

© 2015 - NAISMITH ENGINEERING, INC. - Z:\9351 - SANDY CREEK UNIT 203 - LAND DEVELOPMENT\202 - PLATTING\02 - FINAL\01 - DWG\0351-U2-FINAL PLAT.DWG

PLAT OF  
**SANDY CREEK UNIT 2**  
A TRACT OF LAND OUT OF LOT 5, SECTION 27, FLOUR BLUFF & ENCINAL FARM & GARDEN TRACTS,  
CONTAINING 9.64 ACRES OF LAND

STATE OF TEXAS  
COUNTY OF NUECES

I, DAN CABALLERO, PRESIDENT OF PALM LAND INVESTMENTS INC., DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LANDS EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING MAP; THE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF PUBLIC UTILITIES. ALL STREETS, ALLEY AND RIGHTS-OF-WAYS ARE HEREBY DEDICATED, IN FEE SIMPLE, TO THE CITY OF CORPUS CHRISTI FOR MUNICIPAL PURPOSES.

THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_  
DAN CABALLERO, PRESIDENT

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY DAN CABALLERO PROVEN TO ME TO BE THE PERSON WHOSE SIGNATURE IS MADE ON THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public



LOCATION MAP  
NOT TO SCALE

STATE OF TEXAS  
COUNTY OF NUECES

I, STACEY KING MORA, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY MAP WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY MADE UNDER MY DIRECTION AND SUPERVISION, AND REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY, AND THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT STANDARDS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

\_\_\_\_\_  
STACEY KING MORA  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6166

NAISMITH ENGINEERING, INC.

Date: \_\_\_\_\_

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 PATTUMUTHU, P.E., LEED AP  
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS  
COUNTY OF NUECES

THIS FINAL PLAT DESCRIBED PROPERTY WAS APPROVED ON BEHALF OF CITY OF CORPUS CHRISTI, TEXAS BY THE PLANNING COMMISSION ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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

\_\_\_\_\_  
DANIEL M. GRIMSBO, P.E. A.I.C.P.  
SECRETARY

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 \_\_\_\_\_, 20\_\_\_\_, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE \_\_\_\_ DAY OF \_\_\_\_\_, 2015. AT \_\_\_\_ O'CLOCK \_\_\_\_ M., AND DULY RECORDED THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_ O'CLOCK \_\_\_\_ M., IN THE MAP RECORDS OF SAID COUNTY IN VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_, INSTRUMENT NUMBER \_\_\_\_\_.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT IN AND FOR SAID COUNTY AT OFFICE IN CORPUS CHRISTI, NUECES COUNTY, TEXAS, THE DAY AND YEAR LAST WRITTEN.

BY: \_\_\_\_\_  
DEPUTY  
KARA SANDS, COUNTY CLERK  
NUECES COUNTY, TEXAS

ENGINEER/SURVEYOR Thomas Tiffin, P.E. PHONE: 361-814-9900 FAX: 361-814-4401		ENGINEER/SURVEYOR EMAIL: T.TIFFIN@NAISMITH-ENGINEERING.COM		ENGINEER/SURVEYOR LICENSE NO. BY STATE: TBT		ENGINEER/SURVEYOR LICENSE TYPE: SKM		ENGINEER/SURVEYOR LICENSE EXPIRATION DATE: 09/2015	
PROJECT ID 9351		DRAWING NAME DRAWING DATE		PROJECT ID 9351		DRAWING NAME DRAWING DATE		PROJECT ID 9351	
<b>NaismithEngineering, Inc.</b> ARCHITECTURE ■ ENGINEERING ■ ENVIRONMENTAL ■ SURVEYING 4501 GOLLICHER ROAD CORPUS CHRISTI, TX 78411 PH: (361) 814-9900 TBAE BR-72 ■ TBPE F-355 ■ TBPG F-50017 ■ TBPLS F-100395-00 ■ NAISMITH-ENGINEERING.COM AUSTIN, TX 78701 BROWNSVILLE, TX 77823 VICTORIA, TX 77901 PH: (800) 677-2831 NAISMITH-ENGINEERING.COM									
<b>PLAT OF SANDY CREEK UNIT 2</b> A TRACT OF LAND OUT OF LOT 5, SECTION 27, FLOUR BLUFF & ENCINAL FARM & GARDEN TRACTS, CONTAINING 9.64 ACRES OF LAND									
SHEET 1 OF 2									

