



### **Merged Document Report**

### **Application No.: PL8302**

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

<b>Document Filename</b>
24022-2-Common Area.pdf

Comment Author Contact Information:

<b>Author Name</b>	<b>Author Email</b>	<b>Author Phone No.:</b>
Mark Zans	markz2@cctexas.com	361-826-3553
Alex Harmon	AlexH2@cctexas.com	361-826-1102
Justin Phung	justinp2@cctexas.com	361-826-1896

**General Comments**

<b>Comment ID</b>	<b>Author : Department</b>	<b>Status</b>	<b>Review Comments</b>	<b>Applicant Response Comments</b>
22	Alex Harmon : DS	Open	Improvements Required for Recordation, per UDC 8.1.4. A. Streets: Yes Sidewalks: Yes, per 8.2.2 B. Water: Yes Fire hydrants: Yes C. Wastewater: Yes D. Stormwater: Yes E. Public open space: No F. Permanent monument markers: No Please note, improvements required should be constructed to city standards, found in Article 8 and the IDM.	NOTED

**Corrections in the following table need to be applied before a permit can be issued**

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
1	Plat1	Callout	Mark Zans : DS	Open	Change Michael Miller to Michael York	NOTED. CHANGE WILL BE REFLECTED ON PLAT
2	Plat1	Callout	Mark Zans : DS	Open	Change Al Raymond to Michael Dice	NOTED. CHANGE WILL BE REFLECTED ON PLAT
3	Plat1	Callout	Mark Zans : DS	Open	Change name of plat here.	NOTED. CHANGE WILL BE REFLECTED ON PLAT
4	Plat1	Note	Mark Zans : DS	Open	Label common area as to usage. Community center etc. Is this area under maintenance by HOA?	NOTED. CHANGE WILL BE REFLECTED ON PLAT. YES, ALL AMENITIES WITHIN COMMON AREAS WILL BE MAINTAINED BY HOA.
5	Plat1	Note	Mark Zans : DS	Open	Label common area as to usage. Community center etc. Is this area a HOA maintenance area?	NOTED. CHANGE WILL BE REFLECTED ON PLAT. YES, ALL AMENITIES WITHIN COMMON AREAS WILL BE MAINTAINED BY HOA.
6	Plat1	Note	Mark Zans : DS	Open	Lable common area as to usage. Stormwater tract. HOA maintenance area?	NOTED. CHANGE WILL BE REFLECTED ON PLAT. YES, THIS WILL BE MAINTAINED BY HOA.
7	Plat1	Note	Mark Zans : DS	Open	Label area to usage. Drainage and provide square footage of area.	NOTED. CHANGE WILL BE REFLECTED ON PLAT.
8	Plat1	Note	Mark Zans : DS	Open	Label a few road names on the location map to show location in relation ship to other roadways.	NOTED. CHANGE WILL BE REFLECTED ON PLAT.
17	Plat1	Note	Alex Harmon : DS	Open	Which property owners will be responsible for which drainage basins? How will responsibility be determined?	ALL COMMON AREAS AND IMPROVEMENTS WILL BE OWNER AND MAINTAINED BY HOA.
18	Utilty1	Note	Alex Harmon : DS	Open	Approval of a plat does not approve the layout of public utilities, including but not limited to water, wastewater, stormwater and roadways. These items are only approved via Public Improvement Plans.	NOTED.
19	Utilty1	Note	Alex Harmon : DS	Open	Include estimated water and wastewater usage on utility plan to ensure the proposed development is in compliance with the Comprehensive Plan, implementation plan and applicable Utility Master Plan and the availability and capacity of public improvements needed to support the development. (Flow units gpd) per UDC 3.8.5.D	NOTED. CHANGE WILL BE REFLECTED ON PLAT
20	SWQMP1	Note	Alex Harmon : DS	Open	Per IDM Ch. 3.05: No Adverse Impacts. For new developments and other improvements that will increase the impervious cover, decrease the time of concentration (Tc), or increase peak flows from drainage areas, mitigation of adverse storm water impacts shall be required. Mitigation methods shall be designed to release the post-development storm water runoff from a site at a controlled rate, which does not exceed the predeveloped peak runoff rate. Habitable structures must be mitigated to the 100 yr-storm event, per UDC 8.2.8.  Note on private facilities: If local private on-site storm water detention facilities are provided, they	NOTED.

