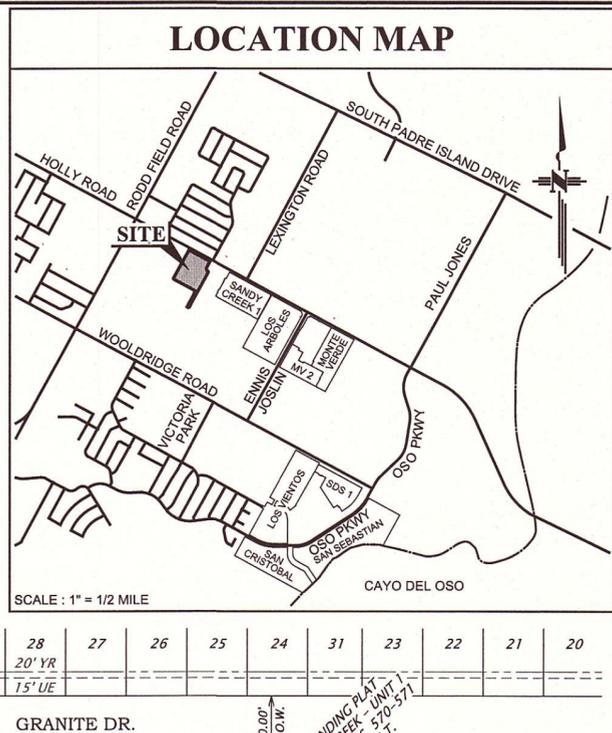
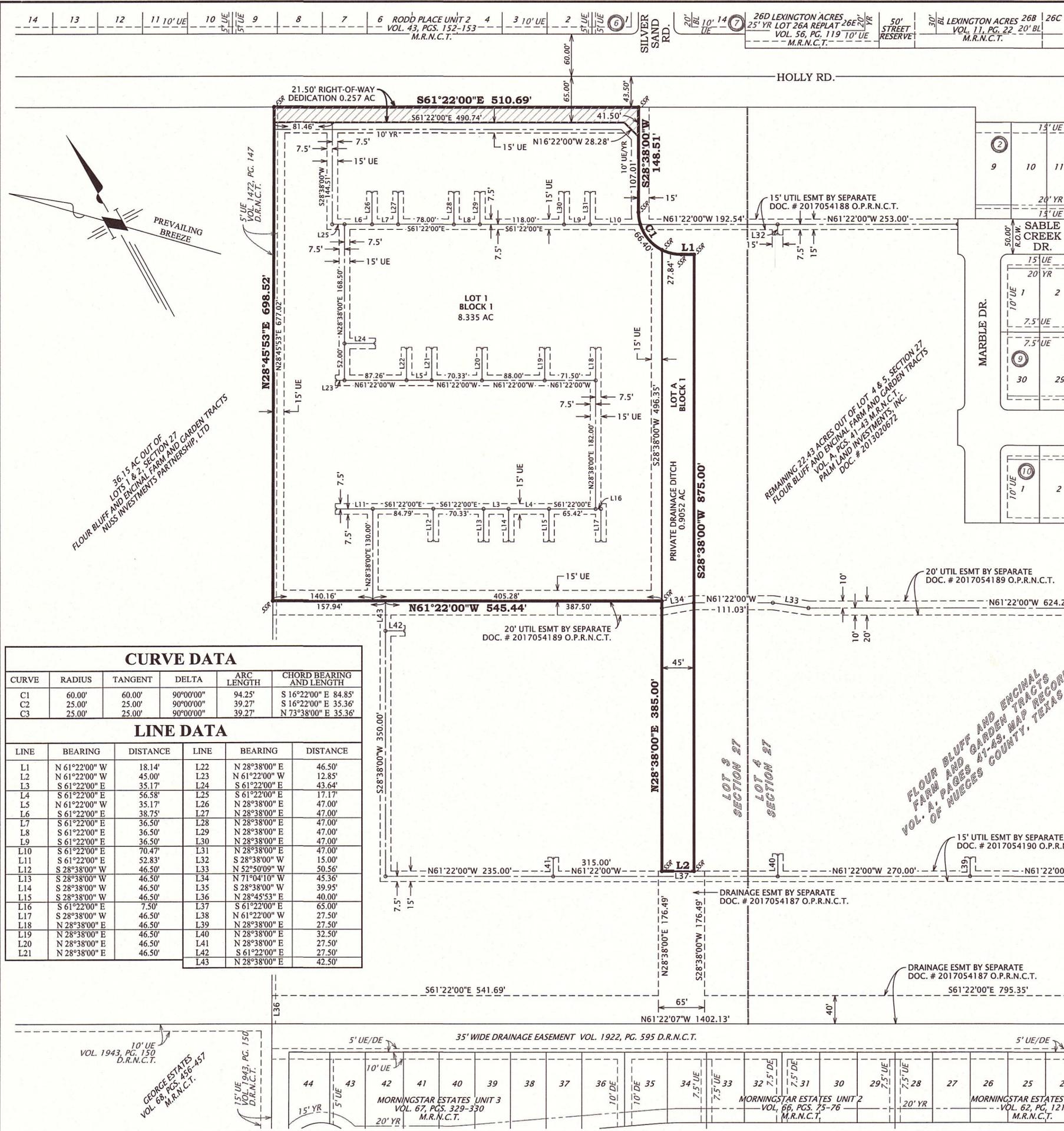
BLOCK 1, LOT 1

