

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
October 04, 2017**

Project: 17PL1093

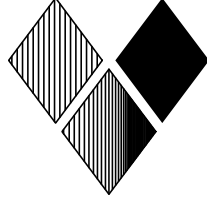
SANDY CREEK UNIT 4 (FINAL – 9.732 ACRES)

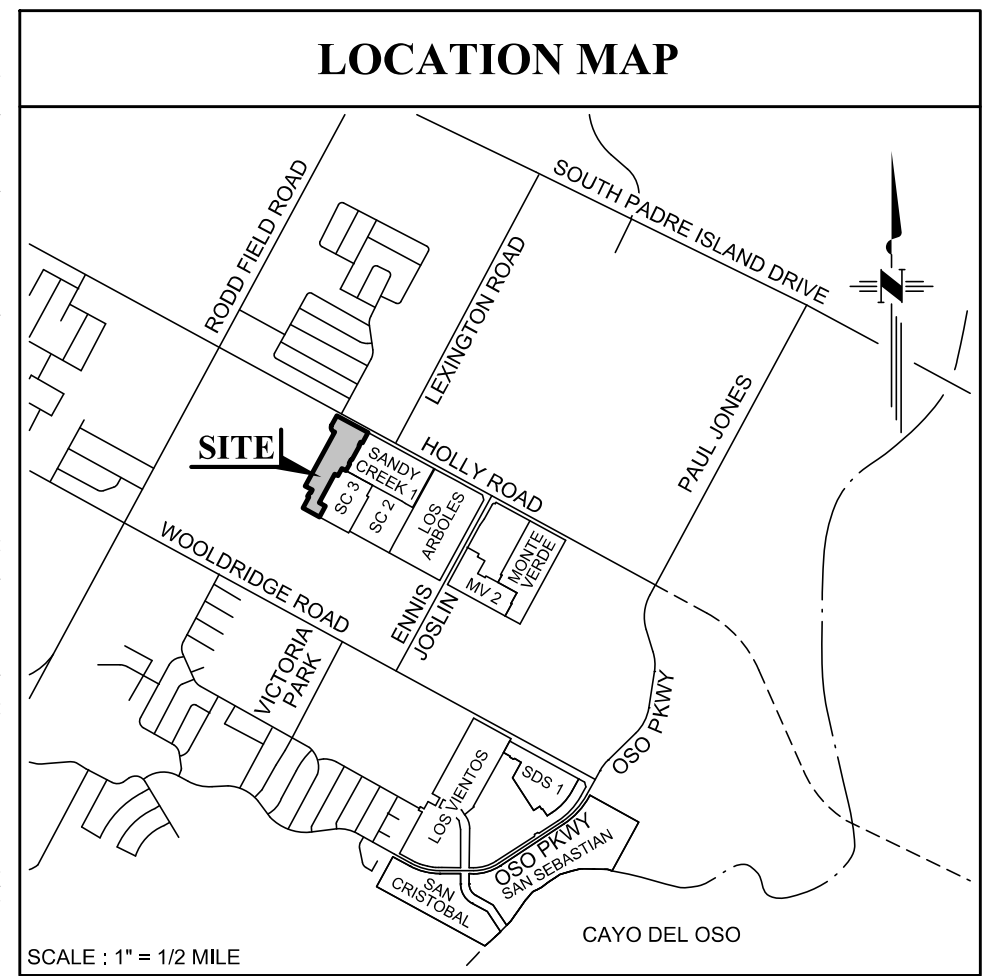
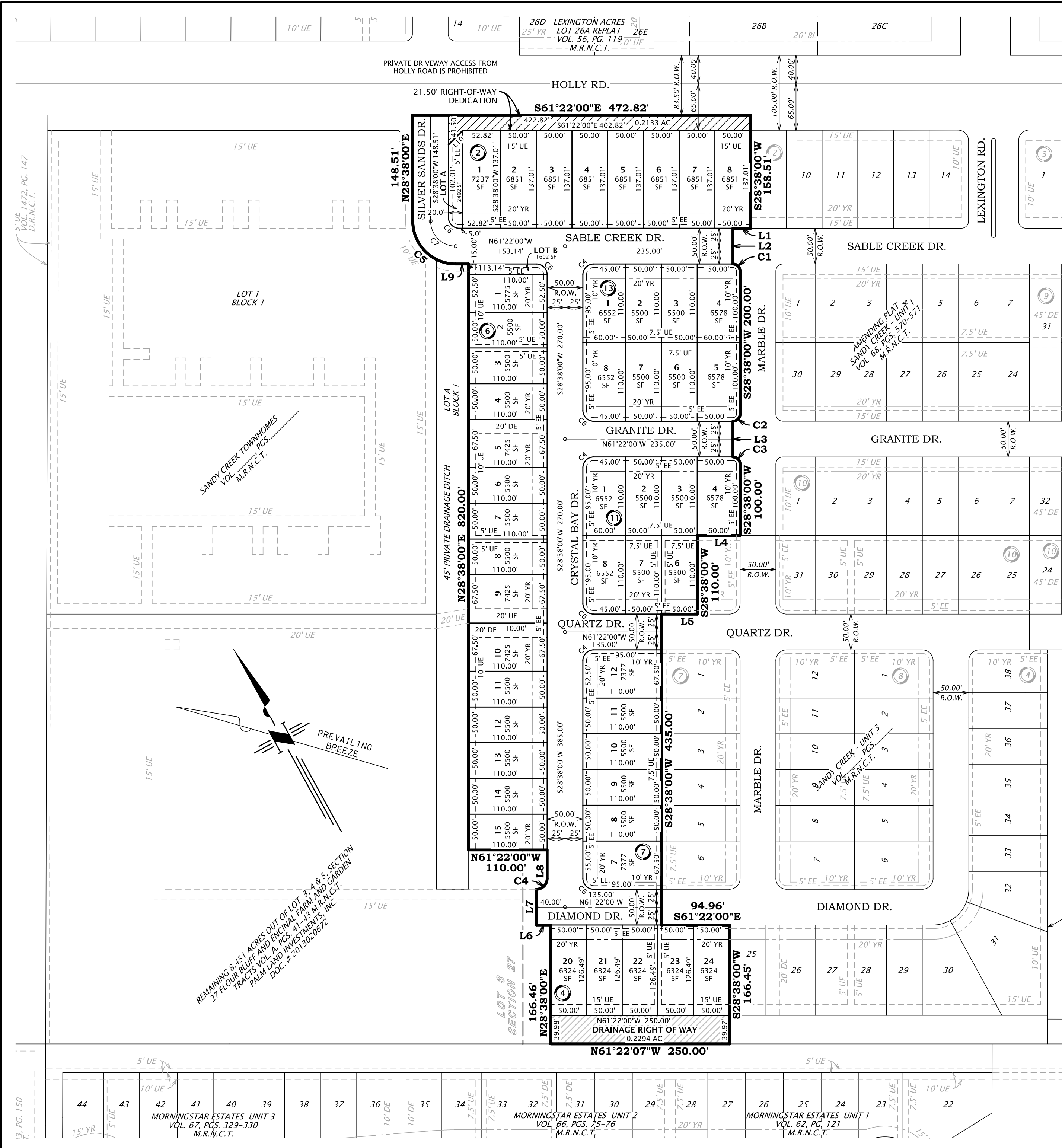
Located south of Holly Road and east of Rodd Field Road.

