

ESTATES OF CHAPMAN RANCH

BEING AN AMENDING PLAT OF THE ESTATES OF CHAPMAN RANCH, A GATED COMMUNITY, AS RECORDED IN VOLUME 67 OF PAGE 69 (M.R.N.C.T.), NUECES COUNTY, TEXAS

NOTES:

- 1. YARD REQUIREMENTS AS DEPICTED ARE A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND SUBJECT TO CHANGE, AS THE ZONING MAY CHANGE.
- 2. FOUND 5/8 INCH IRON RODS AT ALL LOT CORNERS, P.C.'S, P.T.'S, BLOCK CORNERS ETC., UNLESS OTHERWISE SPECIFIED.
- 3. A.C. DENOTES ACRES OF LAND
S.F. DENOTES SQUARE FEET OF LAND
Y.R. DENOTES YARD REQUIREMENTS
B.L. DENOTES BUILDING LINE
U.E. DENOTES UTILITY EASEMENT
D.E. DENOTES DRAINAGE EASEMENT
C.L. DENOTES CENTERLINE OF ROADWAY
B.C. DENOTES BLOCK CORNER
D.H. DENOTES DRILL HOLE
"S" DENOTES SET 60" I.R.
- 4. THIS PROPERTY LIES WITHIN FLOOD ZONE C, COMMUNITY #485434, PANEL 0675C, (COUNTY OF NUECES), AND IS NOT WITHIN THE 100 YEAR FLOOD PLAIN. REFER TO MAP INDEX DATED 3/18/85
- 5. TOTAL PLATTED AREA IS 78.777 ACRES.
- 6. BASIS OF BEARINGS ARE THE BEARINGS FROM THE ESTATES OF CHAPMAN RANCH AS RECORDED IN VOLUME 67, PAGES 69 (M.R.N.C.T.)
- 7. DRIVEWAY ACCESS TO F.M. 70 IS PROHIBITED.
- 8. NO FENCES OR OBSTRUCTIONS CAN BE BUILT IN TRACK EASEMENT.
- 9. FINISHED FLOOR OF BUILDINGS SHALL BE A MINIMUM OF 12 INCHES ABOVE NEAREST ROADWAY.
- 10. SANTA CRUZ LANE WILL BE MAINTAINED BY THE HOMEOWNERS.
- 11. 25' TRACK AND UTILITY EASEMENT TO BE USED FOR EQUESTRIAN PURPOSES AND PUBLIC UTILITIES.
- 12. NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT.
- 13. RESTRICTIVE COVENANTS SHALL PROVIDE FOR THE PERPETUAL OPERATION AND MAINTENANCE OF THE SEWERAGE INFRASTRUCTURE AND SHALL BE LIMITED TO THE FOLLOWING: EASEMENT, PRIVATE RETENTION PONDS, UTILITY INFRASTRUCTURES AND PRIVATE ACCESS EASEMENTS. STREETS BY A HOME OWNERS ASSOCIATION AND THAT THE CITY HAS NO OBLIGATION OR INTENTION TO EVER ACCEPT SUCH PRIVATE ROADWAY EASEMENTS. STREETS AS PUBLIC RIGHT-OF-WAY.
- 14. RESPECTIVE PRIVATE ROAD EASEMENTS SERVICING RESPECTIVE LOTS 14B, 14A & 16R, LOTS 13B, 12B, 12A AND 13A, AND LOTS 11B, 10B, 10A & 11A, REMAIN IN FORCE FOR DURATION OF DEVELOPMENT BY COMMON AREA DEDICATION.
- 15. SUBDIVIDER SHALL PROVIDE SEPTIC TO EACH LOT.
- 16. SUBDIVIDER SHALL PROVIDE WATER SERVICE TO EACH LOT.
- 17. PROPOSED HOME OWNERS ASSOCIATION (H.O.A.) FOR THE DEVELOPMENT PER PROVISIONS OF CITY U.D.C. 8.1.8. THE ESTATES OF CHAPMAN RANCH HOA DECLARATION OF COVENANTS AND RESTRICTIONS ARE RECORDED IN DOCUMENT NO. 2015041352 (O.R.N.C.T.).
- 18. THE HOME OWNERS ASSOCIATION AGREES TO RELEASE ENTIRETY FOR DAMAGE TO
a. PRIVATE ACCESS EASEMENT/STREETS REASONABLY USED BY GOVERNMENT VEHICLES.
b. INJURIES OR DAMAGES TO OTHER PERSONS, PROPERTIES OR VEHICLES CLAIMED AS A RESULT OF STREET DESIGN OR CONSTRUCTION.
- 19. PRIVATE DRAINAGE PONDS RESIDING ON LOTS 1B, 2A, 2B AND 3A (PRIVATE DRAINAGE POND #1), LOTS 4R AND 5A (PRIVATE DRAINAGE POND #2), LOTS 6 AND 7 (PRIVATE DRAINAGE POND #3), LOTS 8, LOT 9A AND 9B AS APPLICABLE (PRIVATE DRAINAGE POND #4) REMAIN IN FORCE FOR DURATION OF DEVELOPMENT BY COMMON AREA DEDICATION. HOA WILL ENFORCE COMMON AREA HOLDINGS TO INSURE SUFFICIENT DRAINAGE RETENTION IS MAINTAINED TO PROTECT PLATTED AND ADJUTING PROPERTIES.
- 20. THE DEVELOPER OR H.O.A. IS RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF THE STREET LIGHTS WITHIN THE PRIVATE SUBDIVISION.

