

GENERAL NOTES

- 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 - 8.335 ACRES
B) MULTIFAMILY LOTS (RS-TH) - 67 LOTS
- ALL CORNERS ARE MARKED WITH A 5/8" DIAMETER STEEL ROD WITH YELLOW PLASTIC CAP MARKED "URBAN SURVEYING, INC" UNLESS OTHERWISE NOTED.

FSR - FOUND 5/8" DIAMETER STEEL ROD
- 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.
- IMPROVEMENTS IN PRIVATE EASEMENTS INCLUDING ROADS AND WASTEWATER LINES AND FACILITIES AND ALL COMMON AREAS WILL BE MAINTAINED BY THE SANDY CREEK TOWNHOMES HOME OWNER'S ASSOCIATION AND LOT OWNERS. THE SANDY CREEK TOWNHOMES HOME OWNER'S ASSOCIATION AND LOT OWNERS SHALL HOLD HARMLESS ANY AND ALL GOVERNMENT ENTITIES REGARDING THESE IMPROVEMENTS. THE SANDY CREEK TOWNHOMES HOME OWNER'S ASSOCIATION DOCUMENTS ARE RECORDED IN _____
- NO VEHICULAR ACCESS FROM BLOCK 1 AND BLOCK 2 ONTO HOLLY ROAD.
- NO VEHICULAR ACCESS FROM BLOCKS 7, 8, & 9 TO ANY FUTURE ROADWAY ONTO THE SOUTH.
- ROADWAYS WILL BE DESIGNATED AND MARKED AS FIRE LANES AND NO PARKING IS ALLOWED WITHIN THE FIRE LANES.
- 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.

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 EASEMENTS 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

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

STATE OF TEXAS
COUNTY OF NUECES

THIS FINAL REPLAT 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

PLANNING COMMISSION CERTIFICATE OF APPROVAL

STATE OF TEXAS
COUNTY OF NUECES

THE FINAL REPLAT 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

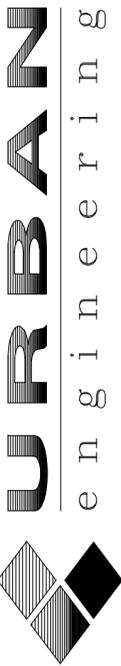
STATE OF TEXAS
COUNTY OF NUECES

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



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

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Victoria, Texas 77901
TREF# F-160

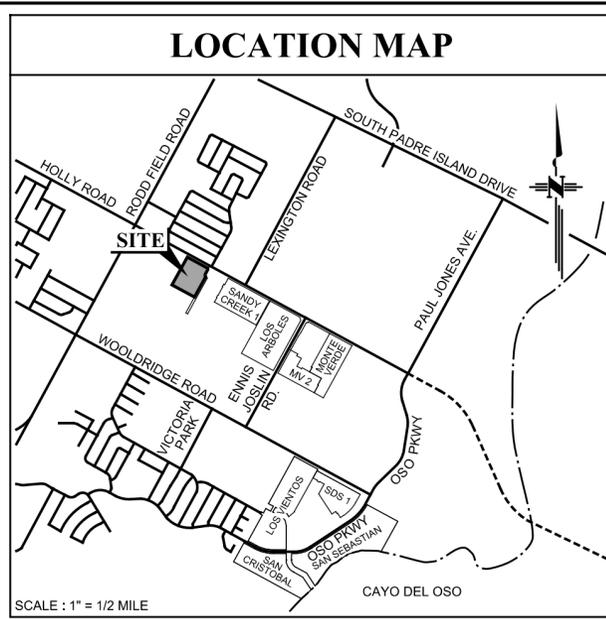
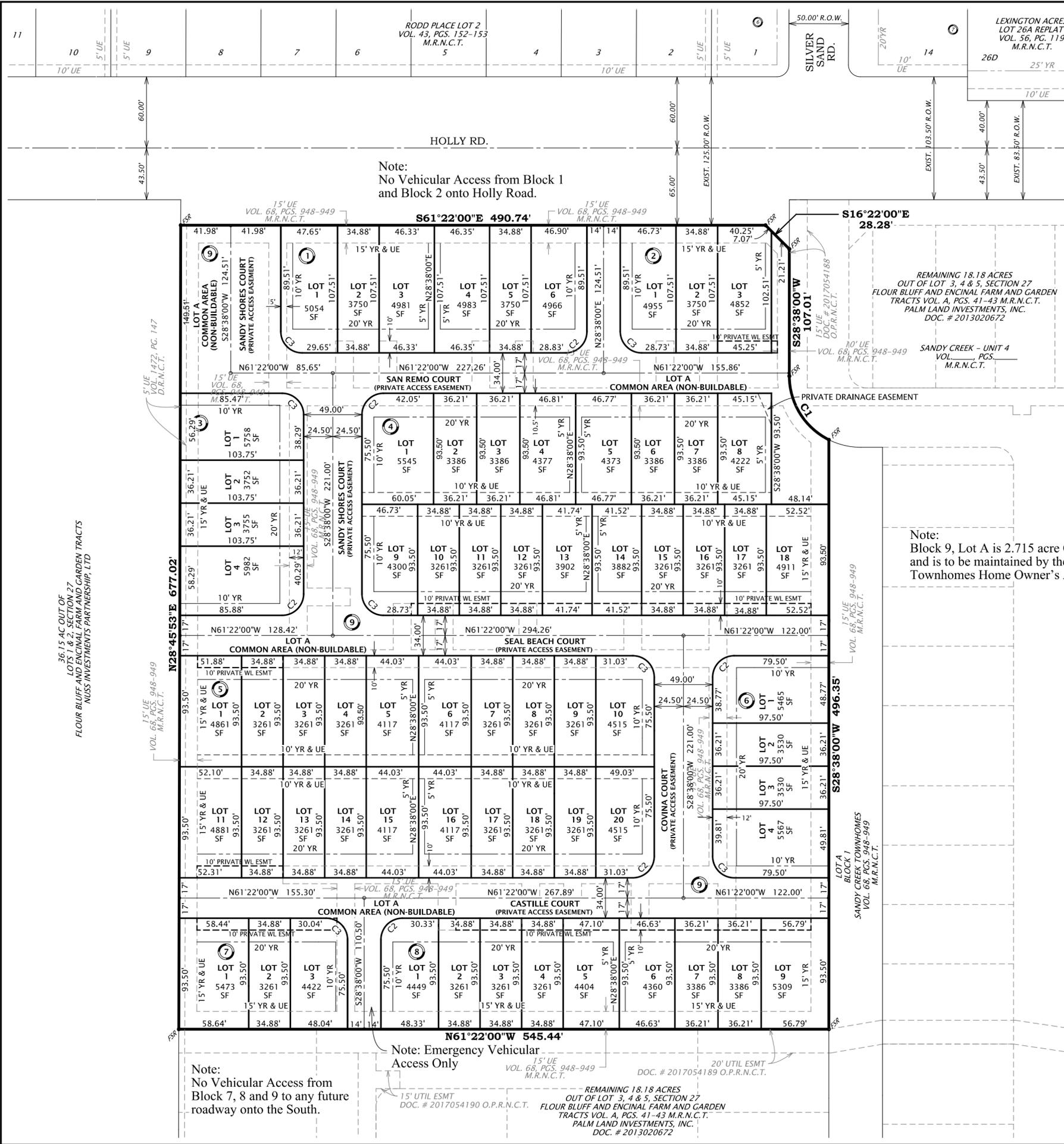
Sandy Creek Townhomes
 REPLAT
Block 1, Lots 1-6, Block 2, Lots 1-3, Block 3, Lots 1-4, Block 4, Lots 1-18, Block 5, Lots 1-20, Block 6, Lots 1-4, Block 7, Lots 1-3, Block 8, Lots 1-9 & Block 9, Lot A
 BEING ALL OF BLOCK 1, LOT 1 OF SANDY CREEK TOWNHOMES, A SUBDIVISION OF THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN VOLUME 68, PAGE 948 - 949 MAP RECORDS OF NUECES COUNTY, TEXAS.