BEING 9.497 ACRES OF LAND SITUATED IN LOT NO. 3, SECTION 27, FLOUR BLUFF AND ENCINAL FARM AND 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	01/02/18
JOB NUMBER	E21462.02
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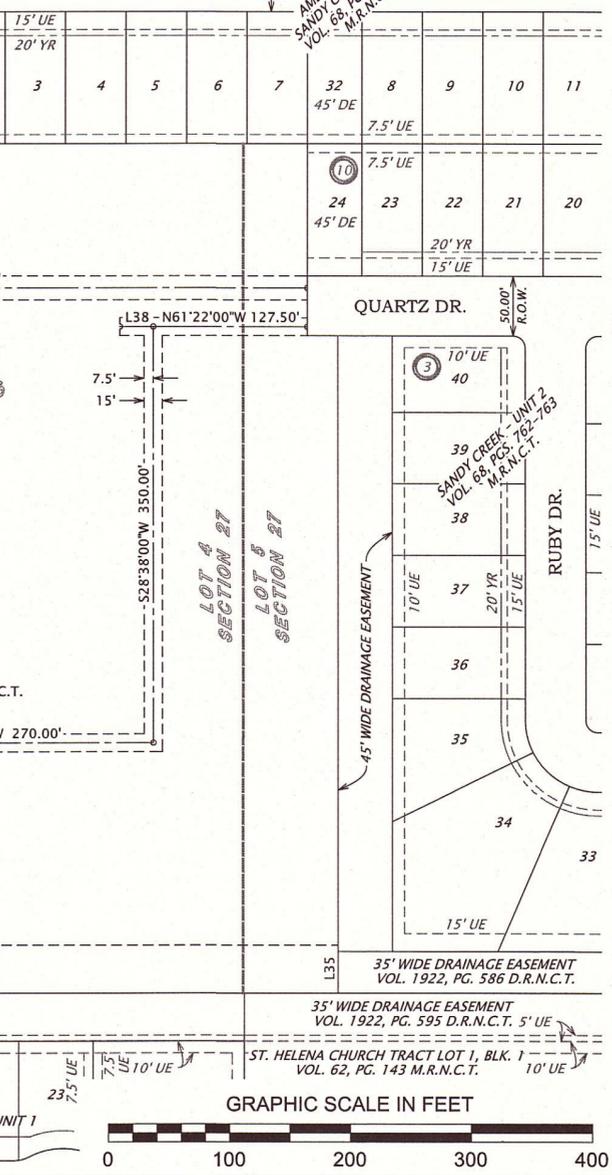


**CURVE DATA**

CURVE	RADIUS	TANGENT	DELTA	ARC LENGTH	CHORD BEARING AND LENGTH
C1	60.00'	60.00'	90°00'00"	94.25'	S 16°22'00" E 84.85'
C2	25.00'	25.00'	90°00'00"	39.27'	S 16°22'00" E 35.36'
C3	25.00'	25.00'	90°00'00"	39.27'	N 73°38'00" E 35.36'

**LINE DATA**

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 61°22'00" W	18.14'	L22	N 28°38'00" E	46.50'
L2	N 61°22'00" W	45.00'	L23	N 61°22'00" W	12.85'
L3	S 61°22'00" E	35.17'	L24	S 61°22'00" E	43.64'
L4	S 61°22'00" E	56.58'	L25	S 61°22'00" E	17.17'
L5	N 61°22'00" W	35.17'	L26	N 28°38'00" E	47.00'
L6	S 61°22'00" E	38.75'	L27	N 28°38'00" E	47.00'
L7	S 61°22'00" E	36.50'	L28	N 28°38'00" E	47.00'
L8	S 61°22'00" E	36.50'	L29	N 28°38'00" E	47.00'
L9	S 61°22'00" E	36.50'	L30	N 28°38'00" E	47.00'
L10	S 61°22'00" E	70.47'	L31	N 28°38'00" E	47.00'
L11	S 61°22'00" E	52.83'	L32	S 28°38'00" W	15.00'
L12	S 28°38'00" W	46.50'	L33	N 52°50'09" W	50.56'
L13	S 28°38'00" W	46.50'	L34	N 71°04'10" W	45.36'
L14	S 28°38'00" W	46.50'	L35	S 28°38'00" W	39.95'
L15	S 28°38'00" W	46.50'	L36	N 28°45'53" E	40.00'
L16	S 61°22'00" E	7.50'	L37	S 61°22'00" E	65.00'
L17	S 28°38'00" W	46.50'	L38	N 61°22'00" W	27.50'
L18	N 28°38'00" E	46.50'	L39	N 28°38'00" E	27.50'
L19	N 28°38'00" E	46.50'	L40	N 28°38'00" E	32.50'
L20	N 28°38'00" E	46.50'	L41	N 28°38'00" E	27.50'
L21	N 28°38'00" E	46.50'	L42	S 61°22'00" E	27.50'
			L43	N 28°38'00" E	42.50'



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**Sandy Creek Townhomes**  
BLOCK 1, LOT 1

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