

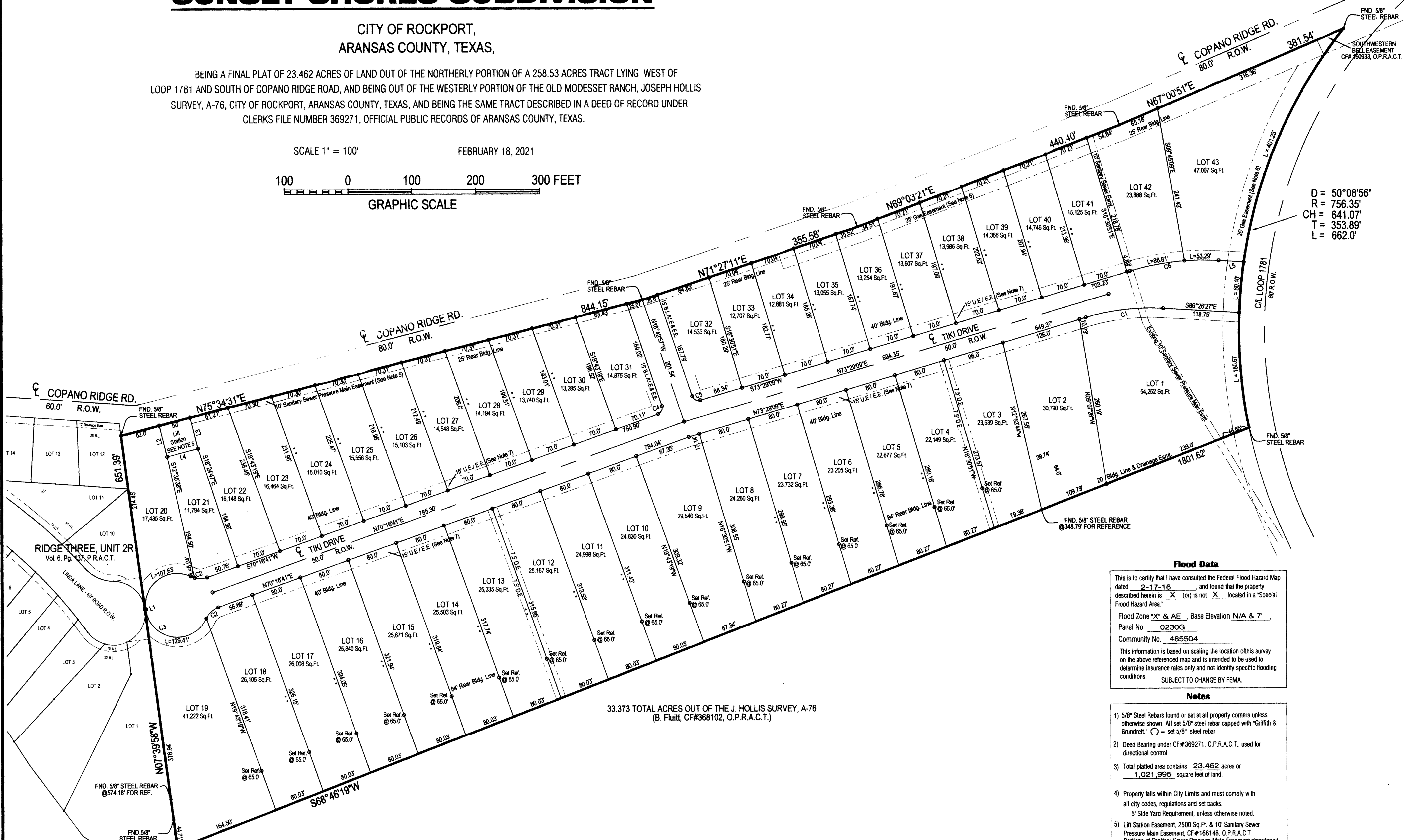
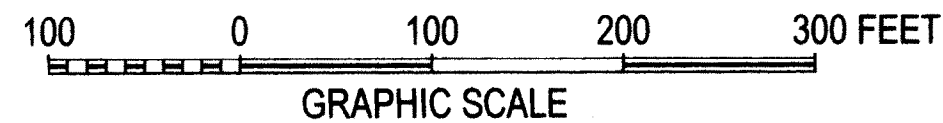