Applicant: Palm Land Investments, Inc.

Engineer: Urban Engineering-Victoria

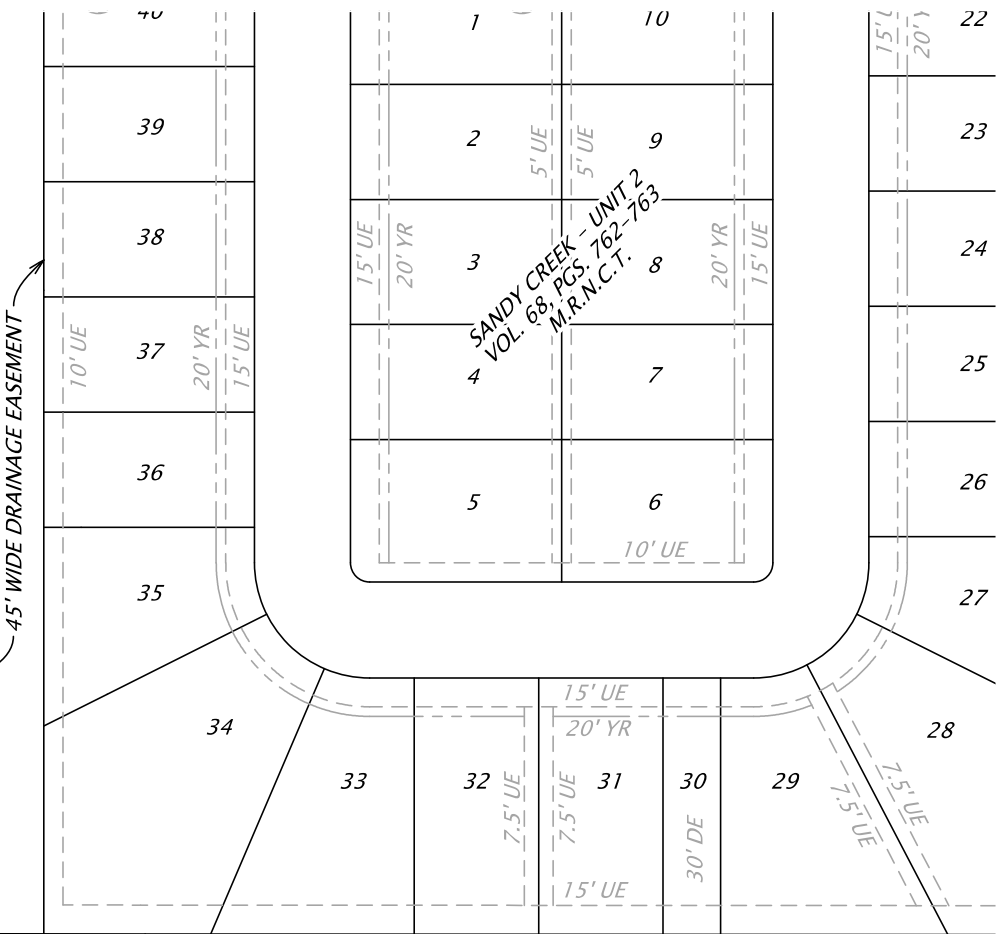
The applicant proposes to plat the property in order to construct 49 lots for single-family residential development. The submitted plat satisfies the requirements of the Unified Development Code and State Law and the Technical Review Committee recommends approval.

