



Merged Document Report

Application No.: PL8504

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
4. Utility Map.pdf
5. SWQMP.pdf
Merged Documents Report (2).pdf
3. P0000000851_20241021_LOT8.pdf

Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
Mark Zans	markz2@cctexas.com	361-826-3553
Mikail Williams	MikailW@cctexas.com	
Alex Harmon	AlexH2@cctexas.com	361-826-1102
Melanie Barrera	Melanieb2@cctexas.com	361-826-3890

[General Comments](#)

Comment ID	Author : Department	Status	Review Comments	Applicant Response Comments
10	Alex Harmon : DS	Open	Improvements Required for Recordation, per UDC 8.1.4. A. Streets: Yes, unless otherwise approved by City Sidewalks: Yes, per 8.2.2, unless otherwise approved by City B. Water: Yes Fire hydrants: Yes C. Wastewater: Yes D. Stormwater: Yes E. Public open space: No F. Permanent monument markers: No Please note, improvements required should be constructed to city standards, found in Article 8 and the IDM.	
22	Melanie Barrera : DS	Closed	PW-STW: informational comment Public Works would like to review the plans for storm water mitigation for compliance with IDM chapter 3. Review criteria for final plats includes he tract of land subject to the application is adequately served by the improvements and infrastructure, including...storm water...or will be adequately served upon completion by the applicant of required improvements that meets the standards of Article 8. (Ordinance 032357)	

[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
21	P001	Note	Melanie Barrera : DS	Open	PW-STW: Add as plat note, not just on SWQMP: During the development of the site, any increase in stormwater runoff flow rates must be mitigated in accordance with UDC 8.2.8.A, 8.2.8.B, and IDM 3.05 resulting in no adverse impacts between existing conditions and proposed conditions.	
11	P002	Note	Alex Harmon : DS	Open	Williams is identified as a Primary Collector (C3) street on the Urban Transportation Plan and is proposed to extend to the south of these lots from Rodd Field to Lexington. Show the typical crosssection for this street. Unless otherwise approved by the City and/or Director of Public Works.	
23	P002	Note	Melanie Barrera : DS	Open	PW-STW: Please confirm storm mitigation efforts will be privately maintained with a plat note.	
16	Utility Map	Note	Alex Harmon : DS	Open	Informational: Approval of a plat does not approve the layout of public utilities, including but not limited to water, wastewater, stormwater, SWQMP, and roadways. These items are only approved via Public Improvement Plans, which are required at time of final plat.	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
18	Utility Map	Note	Alex Harmon : DS	Open	<p>Per UDC 8.1.5., All required improvements shall be designed and installed in order to provide for a system of utilities, storm water and streets and to create continuity of improvements among adjacent properties.</p> <p>Has consideration been given to how Lot 9 will receive water and wastewater?</p>	
14	SWQMP	Note	Alex Harmon : DS	Open	<p>Show boundaries of existing wetlands on SWQMP and Plat for the following reasons:</p> <p>1. Approval from the USACE is needed prior to recordation/construction in wetland areas. Ensure the wetlands are not on site.</p> <p>2. Per City of Corpus Christi - Code of Ordinances Ch 14, Art X, Sec 14-1003, a SWQMP should identify any environmentally sensitive area that is on the site, or that would be sensitive to storm water pollution from the site.</p>	
19	SWQMP	Note	Alex Harmon : DS	Open	<p>TXDOT: •No increase in storm water discharge to State right-of-way shall be accepted by TxDOT.</p> <p>•TxDOT Permits will be issued in accordance with the access management standards and all applicable state and federal laws, including rules and regulations. Access connection spacing, materials, geometrics, accessibility, and other design specifications will be considered, as well as the impact on drainage and hydraulics, utility location or relocation, and the environment that will result from the requested construction of an access connection. 43 Tex. Admin. Code § 11.52 (2020).</p> <p>•Drainage improvements shall accommodate runoff from the upstream drainage area in its anticipated maximum "build-out" or "fully developed" condition, and shall be designed to prevent overloading the capacity of the downstream drainage system</p> <p>•If the owner responsible for maintenance of the permanent stormwater or water quality control fails to maintain the control to TXDOT ROW, the owner shall correct the problem.</p>	
1	P001	Note	Mark Zans : LD	Open	<p>TxDOT comments- Please add the below 4 notes regarding access/drainage onto the state roadway system.</p> <p>•No increase in stormwater discharge to the State right-of-way will be accepted by TxDOT.</p> <p>•TxDOT permits will be issued in accordance with</p>	

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					<p>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 (43 Tex. Admin. Code § 11.52, 2020).</p> <ul style="list-style-type: none"> •□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. •□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. •□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 	
2	P001	Note	Mark Zans : LD	Open	Plat is a Final plat.	
3	P001	Note	Mark Zans : LD	Open	This plat is on the 30-day tract for approval, approval with Conditions, or disapproval by 11/13/2024. The deadline for revisions to be submitted is 11/4/2024	
4	P001	Note	Mark Zans : LD	Open	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	Open	A request or response may be made for an additional 30 days for Public Notice plat with a Waiver or to resolve Open comments. This request must be made directly to Development Services within the 30-day initial period.	
6	P001	Note	Mark Zans : LD	Open	<p>Fire comments 1-9:</p> <p>1□Plat□Note: All code reference is based on currently adopted International Fire Code (IFC) 2021 and Corpus Christi Water Distribution Standards.</p> <p>2□Plat□"Commercial Development shall have a fire flow of 1,500 GPM with 20 psi residual Fire hydrant every 300 feet and operational."</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>3 Plat 507.5.1 (amendment) Where Required: All premises, other than one-family detached dwellings, where buildings or portions of buildings are located more than 150 feet from a fire hydrant shall be provided with approved on-site hydrants and water mains capable of supplying the fire flow require by the fire official. The minimum arrangement being so as to have a hydrant available for distribution of hose to any portion of building on the premises at distances not exceeding 300 feet. Exception: For buildings equipped with an approved automatic sprinkler system, the distance requirement shall be 500 feet.</p> <p>4 Plat 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>5 Plat 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</p> <p>6 Plat 503.1.1 (amendment) Buildings and facilities: Approved fire apparatus access roads shall be provided for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall allow access to three (3) sides of buildings in excess of fifteen thousand (15,000) square feet and all sides for buildings in excess of thirty thousand (30,000) square feet.</p> <p>7 Plat 3310.1 Required access. Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available.</p> <p>8 Plat 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</p>	

