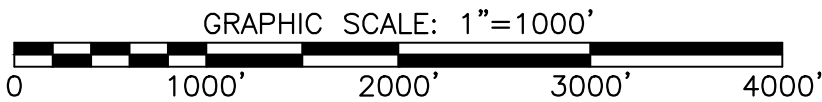
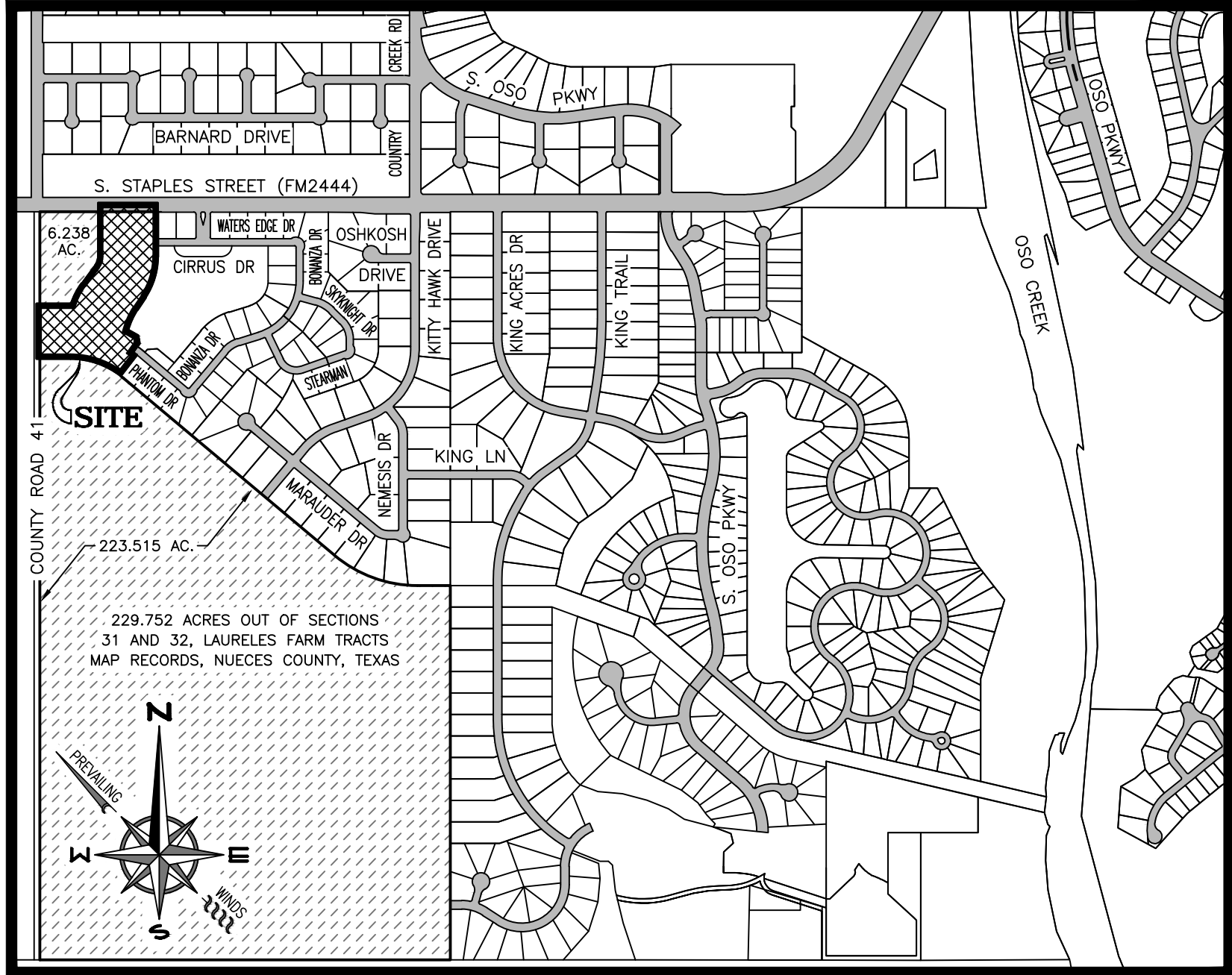


Plat of
Water's Edge
at
KITTY HAWK
Unit 3

Page 1 of 2

BEING 13.6541 ACRES, SAVE AND EXCEPT 0.0956 ACRES OF A 10-FOOT WIDE STREET TRACT RECORDED IN DOC. NO. 1999034457, O.R.N.C.T.*, OUT OF A 243.4065 ACRE TRACT OF LAND, SAVE AND EXCEPT 0.1941 ACRES OF SAID 10-FOOT STREET TRACT*, OUT OF THE SOUTH HALF OF SECTION 31 AND THE NORTH HALF OF SECTION 32, LAURELES FARM TRACTS, A MAP OF WHICH IS RECORDED IN VOLUME 3, PAGE 15, MAP RECORDS OF NUECES COUNTY, TEXAS.