GENERAL NOTES	CERTIFICATE OF OWNERSHIP AND DEDICATION	PLANNING COMMISSION CERTIFICATE OF APPROVAL	SURVEYOR'S CERTIFICATE	<div><div>URBAN ENGINEERING</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>
<p>1. ENGINEER: URBAN ENGINEERING (VICTORIA) 2004 N. COMMERCE ST. VICTORIA, TEXAS 77901 (361) 578-9836</p> <p>2. SURVEYOR: URBAN SURVEYING, INC. 2004 N. COMMERCE ST. VICTORIA, TEXAS 77901 (361) 578-9837</p> <p>3. STATISTICAL DATA: GROSS AREA - 9.732 ACRES RESIDENTIAL LOTS (RS-4.5) - 49 LOTS</p> <p>4. THE TOTAL PLATTED AREA CONTAINS 9.732 ACRES OF LAND INCLUDING STREET DEDICATION & DRAINAGE RIGHT-OF-WAY DEDICATION.</p> <p>5. ALL CORNERS ARE MARKED WITH A SET 5/8" DIAMETER STEEL ROD WITH YELLOW PLASTIC CAP MARKED "URBAN SURVEYING, INC" UNLESS OTHERWISE NOTED.</p> <p>FSR - FOUND 5/8" DIAMETER STEEL ROD SSR - SET 5/8" DIAMETER STEEL ROD WITH YELLOW PLASTIC CAP MARKED "URBAN SURVEYING, INC"</p> <p>6. 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)</p> <p>7. 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.</p> <p>8. THE FINISHED FLOOR ELEVATIONS OF THE RESIDENCES MUST BE A MINIMUM OF 22 INCHES ABOVE THE CENTERLINE OF THE ADJACENT ROADWAY.</p> <p>9. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE (UDC) AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.</p> <p>10. 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.</p> <p>ZONE C HAS BEEN DEFINED AS AREAS OF MINIMAL FLOODING.</p> <p>11. ALL ELECTRICAL EASEMENTS (EE AS INDICATED ON PLAT), ARE AEP ELECTRICAL EASEMENTS AND ONLY FOR ELECTRICAL UTILITIES.</p> <p>12. LOT A, BLOCK 2 & LOT B, BLOCK 6 ARE NONBUILDABLE LOTS. THE RESPONSIBILITY FOR MAINTENANCE SHALL BE THE PROPERTY OWNERS THROUGH THE HOME OWNER'S ASSOCIATION.</p> <p>13. PRIVATE DRIVEWAY ACCESS FROM HOLLY ROAD IS PROHIBITED.</p>	<p>THE STATE OF <u>TEXAS</u> COUNTY OF <u>NUECES</u></p> <p>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 - UNIT 4</u> IN THE CITY OF CORPUS CHRISTI, TEXAS.</p> <p>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.</p> <p>_____ DAN CABALLERO, PRESIDENT</p> <p>STATE OF <u>TEXAS</u> COUNTY OF <u>NUECES</u></p> <p>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.</p> <p>GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, ____.</p> <p>_____ NOTARY PUBLIC, STATE OF TEXAS</p>	<p>THE STATE OF <u>TEXAS</u> COUNTY OF <u>NUECES</u></p> <p>THE FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED ON BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS BY THE PLANNING COMMISSION.</p> <p>THIS THE ____ DAY OF _____, ____.</p> <p>_____ ERIC VILLARREAL, P.E. CHAIRMAN</p> <p>_____ WILLIAM J. GREEN, P.E. INTERIM SECRETARY</p>	<p>KNOW ALL MEN BY THESE PRESENTS:</p> <p>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.</p> <p>REVIEW COPY</p> <p>TERRY T. RUDDICK, R.P.L.S. REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 4943</p> <p>URBAN SURVEYING, INC. FIRM NO. 10021100 2004 N. COMMERCE ST. VICTORIA, TX 77901 (361) 578-9836</p>	
			<p>COUNTY CLERK CERTIFICATE</p> <p>THE STATE OF <u>TEXAS</u> COUNTY OF <u>NUECES</u></p> <p>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.</p> <p>NO. _____</p> <p>FILED FOR RECORD AT ____ O'CLOCK ____ M., _____, ____.</p> <p>_____ KARA SANDS, COUNTY CLERK NUECES COUNTY, TEXAS</p> <p>BY: DEPUTY</p>	
<div><div>FINAL PLAT</div><div>Sandy Creek - Unit 4</div><div>BLOCK 2, LOTS 1 - 8, BLOCK 4, LOTS 20 - 24, BLOCK 6, LOTS 1 - 15, BLOCK 7, LOTS 7 - 12, BLOCK 11, LOTS 1 - 4 & 6 - 8, & BLOCK 13, LOTS 1 - 8 BEING A 9.732 ACRE TRACT OF LAND OUT OF LOTS 3, 4 & 5, SECTION 27, FLOUR BLUFF & ENCINAL FARM & 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.</div></div>				
THIS PLAT IS CONTAINED WITHIN THE CITY OF CORPUS CHRISTI CORPORATE LIMITS.				
DATE		09/08/17		
JOB NUMBER		E21462.04		
PAGE 1 OF 2				