FINAL PLAT: SUNSET SHORES SUBDIVISION

CITY OF ROCKPORT,
ARANSAS COUNTY, TEXAS,

BEING A FINAL PLAT OF 23.462 ACRES OF LAND OUT OF THE NORTHERLY PORTION OF A 258.53 ACRES TRACT LYING WEST OF LOOP 1781 AND SOUTH OF COPANO RIDGE ROAD, AND BEING OUT OF THE WESTERLY PORTION OF THE OLD MODESSET RANCH, JOSEPH HOLLIS SURVEY, A-76, CITY OF ROCKPORT, ARANSAS COUNTY, TEXAS, AND BEING THE SAME TRACT DESCRIBED IN A DEED OF RECORD UNDER CLERKS FILE NUMBER 369271, OFFICIAL PUBLIC RECORDS OF ARANSAS COUNTY, TEXAS.

SCALE 1" = 100' FEBRUARY 18, 2021



D = 50°08'56"
R = 756.35'
CH = 641.07'
T = 353.89'
L = 662.0'

33.373 TOTAL ACRES OUT OF THE J. HOLLIS SURVEY, A-76
(B. Fluit, CF#368102, O.P.R.A.C.T.)

Flood Data
This is to certify that I have consulted the Federal Flood Hazard Map dated 2-17-16 and found that the property described herein is X (or) is not X located in a "Special Flood Hazard Area."
Flood Zone "X" & AE, Base Elevation N/A & 7'
Panel No. 0230G
Community No. 485504
This information is based on scaling the location of this survey on the above referenced map and is intended to be used to determine insurance rates only and not identify specific flooding conditions. SUBJECT TO CHANGE BY FEMA.

- Notes**
- 5/8" Steel Rebars found or set at all property corners unless otherwise shown. All set 5/8" steel rebar capped with "Griffith & Brundrett." ○ = set 5/8" steel rebar
 - Deed Bearing under CF#369271, O.P.R.A.C.T., used for directional control.
 - Total platted area contains 23.462 acres or 1,021,995 square feet of land.
 - Property falls within City Limits and must comply with all city codes, regulations and set backs.
5' Side Yard Requirement, unless otherwise noted.
 - Lift Station Easement, 2500 Sq.Ft. & 10' Sanitary Sewer Pressure Main Easement, CF#165148, O.P.R.A.C.T. Portions of Sanitary Sewer Pressure Main Easement abandoned across Lots 40 & 41, and relocated into existing easement which crosses Lot 1 and Tiki Drive.
 - 25' Gas Easement, Vol. 226, Pg. 487, D.R.A.C.T.
 - 15' Utility Easement and Electrical Easement to be used for Telecommunication, Cable & Electrical purposes, ie. "dry utilities."

LEGEND		LINE DATA		CURVE DATA					
B.L.	= Building Line	L-1	N82°46'08"E 1.07'	CURVE	DELTA	RADIUS	TANGENT	CHORD	LENGTH
D.E.	= Drainage Easement	L-2	N14°25'27"W 50.0'	C-1	20°04'23"	350.0'	61.95'	121.99'	122.62'
U.E.	= Utility Easement	L-3	S14°25'31"E 50.0'	C-2	45°49'08"	32.50'	13.73'	25.30'	25.99'
E.E.	= Electrical Easement	L-4	S75°34'29"W 50.0'	C-3	271°37'40"	50.0'	-	-	237.04'
S.Y.	= Side Yard	L-5	S86°26'22"E 39.05'	C-4	88°59'38"	10.0'	9.83'	14.02'	15.53'
○	= Set 5/8" Steel Rebar			C-5	87°47'54"	10.0'	9.62'	13.87'	15.32'
SDH	= Set Drill Hole			C-6	20°04'25"	400.0'	70.80'	139.42'	140.14'
FND	= Found 5/8" Steel Rebar								

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