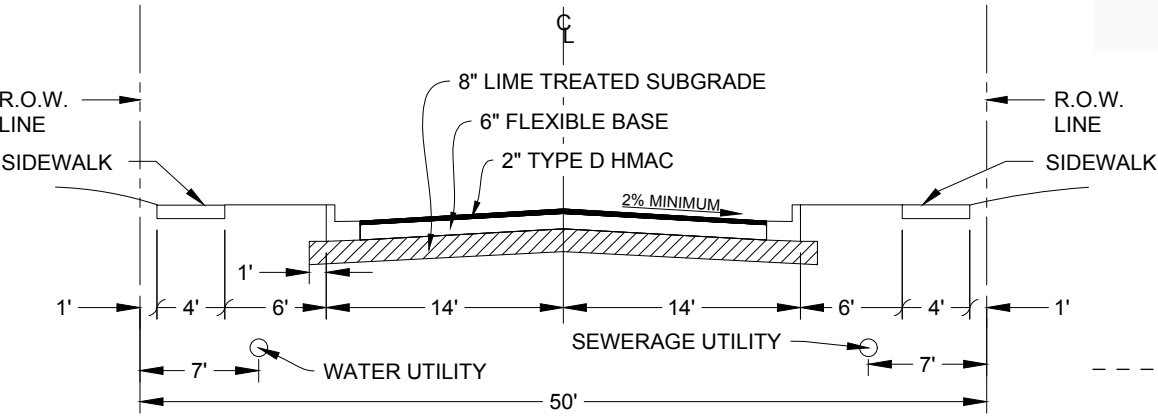


GENERAL NOTES

- TOTAL PLATTED AREA CONTAINS 9.64 ACRES OF LAND, INCLUDING STREET DEDICATION.
- ALL BEARINGS ARE GRID BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM FOR THE LAMBERT SOUTH ZONE (NAD 1983) AND ALL DISTANCES ARE SURFACE DISTANCES.
- A 5/8" DIAMETER BY 24" LONG IRON ROD WITH RED PLASTIC CAP STAMPED "NAISMITH ENG. C.C., TX." WILL BE SET AT ALL PLAT CORNERS, BLOCK CORNERS, LOT CORNERS, POINTS OF CURVATURE, AND POINTS OF TANGENCY, UNLESS OTHERWISE NOTED.
- ZONING:
  - THE CURRENT ZONING OF THE AREA INDICATED BY THIS PLAT IS RS-6.
  - THE YARD REQUIREMENT AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- FINISHED FLOOR ELEVATIONS WILL BE A MINIMUM OF 18 INCHES ABOVE THE CENTERLINE OF THE HIGHEST ADJACENT ROADWAY AS OVERFLOW PROTECTION.
- RECEIVING WATERS:
  - THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS". TCEQ ALSO CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
- FEMA INFORMATION:
  - PLOTTING THE PROPERTY BY SCALE ON FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NO. 485464 0315D, MAP REVISED AUGUST 30, 1989, INDICATES THE PROPERTY IS LOCATED IN FLOOD ZONE C, DEFINED AS AREA OF MINIMAL FLOODING.

NOTE: THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON PART OF THE ENGINEER OR SURVEYOR.
- THE FOLLOWING LOTS ARE "PRIVATE NON-BUILDABLE; DRAINAGE EASEMENTS" AND WILL BE MAINTAINED BY A SANDY CREEK HOME OWNERS ASSOCIATION:
  - BLOCK 3, LOT 30
  - BLOCK 3, LOT 45
  - BLOCK 10, LOT 24
- THE SANDY CREEK HOME OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE PRIVATE IMPROVEMENTS WITHIN THE PRIVATE DRAINAGE EASEMENTS AND SHALL AGREE TO INDEMNIFY, AGENCY FROM ALL CLAIMS, DAMAGES, AND LOSSES ARISING OUT OF CONSTRUCTION, RECONSTRUCTION, MAINTENANCE AND OPERATION OF THE PRIVATE IMPROVEMENTS.

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	15.71	10.00	90.00	N73° 36' 24"E	14.14
C2	15.71	10.00	90.00	S16° 23' 36"E	14.14
C3	27.85	60.00	26.60	S15° 18' 27"W	27.60
C4	42.11	60.00	40.21	S18° 05' 51"E	41.25
C5	24.28	60.00	23.19	S49° 47' 55"E	24.12
C6	28.87	60.00	27.57	S75° 10' 35"E	28.59
C7	37.65	60.00	35.95	N73° 03' 57"E	37.03
C8	27.73	60.00	26.48	N41° 50' 56"E	27.49
C9	15.71	10.00	90.00	S73° 36' 24"W	14.14
C10	15.71	10.00	90.00	S16° 23' 36"E	14.14
C11	15.71	10.00	90.00	S73° 36' 24"W	14.14
C12	15.71	10.00	90.00	N16° 23' 36"W	14.14