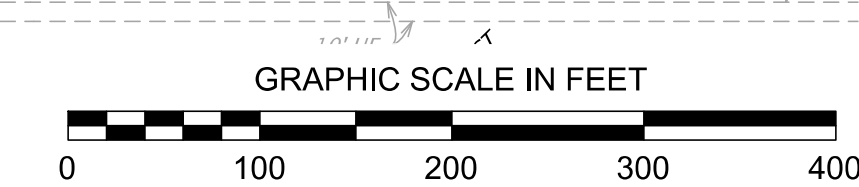
CURVE DATA					
CURVE	RADIUS	TANGENT	DELTA	ARC LENGTH	CHORD BEARING AND LENGTH
C1	10.00'	10.00'	90°00'00"	15.71'	S 16°22'00" E 14.14'
C2	10.00'	10.00'	90°00'00"	15.71'	S 73°38'00" W 14.14'
C3	10.00'	10.00'	90°00'00"	15.71'	S 16°22'00" E 14.14'
C4	15.00'	15.00'	90°00'00"	23.56'	N 73°38'00" E 21.21'
C5	60.00'	60.00'	90°00'00"	94.25'	N 16°22'00" W 84.85'
C6	15.00'	15.00'	90°00'00"	23.56'	S 16°22'00" E 21.21'
C7	35.00'	35.00'	90°00'00"	54.98'	S 16°22'00" E 49.50'

LINE DATA		
LINE	BEARING	DISTANCE
L1	N 61°22'00" W	24.68'
L2	S 28°38'00" W	50.00'
L3	S 28°38'00" W	50.00'
L4	N 61°22'00" W	60.00'
L5	N 61°22'00" W	50.00'
L6	N 61°22'00" W	19.96'
L7	N 28°38'00" E	50.00'
L8	N 28°38'00" E	40.21'
L9	N 61°22'00" W	18.14'
L10	N 73°38'00" E	28.28'



35' WIDE DRAINAGE EASEMENT VOL. 1922, PG. 586 D.R.N.C.T.

35' WIDE DRAINAGE EASEMENT VOL. 1922, PG. 595 D.R.N.C.T.



FINAL PLAT

Sandy Creek - Unit 4

BLOCK 2, LOTS 1 - 8, BLOCK 4, LOTS 20 - 24, BLOCK 6, LOTS 1 - 15, BLOCK 7, LOTS 7 - 12, BLOCK 11, LOTS 1 - 4 & 6 - 8, & BLOCK 13, LOTS 1 - 8

BEING A 9.732 ACRE TRACT OF LAND OUT OF LOTS 3, 4 & 5, SECTION 27, FLOUR BLUFF & ENCANAL FARM & 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.

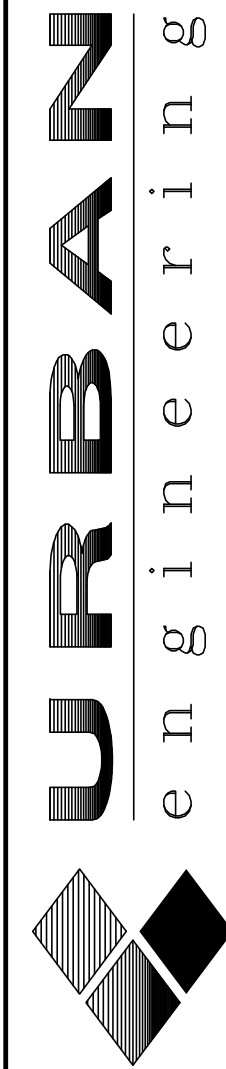
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PAGE 2 OF 2

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