STATE OF TEXAS
COUNTY OF NUECES

THIS FINAL PLAT IN NUECES COUNTY, TEXAS, HAS BEEN APPROVED BY THE CORPUS CHRISTI-NUECES COUNTY HEALTH DEPARTMENT. SEWAGE SYSTEM SHALL BE APPROVED BY THE CORPUS CHRISTI-NUECES COUNTY HEALTH DEPARTMENT PRIOR TO INSTALLATION

THIS THE ____ OF _____, 2015.

NUECES COUNTY HEALTH DEPARTMENT

STATE OF TEXAS
COUNTY OF NUECES

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF CORPUS CHRISTI, TEXAS. PROVIDED HOWEVER, THIS APPROVAL SHALL BE INVALID AND NULL UNLESS THIS PLAT BE FILED WITH THE COUNTY WITHIN SIX (6) MONTHS HEREAFTER.

THIS THE ____ DAY OF _____, 2015.

SECRETARY
DANIEL M. GRIMSBO, P.E., A.I.C.P. PHILIP J. RAMIREZ, A.I.A., LEED AP, CHAIRMAN

STATE OF TEXAS
COUNTY OF NUECES

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED ON BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS BY THE DEPARTMENT OF DEVELOPMENT SERVICES

THIS THE ____ DAY OF _____, 2015.

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

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 INSTRUMENT DATED THE ____ DAY OF _____, 2015, WITH IT'S CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY

OFFICE THIS ____ DAY OF _____, 2015 AT ____ O'CLOCK ____M AND DULY RECORDED IN VOLUME ____ PAGE ____ (M.R.N.C.T.)

WITNESS MY HAND AND SEAL OF OFFICE IN CORPUS CHRISTI, TEXAS. THIS THE ____ DAY OF _____, 2015.

KARA SANDS, COUNTY CLERK

DEPUTY TO THE COUNTY CLERK

SEAL

THIS THE ____ OF _____, 2015.

RONALD A. VOSS
REGISTERED PROFESSIONAL LAND SURVEYOR No. 2293

VOSS ENGINEERING, INC.

ENGINEERING AND LAND SURVEYING
6838 GREENWOOD DRIVE, CORPUS CHRISTI, TEXAS 78415
PHONE: (361)854-6202 FAX: (361)853-4696

0' 100' 200' 400'

GRAPHIC SCALE: 1" = 200'

10/21/2015

RV & OA (RG)

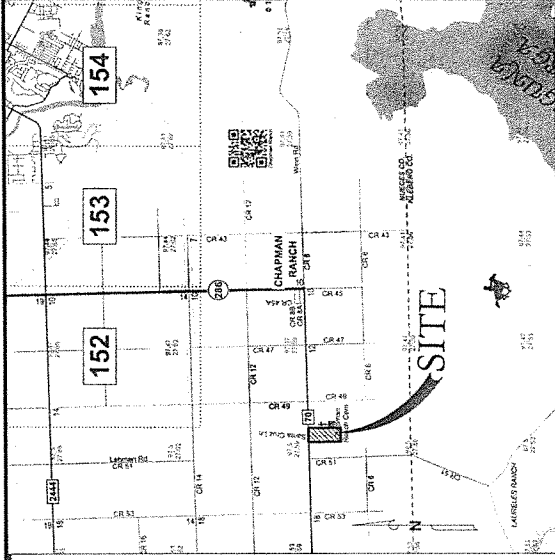
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12-7988

