



# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Agenda - Final

### Planning Commission

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Wednesday, June 25, 2025

5:30 PM

Council Chambers

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*The Planning Commission shall be responsible to and act as an advisory body to City Council; shall review and make recommendations to City Council regarding the adoption/implementation of a comprehensive plan; regarding all proposals to adopt/amend land development regulations for the purpose of establishing consistency with the comprehensive plan; regarding zoning or requests for zoning changes in a manner to ensure consistency with the adopted comprehensive plan; regarding the City's annual capital budget and any capital improvement bond program. The Planning Commission also exercises control (approving body) over platting/subdividing land within the corporate limits and the extraterritorial jurisdiction of the City in a manner to ensure the consistency of all plats with the adopted comprehensive plan.*

**I. Call to Order, Roll Call**

**II. PUBLIC COMMENT: Citizens will be allowed to attend and make public comments in person at City Planning Commission meetings. The public is invited to speak on any agenda item and any other items that pertain to the Planning Commission. Comments are limited to three minutes. If you choose to speak during this period, you will not be allowed to speak again when the specific item is being considered in order of the agenda. Electronic media that you would like to use may only be introduced into the City system IF approved by the City's Communications Department at least 24 hours prior to the Meeting. Please contact IT at 826-3211 to coordinate.**

**III. Approval of Absences: Commissioners Budd and Munoz**

**IV. Approval of Minutes: June 11, 2025 Meeting Minutes**

**1. [25-0949](#) Planning Commission Meeting Minutes DRAFT 6.11.2025**

**Attachments: [6.11.25 PC MEETING MINUTES-DRAFT](#)**

**V. Consent Public Hearing: Discussion and Possible Action (Item A & B)**

*NOTICE TO THE PUBLIC: The following Consent Public Hearing consists of items in which City Staff has given a recommendation of approval. The Planning Commission has been furnished with background and support material on each item. All items will be acted upon by one vote without being discussed separately unless a Commissioner has requested to pull a specific item for individual consideration. In any event, the item or items will immediately be withdrawn for individual consideration in its normal sequence*

**A. Plat**

2. [25-0946](#) PL8712  
**Checkout London Weber Preliminary Plat 2.194 Ac.**  
Location: SW corner of F.M.43 (Weber Rd.) and Hwy. 286  
**Attachments:** [PL8712PrelimCoverTab](#)  
[PL8712ClosedcommentReport](#)  
[PL8712LatestPrelimPlat](#)
3. [25-0945](#) PL8730  
**Bayfront Terrace Blk. 4 Lots 7R & 8R**  
Location: SW corner of Ocean Dr. and Ayers St.  
**Attachments:** [PL8730CoverTabReplat \(003\)](#)  
[PL8730ClosedCommentReport](#)  
[PL8730LatestPlat](#)
4. [25-0979](#) PL8704  
**Southside Stroage Tract Preliminary Plat 1.166 Ac.**  
Location: 7106 Brooke Rd  
**Attachments:** [PL8704PrelimCoverTab](#)  
[PL8704 Closed Comment Report](#)  
[PL8704 Latest Prelim Plat](#)

**B. Time Extension**

5. [25-0944](#) 21PL1180-3rd Request for a 12 Month Extension.  
**Ocean Breeze Subdivision**  
Located: South of the city limits line and east of Hwy. 361  
**Attachments:** [21PL1180PlatExtensionCovertab](#)  
[21PL1180ApprovedPlat](#)  
[21PL1180PlatExtRequest](#)
6. [25-0967](#) 23PL1051-2nd request for a 12 Month Extension  
**Flamingo Resort Bungalows PUD**  
Located: South of Encantada Ave. east of Palmira Ave.  
**Attachments:** [23PL1051PlatExtCoverTab](#)  
[23PL1051Approved plat](#)  
[23PL1051PlatExtensionRequest](#)

**VI. Director's Report****VII. Future Agenda Items**

**VIII. Adjournment**

Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services are requested to contact Jessica Martinez, at 361-826-3202 or [jessicam2@cctexas.com](mailto:jessicam2@cctexas.com), no later than 48 hours prior to this meeting so that appropriate arrangements can be made.



# City of Corpus Christi

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## Meeting Minutes - Draft

### Planning Commission

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Wednesday, June 11, 2025

5:30 PM

Council Chambers

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#### I. Call to Order, Roll Call

Chairman York called the meeting to order at 5:30pm. A quorum was present to conduct the meeting with Commissioners Budd and Munoz absent.

#### II. PUBLIC COMMENT: None.

#### III. Approval of Absences: None

#### IV. Approval of Minutes-May 28, 2025 Meeting Minutes

Commissioner Miller made a motion to approve the meeting minutes from May 28, 2025, as presented by staff. Commissioner Teichelman seconded. Vote: All Aye. Motion passed.

1. [25-0824](#) Planning Commission Meeting Minutes DRAFT 5.28.2025

Attachments: [5.28.25 PC MEETING MINUTES -DRAFT](#)

#### V. Consent Public Hearing: Discussion and Possible Action (Item A)

Andrew Dimas, Development Services, introduced items 2, 3, 4, & 5 into record. The plats will satisfy the requirements of the Unified Development Code and State Law.

The Technical Review Committee recommends Approval. Recordation is pending satisfactory completion of UDC Review Criteria for 3.8.5.D.

Chairman York opened the floor for questions/comments.

Commissioner Hedrick had a question regarding agenda item #2 regarding drainage on the property. Andrew Dimas stated the drainage would be flowing to CR 47 which is along the western property line. Commissioner Hedrick asked if there were any PI plans for property. Andrew Dimas stated no PI plans are required. Commissioner Hedrick stated he thought all plats needed to have PI plans. Andrew Dimas stated this plat needed no water construction since it was operating off septic therefore no PI plans were needed.

Commissioner Hedrick asked why the note stated no sidewalks were required. Andrew Dimas said CR 43 was a highway which is maintained, and CR 47 were ditches which

have no sidewalk the entire length of road (rural street design) At this time there has been no discussion regarding the future use of FM43.

Commissioner Hedrick stated that everything that gets annexed seems to require a sidewalk in the front. He stated since this is the first new development on that side, we are setting a precedence with not requiring sidewalks to be constructed. Andrew Dimas stated the same could be said about the plats approved by the PC along Yorktown in which the city had to come in with a bond election. Commissioner Hedrick stated that it is a problem in which the city becomes responsible, and the taxpayers have to front the bill. Commissioner Hedrick stated he was surprised that no sidewalks were required to set the stage on this section.

Being there was no more discussion, Chairman York opened public comment. No comment. Chairman York closed public comment.

Commissioner Miller made a motion to approve the consent agenda items 2 & 3 as presented by staff. Commissioner Mandel seconded. Vote: All Aye. Motion passes.

Due to abstaining from agenda items 4 & 5, Chairman York excused himself from council chambers.

Vice Chairman Salazar-Garza opened for discussion. Being none, public comment was opened. No comment. Vice Chairman Salazar-Garza closed public comment.

Commissioner Hedrick made a motion to approve the consent agenda items #4 & #5 as presented by staff. Commissioner Teichelman seconded. Vote: All Aye. Motion passes.

**A. Plats**

2. [25-0819](#) PL8620  
**London Village Section 1 Block 1 Lot 1**  
Located: SE corner of Weber Rd. and County Rd. 47  
  
**Attachments:**     [PL8620CoverTabFinalApp](#)  
                                 [PL8620ClosedCommentReport](#)  
                                 [PL8620LatestPlat](#)
  
3. [25-0820](#) PL8611  
**Sikora Addition Lot 1B-A and 1B-B**  
Location: East of Port Avenue and south of Buford St  
  
**Attachments:**     [PL8611CoverTabReplatApp](#)  
                                 [PL8611ClosedCommentReport](#)  
                                 [PL8611LatestPlat](#)
  
4. [25-0823](#) PL8659  
**Leinneweber Tracts Block1 Lots 1 and 2 Final Plat of 6.71 Ac.**

Located: Northwest corner of Hwy. 44 and Buckholt Rd.

**Attachments:**    [PL8659CoverTabfinalApp](#)  
                              [PL8659 ClosedCommentReport](#)  
                              [PL8659LatestPlat](#)

5.    [25-0879](#)    PL8703 - Conditional Approval  
                  **C.G. Glasscock Bay Front Addition Lot 1A and 1B**  
                  Located: east of Shoreline Blvd. and Craig St. on the bay front.

**Attachments:**    [PL8703Conditional FinalTab](#)  
                              [PL8703 ConditionalApprovalComment](#)  
                              [PL8703LatestPlat \(2\)](#)

## **VI.    Public Hearing: Discussion and Possible Action (Item B)**

Keren Costanzo, Planning and Community Development, introduced item 6 into record (Ordinance adopting the Padre/Mustang Island Mobility Plan as an element of the Plan CC Comprehensive Plan).

The Padre/Mustang Island Mobility Plan ("Island Mobility Plan") was initiated by the City of Corpus Christi to further previous planning efforts conducted for the area. The Island Mobility Plan evaluates the existing transportation system and recommends improvements that establish safe walking, cycling, golf cart, and watercraft connectivity.

### **BACKGROUND AND FINDINGS:**

The Island Mobility Plan establishes recommendations for a comprehensive transportation network that connects residential neighborhoods to activity centers by identifying critical routes for walking, bicycling, golf carts, and water transportation. The recommendations were developed through extensive community engagement. In addition, city staff coordinated with the Texas Department of Transportation (TxDOT) and Nueces County parks regarding recommendations that would impact those state- and county-owned facilities.

The Island Mobility Plan launched in the Spring of 2023 under the Economic Development Department and Funded by the TIRZ #2

### **Project Timeline**

- Spring/Summer 2023 – Existing Conditions Review
- August 8, 2023 – Project intro at Island Strategic Action Committee (ISAC) and First Survey Launched
- Fall 2023 – Draft Recommendations Developed
- October 2023 – Public Open House
- Winter 2023/24 - Finalize Recommendations
- November 2023 – 2nd Online Survey
- April 15, 2024 – Public Open House

In May 2024, project management was transferred to the Planning and Community Development Department to finalize the recommendations. Upon review of the draft recommendations, and in consultation with the ISAC, more specific recommendations for Park Road 22 and State Highway 361 were developed and presented to TxDOT and Chairman Todd Hunter. Once recommendations were finalized, the Public Draft of the Padre/Mustang Island Mobility Plan was published online in late April 2025 and announced via Constant Contact email, initiating the plan adoption process.

#### Plan Adoption Timeline

- June 3, 2025 – ISAC recommended adoption of the Padre/Mustang Island Mobility Plan with an amendment to emphasize greenscape and adequate drainage solutions on Park Road 22 and revise Sea Pines and Whitecap West interim and future recommendations with the ISAC.
- June 11, 2025 – Planning Commission Public Hearing and Recommending Action  
The Draft Island Mobility Plan is already informing the design for Sand Dollar, which is funded by the TIRZ #2 Paper Streets Project.

#### ALTERNATIVES:

The plan development process involved the analysis of alternatives that were reviewed with the community and partner agencies. The plan being presented represents the selection of the best alternatives for improving connectivity across North Padre Island.

#### FISCAL IMPACT:

Adoption of the plan itself does not have a financial impact. While the plan includes an implementation schedule for recommend improvements, City staff, the TIRZ #2 Board, and Council would review and approve future actions with financial obligations needed to implement this plan.

#### RECOMMENDATION:

Staff and the Island Strategic Action Committee recommend adoption of the Padre/Mustang Island Mobility Plan with the proposed ISAC amendments.

Keren Costanzo concluded the presentation and awaited questions if any. Dan McGinn-Interim City Manager and Vice Chair of the ISCA Craig Thompson are available for questions as well.

Chairman York stated he appreciated seeing golf cart paths on Park Road 22 and 361 since golf carts aren't normally allowed there but still end up there. He states it is a good thing.

Chairman York stated his opinion that golf carts are not an issue on minor roads such as Leeward and feels there is not need for a dedicated path on such.  
Chairman York also stated if the plan can include native foliage such as oak trees instead of palm trees that would be great.

Keren Costanzo stated she forgot to mention the attached amendments from the ISAC at the end of the presentation which emphasize greenscape and adequate drainage solutions.

Vice Chairman Salazar-Garza asked how the new greenscape would be maintained give the current water restrictions. Keren Costanzo stated there are resources such as bags for recycled water and other technology to make this a feasible process. Keren Costanzo said if we stick to native plants there will not be added issues since they are naturally acclimated to the temp, climate and ecosystem.

Commissioner Hedrick asked if the City already owns the right of way and if there would be any more acquisitions. Keren Costanzo stated that is correct.

Commissioner Hedrick stated if there would be striping or signage to state what lanes can be used for what mode of transportation (golf carts and bike lanes) so there would not be any confusion. Keren Costanzo stated this would be worked out in the engineering phase.

Commissioner Hedrick stated what order the projects get completed and at what point would be up to the tourist board. Keren Costanzo stated it could depend on possible funding and items would be amended as need based on importance.

Commissioner Cantu stated if 14 feet would be wide enough for bikes, carts and pedestrians. Keren Costanzo stated the shared paths would be bikes and carts and pedestrians would be different. Alternate plans could show bikes and pedestrians together and carts separated. Those paths would have different measurements based on usage.

Commissioner Cantu stated it was good that speed limit on PR 22 was being reduced as well from 55mph to 45 but asked if 45mph was slow enough. Keren Costanzo stated since the design for PR22 is not being changed for vehicles, the speed change could be incremental but can be revisited later if needed.

Commissioner Cantu stated the issue is just injury since the speed limit is not being followed.

Chairman York stated TXDOT has configurations regarding speed and given the number of driveways and everything on PR 22 the calculation would probably stay at 45mph.

Chairman York stated the two schools out there use the shoulder to as a pickup line for children. Reducing the shoulders to make room for the lane changes would make it unsafe when the school pick up lanes begin to back up into traffic lanes.

Keren Costanzo said its is possible to place that amendment in a motion so this would be a revised recommendation when presenting to council.

Commissioner Miller states the biggest challenge will be dealing with the bridges. States the Don Patricio does not have the lanes on it today and will need to be added to. Keren



Costanzo stated that there is enough pavement on the Don Patricio bridge that the lanes will fit but Gypsy bridge will have more limitations though.

Commissioner Miller agrees with Chairman York regarding native flora to the area. Saying it would be easy to maintain.

With no more discussion, Chairman York opened for public comment. Vice Chair of ISAC Craig Thompson stated he appreciated all the work that has been completed alongside the Planning Department.

Being no more public comment, Chairman York closed.

Chairman York assisted with the motion process to be as follows: Recommend approval of padre island/mustang island mobility plan with ISAC recommended changes along with the planning commission additions 1) to consider PK 22 road configurations to accommodate the existing schools that have stacking on road during pick up and drop off and 2) give preference to native plant and oak trees in the landscape areas.

Commissioner Hedrick made the above motion. Commissioner Miller seconded. Vote: All Aye. Motion passes.

