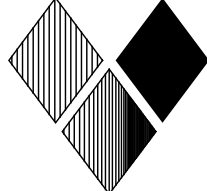
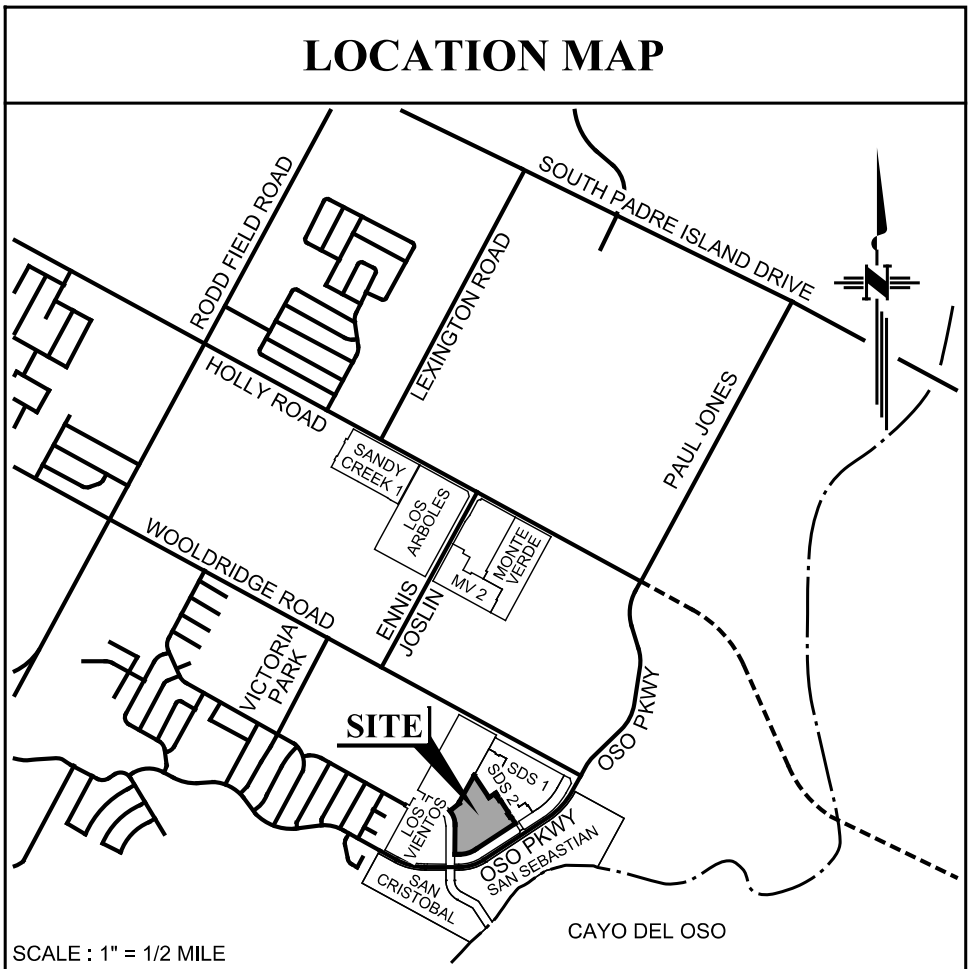
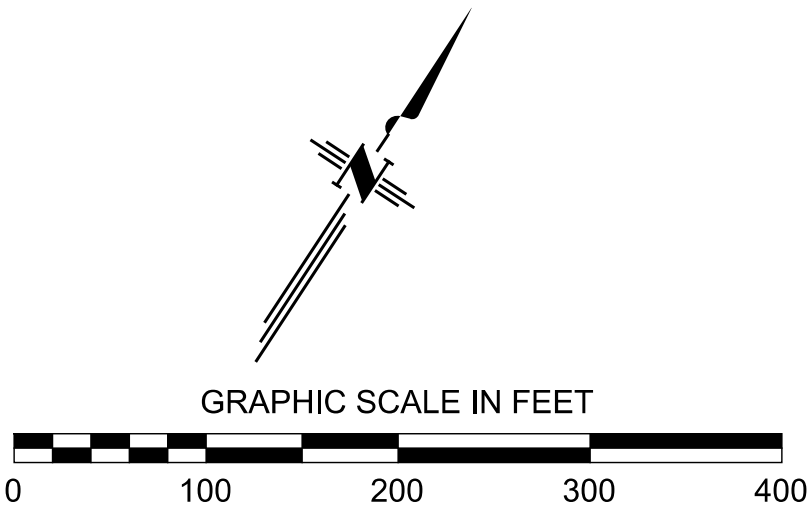


