



- NOTES:
- TOTAL PLATTED AREA CONTAINS 4.3480 ACRES OF LAND INCLUDING STREET DEDICATION.
 - THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE CORPUS CHRISTI INNER HARBOR. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE CORPUS CHRISTI INNER HARBOR AS "INTERMEDIATE".
 - YARD REQUIREMENT (Y.R.) AS DEPICTED ARE A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
 - BEARINGS BASIS IS THE TEXAS COORDINATE SYSTEM, NAD83, SOUTH ZONE 4205.
 - THE SUBJECT PROPERTY IS SITUATED WITHIN FLOOD ZONE "C". KNOWN AS AN AREA OF MINIMAL FLOODING. AS INDICATED ON FEMA FIRM COMMUNITY PANEL NUMBER: 485464 0130 C, EFFECTIVE DATE: JULY 18, 1985, FOR CITY OF CORPUS CHRISTI, TEXAS, NUECES COUNTY.
 - *SURVEYOR DOES NOT GUARANTEE OR WARRANT THE ACCURACY OR CORRECTNESS OF FEMA FIRM MAPS.
 - NO PRIVATE DRIVEWAY ACCESS ONTO LOT 1, BLOCK 3; LOT 17, BLOCK 5; LOT 4, BLOCK 7 AND LOT 23, BLOCK 4 ALONG WOOD CREEK DRIVE. LOT 8, BLOCK 7 AND LOT 11, BLOCK 3, ALONG STONEWALL DRIVE.

CURVE TABLE						
CURVE	LENGTH	RADIUS	Delta	Tangent	Chord Dir	Chord
C18	23.56	15.00	90°00'00"	15.00	N35°57'00"W	21.21
C19	23.56	15.00	90°00'00"	15.00	S54°03'00"W	21.21
C21	23.56	15.00	90°00'00"	15.00	S35°57'00"E	21.21
C22	23.56	15.00	90°00'00"	15.00	N54°03'00"E	21.21
C24	23.56	15.00	90°00'00"	15.00	S54°03'00"W	21.21
C25	23.56	15.00	90°00'00"	15.00	N35°57'00"W	21.21
C26	23.56	15.00	90°00'00"	15.00	S54°03'00"W	21.21
C28	23.56	15.00	90°00'00"	15.00	N54°03'00"E	21.21
C29	23.56	15.00	90°00'00"	15.00	S35°57'00"E	21.21
C30	23.56	15.00	90°00'00"	15.00	N54°03'00"E	21.21
C34	23.56	15.00	90°00'00"	15.00	N35°57'00"W	21.21
C35	23.56	15.00	90°00'00"	15.00	S54°03'00"W	21.21
C36	10.04	15.00	38°20'34"	5.22	N61°46'43"W	9.85
C37	104.73	36.00	166°41'08"	308.44	N54°03'00"E	71.51
C38	10.04	15.00	38°20'34"	5.22	S10°07'17"E	9.85
C45	23.56	15.00	90°00'00"	15.00	S35°57'00"E	21.21
C46	23.56	15.00	90°00'00"	15.00	N54°03'00"E	21.21
C47	2.75	15.00	10°31'11"	1.38	N75°41'25"W	2.75
C48	7.28	15.00	27°49'23"	3.72	N56°31'08"W	7.21
C50	41.52	36.00	66°05'10"	23.42	N30°07'31"E	39.26
C51	16.57	36.00	26°22'30"	8.44	N16°06'19"W	16.43
C52	10.04	15.00	38°20'34"	5.22	S10°07'17"E	9.85

STATE OF TEXAS
COUNTY OF NUECES

I, XAVIER D. SANDOVAL, A REGISTERED PROFESSIONAL LAND SURVEYOR, HAVE PREPARED THE FOREGOING MAP FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. I HAVE BEEN ENGAGED UNDER CONTACT TO SET ALL LOT AND BLOCK CORNERS AS SHOWN HEREIN AND TO COMPLETE SUCH OPERATIONS WITH DUE AND REASONABLE DILIGENCE CONSISTENT WITH SOUND PROFESSIONAL PRACTICE.
THIS THE ___ DAY OF ____, 2016.