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					<p>imposed load of fire apparatus weighing at least 75,000 pounds.</p> <p>9 Plat 503.1.1 (amendment) Buildings and facilities: During construction, when combustibles are brought on to the site in such quantities as deemed hazardous by the fire official, access roads and a suitable temporary supply of water acceptable the fire department shall be provided and maintained.</p>	
7	P001	Note	Mark Zans : LD	Open	<p>Fire comments 10-18</p> <p>10 Plat 503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders and an unobstructed vertical clearance of not less than 13 feet 6 inches.</p> <p>11 Plat 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> <p>12 Plat "The minimum required width of 20 feet that shall be maintained means a clear unobstructed path that allows the passage of fire apparatus.</p> <p>1. Where Fire Apparatus Access is constructed to the minimum of 20 feet, no parking is allowed within the fire apparatus lane.</p> <p>2. Where a fire hydrant is located on the street, the minimum unobstructed clearance shall be 26 feet. In this instance, no parking is allowed on one side of the street.</p> <p>3. The minimum UDC residential street width is 28 ft. curb to curb. Any parking along the street that reduces the width to less than 20 ft. is prohibited and the Fire Code Official and will require painting "NO PARKING-FIRE LANE" along one side of the street."</p> <p>13 Infor. "Note: Calculated Turning Radii for Fire Apparatus: Inside Turn: 20 ft. 3 in. Curb to curb: 36 ft. 8 in. Wall to wall: 44 ft. 8 in."</p> <p>14 Plat 503.4 Obstruction of fire apparatus access roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in sections D103 shall always be maintained.</p>	

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					<p>15 Plat 503.3 Marking: Where required by the fire code official, approved signs, or other approved notices the include the words NO PARKING-FIRE LANE shall be provided for fire apparatus access roads to identify such roads to prohibit the obstruction thereof. The designation of a fire lane can be marked with conspicuous signs which have the words:" Fire Lane-No Parking" at 50-foot intervals. In lieu of signs, fire lanes may be marked along curbing with the wording, "Fire Lane-No Parking" at 15-foot intervals.</p> <p>16 Plat Table D103.4 Requirements for Dead-end fire apparatus access roads. Turnaround provisions shall be provided with a 96-foot diameter cul-de-sac.</p> <p>17 Plat 503.2.5 Dead ends. Dead-end fire apparatus access roads more than 150 feet in length shall be provided with an approved area for turning around fire apparatus.</p> <p>18 Plat Commercial development of the property will require further Development Services review.</p>	
9	P001	Callout	Mark Zans : LD	Open	Remove Al Raymond name. Insert Michael Dice Interim Director	
20	P001	Note	Mark Zans : LD	Open	As of this date (11/1/2024) many of the open comments from the preliminary plat still apply with this plat. Please check the merged document report from preliminary plat application that are open comments.	
8	P002	Note	Mark Zans : LD	Open	Provide doc. numbers for DE, AE, and UE for the easements shown.	
24	P002	Note	Mark Zans : LD	Open	Traffic comments received 11/7/2024: -Plat- The feasibility study is still in progress. the ROW that the applicant will need to dedicate will be between 15' and 130.5' pending on which cross section is selected. this would be north of the 75' drainage ROW.	
12	SWQMP	Callout	Alex Harmon : LD	Open	Remove note 6 and on the plat and SWQMP add the following note: During the development of the site, any increase in stormwater runoff flow rates must be mitigated in accordance with UDC 8.2.8.A, 8.2.8.B, and IDM 3.05 resulting in no adverse impacts between existing conditions and proposed conditions.	
13	Utility Map	Note	Mikail Williams : WTR	Open	Water construction is required for platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards). Please show how Lot 9 will receive water service.	

STATE OF TEXAS
COUNTY OF NUECES

MARGO LYN MOORE, HEREBY CERTIFIES THAT SHE IS THE OWNER OF THE LANDS EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING PLAT; THAT SHE 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: _____
MARGO LYN MOORE

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARGO LYN MOORE, PROVEN TO ME TO BE THE PERSON WHOSE SIGNATURE SHE MADE ON THE FOREGOING INSTRUMENT OF WRITING, AND SHE ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE. THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF NUECES

I, SAUL V. CASTILLO, A REGISTERED PROFESSIONAL LAND SURVEYOR FOR URBAN|DCCM, 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 HEREON AND TO COMPLETE SUCH OPERATIONS WITH DUE AND REASONABLE DILIGENCE CONSISTENT WITH SOUND PROFESSIONAL PRACTICE.

THIS _____ DAY OF _____, 2024

SAUL V. CASTILLO
R.P.L.S. LICENSE NO. 6192

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 _____, 2024.

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 _____, 2024.