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					shall be designed using the appropriate methodology for their acreage and require a licensed professional engineer to inspect and certify that the facility is functioning as originally designed.	NOTED.
21	SWQMP1	Note	Alex Harmon : DS	Open	<p>Per City of Corpus Christi - Code of Ordinances Ch. 14, Art.X, Sec. 14-1003, a Storm Water Quality Management Plan (SWQMP) is required. The following information is not included with the submittal:</p> <ul style="list-style-type: none"> <li>-Hydraulic calculations based upon established procedures (such as the rational method). This should be done for the predveloped land and post developed land.</li> <li>-An on-site drainage plan, which details the direction of flow (using arrows or contours) and collection structures, including the size and required capacity of the drainage structures.</li> <li>-The on-site drainage plan should address how run-on storm water will be handled, including sheet flow entering the site from adjoining property.</li> <li>-Demonstrations of the conformance with existing master plan drainage and/or the need to master plan amendment for both on-site and off-site improvements. In the absence of a request for rezoning, the most impactive land use allowed under the current or proposed zoning will be assumed. Clearly indicate (shading) what surface will be pervious and what will be impervious.</li> <li>-Delineation of the route of runoff to ultimate outfall.</li> <li>-Identification of any environmentally sensitive area that is on the site, or that would be sensitive to storm water pollution from the site. (water supply sources, recreational waters, wetlands, barrier island dunes, and other sensitive ecological systems.)</li> </ul>	NOTED.
9	Plat1	Note	Mark Zans : LD	Open	This is a final plat for roadway, common areas and drainage area only	NOTED.
10	Plat1	Note	Mark Zans : LD	Open	This plat is on the 30-day tract for approval, approval with Conditions, or disapproval by 1/8/25 The deadline for revisions to be submitted is 12/17/2024.	NOTED.
11	Plat1	Note	Mark Zans : LD	Open	The plat will be recommended as Conditional Approval for Resolution comments received and that have remained Open and unmet.	NOTED.

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12	Plat1	Note	Mark Zans : LD	Open	A request or response may be made for an additional 30 days for Public Notice plat with a Waiver or to resolve Open comments. This request must be made directly to Development Services within the 30-day initial period.	NOTED.
14	Plat1	Note	Mark Zans : LD	Open	<p>Fire Dept. comments 1-10</p> <p>1 Plat Infor. This plat considers only the submitted portion of Mirabella Blvd and the future community center. The other sections of the subdivision will require further TRC review.</p> <p>2 Plat Note: All code reference is based on currently adopted International Fire Code (IFC) 2021 and Corpus Christi Water Distribution Standards.</p> <p>3 Plat "A community center will be considered commercial development and shall have a fire flow of 1,500 GPM with 20 psi residual Fire hydrant every 300 feet and operational."</p> <p>4 Plat 507.5.1 (amendment) Where Required: All premises, other than one-family detached dwellings, where buildings or portions of buildings are located more than 150 feet from a fire hydrant shall be provided with approved on-site hydrants and water mains capable of supplying the fire flow require by the fire official. The minimum arrangement being so as to have a hydrant available for distribution of hose to any portion of building on the premises at distances not exceeding 300 feet.</p> <p>5 Plat 912.2.3 (amendment) If applicable and the community center requires a fire sprinkler system, he following will apply: Proximity to Hydrant: Fire department connections (FDC) for each sprinkler system or standpipe system shall be located not more than 100 feet from the nearest fire hydrant connected to an approved water supply</p> <p>6 Plat 503.1.1 (amendment) Buildings and facilities: Approved fire apparatus access roads shall be provided for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall allow access to three (3) sides of buildings in excess of fifteen thousand (15,000) square feet and all sides for buildings in excess of thirty thousand (30,000) square feet.</p> <p>7 Plat 3310.1 Required access. Approved vehicle access for firefighting shall be provided to all</p>	NOTED.

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					<p>construction or demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available.</p> <p>8 Plat 102.1 Access and loading. Facilities, buildings, or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.</p> <p>9 Plat 503.1.1 (amendment) Buildings and facilities: During construction, when combustibles are brought on to the site in such quantities as deemed hazardous by the fire official, access roads and a suitable temporary supply of water acceptable the fire department shall be provided and maintained.</p> <p>10 Plat 503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders and an unobstructed vertical clearance of not less than 13 feet 6 inches.</p>	NOTED.
15	Plat1	Note	Mark Zans : LD	Open	<p>fire Dept.. comments 11-19</p> <p>11 Plat 103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.</p> <p>12 Infor. "The minimum required width of 20 feet that shall be maintained means a clear unobstructed path that allows the passage of fire apparatus.</p> <p>1. Where Fire Apparatus Access is constructed to the minimum of 20 feet, no parking is allowed within the fire apparatus lane.</p> <p>2. Where a fire hydrant is located on the street, the minimum unobstructed clearance shall be 26 feet. In this instance, no parking is allowed on one side of the street.</p> <p>3. The minimum UDC residential street width is 28 ft. curb to curb. Any parking along the street that reduces the width to less than 20 ft. is prohibited and the Fire Code Official and will require painting "NO PARKING-FIRE LANE" along one side of the street."</p>	NOTED.