GENERAL NOTES	CERTIFICATE OF OWNERSHIP AND DEDICATION	PLANNING COMMISSION CERTIFICATE OF APPROVAL	SURVEYOR'S CERTIFICATE	URBANENGINEERING  Tel (361) 578-9836 Fax (361) 576-9836 www.urbanvictoria.com 2004 N. Commerce Victoria, Texas 77901 TREF# F-160
1. BEARINGS ARE BASED ON THE RECORDED PLAT OF LOS VIENTOS AT TERRA MAR UNIT 1, A MAP OF WHICH IS RECORDED IN VOLUME 64, PAGES 185-186, MAP RECORDS OF NUECES COUNTY, TEXAS. 2. FSR - FOUND 5/8" DIAMETER STEEL ROD SSR - SET 5/8" DIAMETER STEEL ROD WITH YELLOW PLASTIC CAP MARKED "URBAN SURVEYING, INC" 3. 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. 4. THE FINISHED FLOOR ELEVATIONS OF THE RESIDENCES MUST BE A MINIMUM OF 18 INCHES ABOVE THE CENTERLINE OF THE ADJACENT ROADWAY. 5. 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 ZONES A13 & B. ZONE A13 (EL10) HAS BEEN DEFINED AS AREAS OF 100 YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS DETERMINED. 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. ZONE C HAS BEEN DEFINED AS AREAS OF MINIMAL FLOODING. 6. THE YARD REQUIREMENT, AS DEPICTED, IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE. 7. ALL ELECTRICAL EASEMENTS (EE AS INDICATED ON PLAT), ARE AEP ELECTRICAL EASEMENTS AND ONLY FOR ELECTRICAL UTILITIES. 8. DIRECT DRIVEWAY ACCESS PROHIBITED: VENTOSO ST. - BLOCK 8, LOTS 11 & 12 VISTA DEL SOL ST. - BLOCK 6, LOTS 5 & 6 - BLOCK 5, LOTS 14 & 15 LUZ DE LUNA ST. - BLOCK 8, LOTS 1 & 21 - BLOCK 7, LOT 1 9. ALL DRIVEWAYS TO PUBLIC STREETS WITHIN THE SUBDIVISION SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS OUTLINED IN ARTICLE 7 OF THE UDC. 10. PER SUBSECTION 4.2.3. OF THE UNIFIED DEVELOPEMENT CODE, LOT WIDTH SHALL BE THE DISTANCE BETWEEN THE SIDE LOT LINES MEASURED AT THE REQUIRED SETBACK LINE, PARALLEL OR CONCENTRIC TO THE FRONT PROPERTY LINE. BLOCK 7, LOT 13 LOT WIDTH IS 55.00' AT 20' YR. BLOCK 7, LOT 15 LOT WIDTH IS 65.15' AT 20' YR.	THE STATE OF <u>TEXAS</u> COUNTY OF <u>NUECES</u> 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 HEREINAS <u>SALIDA DEL SOL AT TERRA MAR - UNIT 3</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, DRAINS, AND EASEMENTS SHOWN ON THIS PLAT FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED. HOGAN DEVELOPMENT COMPANY, L.P. BY: SEABREEZE, LTD. CO. ITS GENERAL PARTNER NANCY G. SUMMERS, MANAGER THE STATE OF <u>TEXAS</u> COUNTY OF <u>NUECES</u> 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. 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 _____, ____. CARL E. CRULL, P.E. CHAIRMAN AL RAYMOND, A.I.A., C.B.O. 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 _____, ____. PABLO MARTINEZ, P.E. DEVELOPMENT SERVICES ENGINEER	
	THIS PLAT IS CONTAINED WITHIN THE CITY OF CORPUS CHRISTI CORPORATE LIMITS. DATE 12/05/19 JOB NUMBER E19642.04 PAGE 1 OF 2			