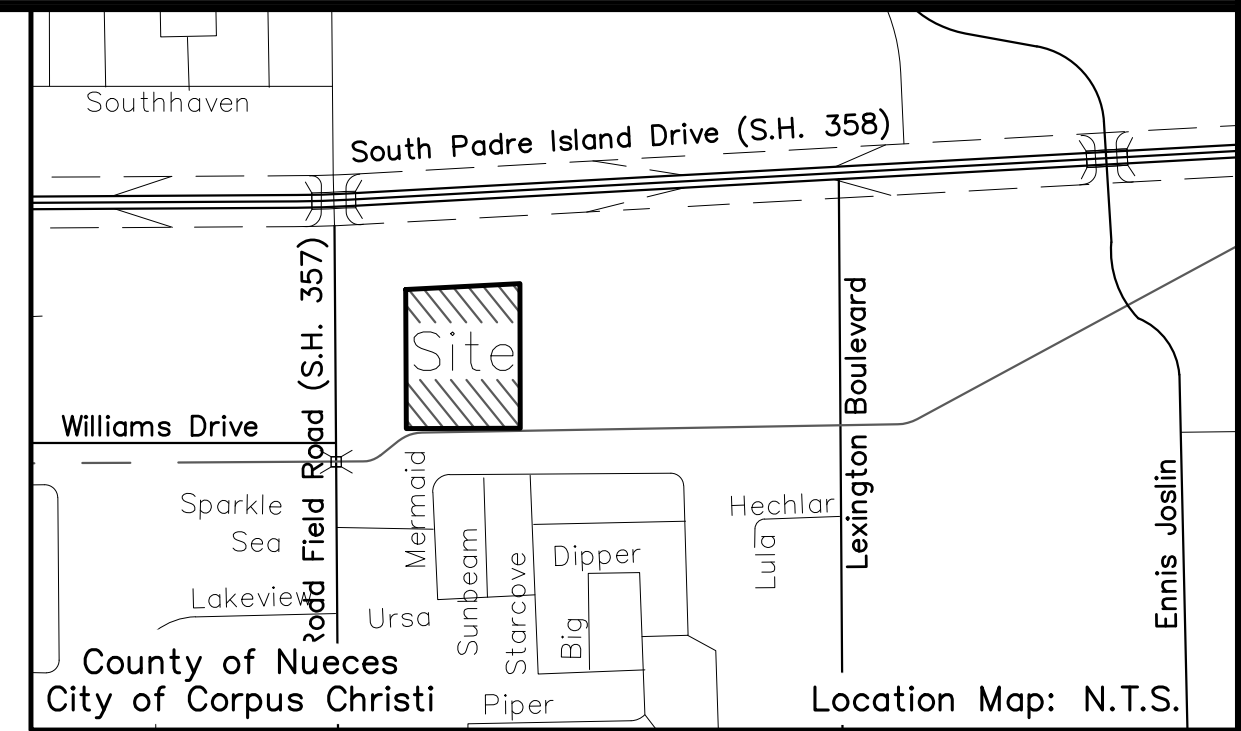
AL RAYMOND III, AIA
SECRETARY

MICHAEL YORK
CHAIRMAN

Remove Al Raymond name.
Insert Michael
Dimitrakou

Plat of Roy Smith Plaza Block 1, Lot 8

10.07 ACRES OUT OF LOTS 15 AND 16, SECTION 28, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, A MAP OF WHICH IS RECORDED IN VOLUME A, PAGES 41-43, MAP RECORDS OF NUECES COUNTY, TEXAS.



Urban | **DCCM**

TBPELS FIRM NUMBERS: ENGINEERING 145 | SURVEYING 10032400
2725 SWANTNER DR, CORPUS CHRISTI, TX 78404
PHONE: 361.854.3101 WWW.URBANENG.COM

LEGEND:

_____	PLAT BOUNDARY	○	SET 5/8 INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "URBAN DCCM"
_____ - - -	ROAD CENTERLINE	●	FOUND 5/8 INCH IRON ROD
_____	ADJACENT LOT LINE	BW ●	FOUND 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "BASS AND WELSH ENGINEERING"
_____ - - -	YARD REQUIREMENT	1/2 ●	FOUND 1/2 INCH IRON ROD
_____ - - - - -	EASEMENT	RIO DELTA ●	FOUND 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "RIO DELTA SURVEYING"
Y.R.	YARD REQUIREMENT	□	FOUND TXDOT MONUMENT
B.L.	BUILDING LINE		
U.E.	UTILITY EASEMENT		
VOL.	VOLUME		
PG.	PAGE		
M.R.N.C.T.	MAP RECORDS OF NUECES COUNTY, TEXAS		
D.R.N.C.T.	DEED RECORDS OF NUECES COUNTY, TEXAS		

NOTES:

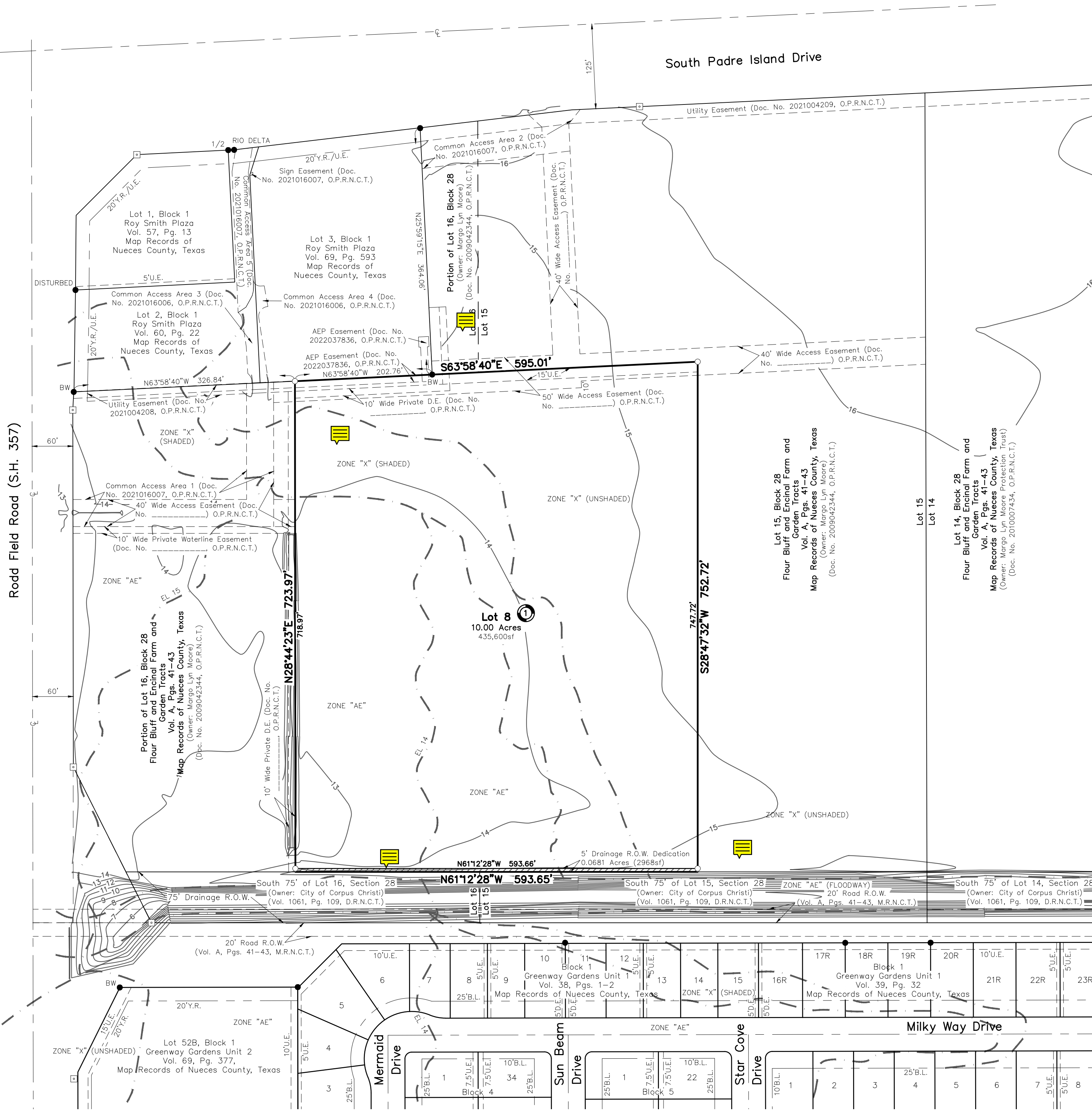
1. THE ENTIRE PROPERTY LIES WITHIN THE CITY LIMITS OF THE CITY OF CORPUS CHRISTI.
2. PROPERTY IS ZONED CG-2 (GENERAL COMMERCIAL).
3. 10.07 ACRES OF LAND INCLUDING ANY DEDICATION.
4. THE YARD REQUIREMENT, AS DEPICTED ON THE PLAT, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE (UDC) AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
5. SET 5/8 INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "URBAN DCCM" AT ALL LOT CORNERS, UNLESS OTHERWISE NOTED.
6. BEARINGS SHOWN HEREON ARE GRID BEARINGS AND REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE 4205, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010.00. DISTANCES SHOWN ARE GROUND DISTANCES.
7. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO CREEK. THE TCEQ HAS NOT CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO CREEK, BUT IT IS RECOGNIZED AS AN ENVIRONMENTALLY SENSITIVE AREA. THE OSO CREEK FLOWS DIRECTLY INTO THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS" AND CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
8. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS CURRENTLY IN ZONE "X" (SHADED), ZONE "X" (UNSHADED), ZONE "AE (EL 14)" AND ZONE "AE (EL 15)" OF THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NUMBER 48355C0530G, NUECES COUNTY, TEXAS, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 13, 2022 AND IS PARTIALLY LOCATED IN A SPECIAL FLOOD HAZARD AREA. THE FIRM PANEL 48355C0530G IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