**B. Public Hearing: Discussion and Possible Action Regarding the Padre/Mustang Island Mobility Plan.**

6. [25-0871](#) Public Hearing and recommending action for City Council to adopt the Padre/Mustang Island Mobility Plan as an element of Corpus Christi's Comprehensive Plan - Plan CC.

**Attachments:**    [Agenda Memo - Island Mobility Plan](#)  
[Island Mobility Plan Ordinance](#)  
[Exhibit A - Island Mobility Plan Public Draft](#)  
[ISAC Recommended Amendments](#)  
[Presentation-Island Mobility Plan](#)

**VII. Director's Report: None**

**VIII. Future Agenda Items:**

Commissioner Hedrick stated next time can the commissioners receive packets early. Andrew Dimas stated that CIP will be given two weeks in advance.

**IX. Adjournment**

With no other business to conduct, Chairman York adjourned the meeting at 6.10 pm.

**TECHNICAL REVIEW PLAT REQUIREMENTS  
REGULAR PLANNING COMMISSION MEETING  
June 25, 2025**

**PROJECT:** PL8712 – Approval

**NAME OF PLAT:** Checkout London Weber Preliminary Plat 2.194 Ac.  
Location: SW corner of F.M.43 (Weber Rd.) and Hwy. 286

**Zoned:** CG-2

**Owner:** HUT Enterprises, LLC

**Surveyor:** Brister Surveying

The applicant proposes to preliminary plat the property to develop one lot for commercial use. The submitted Preliminary Plat satisfies the requirements of the Unified Development Code and State Law. The Technical Review Committee recommends Approval.

**Merged Document Report****Application No.: PL8712**

Description :	
Address :	
Record Type :	PLAT

**Submission Documents:**

<b>Document Filename</b>
06.10.25 - Plat.pdf

**Comment Author Contact Information:**

Author Name	Author Email	Author Phone No.:
Mark Zans	markz2@cctexas.com	361-826-3553
Alex Harmon	AlexH2@cctexas.com	361-826-1102

**General Comments**

Comment ID	Author : Department	Status	Review Comments	Applicant Response Comments
31	Alex Harmon : DS	Closed	<p>Improvements Required for Recordation, per UDC 8.1.4.</p> <p>A. Streets: No Sidewalks: Yes, at site development B. Water: At site development depending on fireflow testing Fire hydrants: At site development C. Wastewater: Yes, unless using septic system as it appears D. Stormwater: No E. Public open space: No F. Permanent monument markers: No</p> <p>Please note, improvements required should be constructed to city standards, found in Article 8 and the IDM.</p>	

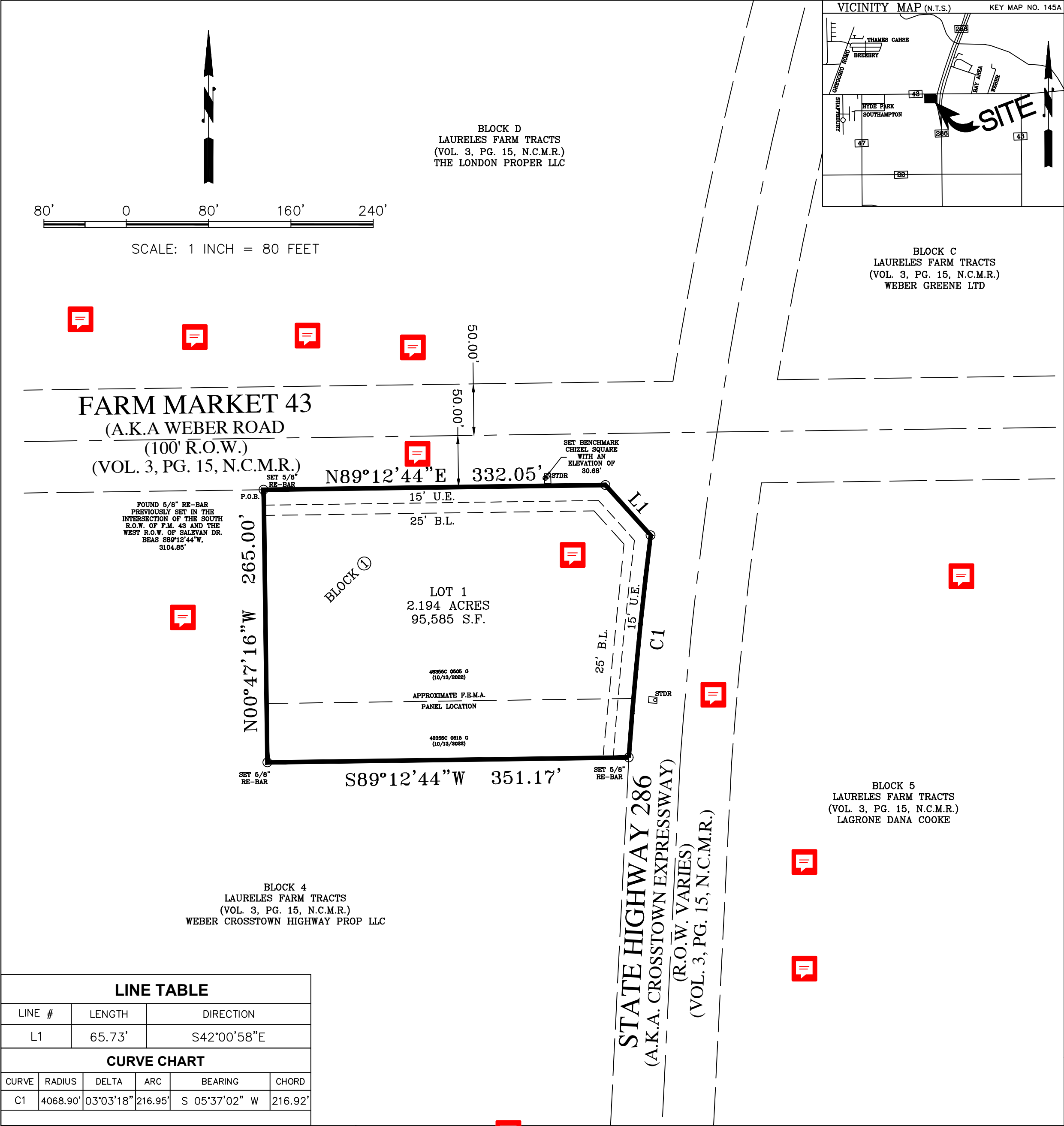
**Corrections in the following table need to be applied before a permit can be issued**

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
32	P001	Note	Alex Harmon : DS	Closed		
11	P001	Note	Mark Zans : LD	Closed	Show road centerlines and dimension half street widths.	
12	P001	Note	Mark Zans : LD	Closed	Change development service engineer name to Bria Whitmire	
13	P001	Note	Mark Zans : LD	Closed	Change chairman name to Michael York P.E.	
14	P001	Note	Mark Zans : LD	Closed	Change secretary name to Michael Dice	
17	P001	Note	Mark Zans : LD	Closed	Remove certificate. Not needed for preliminary plats.	
18	P001	Note	Mark Zans : LD	Closed	Show road centerlines and dimension half street widths	
19	P001	Note	Mark Zans : LD	Closed	Remove this certficate. Not needed for preliminary plats.	
21	P001	Note	Mark Zans : LD	Closed	Plat is a preliminary plat	
22	P001	Note	Mark Zans : LD	Closed	This plat is on the 30-day tract for approval, approval with Conditions, or disapproval by 6/11/2025 The deadline for revisions to be submitted is 6/2/2025.	
23	P001	Note	Mark Zans : LD	Closed	The plat will be recommended as Conditional Approval for Resolution comments received and that have remained Open and unmet.	
24	P001	Note	Mark Zans : LD	Closed	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.	
26	P001	Note	Mark Zans : LD	Closed	After researching the FM 43 roadway it appears that the roadway is TxDOT jurisdiction. Please contact TxDot as to any ROW dedication or driveway information.	
27	P001	Note	Mark Zans : LD	Closed	As per FEMA panel location note. Is this property on more than one panel? If yes please add the additional panel inofrmation to the note.	
29	P001	Note	Mark Zans : LD	Closed	<p>Please add the below 4 notes regarding access/drainage onto the state roadway system.</p> <ul style="list-style-type: none"> <li>•No increase in stormwater discharge to the State right-of-way will be accepted by TxDOT.</li> <li>•TxDOT permits will be issued in accordance with access management standards and all applicable state and federal laws, including relevant rules and regulations. Considerations will include access connection spacing, materials, geometrics,</li> </ul>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>accessibility, and other design specifications, as well as the impact on drainage and hydraulics, utility location or relocation, and environmental effects resulting from the requested construction of an access connection (43 Tex. Admin. Code § 11.52, 2020).</p> <ul style="list-style-type: none"> <li>•□Drainage improvements must accommodate runoff from the upstream drainage area in its anticipated maximum "build-out" or "fully developed" condition and should be designed to prevent overloading the capacity of the downstream drainage system.</li> <li>•□If the owner responsible for maintaining the permanent stormwater or water quality control fails to maintain it to TxDOT ROW standards, the owner must rectify the issue.</li> <li>•□Any development that anticipates an increase in existing traffic generation may be required to conduct a traffic study. The necessary improvements identified in the traffic study may need to be constructed by the developer, based on TxDOT's discretion and approval, prior to the access connection being established</li> </ul>	
35	P001	Note	Mark Zans : LD	Closed	<p>Fire comments</p> <p>"Commercial Development shall have a fire flow of 1,500 GPM with 20 psi residual Fire hydrant every 300 feet and operational."</p> <p>"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.  Note: The turning radius for fire apparatus should not be less than 45 degrees and curb to curb 36 feet. As a result, developers should be particularly careful not to design streets with acute angles that would prevent fire apparatus from completing a turn without having to back up to negotiate the turn."</p> <p>D105.1 Where required. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater</p> <p>D105.3 Proximity to building. At least one of the</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.	
36	P001	Note	Mark Zans : LD	Closed	Fire comments 2 D105.4 Obstructions. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official. Commercial development of the property will require further Development Services review.	
37	P001	Note	Mark Zans : LD	Closed	Traffic comments: Informational only.  1□Informational:□Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7) 2□Informational:□Proposed driveway access to a public maintained by the Texas Department of Transportation (TXDOT) shall conform to TXDOT criteria. The developer and/or agent is responsible for coordination with the local TXDOT Area Office. 3□Informational:□The PW-Traffic Department(Right-of-Way Division) is responsible for reviewing and permitting new construction and repairs/modifications to driveways, sidewalks, and curb and gutter. The review and approval of the permit must be approved prior to the issuance of the building permit (issued by DSD). (Refer to Municode Chapter 49-30 for permit requirements.) 4□Informational:□A ROW Construction Permit, issued by PW-Traffic Department (Right-of-Way Division), is required for any work obstructing, closing, or occupying public right-of-way (Reference Chapter 49-2). Work within the Right-of-Way without a permit is subject to daily Non-Compliance Fees (Reference Municode Chapter 49). 5□Informational:□Provide the PHT form using 11th edition, or latest edition, of theTrip Generation Manual . A PHT Form is required for any rezoning, site plan or street closure request for developments that are projected to contain 500 or	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>fewer weekday peak hour trips. A traffic impact analysis will be required for developments generating or 501 trips. (Reference UDC Section 3.29)</p> <p>6□Informational:□Any street excavation, utility cut, or utility tap requires a permit issued by the Traffic Department (Right-of-Way Division). Restoration requirements are subject to the street Pavement Condition Index (PCI) and street age. New streets ( Any street 0-6 years and / or <math>PCI \geq 80</math>) will require restoration of 25-ft beyond the outermost edge of the excavation and up to curb to curb repair. Older streets (Any street &gt; 6 years or <math>PCI &lt; 80</math>) will require restoration of 10-ft beyond the outermost edge of the excavation and up to full lane (Refer to Municode Section 49-47-1).</p>	



LINE TABLE					
LINE #		LENGTH		DIRECTION	
L1		65.73'		S42°00'58"E	
CURVE CHART					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	4068.90'	03°03'18"	216.95'	S 05°37'02" W	216.92'

LEGEND:	
1. "B.L."	INDICATES BUILDING LINE
2. "N.C.M.R."	INDICATES NUECES COUNTY MAP RECORDS
3. "R.O.W."	INDICATES RIGHT-OF-WAY
4. "N.C.D.R."	INDICATES NUECES COUNTY DEED RECORDS
5. "(VOL./PG.)"	INDICATES RECORDED VOLUME/PAGE
6. "O"	INDICATES IRON ROD SET
7. "●"	INDICATES IRON ROD FOUND
8. "P.O.B."	INDICATES POINT OF BEGINNING
9. "ESMNT."	INDICATES EASEMENT
10. "STDR"	INDICATES STORM DRAIN
11. "S.F."	INDICATES SQUARE FEET
12. "U.E."	INDICATES UTILITY EASEMENT
---	BUILDING LINE
---	PLAT BOUNDARY

PLAT NOTES:	
1.) THE ENTIRE PROPERTY LIES WITHIN THE CITY LIMITS OF THE CITY OF CORPUS CHRISTI.	
2.) TOTAL PLATTED AREA CONTAINS 2.194 ACRES OF LAND.	
3.) 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.	
4.) SET 5/8 INCH STEEL RE-BAR SET WITH YELLOW PLASTIC CAP LABELED "BRISTER SURVEYING" AT ALL LOT CORNERS, EXCEPT WHERE NOTED.	
5.) BEARINGS ARE BASED ON THE CENTERLINE OF FARM TO MARKET ROAD 43, OSMONUMENTED ON THE GROUND AND SHOWN AS NORTH 89°53'44" WEST, ON SURVEY MADE BY H.M. WARREN, A REGISTERED PROFESSIONAL LOND SURVEYOR, LICENSE NO. 1465, DATED AUGUST 30, 2002.	
6.) BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONES X ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 4855C 0505 G, CITY OF CORPUS CHRISTI, TEXAS, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 13, 2022 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.	