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					<p>13 Infor. Note: Calculated Turning Radii for Fire Apparatus:  Inside Turn: 20 ft. 3 in.  Curb to curb: 36 ft. 8 in.  Wall to wall: 44 ft. 8 in."</p> <p>14 Infor. It is noted that Mirabella Blvd. has center islands within certain areas of the roadway. These islands should not diminish the clear unobstructed path of 20 ft on either side of the island.</p> <p>15 Plat 503.4 Obstruction of fire apparatus access roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in sections D103 shall always be maintained.</p> <p>16 Plat 503.3 Marking: Where required by the fire code official, approved signs, or other approved notices the include the words NO PARKING-FIRE LANE shall be provided for fire apparatus access roads to identify such roads to prohibit the obstruction thereof. The designation of a fire lane can be marked with conspicuous signs which have the words: " Fire Lane-No Parking" at 50-foot intervals. In lieu of signs, fire lanes may be marked along curbing with the wording, "Fire Lane-No Parking" at 15-foot intervals.</p> <p>17 Plat Table D103.4 Requirements for Dead-end fire apparatus access roads. Turnaround provisions shall be provided with a 96-foot diameter cul-de-sac.</p> <p>18 Plat 503.2.5 Dead ends. Dead-end fire apparatus access roads more than 150 feet in length shall be provided with an approved area for turning around fire apparatus.</p> <p>19 Plat Commercial development of the property will require further Development Services review.</p>	NOTED.
16	Plat1	Note	Mark Zans : LD	Open	<p>Traffic comments:  PL 8302 Mirabella Community Center Plat  Final Plat  To Applicant From Applicant  12/16/2024  Comment Response  Curves Curve table is missing from the plat.  Informational - "Minimum curve radii for local streets are 300 feet per AASHTO Table 3-13b Minimum Radii and Superelevation for Low-Speed Urban Streets." (IDM 6.2.11.c)  Informational - Minimum curve radii for collectors and arterials are 500 feet. (IDM 6.2.11.b)</p>	NOTED. CURVES TABLE WILL BE ADDED TO PLAT.

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					<p>UTP□The Urban Transportation Plan shows a C3 running north-south through your property. The C3 street's ROW is required to be 75' per IDM Table 6.2.2.B. To deviate from this will require an Urban Transportation Plan Amendment.□</p> <p>Provide cross section□Provide typical cross section for widths greater than 60'. "Typical cross section of proposed streets and/or Mobility Plan facilities consistent with latest UDC and Infrastructure Design Manual (On Preliminary Plat and Final if not provided on a previous Preliminary plat)." (UDC 3.1.6.B.A.V.w prelim plat and final&amp; replat)□</p> <p>Street Name□N. Mirabella Street and Mirabella Boulevard are similar. "New streets shall be named to provide continuity of name with existing streets and prevent conflict with identical or similar names in other parts of the City." (UDC 8.2.1.E.9)□</p> <p>TIA□The site has a TIA in progress.□</p> <p>Driveway access□""Note 6. Residential driveway access to an arterial or to a collector street as defined by the Urban Transportation Plan shall not be permitted for:  A residentially-zoned lot that fronts or sides on an arterial or collector street when it has access to a local street or when driveway access can be constructed to a local street; or  A residentially-zoned lot that has a driveway restriction noted on the recorded plat or  A residentially-zoned lot that has double frontage and backs up to an arterial or collector street."" (UDC 7.1.7.A)"□</p> <p>TXDOT□Informational - Chapman Ranch ROW is in TxDOT ROW. Please coordinate with TxDOT.□</p> <p>Street Intersection Angle□Informational - "Streets shall be designed to intersect as nearly as possible at right angles." (UDC 8.2.1.E.7)□</p> <p>Blocks□Informational - Mirabella Boulevard exceeds the maximum block length. "Block lengths shall not exceed 1,600 feet." (UDC 8.2.4.A)□</p> <p>Access Points□"Informational - Min external access points required per UDC Table 8.2.1.E:  &lt;80 buildable lots: 1  81-160 buildable lots: 2  &gt;160 buildable lots: 3"□</p> <p>Driveways□Informational - Driveways - Existing and proposed driveway access to a public City Street</p>	NOTED.