DOCUMENT NO: _____

KARA SANDS
COUNTY CLERK

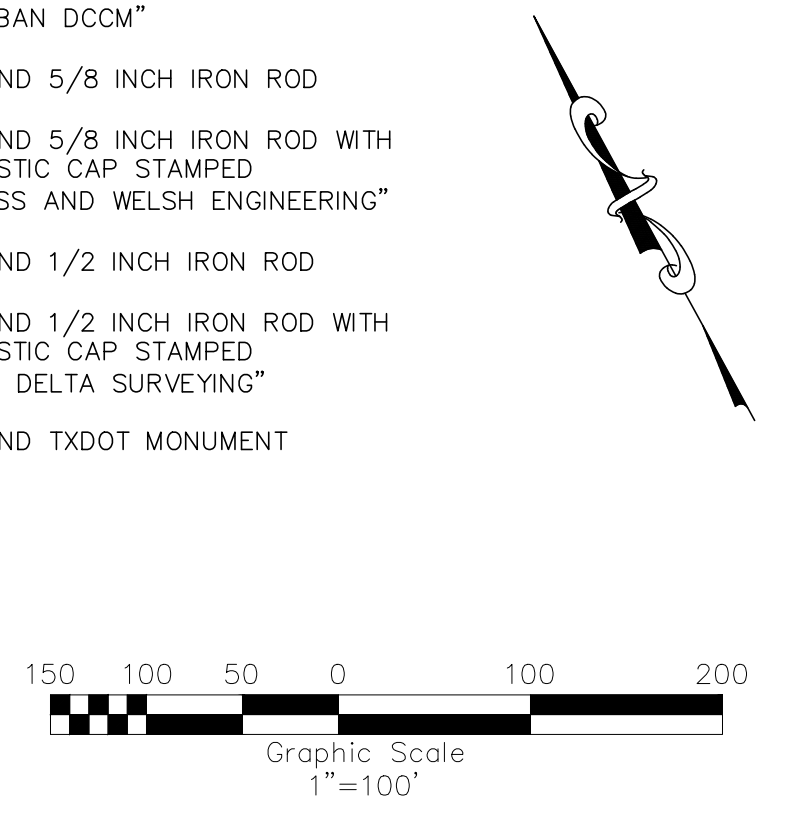
DEPUTY

Submitted: 10/23/24
SCALE: 1"=100'
JOB NO.: 000000851
SHEET: 1 of 2
DRAWN BY: XG
usurveying@dccm.com



LEGEND:

- SET 5/8 INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "URBAN DCCM"
- FOUND 5/8 INCH IRON ROD
- BW ● FOUND 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "BASS AND WELSH ENGINEERING"
- 1/2 ● FOUND 1/2 INCH IRON ROD
- RIO DELTA ● FOUND 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "RIO DELTA SURVEYING"
- FOUND TXDOT MONUMENT



Plat of
Roy Smith Plaza
Block 1, Lot 8

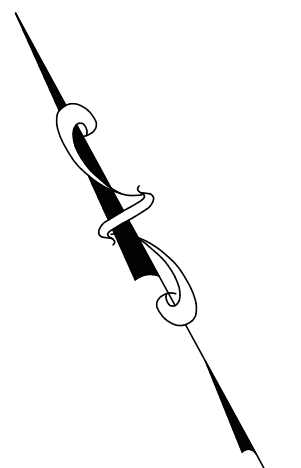
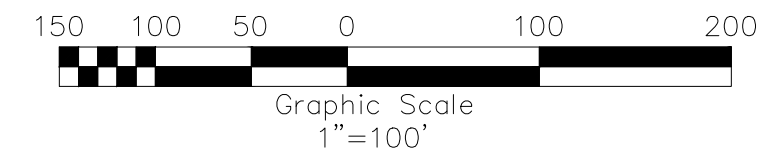
10.07 ACRES OUT OF LOTS 15 AND 16, SECTION 28, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, A MAP OF WHICH IS RECORDED IN VOLUME A, PAGES 41-43, MAP RECORDS OF NUECES COUNTY, TEXAS.

