

GENERAL NOTES	CERTIFICATE OF OWNERSHIP AND DEDICATION	PLANNING COMMISSION CERTIFICATE OF APPROVAL	SURVEYOR'S CERTIFICATE	<div>URBANENGINEERING</div> <div><div><div></div><div></div><div></div></div><div><div>2004 N. Commerce Victoria, Texas 77901 TREF# F-160</div><div>Tel (361) 578-9836 Fax (361) 576-9836 www.urbanvictoria.com</div></div></div>
<div>1. OWNER/DEVELOPER: HOGAN DEVELOPMENT CO., L.P. 400 MANN ST., SUITE 1000 CORPUS CHRISTI, TX 78401 (361) 883-1550</div> <div>2. ENGINEER: URBAN ENGINEERING (VICTORIA) 2004 N. COMMERCE ST. VICTORIA, TEXAS 77901 (361) 578-9836</div> <div>3. SURVEYOR: URBAN SURVEYING, INC. 2004 N. COMMERCE ST. VICTORIA, TEXAS 77901 (361) 578-9837</div> <div>4. STATISTICAL DATA : A) GROSS AREA - 3.027 ACRES B) RESIDENTIAL LOTS - 11 LOTS C) COMMON LOTS - 1 LOT D) R.O.W. DEDICATION - 0.0253 ACRES E) NET AREA - 3.002 ACRES</div> <div>5. FSR - FOUND 5/8" DIAMETER STEEL ROD SSR - SET 5/8" DIAMETER STEEL ROD WITH YELLOW PLASTIC CAP MARKED "URBAN SURVEYING, INC"</div> <div>6. THE PROPERTY IS ZONED "RS-4.5" FAMILY 4.5 DISTRICT AND MEETS THE DEVELOPMENT STANDARDS IN SQUARE FOOT AREAS AND YARD REQUIREMENTS.</div> <div>7. BEARINGS ARE BASED ON THE RECORDED PLAT OF LOS VIENTOS AT TERRA MAR UNIT 1, A MAP OF WHICH IS RECORDED IN VOLUME 64, PAGES 185-186, MAP RECORDS OF NUECES COUNTY, TEXAS.</div> <div>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.</div> <div>9. THE MAINTENANCE OF NON-BUILDABLE LOT 1, BLOCK 4 IS THE RESPONSIBILITY OF THE PROPERTY OWNERS THROUGH THE HOME OWNER'S ASSOCIATION.</div> <div>10. THE FINISHED FLOOR ELEVATIONS OF THE RESIDENCES MUST BE A MINIMUM OF 18 INCHES ABOVE THE CENTERLINE OF THE ADJACENT ROADWAY.</div> <div>11. THE LOT OR ACREAGE FEE, WHICHEVER IS GREATER, SHALL BE PAID PRIOR TO ANY UNIT OF A SUBDIVISION, SINGLE-LOT OR TRACT IS COMPLETED AND THE FINAL PLAT RECORDED.</div> <div>12. 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 B.</div> <div>ZONE B HAS BEEN DEFINED AS AREAS BETWEEN THE 100 YEAR FLOOD & 500 YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100 YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN ONE FOOT OR WHERE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.</div> <div>13. THE YARD REQUIREMENT, AS DEPICTED IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE (UDC) AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.</div> <div>14. ALL ELECTRICAL EASEMENTS (EE AS INDICATED ON PLAT), ARE AEP ELECTRICAL EASEMENTS AND ONLY FOR ELECTRICAL UTILITIES.</div> <div>15. PRIVATE DRIVEWAY ACCESS PROHIBITED ONTO WOOLDRIDGE ROAD FROM LOT 2, BLOCK 4.</div> <div>16. THE AVERAGE DRIVEWAY SPACING ALONG NORTH OSO PARKWAY IS 150 FEET. SHARED DRIVEWAYS MAY BE REQUIRED.</div>	<div>THE STATE OF <u>TEXAS</u> COUNTY OF <u>NUECES</u></div> <div>THIS IS TO CERTIFY THAT I(WE), <u>HOGAN DEVELOPMENT CO., L.P.</u>, AM(ARE) THE LEGAL OWNER(S) OF THE LAND SHOWN ON THIS PLAT, BEING THE TRACT OF LAND DESIGNATED HEREIN AS <u>SAN CRISTOBAL ESTATES AT TERRA MAR - UNIT 3</u> IN THE CITY OF CORPUS CHRISTI, TEXAS.</div> <div>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.</div> <div>HOGAN DEVELOPMENT COMPANY, L.P. BY: SEABREEZE, LTD. CO. ITS GENERAL PARTNER</div> <div>NANCY G. SUMMERS, MANAGER</div> <div>THE STATE OF <u>TEXAS</u> COUNTY OF <u>NUECES</u></div> <div>BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED <u>NANCY G. SUMMERS</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.</div> <div>GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, ____.</div> <div>NOTARY PUBLIC, STATE OF TEXAS</div>	<div>THE STATE OF <u>TEXAS</u> COUNTY OF <u>NUECES</u></div> <div>THE FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED ON BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS BY THE PLANNING COMMISSION.</div> <div>THIS THE ____ DAY OF _____, ____.</div> <div>PHILIP J. RAMIREZ, A.I.A., LEED AP. CHAIRMAN</div> <div>JULIO DIMAS, CFM INTERIM SECRETARY</div> <div>COUNTY CLERK CERTIFICATE</div> <div>THE STATE OF <u>TEXAS</u> COUNTY OF <u>NUECES</u></div> <div>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.</div> <div>NO. _____</div> <div>FILED FOR RECORD AT ____ O'CLOCK ____ M., _____, ____.</div> <div>KARA SANDS, COUNTY CLERK NUECES COUNTY, TEXAS</div> <div>BY: DEPUTY</div>	<div>KNOW ALL MEN BY THESE PRESENTS:</div> <div>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.</div> <div>TERRY T. RUDDICK, R.P.L.S. REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 4943</div> <div>URBAN SURVEYING, INC. FIRM NO. 10021100 2004 N. COMMERCE ST. VICTORIA, TX 77901 (361) 578-9836</div> <div>DEPARTMENT OF DEVELOPMENT SERVICES CERTIFICATE OF APPROVAL</div> <div>THE STATE OF <u>TEXAS</u> COUNTY OF <u>NUECES</u></div> <div>THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY IS APPROVED BY THE DEPARTMENT OF DEVELOPMENT SERVICES OF THE CITY OF CORPUS CHRISTI, TEXAS.</div> <div>THIS THE ____ DAY OF _____, ____.</div> <div>RATNA POTTUMUTHU, P.E., LEED AP DEVELOPMENT SERVICES ENGINEER</div>	
<div>FINAL PLAT</div> <div>SAN CRISTOBAL ESTATES AT TERRA MAR - UNIT 3</div> <div>BEING 3.027 ACRES OF LAND SITUATED IN LOT 17, SECTION 32 FLOUR BLUFF AND ENGINAL FARM AND GARDEN TRACTS VOL. A, PG. 41-43, MAP RECORDS OF NUECES COUNTY, TEXAS.</div> <div>THIS PLAT IS CONTAINED WITHIN THE CITY OF CORPUS CHRISTI CORPORATE LIMITS.</div> <div>DATE11/29/16</div> <div>JOB NUMBERE17414.01</div> <div>PAGE 1 OF 2</div>				