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					shall conform to access management standards outlined in Article 7 of the UDC and Chapter 49 of the Municode. □Informational - All new and existing driveways are reviewed by the ROW department. The review of the driveway permit must be approved prior to the issuance of the building permit (issued by DSD). Please get with the ROW department for any work in the ROW. (Please refer to Chapter 49, Article 3 for work in the ROW.)□	NOTED.
32	Plat1	Note	Mark Zans : LD	Open	Please provide curve and line tables for this plat.	NOTED. CURVES TABLE WILL BE ADDED TO PLAT
35	Plat1	Note	Mark Zans : LD	Open	The boundary line measurements are clear; however, the curve details are not included. Could you please provide the necessary curve measurement data for the boundary . This information is essential for verifying the closure.	NOTED. CURVES TABLE WILL BE ADDED TO PLAT.
23	Plat1	Note	Justin Phung : STREET	Open	PW STR: ROW Varies? Does typical section take into account street widenings?	ROW DOES VARY. DIFFERENT ROW DIMENSIONS ARE LABELED FOR REFERENCE.
25	Plat1	Note	Justin Phung : STREET	Open	PW STR: Per IDM Table 6.3.5H, the road section cross-slope from the crown to the gutter shall be a consistent 2% minimum.	NOTED.
27	Plat1	Note	Justin Phung : STREET	Open	PW STR: Per IDM Table 6.3.5J, One coarse surface treatment/underseal would be required between the base and asphalt pavement.	NOTED.
31	Plat1	Note	Justin Phung : STREET	Open	PW STR: Please provide typical street section specifications on pavement section materials and thicknesses.	NOTED.

STATE OF TEXAS §  
COUNTY OF NUECES §  
WE, HEREBY CERTIFY THAT IT IS THE OWNER OF THE LANDS EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING PLAT, THAT IT HAS HAD SAID LANDS SURVEYED AND SUBDIVIDED AS SHOWN; THAT STREETS ARE DEDICATED 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 THAT THIS MAP WAS MADE FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.  
THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

BOBAK MOSTAGHASI  
MANAGING MEMBER  
DATE \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF NUECES §  
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED  
KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME, FIRST DULY SWORN AND DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREBY EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

NOTARY PUBLIC, STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF HIDALGO §  
I, THE UNDERSIGNED, MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.  
DATED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

MELDEN & HUNT, INC.  
TEXAS REGISTRATION F-1435  
MARIO A. REYNA, PROFESSIONAL ENGINEER No. 117368  
STATE OF TEXAS  
DATE PREPARED: 02/20/24  
ENGINEERING JOB # 24022.00



Change name of plat here.

STATE OF TEXAS §  
COUNTY OF HIDALGO §  
I, THE UNDERSIGNED, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF VENTANAS PHASE I, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON: 01/08/2024, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.  
DATE \_\_\_\_\_



ROBERTO N. TAMEZ, R.P.L.S. # 6238  
DATE SURVEYED: 01-08-2024  
SURVEYING JOB NO. 24304.08

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.  
THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

MICHAEL MILLER, CHAIRMAN  
AL RAYMOND, III, AIA, CBO SECRETARY  
DATE \_\_\_\_\_

Change Michael Miller to Michael York

Change Al Raymond to Michael Dice

STATE OF TEXAS §  
COUNTY OF NUECES §  
THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY APPROVED BY THE DEPARTMENT OF THE DEVELOPMENT SERVICES ENGINEER OF THE CITY OF CORPUS CHRISTI, TEXAS.  
DATED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

BRIA WHITMIRE, P.E., CFM, CPM  
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS §  
COUNTY OF NUECES §  
I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, HEREBY CERTIFY THAT THE FORE GOING INSTRUMENT DATED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024 WITH THIS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024 AT \_\_\_\_\_ O'CLOCK AND DULY RECORDED ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024 AT \_\_\_\_\_ O'CLOCK M. IN VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_ (M.R.N.C.T.)

WITNESS MY HAND AND SEAL OF OFFICE IN CORPUS CHRISTI, TEXAS.  
THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

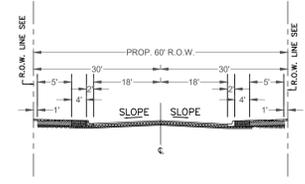
KARA SANDS, COUNTY CLERK

STATE OF TEXAS §  
COUNTY OF FAYETTE §  
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED  
KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME, FIRST DULY SWORN AND DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREBY EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

STATE OF TEXAS §  
COUNTY OF FAYETTE §  
I, \_\_\_\_\_ FOR NATIONAL BANK, DO HEREBY CERTIFY THAT WE ARE THE HOLDERS OF A LIEN ON THE LAND SHOWN ON THE FOREGOING MAP OF WHICH MANOK GP, LLC IS THE OWNER, AND WE APPROVE OF THE SUBDIVISION AND DEDICATION FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED. THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

# FINAL PLAT OF COMMUNITY CENTER MIRABELLA

BEING A SUBDIVISION OF 17.651 ACRES OF LAND SITUATED IN THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, BEING A PART OR PORTION OUT OF THE NORTH HALF OF SECTION 8, LAURELES FARM TRACTS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3, PAGE 15, NUECES COUNTY MAP RECORDS.



