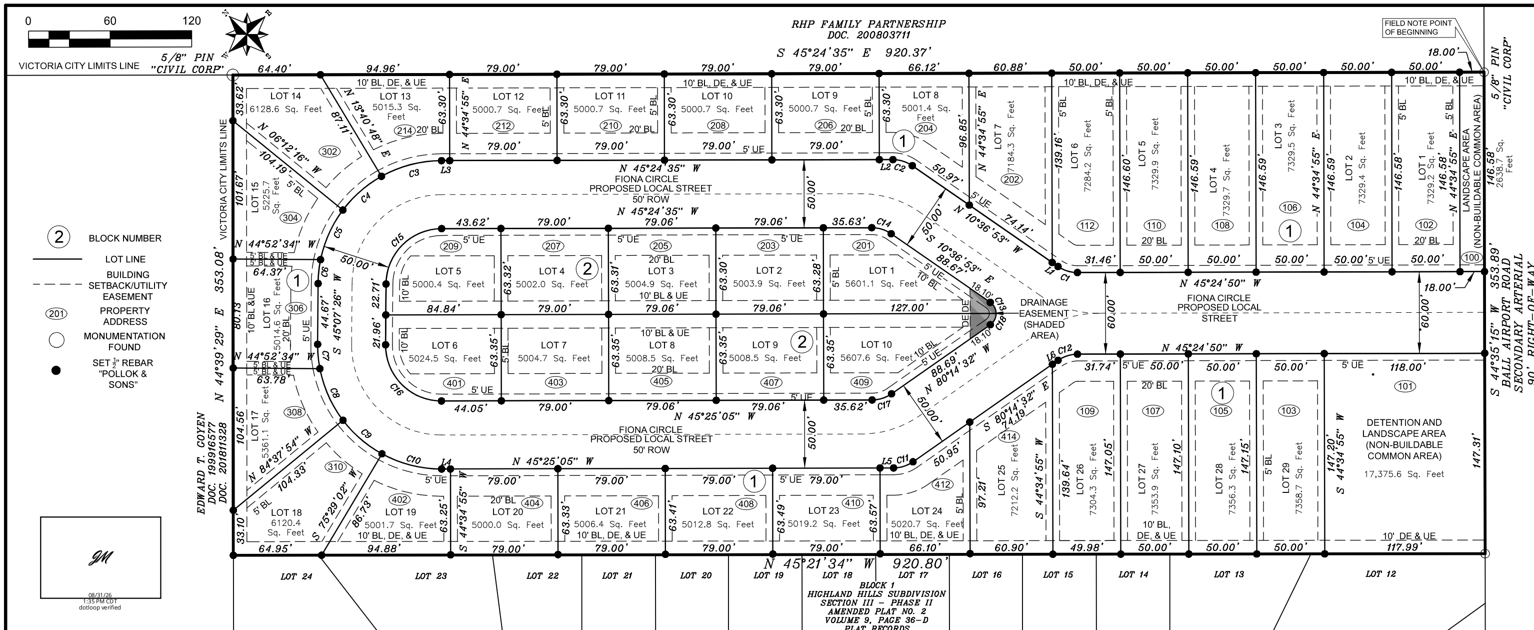
dotloop signature verification: dtlp.us/5kYO-8nPe-IZbD

CITY PLAT FILE NO. 250401

FINAL PLAT



CURVE	RADIUS	TANGENT	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	7.83'	34°47'57"	15.18'	S 28°00'52" E	14.95'
C2	25.00'	7.83'	34°47'42"	15.18'	S 28°00'44" E	14.95'
C3	91.00'	23.57'	29°02'32"	46.13'	N 59°55'51" W	45.63'
C4	91.00'	19.27'	23°54'42"	37.98'	S 86°24'28" E	37.70'
C5	91.00'	20.49'	25°22'36"	40.30'	N 68°56'53" E	39.98'
C6	91.00'	8.87'	11°08'09"	17.69'	N 50°41'31" E	17.66'
C7	91.00'	9.03'	11°19'43"	17.99'	S 39°27'34" W	17.96'
C8	91.00'	21.36'	26°25'30"	41.97'	N 20°34'58" E	41.60'
C9	91.00'	19.32'	23°58'32"	38.08'	S 04°37'03" E	37.80'
C10	91.00'	23.38'	28°48'46"	45.76'	S 31°00'42" E	45.28'
C11	25.00'	7.84'	34°49'27"	15.19'	S 62°49'49" E	14.96'
C12	25.00'	7.74'	34°23'29"	15.01'	S 63°02'48" E	14.78'
C13	10.00'	5.22'	55°07'56"	9.62'	S 16°57'05" W	9.26'
C14	25.00'	7.83'	34°47'42"	15.18'	N 28°00'44" W	14.95'
C15	41.00'	40.62'	89°27'59"	64.02'	N 89°51'26" E	57.71'
C16	41.00'	41.39'	90°32'31"	64.79'	S 00°08'49" E	58.26'
C17	25.00'	7.84'	34°49'27"	15.19'	S 62°49'49" E	14.96'
C18	10.00'	5.23'	55°14'25"	9.64'	N 72°08'15" E	9.27'