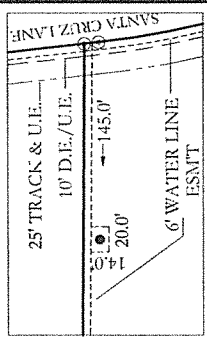
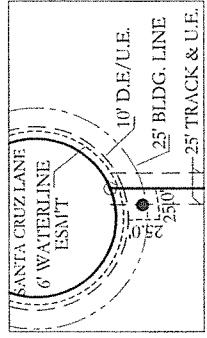
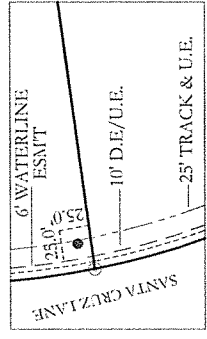
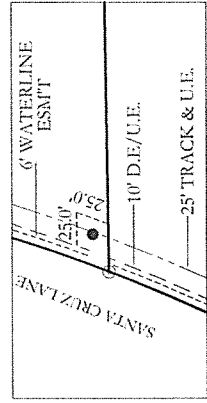
FIRM NO. F-166

ESTATES OF CHAPMAN RANCH

BEING AN AMENDING PLAT OF THE ESTATES OF CHAPMAN RANCH, A GATED COMMUNITY,
AS RECORDED IN VOLUME 67 PAGE 68 (M.R.N.C.T.),
NUECES COUNTY, TEXAS



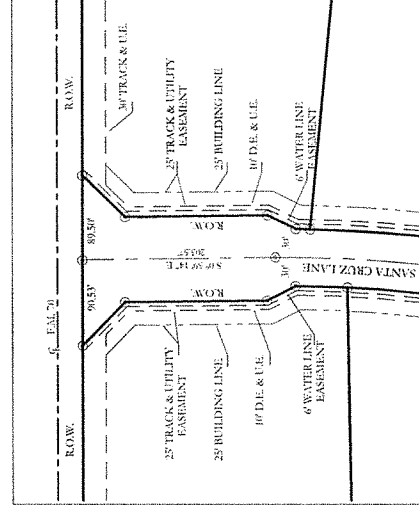
VICINITY MAP (NTS)



NOTE: THE CUL-DE-SACS ON THE
PRIVATE ACCESS EASEMENT
ARE A RADIUS OF 48'

FARM TO MARKET ROAD No. 70
(90' R.O.W.)

N 89° 40' 08 E 1319.30'



ENTRANCE DETAIL

LINE DATA	
1	S 44° 00' 46" W 62.92'
2	S 10° 39' 14" E 150.00'
3	S 25° 52' 05" W 33.61'
4	S 10° 43' 45" E 146.02'
5	S 22° 39' 21" W 312.30'
6	N 22° 39' 21" E 312.30'
7	N 06° 43' 45" W 146.02'
8	N 27° 19' 01" W 33.42'
9	N 00° 59' 14" W 149.66'
10	N 45° 59' 14" W 64.38'
11	S 10° 43' 45" E 146.02'
12	S 25° 39' 21" W 383.35'
13	S 45° 19' 42" E 42.43'
14	S 44° 39' 58" W 42.42'
15	N 45° 20' 12" W 42.43'
16	N 44° 40' 18" E 82.43'

NOTE: OWNERSHIP OF 3 LOTS:

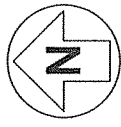
LOT 1B - SHANE RAY TORNO & REBECCA TORNO
Doc No. 2013032966 (W.D.R.N.C.T.)

LOT 4R - JERRY FOLMAR
Doc No. 2007060375 (W.D.R.N.C.T.)

LOT 15R - TIM C. BRAKE & LYDIA BRAKE
Doc No. 2012031699 (G.W.D.R.N.C.T.)

JANE CHAPMAN OWEN
V. 2205, P. 870 (M.R.N.C.T.)
W 1/2 OF NW 1/4 SECTION 108, LAURELES FARM TRACTS, VOL. 4, PG. 36 (M.R.N.C.T.)

CURVE DATA	
1	A= 25° 43' 16" R= 172.10' L= 57.107'
2	A= 31° 27' 27" R= 160.23' L= 32.091'
3	A= 13° 19' 35" R= 60.066' L= 14.887'
4	A= 42° 42' 41" R= 657.93' L= 512.82'
5	A= 24° 45' 20" R= 1302.10' L= 285.76'
6	A= 31° 27' 27" R= 160.23' L= 32.091'
7	A= 13° 19' 35" R= 60.066' L= 14.887'
8	A= 42° 42' 41" R= 657.93' L= 512.82'
9	A= 24° 45' 20" R= 1302.10' L= 285.76'



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ENGINEERING AND LAND SURVEYING
6838 GREENWOOD DRIVE, CORPUS CHRISTI, TEXAS 78415
PHONE: (361)854-6202 FAX: (361)853-4696