XAVIER SANDOVAL
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5886

**4.3436 ACRES OUT OF MCKINZIE PARTITION TRACT
1-B RECORDED IN DOC. NO. 2007014711 AND TRACT
1-C DOC. NO. 2007014515, OFFICIAL PUBLIC
RECORDS, NUECES COUNTY, TEXAS**

STATE OF TEXAS
COUNTY OF NUECES

ELBAS LAND DEVELOPMENT, LLC., HEREBY CERTIFIES THAT IT IS THE OWNER OF THE LANDS EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING PLAT; THAT IT HAS HAD SAID LANDS SURVEYED AND SUBDIVIDED AS SHOWN; THAT EASEMENTS AS SHOWN ARE DEDICATED TO THE PUBLIC USE FOR THE INSTALLATION, OPERATION AND USE OF PUBLIC UTILITIES; THAT THE WATER AND SEWER UTILITIES ARE INSTALLED AND DEDICATED IN ACCORDANCE WITH THE RESOLUTION ESTABLISHING CRITERIA FOR THE DEDICATION OF LINES AND CONVEYANCE OF EASEMENTS FROM THE DEVELOPERS OF REAL PROPERTY WITHIN THE GEOGRAPHIC BOUNDARIES; AND THAT THIS MAP WAS MADE FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

THIS THE ___ DAY OF ____, 2016.

DAMON PERRIN, AUTHORIZED MEMBER ELBAS LAND DEVELOPMENT, LLC.

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEAR THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS THE ACT AND DEED OF SAID LANDS FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS THE ___ DAY OF ____, 2016

NOTARY PUBLIC

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 ____, 2016, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE ___ DAY OF ____, 2016 AT ___ O'CLOCK ___ M., AND DULY RECORDED THE ___ DAY OF ____, 2016 AT ___ O'CLOCK ___ M., IN SAID COUNTY IN VOLUME ___ PAGE ___ MAP RECORDS OF NUECES COUNTY, TEXAS WITNESS MY HAND AND SEAL OF THE COUNTY COURT, IN AND FOR SAID COUNTY AT MY OFFICE, IN CORPUS CHRISTI, TEXAS, THE DAY AND YEAR LAST WRITTEN.

NO. _____
FILED FOR RECORD _____.

BY: DEPUTY KARA SANDS, CLERK
NUECES COUNTY, TEXAS

AT ___ O'CLOCK ___ M., ____, 2016.

STATE OF TEXAS
COUNTY OF NUECES

WE, FIRST STATE BANK OF ODEM, HEREBY CERTIFY THAT WE ARE THE HOLDERS OF A LIEN AGAINST THE LANDS EMBRACED WITHIN THE BOUNDS OF ____, NUECES COUNTY, TEXAS, AND THAT WE APPROVE THE SUBDIVISION AND DEDICATIONS OF SAME FOR THE PURPOSE THEREIN EXPRESSED. THIS THE ___ DAY OF ____, _____.

C.R. (BOBBY) MILLER, JR., President/CEO

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEAR THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS THE ACT AND DEED OF SAID LANDS FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS THE ___ DAY OF ____, 2016

NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF NUECES

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY APPROVED BY PLANNING COMMISSION OF THE CITY OF CORPUS CHRISTI, TEXAS.

THIS THE ___ DAY OF ____, 20____.

DANIEL M. MCGINN, P.E., A.I.C.P., INTERIM SECRETARY

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 BY THE CITY ENGINEER FOR THE CITY OF CORPUS CHRISTI, TEXAS.

THIS THE ___ DAY OF ____, 2016.

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

XDS
SURVEYING & MAPPING

XDS LAND SURVEYING, LLC.
308 SAN RAFAEL DRIVE
PORTLAND, TX 78874
PHONE: 210.718.7189
FIRM REGISTRATION
NO. 10194170

FINAL PLAT

MAPLE HILLS UNIT 7 PHASE ONE

ELBAS LAND DEVELOPMENT LLC

NO.	DATE	REVISION				
1						
2						
3						
4						
5						

DATE	06/22/2016	JOB NUMBER	155	FILE NAME	FINAL12612	ENGINEER	F-8138	REVISION NUMBER	0	SCALE	1"=60'
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SHEET NUMBER

001

OF 001