P.O.C.  
N.E. COR.  
SECTION 8

P.O.B.

- ### LEGEND
- FOUND No. 4 REBAR
  - ⊗ FOUND No. 5 REBAR
  - ⊕ FOUND "X" MARK ON CONCRETE
  - FOUND CONCRETE MONUMENT
  - FOUND PK NAIL
  - FOUND PIPE
  - SET No. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC
  - SET NAIL
  - R.O.W. - RIGHT OF WAY
  - N.C.M.R. - NUECES COUNTY MAP RECORDS
  - N.C.D.R. - NUECES COUNTY DEED RECORDS
  - N.C.O.R. - NUECES COUNTY OFFICIAL RECORDS
  - N.E. COR. - NORTHEAST CORNER
  - E.E. - ELECTRICAL EASEMENT
  - T.E. - TECHNOLOGY EASEMENT
  - U.E. - UTILITY EASEMENT
  - W.D. - WARRANTY DEED
  - DOC. NO. - DOCUMENT NUMBER
  - D.O.R.O.W. - DEED OF RIGHT OF WAY
  - G.W.D. - GIFT WARRANTY DEED
  - S.W.D. - SPECIAL WARRANTY DEED
  - J.O.C.I.A.O. - JUDGMENT OF COURT IN ABSENCE OF OBJECTION
  - S.W.D.V.L. - SPECIAL WARRANTY DEED WITH VENDORS LIEN
  - W.D.V.L. - WARRANTY DEED WITH VENDORS LIEN
  - N.T.S. - NOT TO SCALE
  - FLOOD "ZONE AE"
  - COUNTY ROAD 43 DEDICATED R.O.W.
  - INSIDE ROAD R.O.W. [5,065 ACRES - 2,206,147 SQ. FT.]