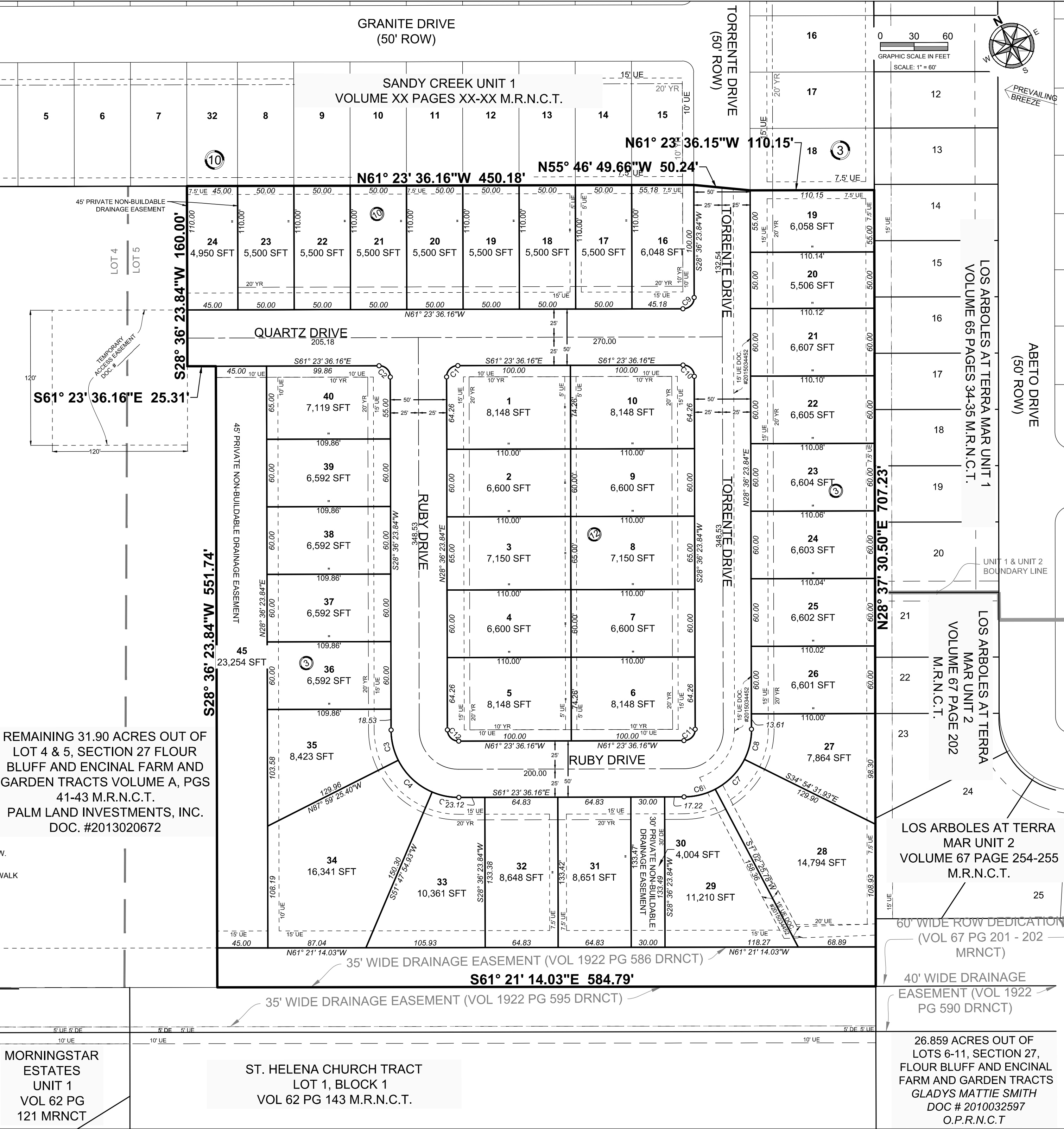


TYPICAL LOCAL STREET (L-1A)

SCALE: N.T.S.

LEGEND

- IRON ROD FOUND
- BLOCK SYMBOL
- PROPERTY LINE
- UTILITY EASEMENT - U.E.
- YARD REQUIREMENT - Y.R.
- DRAINAGE EASEMENT - D.E.
- ROAD CENTERLINE - CL
- ACCESS EASEMENT - A.E.
- M.R. MAP RECORDS



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tiffin@naismith-engineering.com  
CHECKED BY  
STANLEY TIEFFIN  
PROJECT NO  
9351  
SURVEY DATE  
09/2015  
DRAWING DATE  
09/2015

PLAT OF SANDY CREEK UNIT 2

A TRACT OF LAND OUT OF LOT 5, SECTION 27,  
FLOUR BLUFF & ENCINAL FARM & GARDEN TRACTS, CONTAINING 9.64 ACRES OF LAND