OWNER/DEVELOPER:
 Margo Lyn Moore, Individually
 1601 Glenoak Drive
 Corpus Christi, Texas 78418
 361.813.4203

ENGINEER:
 Urban Engineering
 2725 Swantner
 Corpus Christi
 Texas 78404
 361.854.3101

LEGEND:

- | | | | |
|------------|--------------------------------------|--|------------------------------|
| M.R.N.C.T. | MAP RECORDS OF NUECES COUNTY, TEXAS | | EXISTING FIRE HYDRANT |
| D.R.N.C.T. | DEED RECORDS OF NUECES COUNTY, TEXAS | | EXISTING STORM SEWER LINE |
| Y.R. | YARD REQUIREMENT | | EXISTING SANITARY SEWER LINE |
| B.L. | BUILDING LINE | | EXISTING WATER LINE |
| U.E. | UTILITY EASEMENT | | EXISTING GAS LINE |
| VOL. | VOLUME | | PROPOSED WATER LINE |
| PG. | PAGE | | |
| | PLAT BOUNDARY | | |
| | ROAD CENTERLINE | | |
| | ADJACENT LOT LINE | | |
| | YARD REQUIREMENT | | |
| | EASEMENT | | |
| | EXISTING STORM SEWER MH | | |
| | EXISTING SLOT INLET | | |
| | EXISTING GRATE INLET | | |



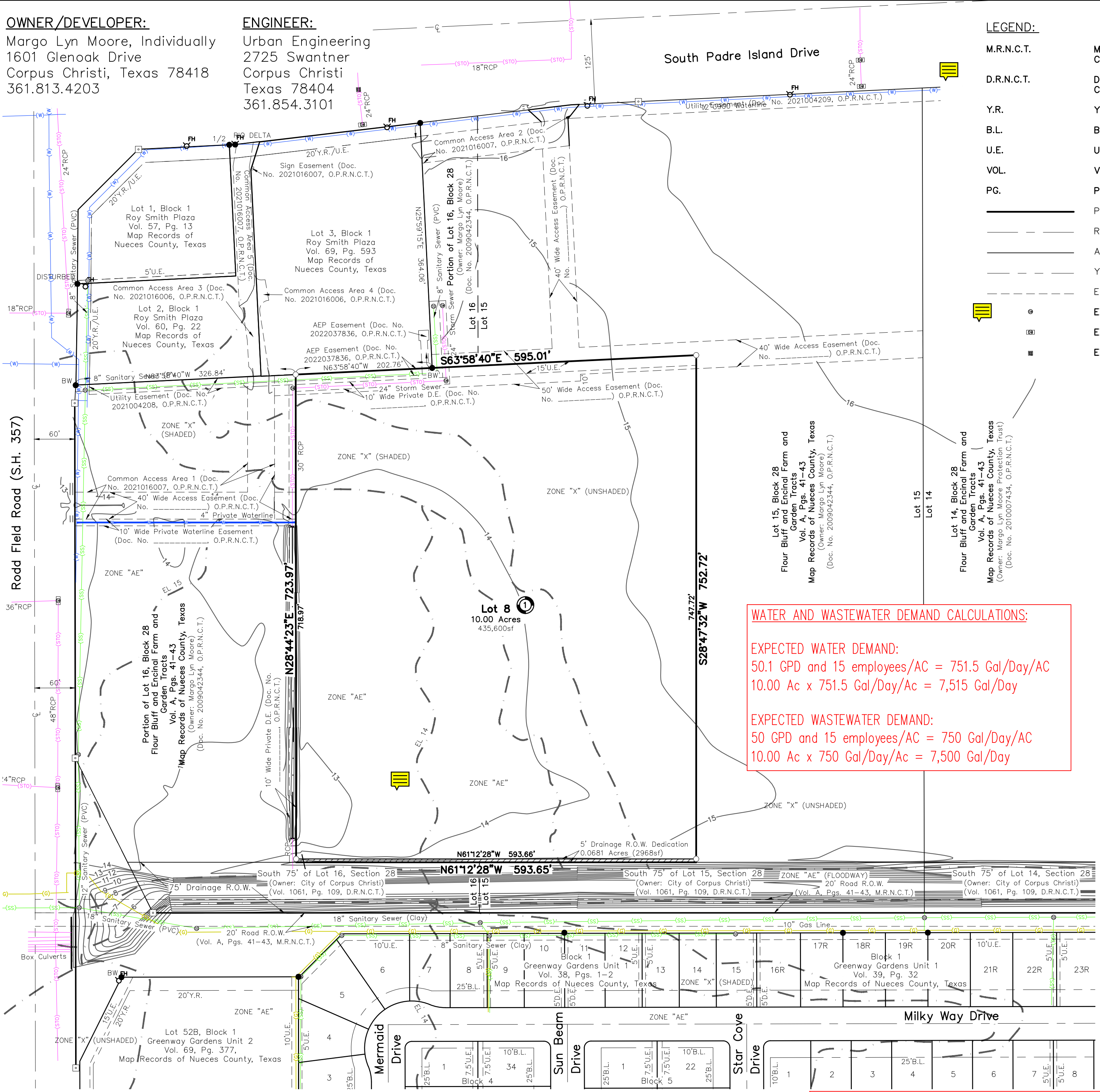
NOTES:

- PROPERTY IS ZONED CG-2 (GENERAL COMMERCIAL).
- THE TOTAL AREA CONTAINS 10.07 ACRES OF LAND INCLUDING ANY DEDICATION.
- BEARINGS SHOWN HEREON ARE GRID BEARINGS AND REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE 4205, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010.00. DISTANCES SHOWN ARE GROUND DISTANCES.
- BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS CURRENTLY IN ZONE "X" (SHADED), ZONE "X" (UNSHADED), ZONE "AE (EL 14)" AND ZONE "AE (EL 15)" OF THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NUMBER 48355C0530G, NUECES COUNTY, TEXAS, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 13, 2022 AND IS PARTIALLY LOCATED IN A SPECIAL FLOOD HAZARD AREA. THE FIRM PANEL 48355C0530G IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- 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". THE TCEQ ALSO CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.

WATER AND WASTEWATER DEMAND CALCULATIONS:

EXPECTED WATER DEMAND:
 50.1 GPD and 15 employees/AC = 751.5 Gal/Day/AC
 10.00 Ac x 751.5 Gal/Day/AC = 7,515 Gal/Day

EXPECTED WASTEWATER DEMAND:
 50 GPD and 15 employees/AC = 750 Gal/Day/AC
 10.00 Ac x 750 Gal/Day/AC = 7,500 Gal/Day



**Preliminary Utility Map of
 Roy Smith Plaza
 Block 1, Lot 8**

10.07 ACRES OUT OF LOTS 15 AND 16, SECTION 28, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, A MAP OF WHICH IS RECORDED IN VOLUME A, PAGES 41-43, MAP RECORDS OF NUECES COUNTY, TEXAS.