7.) NO INCREASE IN STORMWATER DISCHARGE TO THE STATE RIGHT-OF-WAY WILL BE ACCEPTED BY TXDOT.	
8.) TXDOT PERMITS WILL BE ISSUED IN ACCORDANCE WITH ACCESS MANAGEMENT STANDARDS AND ALL APPLICABLE STATE AND FEDERAL LAWS, INCLUDING RELEVANT RULES AND REGULATIONS. CONSIDERATIONS WILL INCLUDE ACCESS CONNECTION SPACING, MATERIALS, GEOMETRICS, ACCESSIBILITY, AND OTHER DESIGN SPECIFICATIONS, AS WELL AS THE IMPACT ON DRAINAGE AND HYDRAULICS, UTILITY LOCATION OR RELOCATION, AND ENVIRONMENTAL EFFECTS RESULTING FROM THE REQUESTED CONSTRUCTION OF AN ACCESS CONNECTION.	
9.) DRAINAGE IMPROVEMENTS MUST ACCOMMODATE RUNOFF FROM THE UPSTREAM DRAINAGE AREA IN ITS ANTICIPATED MAXIMUM "BUILD-OUT" OR "FULLY DEVELOPED" CONDITION AND SHOULD BE DESIGNED TO PREVENT OVERLOADING THE CAPACITY OF THE DOWNSTREAM DRAINAGE SYSTEM.	
10.) IF THE OWNER RESPONSIBLE FOR MAINTAINING THE PERMANENT STORMWATER OR WATER QUALITY CONTROL FAILS TO MAINTAIN IT TO TXDOT ROW STANDARDS, THE OWNER MUST RECTIFY THE ISSUE.	
11.) ANY DEVELOPMENT THAT ANTICIPATES AN INCREASE IN EXISTING TRAFFIC GENERATION MAY BE REQUIRED TO CONDUCT A TRAFFIC STUDY; THE NECESSARY IMPROVEMENTS IDENTIFIED IN THE TRAFFIC STUDY MAY NEED TO BE CONSTRUCTED BY THE DEVELOPER, BASED ON TXDOTS DISCRETION AND APPROVAL, PRIOR TO THE ACCESS CONNECTION BEING ESTABLISHED.	

STATE OF TEXAS  
COUNTY OF NUECES

THAT HUT ENTERPRISES, LLC ACTION HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS CHECKOUT LONDON WEBER, AN ADDITION TO THE CITY OF CORPUS CHRISTI, TEXAS AND DOES HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER, THE STREETS, ALLEY, AND PUBLIC USE AREAS, SHOWN HEREON, AND DOES HEREBY DEDICATE THE EASEMENTS SHOWN ON THE PLAT FOR THE PURPOSES INDICATED TO THE PUBLIC USE FOREVER, SAID DEDICATIONS BEING FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES EXCEPT AS SHOWN HEREIN. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE EASEMENTS ON SAID PLAT. UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO A PARTICULAR UTILITY OR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLICS AND CITY OF TEXAS CITY'S USE THEREOF. THE CITY OF CORPUS CHRISTI AND ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON ANY OF THESE EASEMENTS. THE CITY OF CORPUS CHRISTI AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS AND EGRESS TO AND FROM AND UPON ANY SAID EASEMENT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OF PART OF ITS RESPECTIVE SYSTEM WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

HUT ENTERPRISES, LLC DOES HEREBY BIND ITSELF, ITS SUCCESSORS AND ASSIGNS TO FOREVER WARRANT AND DEFEND ALL AND SINGULAR THE ABOVE DESCRIBED STREETS, ALLEYS, EASEMENTS AND RIGHTS UNTO THE PUBLIC AGAINST EVERY PERSON WHOMSOEVER LAWFULLY CLAIMING OR TO CLAIM THE SAME OR ANY PART THEREOF. THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF CORPUS CHRISTI.

IN TESTIMONY WHEREOF, HUT ENTERPRISES, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY SALMAN M IQBAL, ITS MANAGING MEMBER, THEREUNTO AUTHORIZED, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

HUT ENTERPRISES, LLC

BY: SALMAN M IQBAL, MANAGING MEMBER

STATE OF TEXAS  
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGMENT TO ME THAT HE/SHE EXECUTED THE SAME IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT NAME: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF NUECES

THIS FINAL PLAT APPROVED BY THE CORPUS CHRISTI-NUECES COUNTY HEALTH UNIT, 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 \_\_\_\_\_, 2025.

BY: JUAN A. PIMENTEL P.E., CFM  
PUBLIC HEALTH ENGINEER  
CORPUS CHRISTI, NUECES COUNTY, TEXAS

KNOW ALL MEN BY THESE PRESENTS: I, THE UNDERSIGNED RONALD E. BRISTER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE UNDER MY SUPERVISION AND IN COMPLIANCE WITH CITY AND STATE SURVEY REGULATIONS AND LAWS AND MADE ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

X: RONALD E. BRISTER  
PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5407

STATE OF TEXAS  
COUNTY OF NUECES

THE PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE PLANNING COMMISSION ON BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS. THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

BY: BRIA WHITMIRE  
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS  
COUNTY OF NUECES

THE PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE PLANNING COMMISSION ON BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS. THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

BY: MICHAEL DICE, S.E., CHAIRMAN  
MICHAEL DICE, S.E., CHAIRMAN

BY: MICHAEL DICE, S.E., CHAIRMAN

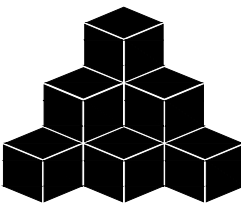
PRELIMINARY PLAT OF  
CHECKOUT LONDON WEBER

A SUBDIVISION BEING A 2.194 ACRE TRACT OF LAND OUT OF A 55.28 ACRE TRACT LAND, LOCATED IN THE R. DE YNOJOSA SURVEY, ABSTRACT 411, PORTION OF THE NORTH HALF OF SECTION 4, "LAURELES FARM" TRACTS, RECORDED IN VOLUME 3, PAGE 15 OF NUECES COUNTY MAP RECORDS, NUECES COUNTY, TEXAS

LOTS: 1    BLOCKS: 1  
REASON FOR FINAL PLAT: TO CREATE ONE (1) LOT  
JUNE, 2025

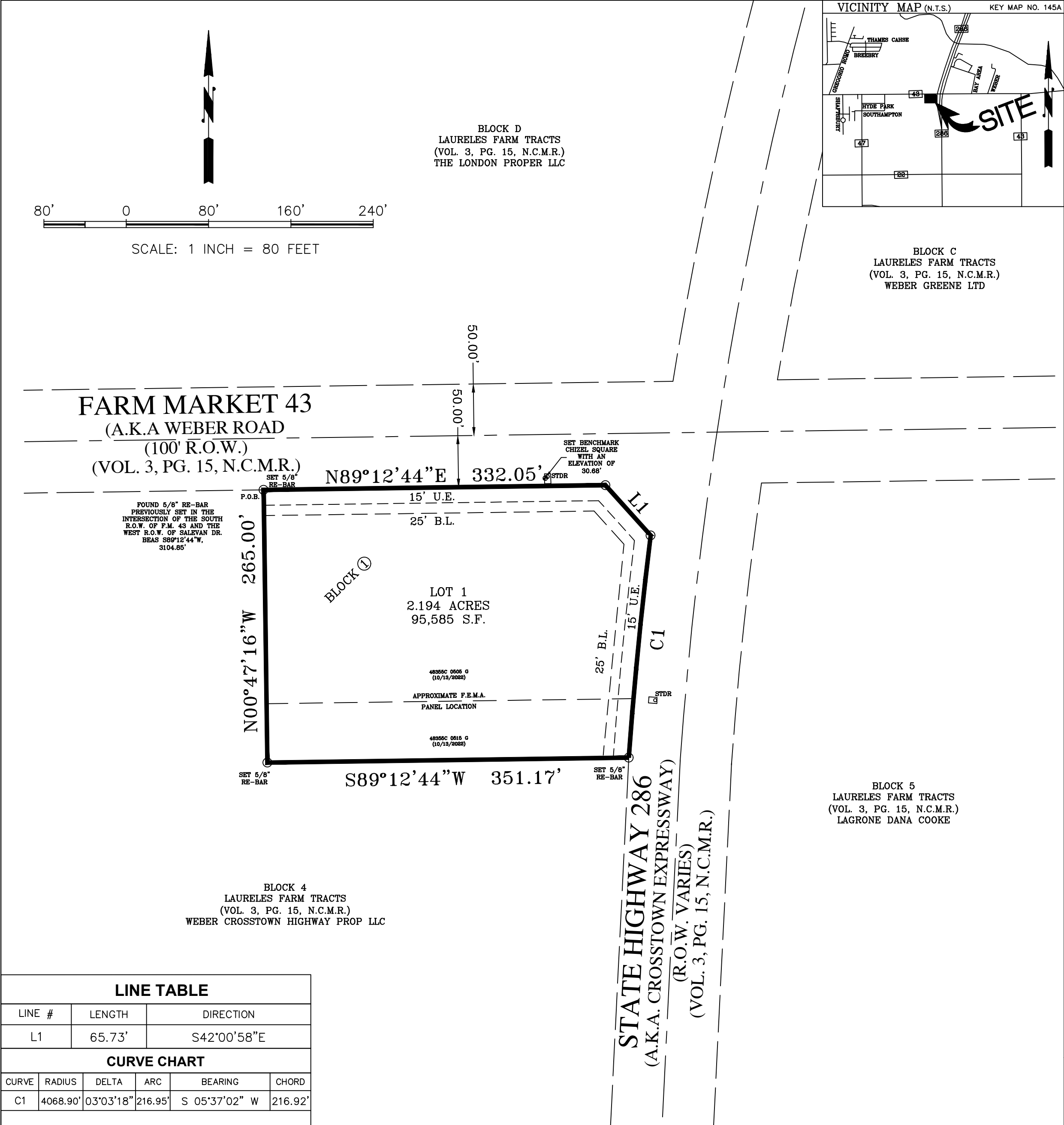
OWNER:  
HUT ENTERPRISES, LLC,  
A TEXAS LIMITED LIABILITY COMPANY  
9894 BISSONNET, SUITE 650  
HOUSTON, TEXAS 77036

SURVEYOR:  
BRISTER SURVEYING  
5506 CAIN DRIVE,  
CORPUS CHRISTI, TEXAS 78411  
PHONE: 361-850-1800  
FAX: 361-850-1802  
FIRM #10072800  
bristersurveying@corpus.twebc.com



The  
**INTERFIELD GROUP**  
engineering | architecture  
401 STUDEWOOD, SUITE 300    TEL. (713) 780-0909  
HOUSTON, TEXAS 77007    TX. REG. NO. F-5611  
WWW.INTERFIELD.NET  
(INTERFIELD PROJ. #: 24035.00)





LINE TABLE					
LINE #		LENGTH		DIRECTION	
L1		65.73'		S42°00'58"E	
CURVE CHART					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	4068.90'	03°03'18"	216.95'	S 05°37'02" W	216.92'

LEGEND:					
1.	"B.L."	INDICATES BUILDING LINE			
2.	"N.C.M.R."	INDICATES NUECES COUNTY MAP RECORDS			
3.	"R.O.W."	INDICATES RIGHT-OF-WAY			
4.	"N.C.D.R."	INDICATES NUECES COUNTY DEED RECORDS			
5.	"(VOL./PG.)"	INDICATES RECORDED VOLUME/PAGE			
6.	"O"	INDICATES IRON ROD SET			
7.	"●"	INDICATES IRON ROD FOUND			
8.	"P.O.B."	INDICATES POINT OF BEGINNING			
9.	"ESMNT."	INDICATES EASEMENT			
10.	"STDR"	INDICATES STORM DRAIN			
11.	"S.F."	INDICATES SQUARE FEET			
12.	"U.E."	INDICATES UTILITY EASEMENT			
	---	BUILDING LINE			
	---	PLAT BOUNDARY			

PLAT NOTES:	
1.)	THE ENTIRE PROPERTY LIES WITHIN THE CITY LIMITS OF THE CITY OF CORPUS CHRISTI.
2.)	TOTAL PLATTED AREA CONTAINS 2.194 ACRES OF LAND.
3.)	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.
4.)	SET 5/8 INCH STEEL RE-BAR SET WITH YELLOW PLASTIC CAP LABELED "BRISTER SURVEYING" AT ALL LOT CORNERS, EXCEPT WHERE NOTED.
5.)	BEARINGS ARE BASED ON THE CENTERLINE OF FARM TO MARKET ROAD 43, OSMONUMENTED ON THE GROUND AND SHOWN AS NORTH 89°53'44" WEST, ON SURVEY MADE BY H.M. WARREN, A REGISTERED PROFESSIONAL LOND SURVEYOR, LICENSE NO. 1465, DATED AUGUST 30, 2002.
6.)	BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONES X ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 4855C 0505 G, CITY OF CORPUS CHRISTI, TEXAS, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 13, 2022 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

7.)	NO INCREASE IN STORMWATER DISCHARGE TO THE STATE RIGHT-OF-WAY WILL BE ACCEPTED BY TxDOT.
8.)	TxDOT PERMITS WILL BE ISSUED IN ACCORDANCE WITH ACCESS MANAGEMENT STANDARDS AND ALL APPLICABLE STATE AND FEDERAL LAWS, INCLUDING RELEVANT RULES AND REGULATIONS. CONSIDERATIONS WILL INCLUDE ACCESS CONNECTION SPACING, MATERIALS, GEOMETRICS, ACCESSIBILITY, AND OTHER DESIGN SPECIFICATIONS, AS WELL AS THE IMPACT ON DRAINAGE AND HYDRAULICS, UTILITY LOCATION OR RELOCATION, AND ENVIRONMENTAL EFFECTS RESULTING FROM THE REQUESTED CONSTRUCTION OF AN ACCESS CONNECTION.
9.)	DRAINAGE IMPROVEMENTS MUST ACCOMMODATE RUNOFF FROM THE UPSTREAM DRAINAGE AREA IN ITS ANTICIPATED MAXIMUM "BUILD-OUT" OR "FULLY DEVELOPED" CONDITION AND SHOULD BE DESIGNED TO PREVENT OVERLOADING THE CAPACITY OF THE DOWNSTREAM DRAINAGE SYSTEM.
10.)	IF THE OWNER RESPONSIBLE FOR MAINTAINING THE PERMANENT STORMWATER OR WATER QUALITY CONTROL FAILS TO MAINTAIN IT TO TxDOT ROW STANDARDS, THE OWNER MUST RECTIFY THE ISSUE.
11.)	ANY DEVELOPMENT THAT ANTICIPATES AN INCREASE IN EXISTING TRAFFIC GENERATION MAY BE REQUIRED TO CONDUCT A TRAFFIC STUDY; THE NECESSARY IMPROVEMENTS IDENTIFIED IN THE TRAFFIC STUDY MAY NEED TO BE CONSTRUCTED BY THE DEVELOPER, BASED ON TxDOTS DISCRETION AND APPROVAL, PRIOR TO THE ACCESS CONNECTION BEING ESTABLISHED.

STATE OF TEXAS  
COUNTY OF NUECES

THAT HUT ENTERPRISES, LLC ACTION HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS CHECKOUT LONDON WEBER, AN ADDITION TO THE CITY OF CORPUS CHRISTI, TEXAS AND DOES HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER, THE STREETS, ALLEY, AND PUBLIC USE AREAS, SHOWN HEREON, AND DOES HEREBY DEDICATE THE EASEMENTS SHOWN ON THE PLAT FOR THE PURPOSES INDICATED TO THE PUBLIC USE FOREVER, SAID DEDICATIONS BEING FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES EXCEPT AS SHOWN HEREIN. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE EASEMENTS ON SAID PLAT. UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO A PARTICULAR UTILITY OR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLICS AND CITY OF TEXAS CITY'S USE THEREOF. THE CITY OF CORPUS CHRISTI AND ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON ANY OF THESE EASEMENTS. THE CITY OF CORPUS CHRISTI AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS AND EGRESS TO AND FROM AND UPON ANY SAID EASEMENT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OF PART OF ITS RESPECTIVE SYSTEM WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

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IN TESTIMONY WHEREOF, HUT ENTERPRISES, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY SALMAN M IQBAL, ITS MANAGING MEMBER, THEREUNTO AUTHORIZED, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

HUT ENTERPRISES, LLC

BY: SALMAN M IQBAL, MANAGING MEMBER

STATE OF TEXAS  
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGMENT TO ME THAT HE/SHE EXECUTED THE SAME IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT NAME: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF NUECES

THIS FINAL PLAT APPROVED BY THE CORPUS CHRISTI NUECES COUNTY HEALTH UNIT, 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 \_\_\_\_\_, 2025.