DATE: 09/15/2015
REVISED: -
OFFICE: RV & OA (RG)

JOB #: 12-7988
FIRM NO. F-166

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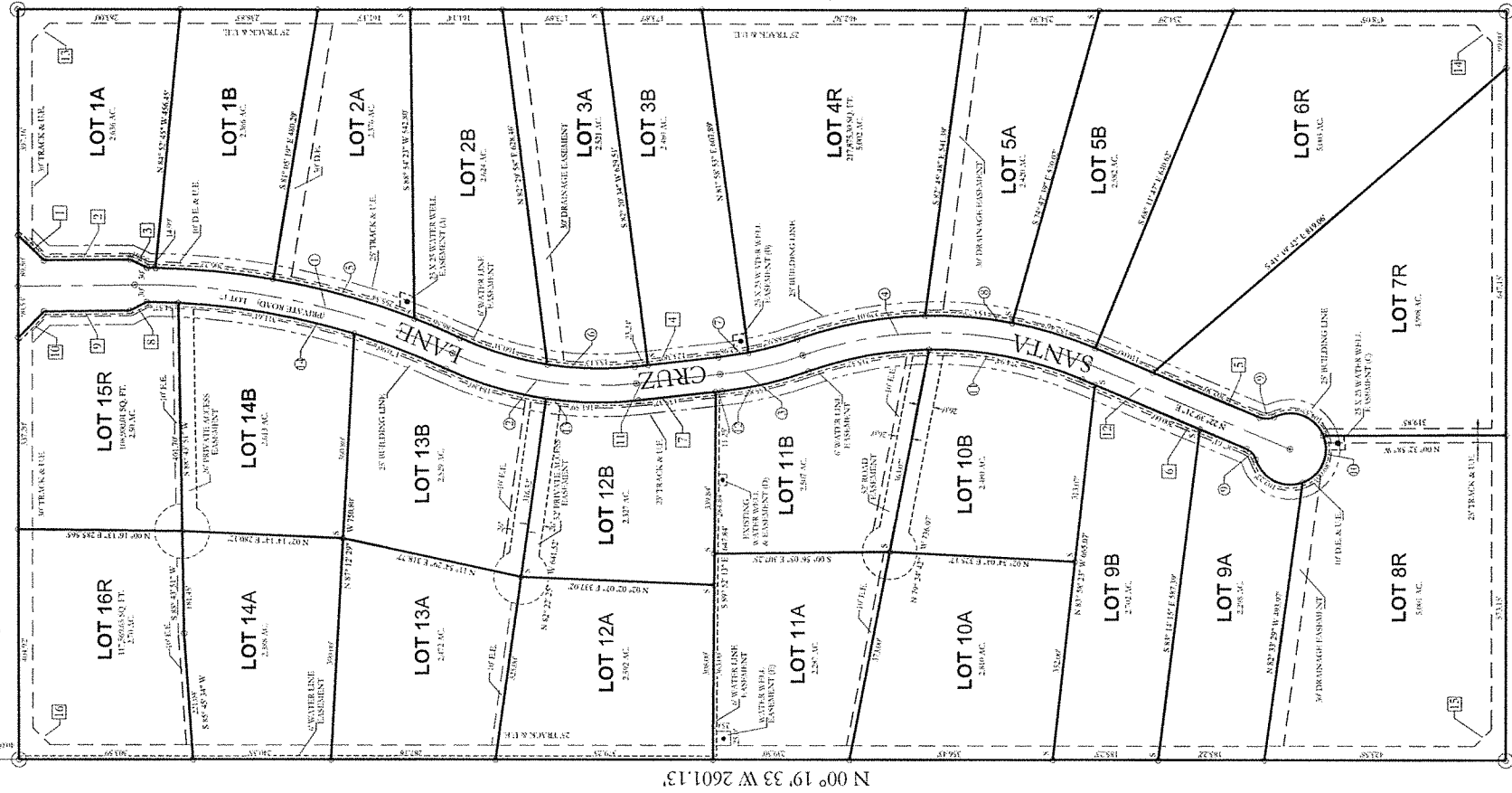


GRAPHIC SCALE: 1" = 200'

J.O. CHAPMAN
SOUTH 1/4 SECTION 108, LAURELES FARM TRACTS
V. 4, P. 36 (M.R.N.C.T.)

SHEET 2 OF 2

S 89° 39' 29" W 1319.30'



JANE CHAPMAN OWEN
V. 2205, P. 879 (M.R.N.C.T.)
160 ACRES, LAURELES FARM TRACTS, VOL. 4, PG. 36 (M.R.N.C.T.)