Urban DCCM
 Submitted: 10/23/24
 SCALE: 1"=100'
 JOB NO.: 0000000851
 SHEET: 1 of 1
 DRAWN BY: XG
 usurveying@dccm.com

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.

TBPELS FIRM NUMBERS: ENGINEERING 145 | SURVEYING 10032400
 2725 SWANTNER DR., CORPUS CHRISTI, TX 78404
 PHONE: 361.854.3101 WWW.URBANENG.COM

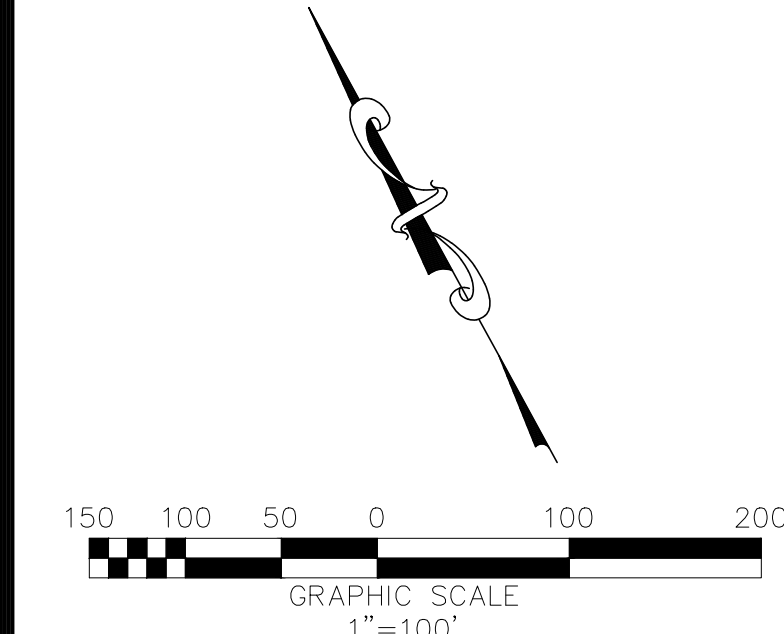
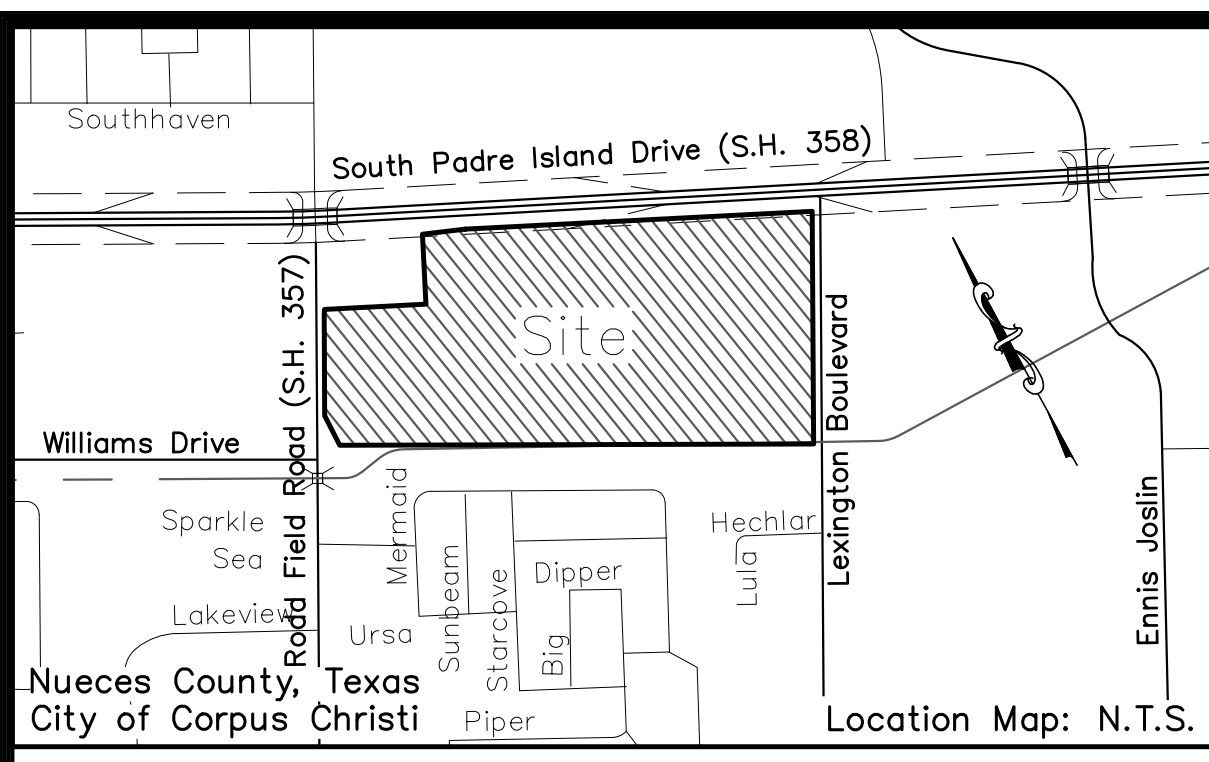
Preliminary Storm Water Quality Management Plan of Roy Smith Plaza

BEING 62.44± ACRES, OUT OF LOTS 13, 14, 15 AND 16, SECTION 28, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, A MAP OF WHICH IS RECORDED IN VOLUME A, PAGES 41-43, MAP RECORDS OF NUECES COUNTY, TEXAS;

Existing Drainage Area 1	Proposed Drainage Area 1	Existing Drainage Area 2
A=1.37 Ac	A=27.58 Ac	A=26.21 Ac
Tc=30 min	Tc=15 min	Tc=30 min
C=0.25	C=0.80	C=0.25
I5=4.01 in/hr	I5=5.66 in/hr	I5=4.01 in/hr
I25=5.55 in/hr	I25=7.87 in/hr	I25=5.55 in/hr
I100=6.97 in/hr	I100=9.94 in/hr	I100=6.97 in/hr
Q5=1.37 CFS	Q5=124.88 CFS	Q5=26.28 CFS
Q25=1.90 CFS	Q25=173.64 CFS	Q25=36.37 CFS
Q100=2.39 CFS	Q100=219.32 CFS	Q100=45.67 CFS