BY: JUAN A. PIMENTEL P.E., CFM  
PUBLIC HEALTH ENGINEER  
CORPUS CHRISTI, NUECES COUNTY, TEXAS

KNOW ALL MEN BY THESE PRESENTS: I, THE UNDERSIGNED RONALD E. BRISTER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE UNDER MY SUPERVISION AND IN COMPLIANCE WITH CITY AND STATE SURVEY REGULATIONS AND LAWS AND MADE ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

X: RONALD E. BRISTER  
PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5407

STATE OF TEXAS  
COUNTY OF NUECES

THE PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE DEVELOPMENT SERVICES ENGINEER OF THE CITY OF CORPUS CHRISTI, TEXAS. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: BRIA WHITMIRE  
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS  
COUNTY OF NUECES

THE PLAT OF THE HEREIN DESCRIBED WAS APPROVED BY THE PLANNING COMMISSION ON BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: MICHAEL YORK P.E., CHAIRMAN  
MICHAEL DICE, SECRETARY

PRELIMINARY PLAT OF  
CHECKOUT LONDON WEBER

A SUBDIVISION BEING A 2.194 ACRE TRACT OF LAND OUT OF A 55.28 ACRE TRACT LAND, LOCATED IN THE R. DE YNOJOSA SURVEY, ABSTRACT 411, PORTION OF THE NORTH HALF OF SECTION 4, "LAURELES FARM" TRACTS, RECORDED IN VOLUME 3, PAGE 15 OF NUECES COUNTY MAP RECORDS, NUECES COUNTY, TEXAS

LOTS: 1    BLOCKS: 1  
REASON FOR FINAL PLAT: TO CREATE ONE (1) LOT  
JUNE, 2025

**OWNER:**  
HUT ENTERPRISES, LLC,  
A TEXAS LIMITED LIABILITY COMPANY  
9894 BISSONNET, SUITE 650  
HOUSTON, TEXAS 77036

**SURVEYOR:**  
BRISTER SURVEYING  
5506 CAIN DRIVE,  
CORPUS CHRISTI, TEXAS 78411  
PHONE: 361-850-1800  
FAX: 361-850-1802  
FIRM #10072800  
bristersurveying@corpus.twebc.com

The  
**INTERFIELD GROUP**  
engineering | architecture  
401 STUDEWOOD, SUITE 300    TEL. (713) 780-0909  
HOUSTON, TEXAS 77007    TX. REG. NO. F-5611  
WWW.INTERFIELD.NET  
(INTERFIELD PROJ. #: 24035.00)

**TECHNICAL REVIEW PLAT REQUIREMENTS  
REGULAR PLANNING COMMISSION MEETING  
June 25, 2025**

**PROJECT:** PL8730 – Approval

**NAME OF PLAT: Bayfront Terrace Blk. 4 Lots 7R & 8R.**

Location: SW corner of Ocean Dr. and Ayers St.

**Zoned:** RM-1

**Owner:** Juan M. Olivarez & wife

**Surveyor:** Brister Surveying

The applicant proposes to final plat the property to two lots for separation of existing buildings. The submitted replat satisfies the requirements of the Unified Development Code and State Law. The Technical Review Committee recommends Approval.

**Merged Document Report****Application No.: PL8730**

Description :	
Address :	
Record Type :	PLAT

**Submission Documents:**

<b>Document Filename</b>
Updated Plat 5-27.pdf
Updated Utility Plan 5-27.pdf

**Comment Author Contact Information:**

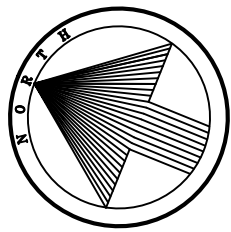
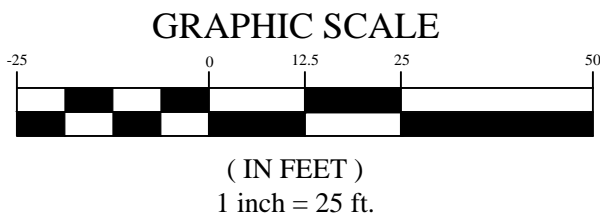
<b>Author Name</b>	<b>Author Email</b>	<b>Author Phone No.:</b>
Mark Zans	markz2@cctexas.com	361-826-3553
Alex Harmon	AlexH2@cctexas.com	361-826-1102

**General Comments**

<b>Comment ID</b>	<b>Author : Department</b>	<b>Status</b>	<b>Review Comments</b>	<b>Applicant Response Comments</b>
7	Alex Harmon : DS	Closed	Improvements Required for Recordation, per UDC 8.1.4. A. Streets: No Sidewalks: No B. Water: No Fire hydrants: No C. Wastewater: No D. Stormwater: No 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.	

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
2	P001	Note	Mark Zans : LD	Closed	Plat is a replat.	
3	P001	Note	Mark Zans : LD	Closed	This plat is on the 30-day tract for approval, approval with Conditions, or disapproval by 6/25/2025 The deadline for revisions to be submitted is 6/16/2025	
4	P001	Note	Mark Zans : LD	Closed	The plat will be recommended as Conditional Approval for Resolution comments received and that have remained Open and unmet.	
5	P001	Note	Mark Zans : LD	Closed	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.	
6	P001	Note	Mark Zans : LD	Closed	<p>Traffic comments- Informational only</p> <p>1□Informational:□Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7)</p> <p>2□Informational:□The PW-Traffic Department(Right-of-Way Division) is responsible for reviewing and permitting new construction and repairs/modifications to driveways, sidewalks, and curb and gutter. The review and approval of the permit must be approved prior to the issuance of the building permit (issued by DSD). (Refer to Municode Chapter 49-30 for permit requirements.)</p> <p>3□Informational:□A ROW Construction Permit, issued by PW-Traffic Department (Right-of-Way Division), is required for any work obstructing, closing, or occupying public right-of-way (Reference Chapter 49-2). Work within the Right-of-Way without a permit is subject to daily Non-Compliance Fees (Reference Municode Chapter 49).</p> <p>4□Informational:□Any street excavation, utility cut, or utility tap requires a permit issued by the Traffic Department (Right-of-Way Division). Restoration requirements are subject to the street Pavement Condition Index (PCI) and street age. New streets ( Any street 0-6 years and / or <math>PCI \geq 80</math>) will require restoration of 25-ft beyond the outermost edge of the excavation and up to curb to curb repair. Older streets (Any street &gt; 6 years or <math>PCI &lt; 80</math>) will require restoration of 10-ft beyond the outermost edge of the excavation and up to full lane (Refer to Municode Section 49-47-1).</p>	



# PLAT OF BAYFRONT TERRACE BLOCK 4, LOTS 7R AND 8R

BEING A REPLAT OF BLOCK 4, LOTS 7, 8, AND 9, BAYFRONT TERRACE, AS SHOWN ON A MAP RECORDED IN VOLUME 3, PAGE 32, MAP RECORDS OF NUECES COUNTY, TEXAS AND BEING THE SAME TRACT DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2023046817, OFFICIAL RECORDS OF NUECES COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF NUECES

WE, 1501 OCEAN DRIVE TRUST, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN HEREON, THAT ALL EASEMENTS AND RIGHT-OF-WAYS AS SHOWN ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF PUBLIC STREETS AND UTILITIES, AND WE ADOPT THIS PLAT FOR THE PURPOSES OF DESCRIPTION AND DEDICATION. THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

JUAN OLIVAREZ JR.,  
OWNER

SUSAN OLIVAREZ,  
OWNER

STATE OF TEXAS  
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, JUAN OLIVAREZ JR. AND SUSAN OLIVAREZ, PROVEN TO ME TO BE THE PERSON WHOSE SIGNATURE THEY MADE ON THE FOREGOING INSTRUMENT OF WRITING, AND THEY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE. THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

NOTARY PUBLIC

STATE OF TEXAS  
COUNTY OF NUECES

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE DEVELOPMENT SERVICES ENGINEER OF THE CITY OF CORPUS CHRISTI, TEXAS.

THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2025

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

STATE OF TEXAS  
COUNTY OF NUECES

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF CORPUS CHRISTI, TEXAS. THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2025

MICHAEL YORK  
CHAIRMAN

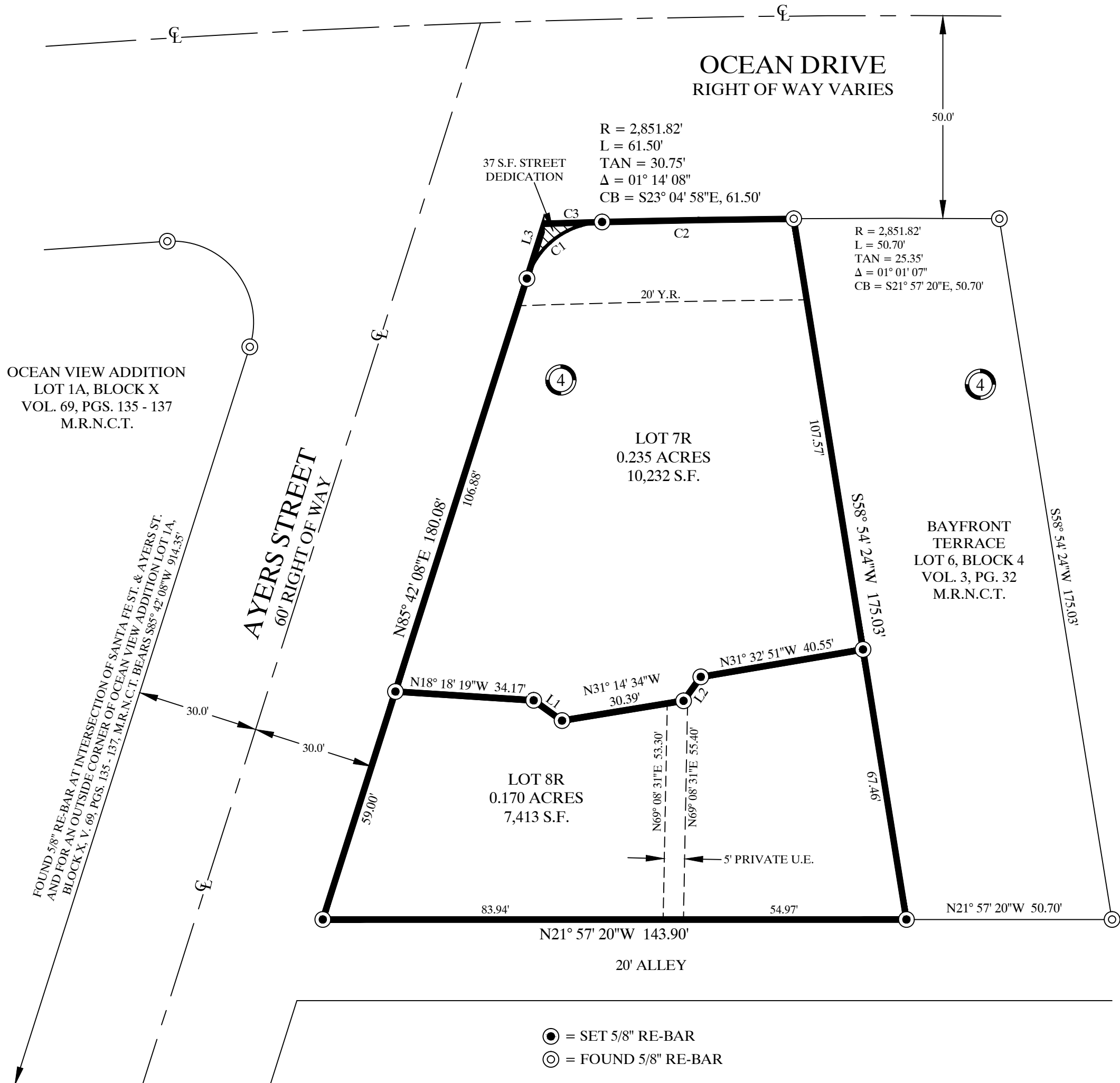
MICHAEL DICE  
SECRETARY

STATE OF TEXAS  
COUNTY OF NUECES

I, RONALD E. BRISTER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF BRISTER SURVEYING, HAVE PREPARED THE FOREGOING MAP FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2025

RONALD E. BRISTER  
REGISTERED PROFESSIONAL  
LAND SURVEYOR  
LICENSE NO. 5407



## NOTES:

1. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE CORPUS CHRISTI BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE CORPUS CHRISTI BAY AS "EXCEPTIONAL" AND "OYSTER WATERS". TCEQ ALSO CATEGORIZED THE CORPUS CHRISTI BAY AS "CONTACT RECREATION" USE.
2. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48355C 0320 G, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 13, 2022.
3. MEASURED BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (93) 4205 DATUM.
4. SET 5/8" RE-BAR = STEEL RE-BAR SET WITH YELLOW PLASTIC CAP LABELED BRISTER SURVEYING.
5. THE TOTAL PLATTED AREA IS 0.406 ACRES, INCLUDING STREET DEDICATION.
6. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
7. ANY INCREASE IN STORMWATER RUNOFF FLOW RATES SHALL BE MITIGATED TO COMPLY WITH UDC 8.2.A, 8.2.8.B, AND IDM 3.05.



## Brister Surveying

5506 Cain Drive  
Corpus Christi, Texas 78411  
Office 361-850-1800  
Fax 361-850-1802  
bristersurveying@corpus.twcbc.com  
Firm Registration No. 10072800

LEGEND:  
CL = CENTERLINE  
M.R.N.C.T. = MAP RECORDS OF NUECES COUNTY, TEXAS  
PG. = PAGE  
S.F. = SQUARE FEET  
U.E. = UTILITY EASEMENT  
VOL. = VOLUME  
Y.R. = YARD REQUIREMENT

L1 = N13° 45' 26"E 8.58'  
L2 = N76° 14' 34"W 7.27'  
L3 = N85° 42' 08"E 14.20'

C1  
R = 20.00'  
L = 24.74'  
TAN = 14.24'  
Δ = 70° 53' 01"  
CB = N58° 51' 21"W, 23.19'

C2  
R = 2,851.82'  
L = 47.25'  
TAN = 23.62'  
Δ = 00° 56' 57"  
CB = N22° 56' 22"W, 47.25'

C3  
R = 2,851.82'  
L = 14.25'  
TAN = 7.12'  
Δ = 00° 17' 10"  
CB = S23° 33' 26"E, 14.25'

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 DATED THE \_\_\_\_ DAY OF \_\_\_\_\_, 2025, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE \_\_\_\_ DAY OF \_\_\_\_\_, 2025 AT \_\_\_\_ O'CLOCK \_\_\_\_ M AND DULY RECORDED IN VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_ MAP RECORDS OF NUECES COUNTY, TEXAS. WITNESS MY HAND AND SEAL OF SAID COURT AT MY OFFICE, IN CORPUS CHRISTI, TEXAS.