### OWNERS INFORMATION:

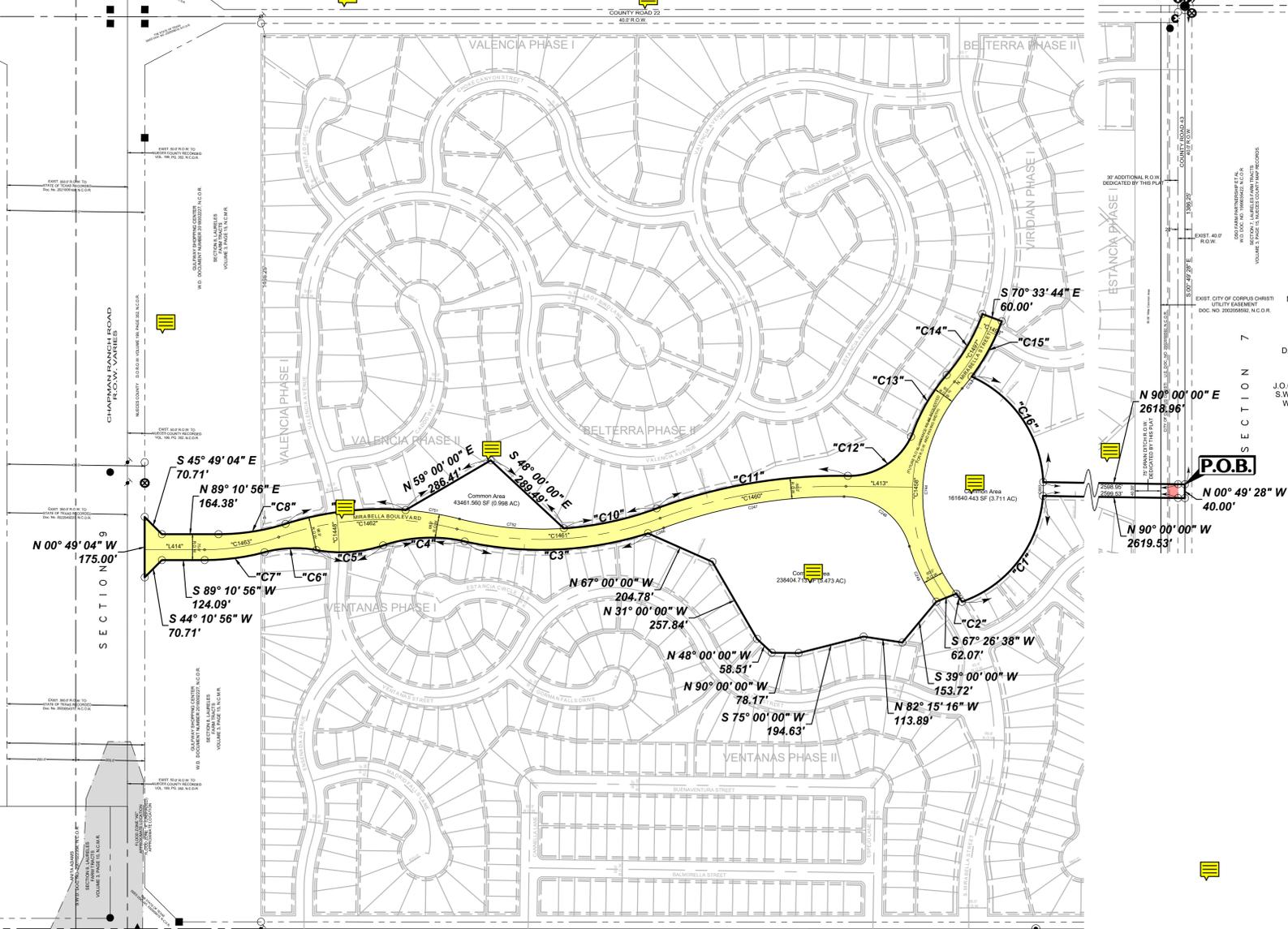
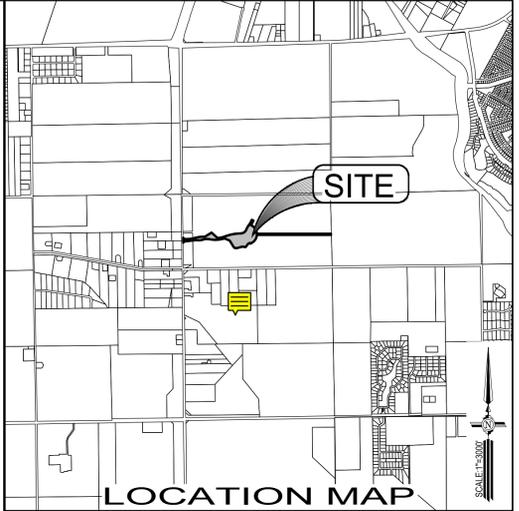
BOBAK MOSTAGHASI, MANAGING MEMBER  
THE LONDON PROPER, LLC  
A TEXAS LIMITED LIABILITY COMPANY  
5 WEST BARLE-DOCK DRIVE  
CORPUS CHRISTI, TEXAS 78414

### SURVEYOR:

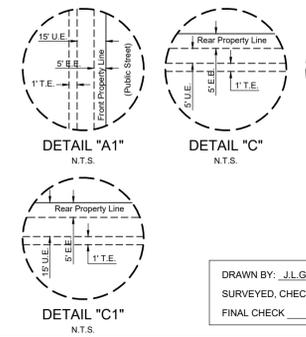
ROBERTO N. TAMEZ, R.P.L.S.  
115 W. McINTYRE  
EDINBURG, TX 78541