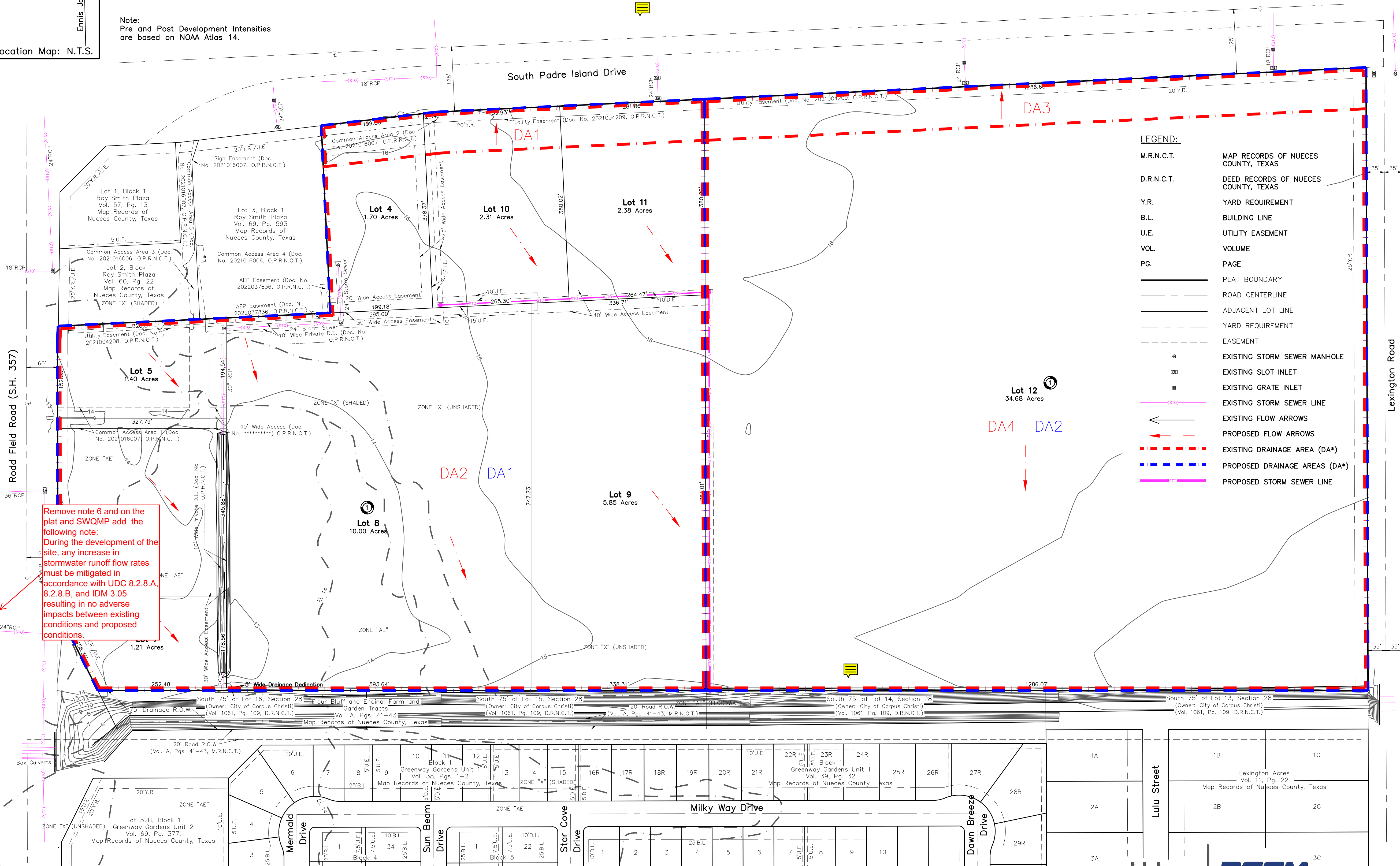
Existing Drainage Area 3	Proposed Drainage Area 2	Existing Drainage Area 4
A=2.36 Ac	A=34.68 Ac	A=32.32 Ac
Tc=30 min	Tc=15 min	Tc=30 min
C=0.25	C=0.80	C=0.25
I5=4.01 in/hr	I5=5.66 in/hr	I5=4.01 in/hr
I25=5.55 in/hr	I25=7.87 in/hr	I25=5.55 in/hr
I100=6.97 in/hr	I100=9.94 in/hr	I100=6.97 in/hr
Q5=2.36 CFS	Q5=157.03 CFS	Q5=32.40 CFS
Q25=3.27 CFS	Q25=218.35 CFS	Q25=44.84 CFS
Q100=4.11 CFS	Q100=275.78 CFS	Q100=56.32 CFS

Note:
Pre and Post Development Intensities are based on NOAA Atlas 14.



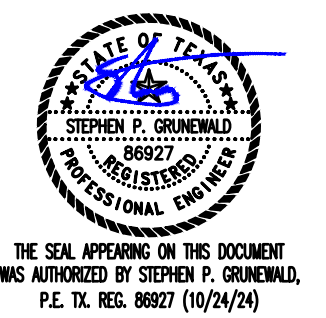
- NOTES:**
- THE TOTAL AREA CONTAINS 62.44± ACRES OF LAND INCLUDING ANY DEDICATION.
 - BEARINGS SHOWN HEREON ARE GRID BEARINGS AND REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE 4205, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010.00. DISTANCES SHOWN ARE GROUND DISTANCES.
 - BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS CURRENTLY IN ZONE "X" (SHADED), ZONE "X" (UNSHADED), ZONE "AE (EL 14)" AND ZONE "AE (EL 15)" OF THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NUMBER 48355C0530G, NUECES COUNTY, TEXAS, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 13, 2022 AND IS PARTIALLY LOCATED IN A SPECIAL FLOOD HAZARD AREA. THE FIRM PANEL 48355C0530G IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
 - 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". THE TCEQ ALSO CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
 - IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT UNIT.
 - MITIGATION FOR INCREASED STORM WATER RUNOFF FOR THE ENTIRE SITE COMPLYING WITH UDC 8.2.8.A, 8.2.8.B, AND IDM 3.05 SHALL BE APPROVED WITH THE DEVELOPMENT OF LOT 12.