DOCUMENT NO. \_\_\_\_\_

KARA SANDS  
COUNTY CLERK

DEPUTY

DATE OF MAP: 27 MAY 2025

**TECHNICAL REVIEW PLAT REQUIREMENTS  
REGULAR PLANNING COMMISSION MEETING  
June 25, 2025**

**PROJECT:** PL8704 – Approval

**NAME OF PLAT:** Southside Stroage Tract Preliminary Plat 1.166 Ac.  
Location: 7106 Brooke Rd

**Zoned:** CG-2

**Owner:** Dearing Properties, LLC

**Surveyor:** Brister Surveying

The applicant proposes to preliminary plat the property to turn existing storage units into commercial rental space. The submitted Preliminary Plat satisfies the requirements of the Unified Development Code and State Law. The Technical Review Committee recommends Approval.



**Merged Document Report****Application No.: PL8704**

Description :	
Address :	
Record Type :	PLAT

**Submission Documents:**

<b>Document Filename</b>
Preliminary Plat - Updated 5-30.pdf
Utility Plan.pdf

**Comment Author Contact Information:**

<b>Author Name</b>	<b>Author Email</b>	<b>Author Phone No.:</b>
Mina Trinidad	minar@cctexas.com	361-826-3259
Alex Harmon	AlexH2@cctexas.com	361-826-1102
John Gonzales	JGonzalez@cctexas.com	-

**General Comments**

<b>Comment ID</b>	<b>Author : Department</b>	<b>Status</b>	<b>Review Comments</b>	<b>Applicant Response Comments</b>
6	Alex Harmon : DS	Closed	Improvements Required for Recordation, per UDC 8.1.4. A. Streets: No Sidewalks: No B. Water: No, but may be needed at site development Fire hydrants: No C. Wastewater: No, but may be needed at site development D. Stormwater: No 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.	

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
3	P001	Note	Mina Trinidad : DS	Closed		
4	P001	Note	Mina Trinidad : DS	Closed	(Informational) CCRTA: This plat is not located along existing or foreseeable planned CCRTA service routes.	
9	P001	Note	Mina Trinidad : DS	Closed	(Informational) Traffic/ROW: Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7)	
10	P001	Note	Mina Trinidad : DS	Closed	(Informational) Traffic/ROW: The PW-Traffic Department(Right-of-Way Division) is responsible for reviewing and permitting new construction and repairs/modifications to driveways, sidewalks, and curb and gutter. The review and approval of the permit must be approved prior to the issuance of the building permit (issued by DSD). (Refer to Municode Chapter 49-30 for permit requirements.)	
11	P001	Note	Mina Trinidad : DS	Closed	(Informational) Traffic/ROW: Pavement markings shall be installed within the scope of the subdivision in accordance to specifications of, and subject to, latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD), public improvement plan reviews and inspections, by the City. Reference: Texas MUTCD and UDC Article 8.1.3.A	
12	P001	Note	Mina Trinidad : DS	Closed	(Informational) Traffic/ROW: Any street excavation, utility cut, or utility tap requires a permit issued by the Traffic Department (Right-of-Way Division). Restoration requirements are subject to the street Pavement Condition Index (PCI) and street age. New streets ( Any street 0-6 years and / or PCI $\geq$ 80) will require restoration of 25-ft beyond the outermost edge of the excavation and up to curb to curb repair. Older streets (Any street > 6 years or PCI < 80) will require restoration of 10-ft beyond the outermost edge of the excavation and up to full lane (Refer to Municode Section 49-47-1).	
13	P001	Note	Mina Trinidad : DS	Closed	(Informational) Traffic/ROW: Sidewalks required on both sides of local street as per IDM Chapter 6 - Street Design Requirements. Table 6.2.2 Street Right-of-Way Dimension Standards	
14	P001	Note	Mina Trinidad : DS	Closed	(Informational) Parks and Recreation: No fees due as no residential building is being built. Plat is for the construction of a restroom facility/asset.	
16	P001	Note	Mina Trinidad : DS	Closed	Add "D.R.N.C.T" to legend.	

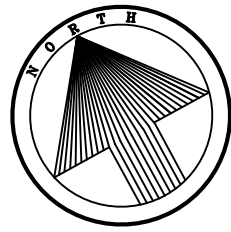
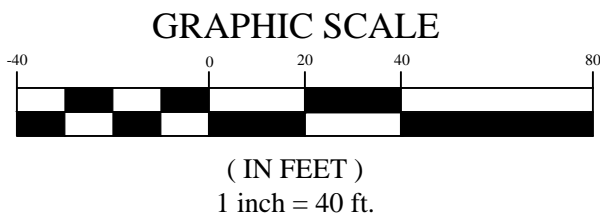


Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
17	P001	Note	Mina Trinidad : DS	Closed	Give more detail on the creation of the ingress/egress easement. Or, upload associated documentation.	
5	Utility Plan	Note	Mina Trinidad : DS	Closed	Fire: Fire needs additional information. What is the purpose of building a restroom in an existing storage facility. Are there plans to allow a residential living area? Where is the main entrance. Signage indicates that the main entrance is at 3207 Rodd Field Rd. The address of 7106 Brooke is a rear gate and not in our Computer Aided Dispatch as a viable address. You may call the Fire Marshal's Office to have an inspector go out to the area to explain what is the purpose of building a single restroom at this facility. Capt. Mark D. Lewis	
18	Utility Plan	Note	Mina Trinidad : DS	Closed	<p>Fire Comments 1-4:</p> <p>1. Note: All code reference is based on currently adopted International Fire Code (IFC) 2021 and Corpus Christi Water Distribution Standards.</p> <p>2. Commercial Development shall have a fire flow of 1,500 GPM with 20 psi residual.</p> <p>Fire hydrant every 300 feet and operational.</p> <p>3. 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>4. Commercial development of the property will require further Development Services review.</p>	
19	Utility Plan	Note	Mina Trinidad : DS	Closed	<p>(Informational) Fire Comments 5-9:</p> <p>5. Plat Comments states that site will be used for commercial purposes. Therefore, plat review will be focused on requirements for commercial buildings.</p> <p>6. 507.5.4 Obstruction. Unobstructed access to fire hydrants shall be maintained at all times. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants. Note: Hose lay from a hydrant will not cross an arterial street.</p> <p>7. 912.2.3 (amendment) 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 source.</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>8. 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>9. 3310.1 Required access. Approved vehicle access for firefighting shall be provided to all 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>	
20	Utility Plan	Note	Mina Trinidad : DS	Closed	<p>(Informational) Fire Comments 10-14:</p> <p>10. D102.1 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>11. 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>12. Note: An accessible road and a suitable water supply is required once construction materials are brought on site.</p> <p>13. 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> <p>14. D103.1 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>	
22	Utility Plan	Note	Mina Trinidad : DS	Closed	<p>(Informational) Fire Comments 15-19:</p> <p>15. The minimum required width of 20 feet that shall be maintained means a clear unobstructed path that allows the passage of fire apparatus. Where Fire Apparatus Access is constructed to the minimum of 20 feet, no parking is allowed within the fire apparatus lane. Where a fire hydrant is located on the street, the minimum unobstructed</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>feet, no parking is allowed within the fire apparatus lane. 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. 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> <p>16. 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.  Note: The turning radius for fire apparatus should not be less than 45 degrees and curb to curb 36 feet. As a result, developers should be particularly careful not to design streets with acute angles that would prevent fire apparatus from completing a turn without having to back up to negotiate the turn.</p> <p>17. D105.1 Where required. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.</p> <p>18. D105.2 Width. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof.</p> <p>19. D105.3 Proximity to building. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.</p>	
23	Utility Plan	Note	Mina Trinidad : DS	Closed	<p>(Informational) Fire Comments 20-25:  20. D105.4 Obstructions. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official.  21. 503.4 Obstruction of fire apparatus access</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>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>22. 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>23. 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>24. 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>25. D103.5 Fire apparatus access road gates. If installed-Gates securing the fire apparatus access roads shall comply with all the following criteria: Single gate width shall not be less than 20 feet. 12 feet gate width is required for a divided roadway. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official. Note: The use of a Knox Gate Switch is currently required by the Fire Official. Methods of locking shall be submitted for approval by the fire code official. Note: The Knox Padlock is currently required by the Fire Official. Electric gate operators, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed, and installed to comply with the requirements of ASTM F 2200. Manually operated gates sha;ll be secured with a Knox Pad Lock installed "daisy chain style"</p>	
24	Utility Plan	Note	Mina Trinidad : DS	Closed	Fire Comments: Contact Captain Mark Lewis for additional information. 361-826-3922. Markle@cctexas.com.	
15	Utility Plan	Note	John Gonzales : WW	Closed	Wastewater construction is not required for platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards).	

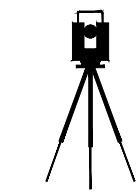


# PRELIMINARY PLAT OF SOUTHSIDE STORAGE TRACT BLOCK 1, LOT 1

BEING A 1.292 ACRE TRACT OUT OF THE SOUTH HALF OF LOT 9, SECTION 20, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, AS SHOWN ON A MAP RECORDED IN VOLUME "A", PAGES 41 - 43, MAP RECORDS OF NUECES COUNTY, TEXAS AND BEING THE SAME TRACT DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2015031952, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS.

OWNER: DEARING PROPERTIES, LLC  
3818 WALKING OAKS LN, CORPUS CHRISTI, TX  
361-813-7550  
DEARINGPROPERTIES@GMAIL.COM

SURVEYOR: RONALD E. BRISTER  
5506 CAIN DR.  
361-850-1800  
BRISTERSURVEYING@CORPUS.TWCBC.COM

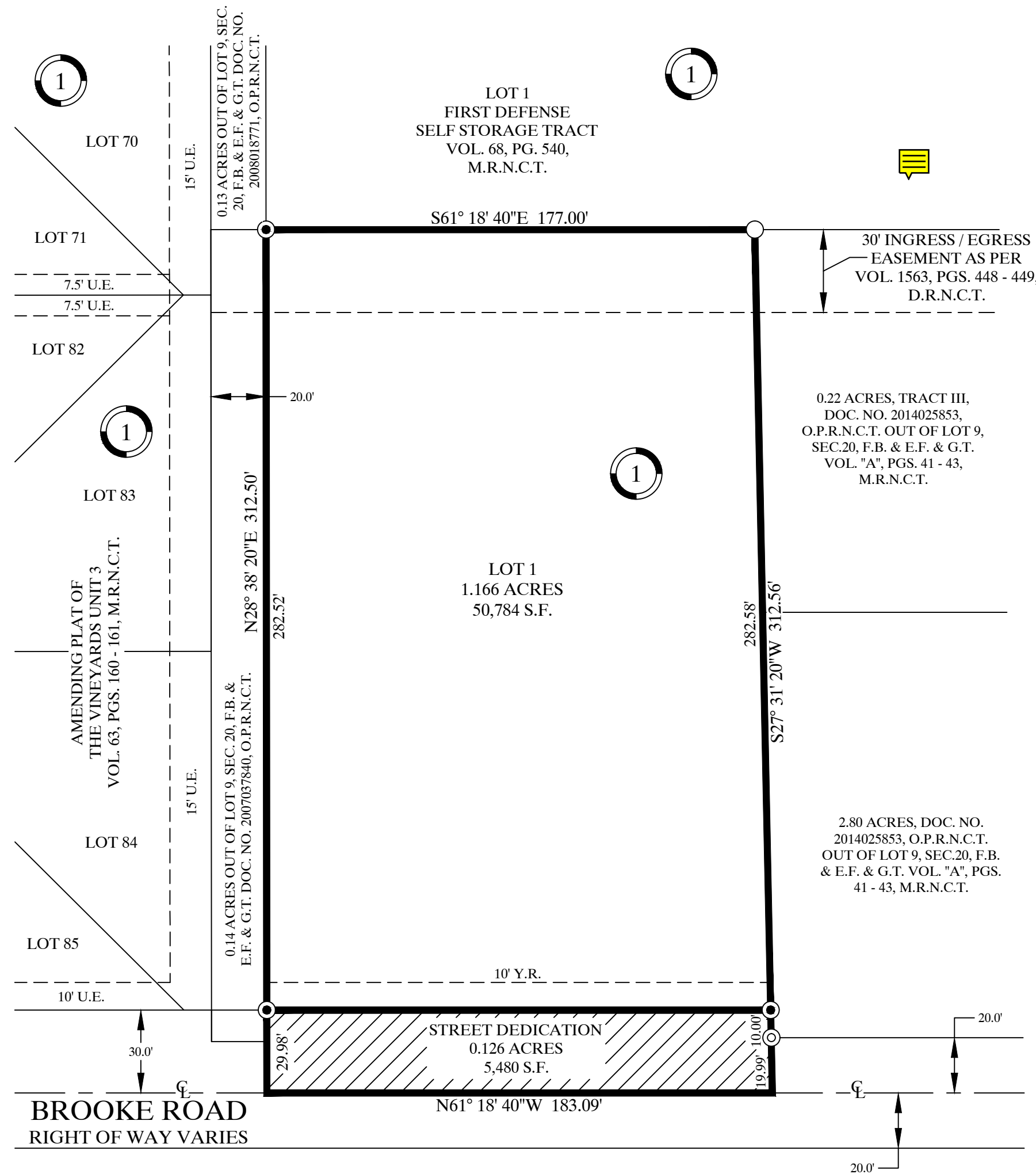


## Brister Surveying

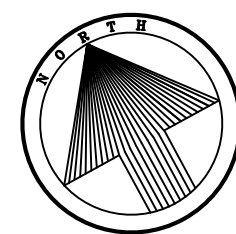
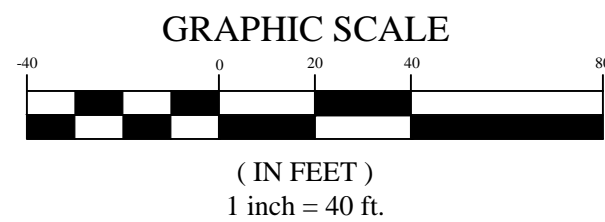
5506 Cain Drive  
Corpus Christi, Texas 78411  
Office 361-850-1800  
Fax 361-850-1802  
bristersurveying@corpus.twcbc.com  
Firm Registration No. 10072800

### NOTES:

1. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS". TCEQ ALSO CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
2. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NOS. 48355C 0540 G, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 13, 2022.
3. MEASURED BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (93) 4205 DATUM.
4. SET 5/8" RE-BAR = STEEL RE-BAR SET WITH YELLOW PLASTIC CAP LABELED BRISTER SURVEYING.
5. THE TOTAL PLATTED AREA IS 1.292 ACRES, INCLUDING STREET DEDICATION.
6. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
7. ANY INCREASE IN STORMWATER RUNOFF FLOW RATES SHALL BE MITIGATED TO COMPLY WITH UDC 8.2.A, 8.2.8.B., AND IDM 3.05.