C U R V E D A T A											
NO.	Δ	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING	NO.	Δ	RADIUS	LENGTH	TANGENT
C1	33°30'59"	516.26'	302.00'	155.46'	297.71'	S16°45'30"W	C13	36°23'57"	325.00'	206.47'	106.85'
C2	17°58'35"	500.00'	156.87'	79.09'	156.23'	S24°31'42"W	C14	24°08'38"	300.00'	126.42'	64.16'
C3	02°31'11"	757.50'	33.31'	16.66'	33.31'	S53°32'01"E	C15	24°08'38"	325.00'	136.95'	69.51'
C4	37°43'34"	572.50'	376.96'	195.60'	370.19'	N71°08'13"W	C16	24°08'38"	275.00'	115.88'	58.81'
C5	18°14'51"	500.00'	159.24'	80.30'	158.57'	N27°16'32"E	C17	87°32'46"	10.00'	15.28'	9.58'
C6	36°23'57"	100.00'	63.53'	32.88'	62.47'	N18°11'59"E	C18	87°32'46"	10.00'	15.28'	9.58'
C7	26°31'31"	35.00'	16.20'	8.25'	16.06'	N76°44'14"W	C19	35°12'23"	782.50'	480.82'	248.27'
C8	14°3'03"03"	60.00'	149.80'	179.59'	113.82'	S45°00'00"W	C20	35°12'23"	757.50'	465.46'	240.34'
C9	90°00'00"	10.00'	15.71'	10.00'	14.14'	S45°00'00"W	C21	09°48'06"	807.50'	138.14'	69.24'
C10	26°31'31"	35.00'	16.20'	8.25'	16.06'	S13°15'46"E	C22	20°29'50"	807.50'	288.88'	146.00'
C11	36°23'57"	300.00'	190.59'	98.63'	187.40'	S18°11'59"W	C23	90°00'00"	15.00'	23.56'	15.00'
C12	36°23'57"	275.00'	174.70'	90.41'	171.78'	S18°11'59"W	C24	90°00'00"	15.00'	23.56'	15.00'

* 10-FT WIDE STREET TRACT. REFERENCE THIS PLAT, AND:

WARRANTY DEED _____ AUGUST 4, 1999 _____ DOC. NO. 1999034457, O.R.N.C.T.
PLAT OF KITTY HAWK UNIT 1 _____ SEPTEMBER 13, 2007 _____ VOL. 67, PG. 24, M.R.N.C.T.
PLAT OF KITTY HAWK UNIT 2 _____ MARCH 13, 2014 _____ VOL. 68, PG. 177, M.R.N.C.T.
PLAT OF WATER'S EDGE AT KITTY HAWK UNIT 1 _____ DECEMBER 29, 2015 _____ VOL. 68, PG. 564-5, M.R.N.C.T.



LJA ENGINEERING

TBPLS FIRM REG. NO. 10016600
TBPE FIRM REG. NO. F-1386

5350 S. Staples Street, Suite 425
Corpus Christi, Texas 78411
phone.361.991.8550
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NOTES