### ENGINEER:

MARIO A. REYNA  
115 W. McINTYRE  
EDINBURG, TX 78541



- ### GENERAL PLAT NOTES & RESTRICTIONS
- FLOOD ZONE STATEMENT: THIS PROPERTY LIES WITHIN "X" (UNSHADED). ZONE "X" (UNSHADED) IS DESCRIBED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN. FEMA FIRM COMMUNITY-PANEL NUMBER 485464 0515 G. MAP REVISED: OCTOBER 13, 2022.
  - TOTAL PLATTED AREA NOTE: THE TOTAL PLATTED AREA CONTAINS 297.148 ACRES OF LAND.
  - SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF CORPUS CHRISTI
  - FRONT: 20' OR EASEMENT WHICHEVER IS GREATER  
REAR: 15' OR EASEMENT WHICHEVER IS GREATER  
SIDE: 5' OR EASEMENT WHICHEVER IS GREATER
  - THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
  - BENCHMARK NOTE: A CONCRETE MONUMENT FOUND ON THE NORTHEAST RIGHT-OF-WAY CLIP LINE OF THE INTERSECTION OF CHAPMAN RANCH ROAD AND COUNTY ROAD 20A. ELEVATION: 25.52, NORTHING: 17132505.6630; EASTING: 1322839.0520.
  - EASEMENTS NOTE: NO STRUCTURES SHALL BE PERMITTED OVER ANY EASEMENTS. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE EASEMENT.
  - RECEIVING WATER NOTE: THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS 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 RECREATION" USE.
  - PUBLIC OPEN SPACE NOTE: IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.
  - THE DETENTION BASIN WILL BE MAINTAINED BY THE PROPERTY OWNERS
  - ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN REQUIREMENTS.
  - SITE PLAN MUST BE REVIEWED/APPROVED BY THE CITY OF CORPUS CHRISTI PRIOR TO ISSUANCE OF BUILDING PERMIT FOR COMMERCIAL DEVELOPMENTS.
  - BEARING BASIS AS PER TEXAS COORDINATE SYSTEM OF 1983, TEXAS SOUTH.
  - BUILDING HEIGHT TO BE APPROVED AT BUILDING PERMIT STAGE.
  - ANY STORM DRAINAGE DISCHARGE TO STATE OF TEXAS RIGHT-OF-WAY SHALL BE REVIEWED AND APPROVED BY TxDOT.
  - PRIVATE TECHNOLOGY EASEMENT: OWNER RESERVES UNTO RHODES DEVELOPMENT INC A TECHNOLOGY EASEMENT OVER THE PROPERTY IN THE LOCATION IDENTIFIED ON THIS PLAT (THE "TECHNOLOGY EASEMENT") MAINTAINING, REPLACING AND UPGRADING ANY AND ALL CABLE, FIBER, OR OTHER ANY TRANSPORT MEDIA REASONABLY NECESSARY FOR PROVIDING TECHNOLOGY SERVICES, INCLUDING BUT NOT LIMITED TO INTERNET, CABLE, SECURITY, AND RELATED SERVICES, TO THE LOTS CREATED BY THIS PLAT.
  - COMMON AREAS TO BE MAINTAINED BY HOMEOWNERS ASSOCIATION.
  - MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION IS 18" ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF EACH RESIDENTIAL LOT
  - IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.
  - NO INCREASE IN STORM WATER DISCHARGE TO STATE RIGHT-OF-WAY SHALL BE ACCEPTED BY TxDOT.
  - TxDOT PERMITS WILL BE ISSUED IN ACCORDANCE WITH THE ACCESS MANAGEMENT STANDARDS AND ALL APPLICABLE STATE AND FEDERAL LAWS, INCLUDING RULES AND REGULATIONS. ACCESS CONNECTION SPACING, MATERIALS, GEOMETRICS, ACCESSIBILITY, AND OTHER DESIGN SPECIFICATIONS WILL BE CONSIDERED, AS WELL AS THE IMPACT IN DRAINAGE AND HYDRAULICS, UTILITY LOCATION OR RELOCATION, AND THE ENVIRONMENT THAT WILL RESULT FROM THE REQUESTED CONSTRUCTION OF AN ACCESS CONNECTION. 43 TEX. ADMIN. CODE 11.52 (2020).
  - DRAINAGE IMPROVEMENTS SHALL ACCOMMODATE RUNOFF FROM THE UPSTREAM DRAINAGE AREA IN ITS ANTICIPATED MAXIMUM "BUILD-OUT" OR "FULLY DEVELOPED" CONDITION, AND SHALL BE DESIGNED TO PREVENT OVERLOADING THE CAPACITY OF THE DOWNSTREAM DRAINAGE SYSTEM.
  - IF THE OWNER RESPONSIBLE FOR MAINTENANCE OF THE PERMANENT STORMWATER OR WATER QUALITY CONTROL FAILS TO MAINTAIN THE CONTROL TO TxDOT ROW, THE OWNER SHALL CORRECT THE PROBLEM.