LINE	BEARING	DISTANCE
L1	S 10°36'53" E	5.20'
L2	N 45°24'35" W	10.01'
L3	N 45°24'35" W	6.05'
L4	N 45°25'05" W	6.48'
L5	S 45°25'05" E	10.00'
L6	S 80°14'32" E	5.06'

OWNER'S CERTIFICATION

THE STATE OF TEXAS
COUNTY OF VICTORIA

THIS IS TO CERTIFY THAT I (WE), MOORE LEGACY INVESTMENTS, LLC AM (ARE) THE LEGAL OWNER(S) OF THE LAND SHOWN ON THIS PLAT, BEING THE TRACT OF LAND CONVEYED TO ME (US) BY INSTRUMENT NO. 202408545 OF THE OFFICIAL RECORDS OF VICTORIA COUNTY, TEXAS, AND DESIGNATED HERIN AS GLEN HAVEN COTTAGES SUBDIVISION IN THE COUNTY OF VICTORIA, TEXAS.

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.

SIGNATURE ____________ SIGNATURE ____________

MOORE LEGACY INVESTMENTS, LLC
101 MUSTANG VALLEY DRIVE
VICTORIA, TEXAS 77905

THE STATE OF TEXAS
COUNTY OF VICTORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAYSON MOORE KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS(ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SUCH PERSON EXECUTED THE SSAME FOR THE PURPOSE AND CONSIDERATIONS THERIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ________ DAY OF __________, ________.

NOTARY PUBLIC, COUNTY OF ____________, STATE OF ____________

NOTARY SIGNATURE: ____________

PRINTED NAME: ____________

MY COMMISSION EXPIRES: ____________

ENGINEER'S CERTIFICATE

KNOWN BY ALL THESE PRESENT

THAT I, JACOB HELFER, DO HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED IN ACCORDANCE WITH THE CITY OF VICTORIA UNIFIED DEVELOPMENT CODE AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND WITH THE EXCEPTION OF VARIANCES FOR RIGHT-OF-WAY WIDTH AND DEAD END STREETS THAT ACCOMPANY THIS PLAT DOCUMENT.

STATE OF TEXAS
JACOB N. HELFER
100175
LICENSED PROFESSIONAL ENGINEER

ELITE ENGINEERING
BY: JACOB N. HELFER
REGISTERED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 100175
DATE: NOVEMBER 12, 2024

SURVEYOR'S CERTIFICATE

KNOWN BY ALL THESE PRESENT

THAT I, LARRY J. POLLOK, 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 OR FOUND UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE DEVELOPMENT STANDARDS MANUAL OF VICTORIA COUNTY, TEXAS.

POLLOK & SONS SURVEYING, INC.
BY: LARRY J. POLLOK
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5186
DATE:

PROPORTIONAL EXACTION FINDING

"AFTER REVIEWING THE DEDICATIONS AND IMPROVEMENTS REQUIRED BY THE ORDINANCES OF THE CITY OF VICTORIA CODE, AND THE CITY OF VICTORIA'S ADOPTED MASTER PLANS FOR APPROVAL OF THIS SUBDIVISION, I HAVE DETERMINED AND APPROVED THAT THE DEVELOPER'S PORTION OF THE PROJECT DOES NOT EXCEED AN AMOUNT THAT WOULD BER ROUGHLY PROPORTIONATE TO THE IMPACT OF THIS PROPOSED PROPERTY DEVELOPMENT PROJECT."

CITY ENGINEER OR DESIGNEE

GENERAL NOTES

1. LAND USE: RESIDENTIAL - DETACHED SINGLE FAMILY
2. ADDRESS: AS SHOWN ON PLAT
3. BUILDING LINES: AS SHOWN ON PLAT
4. STREET CLASSIFICATION: EXISTING SECONDARY ARTERIAL - BALL AIRPORT ROAD & PROPOSED LOCAL STREET - FIONA CIRCLE
5. WATER: PROPOSED 8" PUBLIC WATER LINE WITHIN FIONA CIRCLE
6. SANITARY SEWER: PROPOSED 8" PUBLIC SEWER LINE WITHIN FIONA CIRCLE
7. THIS PLAT IS CONTAINED WITHIN THE CITY OF VICTORIA CORPORATE LIMITS.
8. NO ON-STREET PARKING SHALL BE ALLOWED WITHIN THIS SUBDIVISION.
9. THIS PLAT IS IN COMPLIANCE WITH RESOLUTION: 2024 - 220 & THE GLEN HAVEN COTTAGES PRELIMINARY PLAT.
10. ABBREVIATIONS:
    BL - BUILDING LINE
    DE - DRAINAGE EASEMENT
    UE - UTILITY EASEMENT
11. ACORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR VICTORIA COUNTY, TEXAS COMMUNITY PANEL NUMBER 48469C0145 H MAP EFFECTIVE DATE JULY 17, 2024, THE SUBJECT PROPERTY IS LOCATED IN ZONE X, WHICH ARE AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.