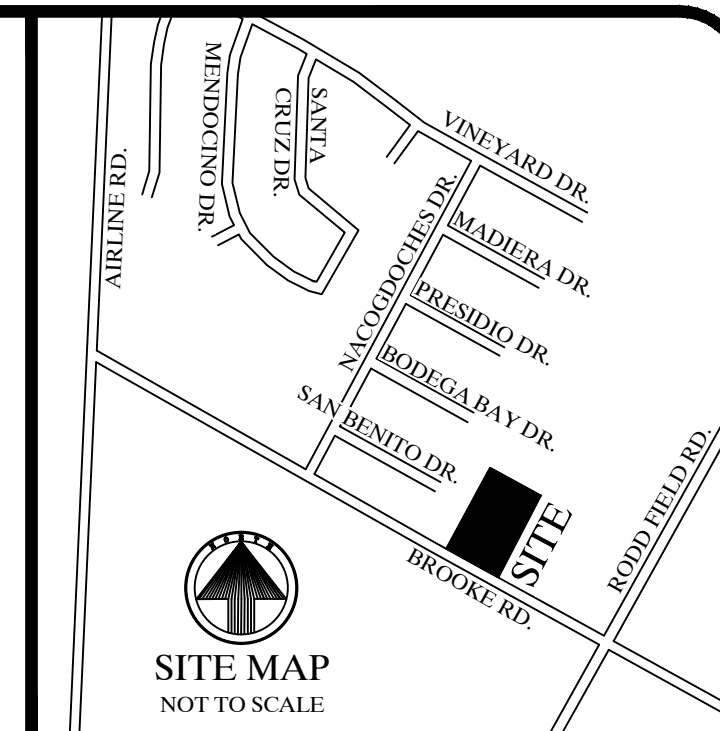
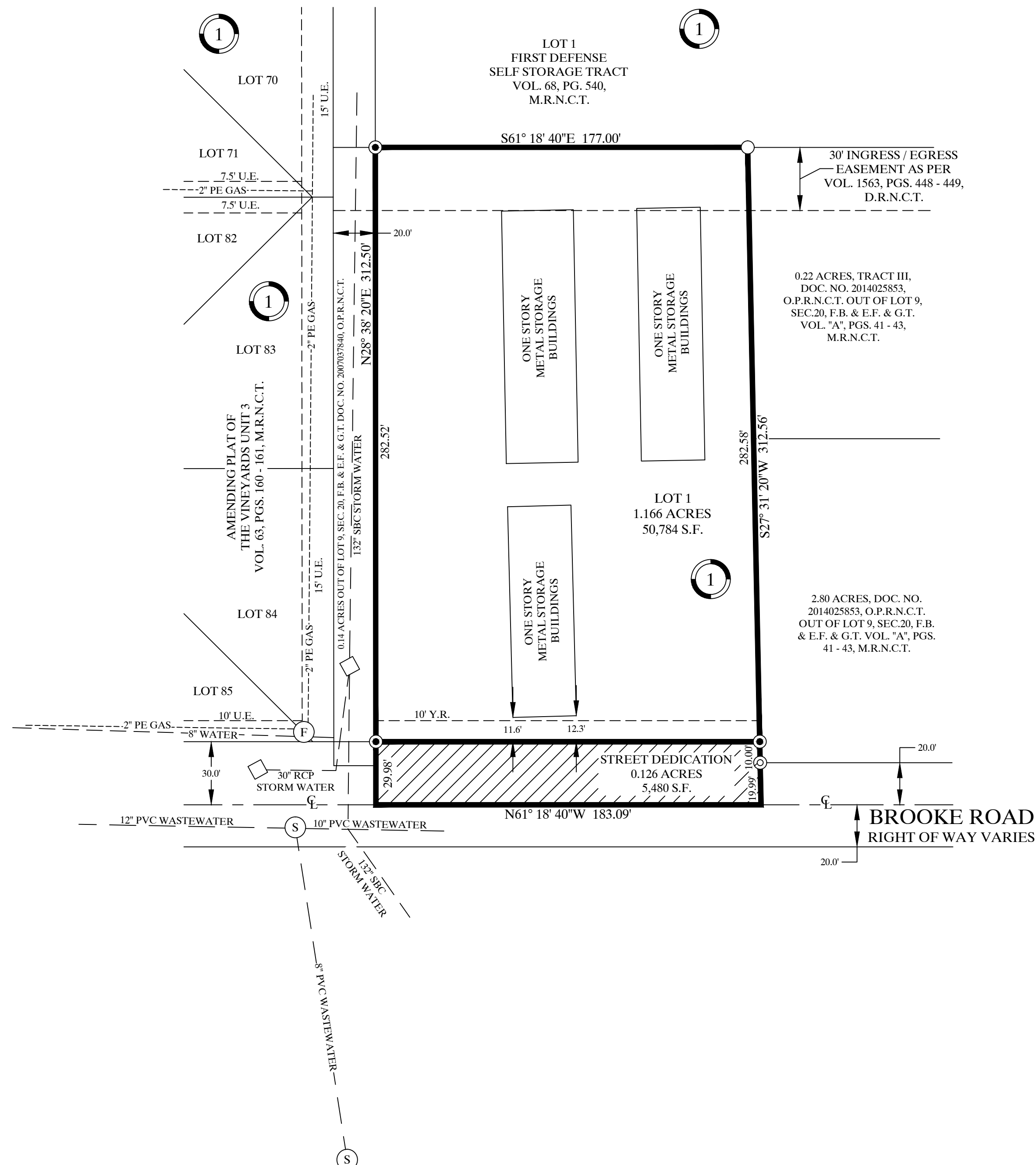


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  - DOC. NO. = DOCUMENT NUMBER
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  - Y.R. = YARD REQUIREMENT
  - = SET 5/8" RE-BAR
  - ⊙ = FOUND 5/8" RE-BAR
  - = FOUND DRILL HOLE



# UTILITY PLAN FOR SOUTHSIDE STORAGE TRACT BLOCK 1, LOT 1

BEING A FINAL PLAT OF A 1.292 ACRE TRACT OUT OF THE SOUTH HALF OF LOT 9, SECTION 20, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, AS SHOWN ON A MAP RECORDED IN VOLUME "A", PAGES 41 - 43, MAP RECORDS OF NUECES COUNTY, TEXAS AND BEING THE SAME TRACT DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2015031952, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS.



## Brister Surveying

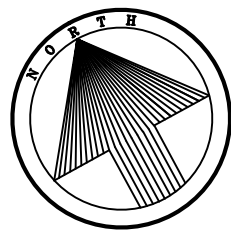
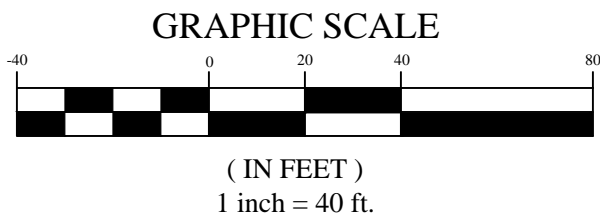
5506 Cain Drive  
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- (F) = FIRE HYDRANT
- (S) = MANHOLE SANITY SEWER
- = DRAINAGE INLET
- = SET 5/8" RE-BAR
- ⊙ = FOUND 5/8" RE-BAR
- = FOUND DRILL HOLE

UTILITIES SHOWN ARE BASED ON  
THE CITY OF CORPUS CHRISTI GIS.

DATE OF MAP: 10 APRIL 2025



# PRELIMINARY PLAT OF SOUTHSIDE STORAGE TRACT BLOCK 1, LOT 1

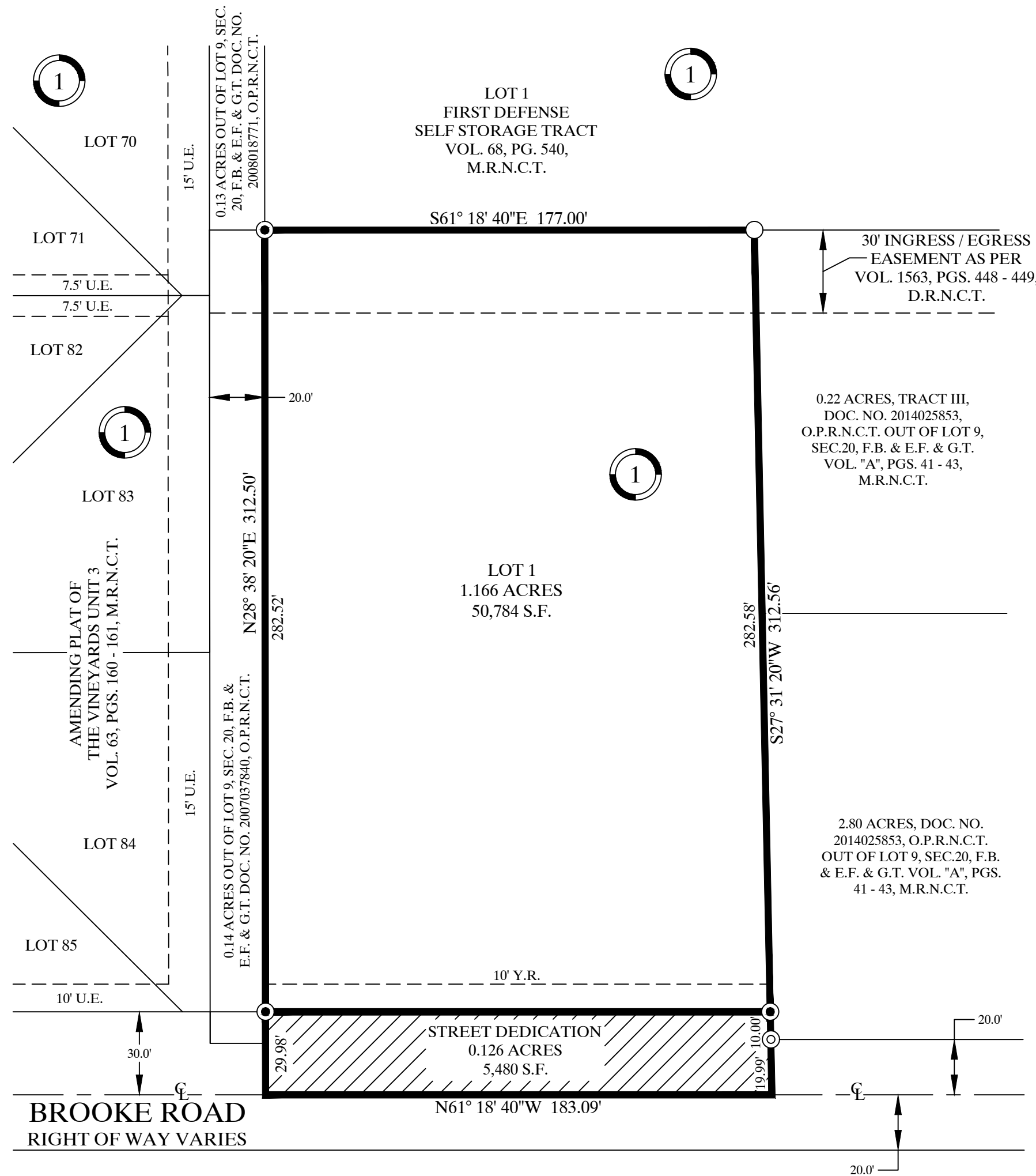
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OWNER: DEARING PROPERTIES, LLC  
3818 WALKING OAKS LN, CORPUS CHRISTI, TX  
361-813-7550  
DEARINGPROPERTIES@GMAIL.COM

SURVEYOR: RONALD E. BRISTER  
5506 CAIN DR.  
361-850-1800  
BRISTERSURVEYING@CORPUS.TWCBC.COM

## NOTES:

1. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS". TCEQ ALSO CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
2. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NOS. 48355C 0540 G, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 13, 2022.
3. MEASURED BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (93) 4205 DATUM.
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7. ANY INCREASE IN STORMWATER RUNOFF FLOW RATES SHALL BE MITIGATED TO COMPLY WITH UDC 8.2.A, 8.2.8.B., AND IDM 3.05.



## Brister Surveying

5506 Cain Drive  
Corpus Christi, Texas 78411  
Office 361-850-1800  
Fax 361-850-1802  
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**TECHNICAL REVIEW PLAT REQUIREMENTS  
REGULAR PLANNING COMMISSION MEETING  
June 25, 2025**

PROJECT: 21PL1180

Ocean Breeze Subdivision – 3rd Request for a 12 Month Extension.

Located: South of the city limits line and east of Hwy. 361

Owner: The Mostaghasi Investment Trust DBA Sun George Construction Company

Surveyor: Urban Engineering

The Planning Commission originally approved the above plat on 7/13/2022. This requests for a 12-month extension and will expire on 7/13/2026, twelve months from the previous approval.

The applicant states:” The purpose of this correspondence is to formally request a 12-month time extension for the plat is because the applicant is waiting on Army Corp of Engineers to make a wetland’s determination.



General Notes:

1. Total platted area contains 12.01 Acres of Land. (Includes Street Dedication)
2. The receiving water for the storm water runoff from this property is the Corpus Christi Bay. The TCEQ has classified the aquatic life use for the Corpus Christi Bay as "exceptional" and "oyster waters". TCEQ also categorized the Corpus Christi Bay as "contact recreation" use.
3. Lots 1, 14 and 23, Block 1 will be owned and maintained by the Homeowner's Association.

Surveyor's Notes:

1. Grid Bearings and Distances shown hereon are referenced to the Texas Coordinate System of 1983, Texas South Zone 4205, and are based on the North American Datum of 1983(2011) Epoch 2010.00.
2. Existing Flood Map: by graphic plotting only, this property is currently in Zones "A13 (EL 9)", "V13 (EL 12)" and "V13 (EL 13)" of the Flood Insurance Rate Map (FIRM), Community Panel Number 485464 0335 D, City of Corpus Christi, Texas, which bears an revised date of September 17, 1992 and is in a Special Flood Hazard Area. The existing FIRM Panel 485464 0335 D is based on the National Geodetic Vertical Datum of 1929 (NGVD).
3. Proposed Flood Map: this property is proposed to lie within Zones "AE (EL 8)", "AE (EL 9)", "VE (EL11)", "VE (EL 13)" and "VE (EL 14)" of the Flood Insurance Rate Map (FIRM), Community Panel Number 48355C0560G, Nueces County, Texas, which bears a preliminary date of October 23, 2015. The Proposed FIRM Panel 48355C0560G is based on the North American Vertical Datum of 1988 (NAVD88).
4. 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set at all lot corners, unless otherwise shown.
5. The state land boundary shown on this drawing was performed on November 08, 2021. It is not styled to be submitted to the Texas General Land Office.