- TOTAL PLATTED AREA IS 13.654 ACRES (INCLUDES STREET DEDICATION).
- THE ENTIRE PROPERTY IS LOCATED WITHIN FEMA ZONE 'C'. THE FLOOD BOUNDARY AS SHOWN ON THIS PLAT WAS INTERPOLATED FROM THE FEDERAL EMERGENCY MANAGEMENT MAP COMMUNITY-PANEL NUMBER 485494 0520 D, DATED JUNE 4, 1987, AND IS SUBJECT TO CHANGE. SEE NOTES 3 & 4 BELOW.
- PRELIMINARY FEMA MAP NUMBER 48355C0520G, MAY 30, 2018 (REVISED) DESIGNATES THE ENTIRETY OF UNIT 3 AS ZONE AO (DEPTH 1'). FLOOD ELEVATION OF RESIDENTIAL STRUCTURES BELOW THE BASE FLOOD ELEVATIONS AS INDICATED ON THE FLOOD HAZARD BOUNDARY MAP IS PROHIBITED AND IS SUBJECT TO REGULATIONS CONTAINED IN THE CORPUS CHRISTI FLOOD HAZARD PREVENTION CODE. FOR THE PURPOSE OF DETERMINING FINISH FLOOR ELEVATIONS AS REQUIRED IN REFERENCE TO BASE FLOOD ELEVATION, THE NATURAL GRADE OF EACH LOT CAN BE FOUND IN THE RECORD CONSTRUCTION PLANS OF 'WATER'S EDGE AT KITTY HAWK UNIT 1', SHEETS 2 & 3, TOPOGRAPHIC SURVEY.
- IN ADDITION TO THE REQUIREMENTS OF NOTE 3 ABOVE, THE FINISHED FLOOR ELEVATION MUST BE A MINIMUM OF 18 INCHES ABOVE THE ADJACENT TOP OF CURB FOR OVERFLOW PROTECTION.
- THE RECEIVING WATERS FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO CREEK. THE TCEQ HAS NOT CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO CREEK, BUT IT IS RECOGNIZED AS AN ENVIRONMENTALLY SENSITIVE AREA. THE OSO CREEK FLOWS DIRECTLY INTO THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS 'EXCEPTIONAL' AND 'OYSTER WATERS' AND CATEGORIZED THE RECEIVING WATER AS 'CONTACT RECREATIONAL' USE.
- EASEMENTS SHOWN ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION AND USE OF PUBLIC UTILITIES.
- THE ENTIRE PROPERTY LIES WITHIN THE CITY LIMITS OF THE CITY OF CORPUS CHRISTI.
- THE YARD REQUIREMENT, AS DEPICTED ON THE PLAT, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE (UDC) AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- ALL PRIVATE DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION, AND THE CITY OF CORPUS CHRISTI SHALL BE HELD HARMLESS.
- BEARINGS SHOWN ARE BASED ON THE WEST LINE OF KITTY HAWK UNIT 1, AS RECORDED IN VOLUME 67, PAGE 24, M.R.N.C.T.
- THE OWNER OF EACH LOT IS RESPONSIBLE FOR STORM WATER POLLUTION PREVENTION PLAN PER TCEQ REQUIREMENTS.
- BLOCK 3, LOT 14 IS A NON-BUILDABLE PRIVATE PARK TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- NO DRIVEWAY ACCESS SHALL BE PERMITTED TO SOUTH STAPLES STREET (FM 2444).
- NO DRAINAGE TO SOUTH STAPLES STREET (FM 2444) FROM ANY ADJOINING LOTS.
- THE FOLLOWING TEMPORARY EASEMENTS ARE CLOSED BY THIS PLAT:
TEMPORARY 'T'-TURNAROUND EASEMENT (DOC #2015043551)
TEMPORARY 'T'-TURNAROUND EASEMENT (DOC #2019013921)
TEMPORARY DRAINAGE EASEMENT (DOC #2015043546)
TEMPORARY DRAINAGE EASEMENT (DOC #2015043547)
TEMPORARY DRAINAGE EASEMENT (DOC #2015043548)
TEMPORARY UTILITY EASEMENT (DOC #2015043544)
TEMPORARY UTILITY EASEMENT (DOC #2019013922)
(SEE SKETCH, PAGE 2)

STATE OF TEXAS

COUNTY OF NUECES

I, Kara Sands, Clerk of the County Court in and for Nueces County, Texas, hereby certify that the foregoing map of WATER'S EDGE at KITTY HAWK, Unit 3, dated the _____ day of _____, 20____, with its certificate of authentication was filed for record in my office this _____ day of _____, 20____ at _____ o'clock _____m. and duly recorded in Volume _____, Page(s) _____, Map Records of Nueces County, Texas. Witness my hand and seal of said court at office in Corpus Christi, Texas, this the _____ day of _____, 20____.

Document No. _____

Kara Sands, County Clerk
Nueces County, Texas

By: _____
Deputy

STATE OF TEXAS

COUNTY OF NUECES

I, Albert E. Franco Jr., a Registered Professional Land Surveyor, have prepared the foregoing map from survey made on the ground under my direction and is true and correct to the best of my knowledge, information and belief; I have been engaged under contract to set all Lot and Block corners as shown hereon and to complete such operations with due and reasonable diligence consistent with sound professional practice.

This the _____ day of

_____, 20____.

Albert E. Franco Jr., R.P.L.S. #4471

STATE OF TEXAS

COUNTY OF NUECES

We, Kitty Hawk Development Ltd., do hereby certify that we are the owner of the property referred to as WATER'S EDGE at KITTY HAWK Unit 3; that we have had said property surveyed and subdivided as shown; that streets shown are dedicated, in fee simple, to the public use forever; that easements as shown are dedicated to the public use for the installation, operation, and use of public utilities; and we adopt this plat for the purposes of description and dedication this _____ day of _____, 20____.

Kitty Hawk Development, Ltd.
John Pritchard Bratton, General Partner

STATE OF TEXAS

COUNTY OF NUECES

Before me, the undersigned authority, on this day personally appeared John Bratton, proven to me to be the person whose signature he made on the foregoing instrument of writing, and he acknowledged to me that he executed the same for the purposes and considerations therein expressed. Given under my hand and seal of office, this _____ day of _____, 20____.

Notary Public

STATE OF TEXAS

COUNTY OF NUECES

This final plat of the herein described property was approved on behalf of the City of Corpus Christi, Texas by the Planning Commission on the ____th day of _____, 20____. _____ PL _____

Jeremy Baugh
Chairman

Al Raymond III, AIA
Secretary

STATE OF TEXAS

COUNTY OF NUECES

This final plat of the herein described property was approved by the Department of Development Services of the City of Corpus Christi, Texas, this the _____ day of _____, 20____.

Brett Flint, P.E.
Development Services Engineer

STATE OF TEXAS

COUNTY OF NUECES

Approved by the Corpus Christi-Nueces County Health Department. Any private water supply and/or sewage system shall be approved by the Corpus Christi-Nueces County Health Department prior to installation. This the _____ day of _____, 20____.

Designated Representative
TCEQ License No.: _____