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

DATE 08/16/18

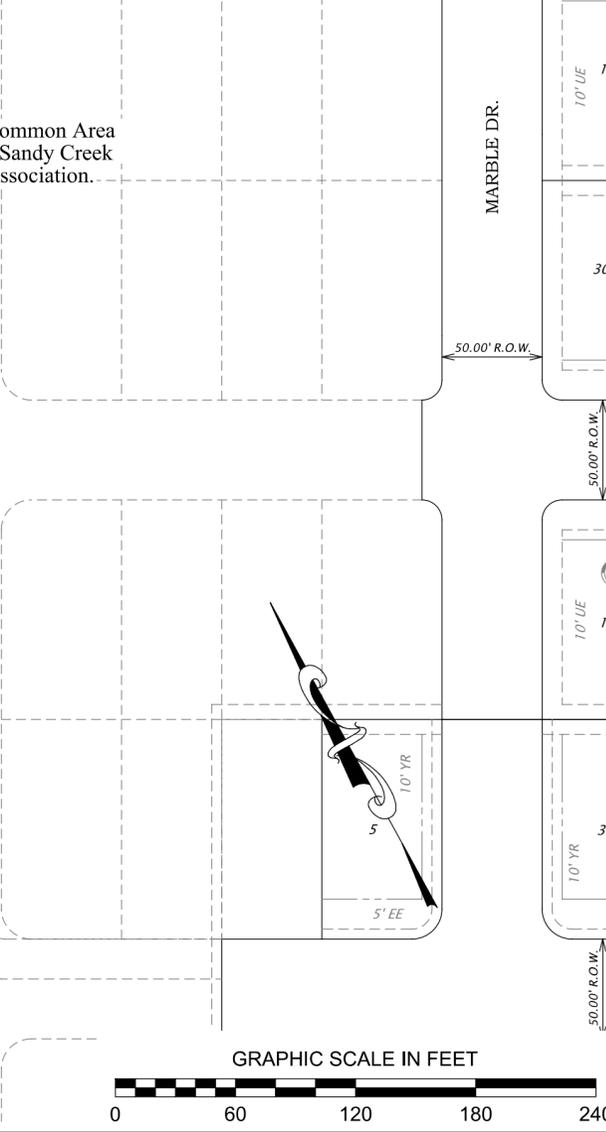
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CURVE DATA

CURVE	RADIUS	TANGENT	DELTA	ARC LENGTH	CHORD BEARING AND LENGTH
C1	60.00'	37.06'	63°24'38"	66.40'	S 03°04'19" E 63.07'
C2	18.00'	18.00'	90°00'00"	28.27'	N 73°38'00" E 25.46'
C3	18.00'	18.00'	90°00'00"	28.27'	N 16°22'00" W 25.46'



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REPLAT

Sandy Creek Townhomes

Block 1, Lots 1-6, Block 2, Lots 1-3, Block 3, Lots 1-4, Block 4, Lots 1-18, Block 5, Lots 1-20, Block 6, Lots 1-4, Block 7, Lots 1-3, Block 8, Lots 1-9 & Block 9, Lot A

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