

GENERAL NOTES	CERTIFICATE OF OWNERSHIP AND DEDICATION	PLANNING COMMISSION CERTIFICATE OF APPROVAL	SURVEYOR'S CERTIFICATE	URBAN ENGINEERING 2004 N. Commerce Victoria, Texas 77901 TREF# F-160 Tel (361) 578-9836 Fax (361) 576-9836 www.urbanvictoria.com
1. ENGINEER: URBAN ENGINEERING (VICTORIA) 2004 N. COMMERCE ST. VICTORIA, TEXAS 77901 (361) 578-9836 2. SURVEYOR: URBAN SURVEYING, INC. 2004 N. COMMERCE ST. VICTORIA, TEXAS 77901 (361) 578-9837 3. STATISTICAL DATA: GROSS AREA - 8.451 ACRES RESIDENTIAL LOTS (RS-4.5) - 39 LOTS 4. THE TOTAL PLATTED AREA CONTAINS 8.451 ACRES OF LAND INCLUDING STREET DEDICATION & DRAINAGE RIGHT-OF-WAY DEDICATION. 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. 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) 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. 8. THE FINISHED FLOOR ELEVATIONS OF THE RESIDENCES MUST BE A MINIMUM OF 22 INCHES ABOVE THE CENTERLINE OF THE ADJACENT ROADWAY. 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. 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. ZONE C HAS BEEN DEFINED AS AREAS OF MINIMAL FLOODING. 11. ALL ELECTRICAL EASEMENTS (EE AS INDICATED ON PLAT), ARE AEP ELECTRICAL EASEMENTS AND ONLY FOR ELECTRICAL UTILITIES. 12. THE DEVELOPER/OWNER WILL GRANT AND CONVEY, AND BY THESE PRESENTS DOES HEREBY GRANT AND CONVEY UNTO THE CITY OF CORPUS CHRISTI, A MUNICIPAL CORPORATION DULY INCORPORATED UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF TEXAS, ITS SUCCESSORS AND LEGAL REPRESENTATIVES, THE FREE AND UNINTERRUPTED USE, LIBERTY, PRIVILEGE AND EASEMENT, OF GOING IN, OVER, UNDER AND ALONG THE CERTAIN TRACT OF LAND CALLED A DRAINAGE EASEMENT AND RIGHT OF WAY, LABELED AS SUCH, TOGETHER WITH THE FREE INGRESS, EGRESS AND REGRESSTO AND FOR THE CITY FOR THE PURPOSE OF MAINTAINING, SERVICING, REPAIRING AND INSPECTING SAID PUBLIC DRAINAGE FACILITY UNDER, ON AND ALONG SAID TRACT.	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 - UNIT 5</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, 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	THE 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 _____, ____. ERIC VILLARREAL, P.E. CHAIRMAN NINA NIXON-MENDEZ, FAICP SECRETARY COUNTY CLERK CERTIFICATE THE 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	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. REVIEW COPY 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 DEPARTMENT OF DEVELOPMENT SERVICES CERTIFICATE OF APPROVAL THE 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 _____, ____. WILLIAM J. GREEN, P.E. DEVELOPMENT SERVICES ENGINEER	
	FINAL PLAT Sandy Creek - Unit 5 BLOCK 4, LOTS 1 - 19, BLOCK 5, LOTS 1-12, BLOCK 6, LOTS 16-23 BEING A 8.451 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.			
THIS PLAT IS CONTAINED WITHIN THE CITY OF CORPUS CHRISTI CORPORATE LIMITS. DATE07/16/18 JOB NUMBERE21462.05 PAGE 1 OF 2				