CURVE DATA					
CURVE	RADIUS	TANGENT	DELTA	ARC LENGTH	CHORD BEARING AND LENGTH
C1	420.00'	126.41'	33°30'00"	245.57'	S 73°24'45" W 242.08'
C2	290.00'	106.13'	40°12'00"	203.47'	N 19°56'15" W 199.32'
C3	455.00'	4.22'	01°03'43"	8.43'	N 40°34'07" W 8.43'
C4	150.00'	11.03'	08°24'40"	22.02'	N 41°08'53" W 20.00'
C5	15.00'	15.00'	90°00'00"	23.56'	S 11°39'45" W 21.21'
C6	15.00'	15.28'	91°02'30"	23.83'	S 77°49'00" E 21.41'
C7	15.00'	14.73'	88°57'30"	23.29'	S 12°11'00" W 21.02'
C8	15.00'	15.00'	90°00'00"	23.56'	S 78°20'15" E 21.21'
C9	50.00'	93.05'	123°30'00"	107.77'	N 61°35'15" W 88.09'
C10	430.00'	157.36'	40°12'00"	301.70'	N 19°56'15" W 295.55'
C11	396.46'	75.00'	21°25'28"	148.25'	N 67°22'29" E 147.39'
C12	82.84'	2.65'	02°40'40"	5.30'	S 35°06'31" E 5.30'
C13	107.84'	3.39'	03°36'19"	6.79'	S 35°08'24" E 6.78'
C14	57.84'	1.77'	03°29'55"	3.53'	S 35°11'36" E 3.53'
C15	15.00'	15.00'	90°00'00"	23.56'	S 78°20'15" E 21.21'
C16	15.00'	15.00'	90°00'00"	23.56'	S 11°39'45" W 21.21'
C17	371.46'	49.85'	15°17'11"	99.10'	S 64°18'20" W 98.81'
C18	421.46'	60.63'	16°22'20"	120.43'	S 64°50'55" W 120.02'
C19	15.00'	12.65'	80°16'23"	21.02'	S 32°53'24" W 19.34'
C20	15.00'	15.27'	91°00'22"	23.83'	N 62°32'53" W 21.40'
C21	455.00'	92.54'	22°59'33"	182.59'	N 28°32'29" W 181.37'
C22	405.00'	148.21'	40°12'00"	284.16'	N 19°56'15" W 278.37'
C23	455.00'	29.43'	07°24'03"	58.77'	N 03°32'16" W 58.73'
C24	50.00'	93.05'	123°30'00"	107.77'	S 61°35'15" E 88.09'
C25	75.00'	139.58'	123°30'00"	161.66'	S 61°35'15" E 132.13'

LINE DATA		
LINE	BEARING	DISTANCE
L1	N 89°50'15" W	59.41'
L2	N 53°03'27" E	50.00'
L3	N 56°39'45" E	115.00'
L4	S 33°20'15" E	45.00'
L5	S 32°29'47" E	50.01'
L6	S 32°30'42" E	50.01'



URBAN
engineering

2004 N. Commerce
Victoria, Texas 77901
TREF# F-160

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Salida del Sol at Terra Mar - Unit 3

BLOCK 5, LOTS 14-21, BLOCK 6, LOTS 1-9, BLOCK 7,
LOTS 1-22 & BLOCK 8, LOTS 1-21

BEING 12.05 ACRES OF LAND SITUATED IN LOT 15, LOT 16, LOT 17 & LOT 22, SECTION 32 FLOUR
BLUFF AND ENCINAL FARM AND GARDEN TRACTS VOL. A, PG. 41-43, MAP RECORDS OF NUECES
COUNTY, TEXAS

THIS PLAT IS CONTAINED
WITHIN THE CITY OF CORPUS
CHRISTI CORPORATE LIMITS.

DATE 12/05/19

JOB NUMBER E19642.04

PAGE 2 OF 2

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