State of Texas  
County of Nueces

The Mostaghassi Investment Trust, hereby certifies 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 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\_\_\_\_\_.

By: The Mostaghassi Investment Trust

By: Hossein Mostaghassi, Trustee

State of Texas  
County of Nueces

This instrument was acknowledged before me by Hossein Mostaghassi, as Trustee of The Mostaghassi Investment Trust.

This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

Notary Public in and for the State of Texas

The state land boundary shown on this drawing was performed under my supervision on November 8, 2021. The boundary shown is true and correct to the best of my knowledge."

Date:

David L. Nesbitt  
Registered Professional Land Surveyor, No. 5302  
Licensed State Land Surveyor

State of Texas  
County of Brazos

Spirit of Texas Bank, SSB, hereby certifies that it holds a lien on the property owned by The Mostaghassi Investment Trust, as shown on the foregoing map and it approves of the subdivision and dedication for the purposes and considerations therein expressed.

This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

By: Spirit of Texas Bank, SSB

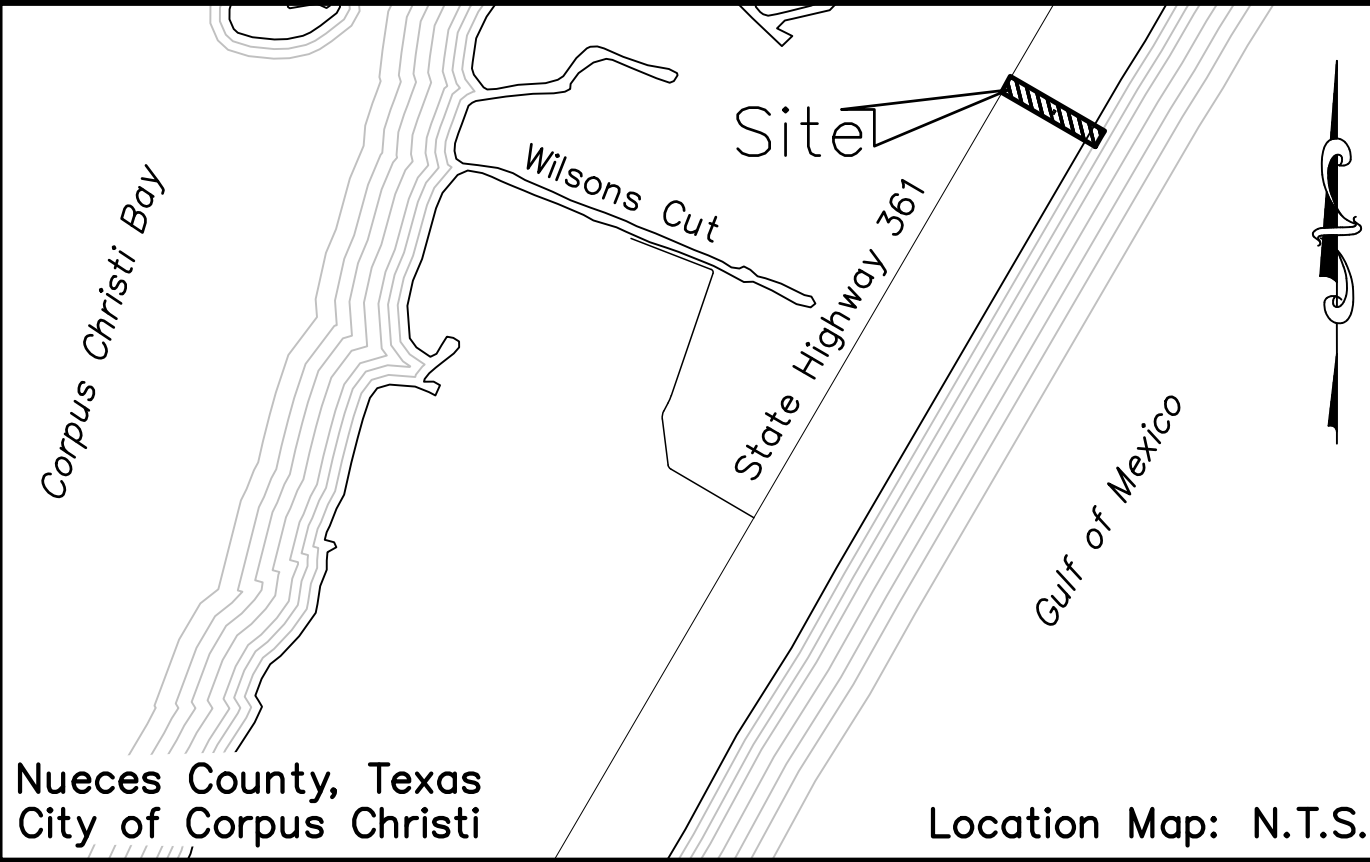
By: Dean O. Bass, Chairman and Chief Executive Officer

State of Texas  
County of Brazos

This instrument was acknowledged before me by Dean O. Bass, Chairman and Chief Executive Officer, of Spirit of Texas Bank, SSB, on behalf of said entity.

This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

Notary Public in and for the State of Texas



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

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\_\_\_\_\_.

Al Raymond, III, AIA  
Secretary

Dan Dibble,  
Chairman

State of Texas  
County of Nueces

I, Kara Sands, Clerk of the County Court in and for said County, do hereby certify that the foregoing instrument dated the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, with its certificate of authentication was filed for record in my office the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_. At \_\_\_\_ O'clock \_\_\_\_M., and duly recorded the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, 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

Kara Sands, County Clerk  
Nueces County, Texas

at \_\_\_\_\_ O'clock \_\_\_\_M.  
\_\_\_\_\_, 20\_\_\_\_\_

By: \_\_\_\_\_  
Deputy

State of Texas  
County of Nueces

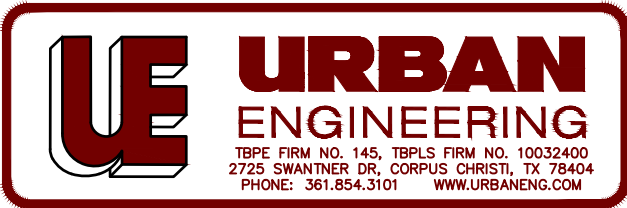
I, Brian D. Lorentson, a Registered Professional Land Surveyor for Urban Engineering, have prepared the foregoing map from a survey made on the ground under my direction and is true and correct to the best of my knowledge, information and belief; I have been engaged under contract to set all Lot and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

This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

Planning Commission approved  
by on July 13, 2022

Brian D. Lorentson, R.P.L.S.  
Texas License No. 6839

Preliminary, this document shall not be recorded  
for any purpose and shall not be used or viewed  
or relied upon as a final survey document.

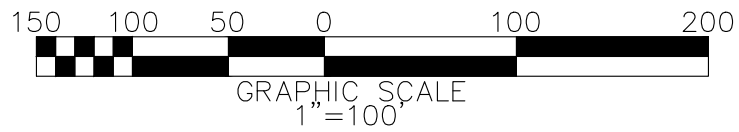


Revised: 5/2/22  
Submitted: 12/01/21  
SCALE: N.T.S.  
JOB NO.: 43518.C1.00  
SHEET: 1 of 2  
DRAWN BY: JAB  
©2021 by Urban Engineering  
urbansurvey1@urbaneng.com

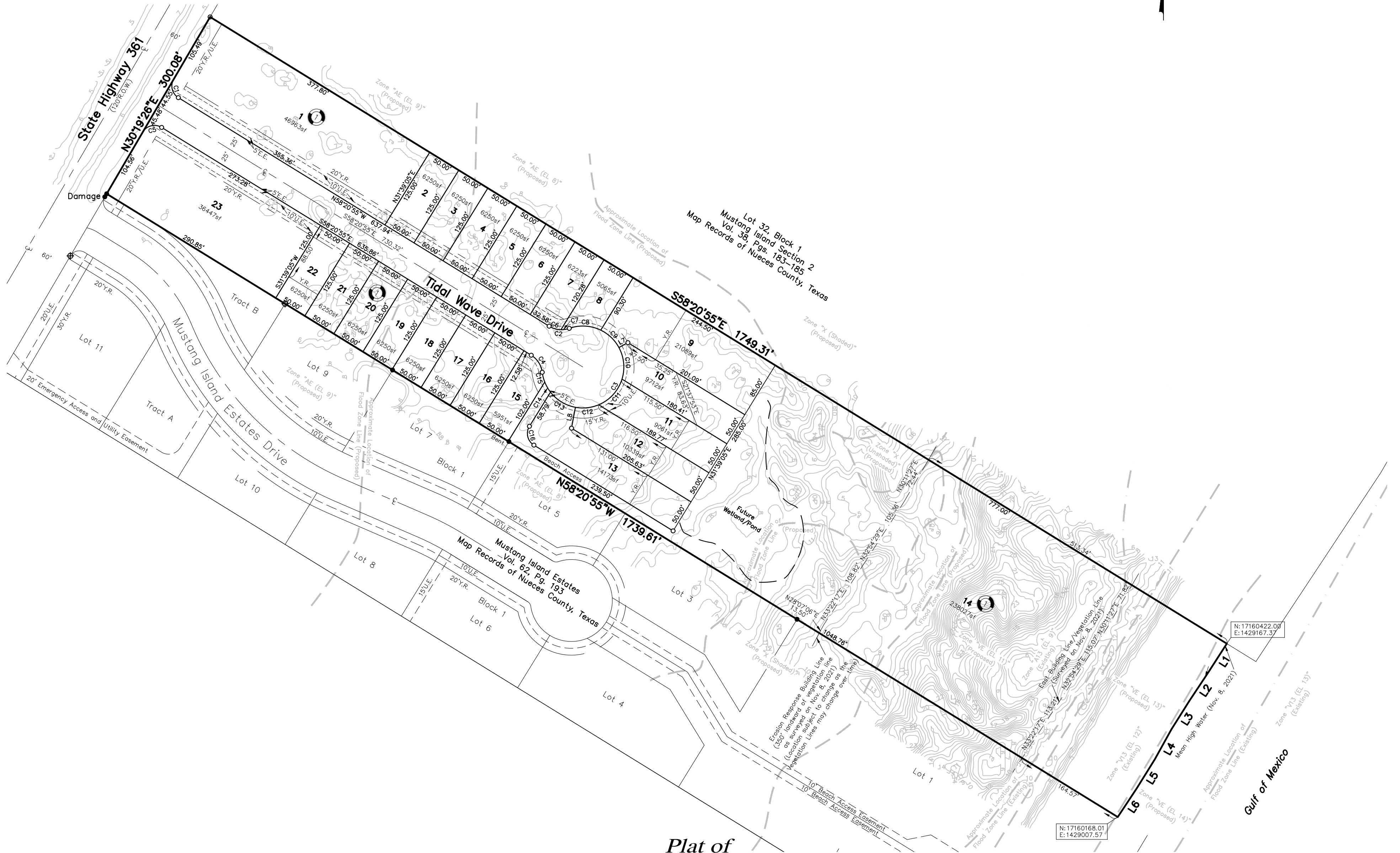


LINE	BEARING	DISTANCE	
L1	S32°48'45"W	49.62'	17.86 Varas
L2	S33°37'00"W	50.05'	18.02 Varas
L3	S32°12'58"W	49.51'	17.82 Varas
L4	S29°00'09"W	50.32'	18.12 Varas
L5	S31°52'46"W	50.27'	18.10 Varas
L6	S33°32'34"W	50.35'	18.13 Varas
L7	S61°34'38"W	15.00'	
L8	S10°30'37"W	31.13'	

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	88°40'21"	20.00'	30.95'	S14°00'44"E	27.95'
C2	50°58'38"	34.50'	30.70'	N83°50'14"W	29.69'
C3	281°57'16"	60.00'	295.26'	N31°39'05"E	75.56'
C4	50°58'38"	34.50'	30.70'	S32°51'36"E	29.69'
C5	91°19'39"	20.00'	31.88'	S75°59'16"W	28.61'
C6	30°19'12"	34.50'	18.26'	S73°30'31"E	18.04'
C7	20°39'26"	34.50'	12.44'	N81°00'10"E	12.37'
C8	45°14'17"	60.00'	47.37'	N86°42'24"W	46.15'
C9	35°39'53"	60.00'	37.35'	N46°15'19"W	36.75'
C10	45°35'47"	60.00'	47.75'	N05°37'29"W	46.50'
C11	50°09'46"	60.00'	52.53'	N42°15'17"E	50.87'
C12	33°10'26"	60.00'	34.74'	N83°55'23"E	34.26'
C13	41°37'36"	60.00'	43.59'	S58°40'36"E	42.64'
C14	16°22'56"	60.00'	17.16'	S29°40'20"E	17.10'
C15	14°06'35"	60.00'	14.78'	S14°25'34"E	14.74'
C16	90°00'00"	20.00'	31.42'	S13°20'55"E	28.28'



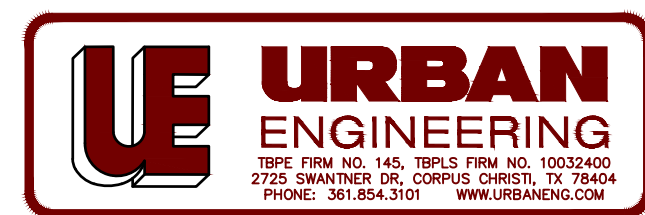
- Legend:**
- 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set
  - 5/8 Inch Iron Rod Found
  - ⊕ 5/8 Inch Iron Rod with cap stamped "PYLE & ASSOCIATES" Found
  - Existing Flood Zone Line
  - - - Proposed Flood Zone Line



## Plat of Ocean Breeze Subdivision

being a re-plat of Lot 33, Mustang Island Section 2, a map of which is recorded in Volume 38, Pages 183–185, Map Records of Nueces County, Texas.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.



Revised: 5/2/22  
Submitted: 12/01/21  
SCALE: 1"=100'  
JOB NO.: 43518.C1.00  
SHEET: 2 of 2  
DRAWN BY: JAB  
©2021 by Urban Engineering  
urbansurvey1@urbaneng.com

May 30, 2025

Mark Zans  
City of Corpus Christi  
2406 Leopard Street  
Corpus Christi, Texas 78408

**Re: Time Extension Request**

Owner: The Mostaghasi Investment Trust  
DBA Sun George Construction Company  
Legal: Ocean Breeze Subdivision  
Project No. 43518.C1.00 - **21PL1180**

Mr. Zans,

The final plat of Ocean Breeze Subdivision is coming up for expiration on June 13, 2025. At this time, we, Urban Engineering, on behalf of The Mostaghasi Investment Trust, DBA Sun George Construction Company, would like to request a time extension of twelve (12) months for the above-referenced project. We are still waiting for a response from the Army Corp of Engineers on the wetland's determination for the subject property. The developer will be ready to move forward once we receive the determination. We have included a check in the amount of \$399.30 (No. 1534) for this request. Please feel free to call if you have any questions or comments.