DRAWN BY: JLG DATE: 02-20-24  
SURVEYED, CHECKED: DATE  
FINAL CHECK: DATE

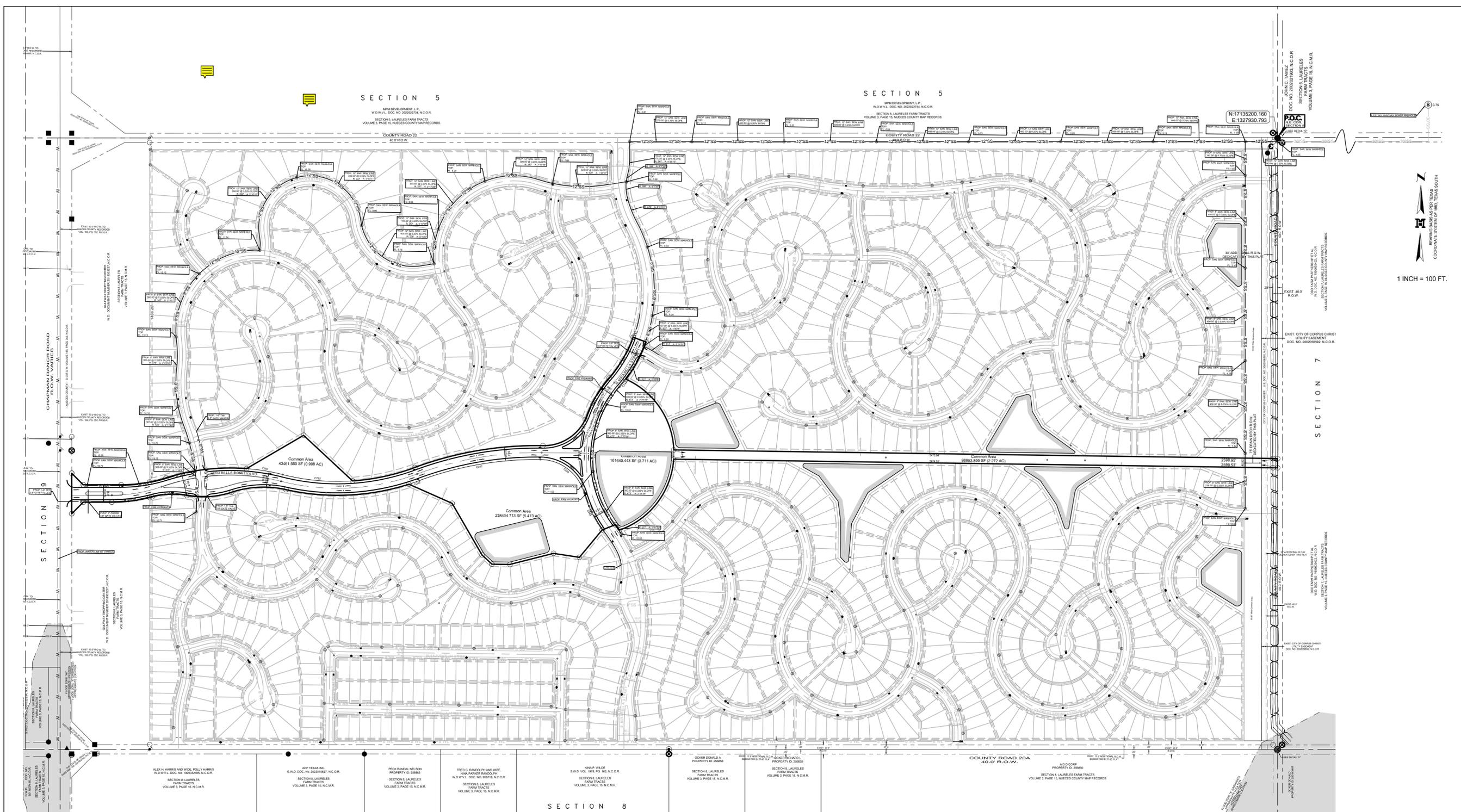
TBPE FIRM # F-1435  
**MELDEN & HUNT INC.**  
CONSULTANTS • ENGINEERS • SURVEYORS  
115 W. McINTYRE  
EDINBURG, TX 78541  
ESTABLISHED 1947  
PH: (956) 381-0981  
FAX: (956) 381-1839  
www.meldenandhunt.com

ENG. TECH. J.L.G.	PROJECT ENG. M.A.R.
T. BOOK: J.G.	1. RELEASE DATE:
	2. RELEASE DATE:
	3. RELEASE DATE:
	SCALE: AS SHOWN

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF BIDDING OR PERFORMING WORK UNDER THE TERMS OF MARIO A. REINA, P.E. 17386 OF MARCH 21, 2024. IT IS NOT TO BE USED FOR ANY OTHER BIDDING OR PERMIT PURPOSES.

**COMMUNITY**  
**CENTER MIRABELLA**  
 CORPUS CHRISTI,  
 NUECES COUNTY, TEXAS

# WATER AND SEWER LAYOUT



1 INCH = 100 FT.

NOTE:  
 ALL PROPOSED SEWER SERVICES TO HAVE CLEAN OUTS AND TO BE PLACED AT EDGE OF R.O.W.  
 ALL WATER METERS ARE ALSO REQUIRED AT EDGE OF R.O.W.

**LEGEND (PROPOSED)** (PIPE SIZES AS PER PLANS)

	WATER VALVE
	FIRE HYDRANT W/ VALVE & TEE
	PROP. 1" SINGLE WATER SERVICES WITH 2" PVC CASING
	CLEANOUT
	SANITARY MANHOLE
	SINGLE SANITARY SEWER SERVICE
	8" WATER LINE
	8" SEWER LINE