    ALL CONSTRUCTION IN VICTORIA COUNTY MUST BE IN COMPLIANCE WITH THE FLOOD DAMAGE PREVENTION ORDINANCE.

LEGAL DESCRIPTION

STATE OF TEXAS
COUNTY OF VICTORIA

FIELD NOTES FOR 7.47 ACRES OF LAND

BEING 7.47 ACRES OF LAND OUT OF THE S. A. & M. G. R.R. SURVEY NO. 3, ABSTRACT NO. 322, VICTORIA COUNTY, TEXAS AND BEING THE LAND DESCRIBED IN A CONVEYANCE TO KIMBERLITE HOMES, LLC IN THE DEED OF RECORD IN DOCUMENT 201811328 OF THE OFFICIAL PUBLIC RECORDS OF VICTORIA COUNTY, TEXAS AND FURTHER BEING PARTIALLY DESCRIBED IN DOCUMENT 200403310 OF THE OFFICIAL PUBLIC RECORDS OF VICTORIA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 5/8" PIN WITH A "CIVIL CORP" CAP ON THE NORTHWESTERLY RIGHT-OF-WAY OF BALL AIRPORT ROAD FOR THE SOUTHERLY CORNER OF THE RHP FAMILY PARTNERSHIP LAND AS DESCRIBED IN DOCUMENT 200803711 OF THE OFFICIAL PUBLIC RECORDS OF VICTORIA COUNTY, TEXAS AND THE EASTERLY CORNER OF THIS TRACT;

THENCE SOUTH 44° 35' 15" WEST, WITH SAID RIGHT-OF-WAY, A DISTANCE OF 353.89 FEET TO A FOUND 5/8" PIN WITH A CAP FOR THE EASTERLY CORNER OF LOT 12, HIGHLAND HILLS SUBDIVISION, SECTION III, PHASE II, AS SHOWN ON THE PLAT OF RECORD IN VOLUME 9, PAGE 9A OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS AND THE SOUTHERLY CORNER OF THIS TRACT;

THENCE NORTH 45° 21' 34" WEST, WITH THE COMMON LINE OF LOTS 12-24 OF SAID HIGHLAND HILLS SUBDIVISION, SECTION III, PHASE II, A DISTANCE OF 920.80 FEET TO A SET ½" REBAR WITH A "POLLOK & SONS" CAP ON THE SOUTHEASTERLY LINE OF THE EDWARD T. GOWEN LAND AS DESCRIBED IN DOCUMENT 19916577 AND 201811328 OF THE OFFICIAL PUBLIC RECORDS OF VICTORIA COUNTY, TEXAS FOR THE NORTHERLY CORNER OF SAID LOT 24 AND THE WESTERLY CORNER OF THIS TRACT;

THENCE NORTH 44° 39' 29" EAST, WITH THE COMMON LINE OF SAID GOWEN LAND, A DISTANCE OF 353.08 FEET TO A FOUND 5/8" PIN WITH A "CIVIL CORP" CAP ON THE SOUTHWESTERLY LINE OF THE AFOREMENTIONED RHP FAMILY PARTNERSHIP LAND FOR THE EASTERLY CORNER OF SAID GOWEN LAND AND THE NORTHERLY CORNER OF THIS TRACT;

THENCE SOUTH 45° 24' 35" EAST, WITH THE COMMON LINE OF SAID RHP FAMILY PARTNERSHIP LAND, A DISTANCE OF 920.37 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 7.47 ACRES OF LAND AS SHOWN ON A PLAT THAT ACCOMPANIES THIS DESCRIPTION.

THE BEARING SYSTEM IS BASED ON NAD83, TEXAS SOUTH CENTRAL.

PLANNING COMMISSION APPROVAL

APPROVED THIS ____ DAY OF __________ 2025, BY THE VICTORIA PLANNING COMMISSION OF THE CITY OF VICTORIA, TEXAS.

CHAIRPERSON ____________

SECRETARY ____________

JOB NO.	E 24034
DATE	04/21/2025
DRAWN	JNH
CHECKED	JNH
SHEET	1 OF 1

ELITE Engineering
1501 N. DE LEON, VICTORIA, TEXAS 77901
FIRM# 15371
361-433-4988

POLLOK AND SONS SURVEYING, INC.
1008 B STREET
FLORESVILLE, TX 78114
PHONE: 830-393-4770
TBPLS #10052700

REVISIONS

NO.	DESC./DATE

GLEN HAVEN COTTAGES SUBDIVISION

BEING 7.47 ACRES OF LAND OUT OF THE S. A. & M. G. R.R.
SURVEY NO. 3, ABSTRACT NO. 322, VICTORIA COUNTY, TEXAS