

GENERAL NOTES	CERTIFICATE OF OWNERSHIP AND DEDICATION	PLANNING COMMISSION CERTIFICATE OF APPROVAL	SURVEYOR'S CERTIFICATE	URBANENGINEERING 2004 N. Commerce Victoria, Texas 77901 TREF# F-160 Tel (361) 578-9836 Fax (361) 576-9836 www.urbanvictoria.com		
1. OWNER/DEVELOPER: DAN CABALLERO, PRESIDENT PALM LAND INVESTMENTS, INC. 5949 LA COSTA DRIVE CORPUS CHRISTI, TEXAS 78414 (361) 994-2860 2. ENGINEER: URBAN ENGINEERING (VICTORIA) TREF# F-160 2004 N. COMMERCE ST. VICTORIA, TEXAS 77901 (361) 578-9836 3. SURVEYOR: URBAN SURVEYING, INC. FIRM NO. 10021100 2004 N. COMMERCE ST. VICTORIA, TEXAS 77901 (361) 578-9837 4. 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 5. 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" 6. THE PROPERTY IS ZONED "RS-TH" TOWNHOUSE DISTRICT AND MEETS THE DEVELOPMENT STANDARDS IN SQUARE FOOT AREAS AND YARD REQUIREMENTS. 7. 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) 8. 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. 9. THE MAINTENANCE OF BLOCK 1, LOT A IS THE RESPONSIBILITY OF THE PROPERTY OWNERS THROUGH THE HOME OWNER'S ASSOCIATION. 10. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE (UDC) AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE. 11. 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. 12. ANY FUTURE DWELLING UNITS WILL BE SUBJECT TO THE OPEN SPACE REGULATIONS.	THE STATE OF <u>TEXAS</u> COUNTY OF <u>NUECES</u> THIS IS TO CERTIFY THAT I(WE), <u>PALM LAND INVESTMENTS, INC.</u> AM(ARE) THE LEGAL OWNER(S) OF THE LAND SHOWN ON THIS PLAT, BEING THE TRACT OF LAND DESIGNATED HEREIN AS <u>SANDY CREEK TOWNHOMES</u> 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 <u>TEXAS</u> COUNTY OF <u>NUECES</u> BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED <u>DAN CABALLERO</u>, 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	STATE OF <u>TEXAS</u> COUNTY OF <u>NUECES</u> 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 ____ DAY OF _____, ____. _____ PHILIP J. RAMIREZ, A.I.A., LEED AP. CHAIRMAN _____ JULIO DIMAS, CFM INTERIM SECRETARY	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, 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		COUNTY CLERK CERTIFICATE STATE OF <u>TEXAS</u> COUNTY OF <u>NUECES</u> 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	DEPARTMENT OF DEVELOPMENT SERVICES CERTIFICATE OF APPROVAL STATE OF <u>TEXAS</u> COUNTY OF <u>NUECES</u> 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 ____ DAY OF _____, ____. _____ RATNA POTTUMUTHU, P.E., LEED AP DEVELOPMENT SERVICES ENGINEER
	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. DATE12/08/16 JOB NUMBERE21462.02 PAGE 1 OF 2						