Regards,

**Urban Engineering**

A handwritten signature in blue ink, appearing to read 'Xavier Galvan', with a stylized flourish at the end.

**Xavier Galvan**  
*Sr. Platting Technician*  
[xgalvan@dccm.com](mailto:xgalvan@dccm.com)

**TECHNICAL REVIEW PLAT REQUIREMENTS  
REGULAR PLANNING COMMISSION MEETING  
June 25, 2025**

PROJECT: 23PL1051

Flamingo Resort Bungalows PUD 2nd request for a 12 Month Extension.

Located: South of Encantada Ave. east of Palmira Ave.

Owner: Ron and Vanessa, LLC and TRR Development, LLC

Surveyor: Urban Engineering

The Planning Commission originally approved the above plat on June 14, 2024. This requests for a 12-month extension and will expire on June 14, 2026, twelve months from the previous approval.

The applicant states:” The purpose of this correspondence is to formally request a 12-month time extension for the plat. This developer is holding off on development due to current market conditions as well as interest rates.”

STATE OF TEXAS  
COUNTY OF NUECES

TRR DEVELOPMENT, LLC HEREBY CERTIFIES THAT IT IS THE OWNER OF THE LANDS EMBRACED WITHIN THE BOUNDARIES OF LOT 1, BLOCK 1, AS SHOWN ON THE FOREGOING PLAT; THAT IT HAS HAD SAID LANDS SURVEYED AND SUBDIVIDED AS SHOWN; THAT STREETS SHOWN 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\_\_\_\_

BY: \_\_\_\_\_  
RONALD SMEBERG, MANAGING MANAGER

BY: \_\_\_\_\_  
VANESSA SMEBERG, MANAGING MEMBER

STATE OF TEXAS  
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ PROVEN TO ME TO BE THE PERSON WHOSE SIGNATURE (HE/SHE) MADE ON THE FOREGOING INSTRUMENT OF WRITING, AND (HE/SHE) ACKNOWLEDGED TO ME THAT (HE/SHE) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF NUECES

I, BRIAN D. LORENTSON, A REGISTERED PROFESSIONAL LAND SURVEYOR FOR URBAN ENGINEERING, HAVE PREPARED THE FOREGOING MAP FROM A 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 HEREIN AND TO COMPLETE SUCH OPERATIONS WITH DUE AND REASONABLE DILIGENCE CONSISTENT WITH SOUND PROFESSIONAL PRACTICE.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023

\_\_\_\_\_  
BRIAN D. LORENTSON, R.P.L.S.  
TEXAS LICENSE NO. 6839

STATE OF TEXAS  
COUNTY OF NUECES

THIS PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE DEVELOPMENT SERVICES ENGINEER OF THE CITY OF CORPUS CHRISTI, TEXAS. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

\_\_\_\_\_  
BRIA A. WHITMIRE, P.E., CFM, CPM  
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS  
COUNTY OF NUECES

THIS PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE PLANNING COMMISSION ON BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

\_\_\_\_\_  
AL RAYMOND III, AIA  
SECRETARY

\_\_\_\_\_  
KAMRAN ZARGHOUNI  
CHAIRMAN

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 DATED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023. 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 \_\_\_\_\_, 2023.

DOCUMENT NO: \_\_\_\_\_

\_\_\_\_\_  
KARA SANDS  
COUNTY CLERK

\_\_\_\_\_  
DEPUTY

## Plat of Flamingo Resort Bungalows, P.U.D.

BEING A RE-PLAT OF LOTS 6A, 6B, 7A AND 7B, BLOCK 17, PADRE ISLAND NO. 1, A MAP OF WHICH IS RECORDED IN VOLUME 13, PAGES 1 THROUGH 8 AND 17, MAP RECORDS OF NUECES COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF NUECES

RON AND VANESSA, LLC III HEREBY CERTIFIES THAT IT IS THE OWNER OF THE LANDS EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING PLAT, WITH THE EXCEPTION OF LOT 1, BLOCK 1; THAT IT HAS HAD SAID LANDS SURVEYED AND SUBDIVIDED AS SHOWN; THAT STREETS SHOWN 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\_\_\_\_

BY: \_\_\_\_\_  
RONALD SMEBERG, MANAGING MEMBER

BY: \_\_\_\_\_  
VANESSA SMEBERG, MANAGING MEMBER

STATE OF TEXAS  
COUNTY OF NUECES

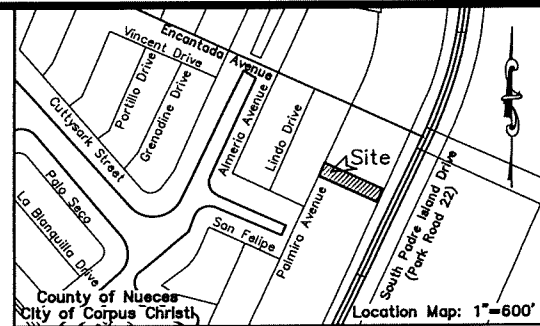
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ PROVEN TO ME TO BE THE PERSON WHOSE SIGNATURE (HE/SHE) MADE ON THE FOREGOING INSTRUMENT OF WRITING, AND (HE/SHE) ACKNOWLEDGED TO ME THAT (HE/SHE) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ PROVEN TO ME TO BE THE PERSON WHOSE SIGNATURE (HE/SHE) MADE ON THE FOREGOING INSTRUMENT OF WRITING, AND (HE/SHE) ACKNOWLEDGED TO ME THAT (HE/SHE) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



URBAN ENGINEERING DCCM

UTPLS FILE NUMBER: ENGINEERING 146 | SURVEYING 1003300  
3726 WINTERVIEW DR., CORPUS CHRISTI, TX 78404  
PHONE: 361.846.3114 WWW.URBANENG.COM

### LEGEND:

_____	PLAT BOUNDARY	○	5/8 INCH IRON ROD WITH RED PLASTIC CAP STAMPED "URBAN ENGR CCTX" SET
_____	ROAD CENTERLINE	○	5/8 INCH IRON ROD WITH RED PLASTIC CAP STAMPED "URBAN ENGR CCTX" FOUND
_____	ADJACENT LOT LINE	●	5/8 INCH IRON ROD
_____	YARD REQUIREMENT	□	1 INCH IRON PIPE FOUND
_____	EASEMENT		
Y.R.	YARD REQUIREMENT		
B.L.	BUILDING LINE	M.R.N.C.T.	MAP RECORDS OF NUECES COUNTY, TEXAS
U.E.	UTILITY EASEMENT	D.R.N.C.T.	DEED RECORDS OF NUECES COUNTY, TEXAS
VOL.	VOLUME		
PG.	PAGE		

### NOTES:

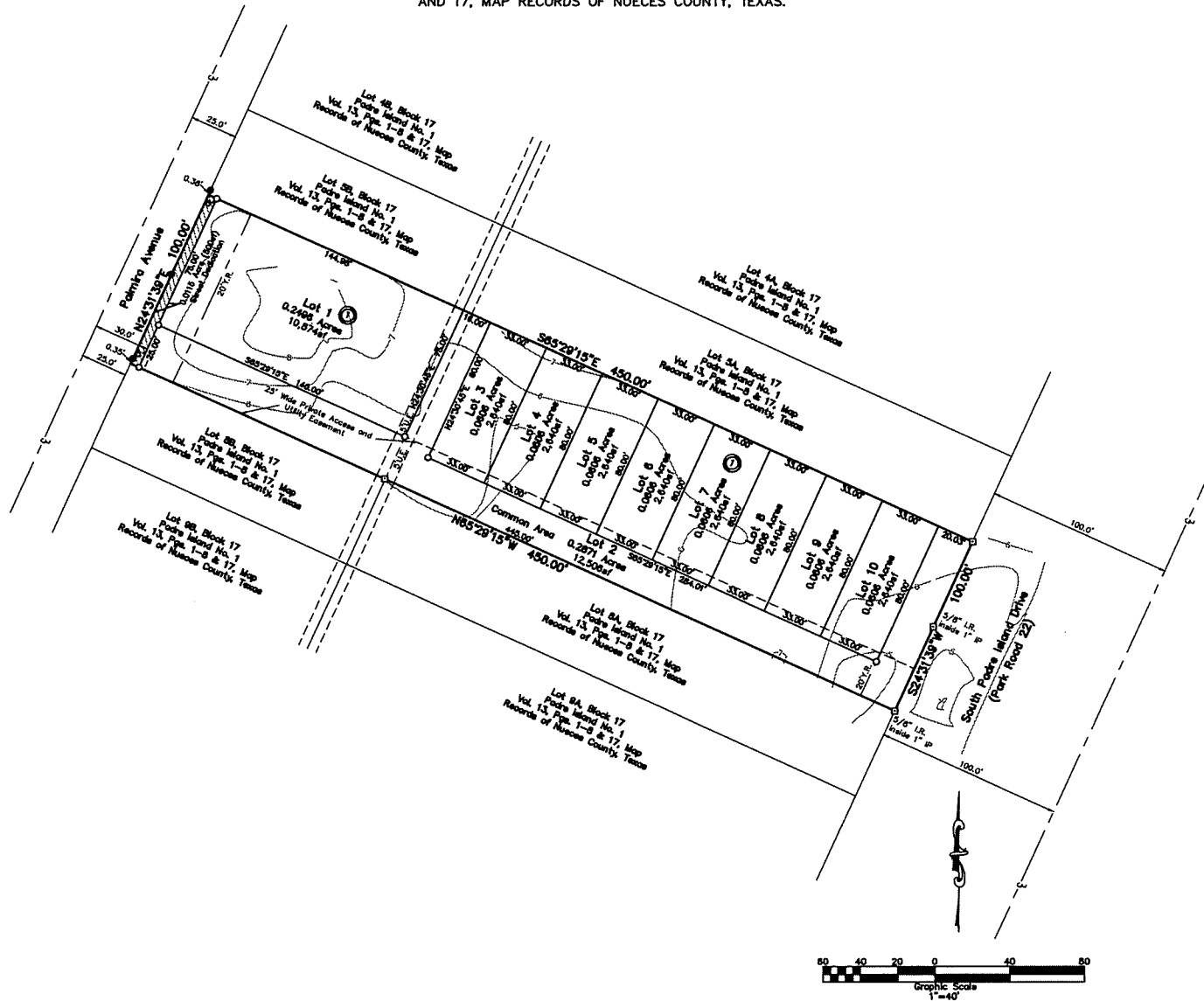
1. THE ENTIRE PROPERTY LIES WITHIN THE CITY LIMITS OF THE CITY OF CORPUS CHRISTI.
2. THE TOTAL AREA TO BE PLATTED CONTAINS 1.033 ACRES OF LAND INCLUDING ANY DEDICATION.
3. THE YARD REQUIREMENT, AS DEPICTED ON THE PLAT, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE (UDC) AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
4. 5/8 INCH IRON ROD WITH RED PLASTIC CAP STAMPED "URBAN ENGR CCTX" SET AT ALL LOT CORNERS, UNLESS OTHERWISE NOTED.
5. GRID BEARINGS AND DISTANCES SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE 4205, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983(2011) EPOCH 2010.00.
6. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE LAGUNA MADRE. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR LAGUNA MADRE AS "EXCEPTIONAL" AND "OYSTER WATERS". TCEQ ALSO CATEGORIZED THE LAGUNA MADRE AS "CONTACT RECREATION" USE.
7. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS CURRENTLY IN ZONE "AE (EL 10)" OF THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NUMBER 48355C0755G, NUECES COUNTY, TEXAS, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 13, 2023 AND IS IN A SPECIAL FLOOD HAZARD AREA. THE FIRM PANEL 48355C0755G IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
8. CURRENT ZONING IS CR-2/PUD PER CITY ORDINANCE NO. \_\_\_\_\_.
9. CONTOURS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), GEOID 12A.
10. LOT 2, BLOCK 1 WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
11. THIS SUBDIVISION CONTAINS PRIVATE IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, STREETS, FACILITIES AND EASEMENTS THAT HAVE NOT BEEN DEDICATED TO THE PUBLIC OR ACCEPTED BY THE CITY OF CORPUS CHRISTI OR ANY OTHER LOCAL GOVERNMENT AGENCY AS PUBLIC RIGHTS-OF-WAY. THE CITY HAS NO OBLIGATION, NOR DOES ANY OTHER LOCAL GOVERNMENT AGENCY HAVE ANY OBLIGATION, TO MAINTAIN, REPAIR, INSTALL/CONSTRUCT PRIVATE IMPROVEMENTS WITHIN THE SUBDIVISION AND SHALL AGREE TO INDEMNIFY AGENCY FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE AND OPERATION OF THE PRIVATE IMPROVEMENTS.

Approved by the  
Planning Commission  
on 6-14-23

Revised: 5/17/2023  
Submitted: 4/26/2023  
SCALE: None  
JOB NO.: 43805.C3.00  
SHEET: 1 of 2  
DRAWN BY: XG  
©2023 by Urban Engineering  
urbansurvey1@urbaneng.com

*Plat of*  
**Flamingo Resort Bungalows, P.U.D.**

BEING A RE-PLAT OF LOTS 6A, 6B, 7A AND 7B,  
BLOCK 17, PADRE ISLAND NO. 1, A MAP OF WHICH  
IS RECORDED IN VOLUME 13, PAGES 1 THROUGH 8  
AND 17, MAP RECORDS OF NUECES COUNTY, TEXAS.



**URBAN**  
ENGINEERING

**DCCM**

UTPLS FIRM NUMBER: ENGINEERING 140 | MAPS/PLATS 10032400  
2725 SHANTER DR. CORPUS CHRISTI, TX 78404  
PHONE: 361.844.3100 WWW.URBANENGINEERING.COM

Revised: 5/17/2023  
Submitted: 4/28/2023  
SCALE: 1"=40'  
JOB NO.: 43805.C3.00  
SHEET: 2 of 2  
DRAWN BY: XG  
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urbanengineering.com



June 12, 2025

Mark Zans  
City of Corpus Christi  
2406 Leopard Street  
Corpus Christi, Texas 78408

**Time Extension Request - 23PL1051**

Owner: Ron and Vanessa, LLC and TRR Development, LLC  
Legal: Flamingo Resort Bungalows, PUD (re-plat)  
Project No. 43605.C3.00

Mr. Zans,

The final plat of Flamingo Resort Bungalows, PUD is coming up for expiration on June 14, 2025. At this time, we, Urban Engineering, on behalf of Ron and Vanessa, LLC and TRR Development, LLC, would like to request a time extension of twelve (12) months for the above-referenced project. The developer is holding off on moving forward due to current market conditions as well as current interest rates. The demand for the product he is proposing has slowed down. The developer will be ready to move forward with this development once these conditions improve. Please feel free to call if you have any questions or comments.

Regards,

**Urban Engineering**



**Xavier Galvan**  
*Sr. Platting Technician*  
[xgalvan@dccm.com](mailto:xgalvan@dccm.com)