Remove note 6 and on the plat and SWQMP add the following note:
During the development of the site, any increase in stormwater runoff flow rates must be mitigated in accordance with UDC 8.2.8.A, 8.2.8.B, and IDM 3.05 resulting in no adverse impacts between existing conditions and proposed conditions.



LEGEND:

M.R.N.C.T.	MAP RECORDS OF NUECES COUNTY, TEXAS
D.R.N.C.T.	DEED RECORDS OF NUECES COUNTY, TEXAS
Y.R.	YARD REQUIREMENT
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
VOL.	VOLUME
PG.	PAGE
---	PLAT BOUNDARY
---	ROAD CENTERLINE
---	ADJACENT LOT LINE
---	YARD REQUIREMENT
---	EASEMENT
⊙	EXISTING STORM SEWER MANHOLE
⊞	EXISTING SLOT INLET
⊞	EXISTING GATE INLET
---	EXISTING STORM SEWER LINE
←	EXISTING FLOW ARROWS
→	PROPOSED FLOW ARROWS
---	EXISTING DRAINAGE AREA (DA*)
---	PROPOSED DRAINAGE AREAS (DA*)
---	PROPOSED STORM SEWER LINE



OWNER/DEVELOPER:
Margo Lyn Moore, Individually
1601 Glenoak Drive
Corpus Christi, Texas 78418
361.813.4203

ENGINEER:
Urban Engineering
2725 Swantner
Corpus Christi, Texas 78404
361.854.3101

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.

Urban DCCM

Revised: 10/24/2024
Submitted: 8/30/2024
SCALE: 1"=100'
JOB NO.: 000000851
SHEET: 1 of 1
DRAWN BY: XG

TBPELS FIRM NUMBERS: ENGINEERING 145 | SURVEYING 10032400
2725 SWANTNER DR., CORPUS CHRISTI, TX 78404
PHONE: 361.854.3101 WWW.URBANENGG.COM



Merged Document Report

Application No.: PL8504

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
5. SWQMP.pdf
3. P0000000851_20241021_LOT8.pdf
4. Utility Map.pdf
Merged Documents Report.pdf

Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
Mark Zans	markz2@cctexas.com	361-826-3553
Mikail Williams	MikailW@cctexas.com	
Alex Harmon	AlexH2@cctexas.com	361-826-1102
Melanie Barrera	Melanieb2@cctexas.com	361-826-3890

[General Comments](#)

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

[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
21	P001	Note	Melanie Barrera : DS	Open	PW-STW: Add as plat note, not just on SWQMP: During the development of the site, any increase in stormwater runoff flow rates must be mitigated in accordance with UDC 8.2.8.A, 8.2.8.B, and IDM 3.05 resulting in no adverse impacts between existing conditions and proposed conditions.	
11	P002	Note	Alex Harmon : DS	Open	Williams is identified as a Primary Collector (C3) street on the Urban Transportation Plan and is proposed to extend to the south of these lots from Rodd Field to Lexington. Show the typical crosssection for this street. Unless otherwise approved by the City and/or Director of Public Works.	
23	P002	Note	Melanie Barrera : DS	Open	PW-STW: Please confirm storm mitigation efforts will be privately maintained with a plat note.	
16	Utility Map	Note	Alex Harmon : DS	Open	Informational: Approval of a plat does not approve the layout of public utilities, including but not limited to water, wastewater, stormwater, SWQMP, and roadways. These items are only approved via Public Improvement Plans, which are required at time of final plat.	
18	Utility Map	Note	Alex Harmon : DS	Open	Per UDC 8.1.5., All required improvements shall be designed and installed in order to provide for a system of utilities, storm water and streets and to create continuity of improvements among adjacent properties. Has consideration been given to how Lot 9 will receive water and wastewater?	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
14	SWQMP	Note	Alex Harmon : DS	Open	<p>Show boundaries of existing wetlands on SWQMP and Plat for the following reasons:</p> <ol style="list-style-type: none"> 1. Approval from the USACE is needed prior to recordation/construction in wetland areas. Ensure the wetlands are not on site. 2. Per City of Corpus Christi - Code of Ordinances Ch 14, Art X, Sec 14-1003, a SWQMP should identify any environmentally sensitive area that is on the site, or that would be sensitive to storm water pollution from the site. 	
19	SWQMP	Note	Alex Harmon : DS	Open	<p>TXDOT: •No increase in storm water discharge to State right-of-way shall be accepted by TxDOT. •TxDOT Permits will be issued in accordance with the access management standards and all applicable state and federal laws, including rules and regulations. Access connection spacing, materials, geometrics, accessibility, and other design specifications will be considered, as well as the impact on drainage and hydraulics, utility location or relocation, and the environment that will result from the requested construction of an access connection. 43 Tex. Admin. Code § 11.52 (2020). •Drainage improvements shall accommodate runoff from the upstream drainage area in its anticipated maximum "build-out" or "fully developed" condition, and shall be designed to prevent overloading the capacity of the downstream drainage system •If the owner responsible for maintenance of the permanent stormwater or water quality control fails to maintain the control to TXDOT ROW, the owner shall correct the problem.</p>	
1	P001	Note	Mark Zans : LD	Open	<p>TxDOT comments- Please add the below 4 notes regarding access/drainage onto the state roadway system.</p> <ul style="list-style-type: none"> •No increase in stormwater discharge to the State right-of-way will be accepted by TxDOT. •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 (43 Tex. Admin. Code § 	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>11.52, 2020).</p> <ul style="list-style-type: none"> • 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. • 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. • 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 	
2	P001	Note	Mark Zans : LD	Open	Plat is a Final plat.	
3	P001	Note	Mark Zans : LD	Open	This plat is on the 30-day tract for approval, approval with Conditions, or disapproval by 11/13/2024. The deadline for revisions to be submitted is 11/4/2024	
4	P001	Note	Mark Zans : LD	Open	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	Open	A request or response may be made for an additional 30 days for Public Notice plat with a Waiver or to resolve Open comments. This request must be made directly to Development Services within the 30-day initial period.	
6	P001	Note	Mark Zans : LD	Open	<p>Fire comments 1-9:</p> <p>1 Plat Note: All code reference is based on currently adopted International Fire Code (IFC) 2021 and Corpus Christi Water Distribution Standards.</p> <p>2 Plat "Commercial Development shall have a fire flow of 1,500 GPM with 20 psi residual Fire hydrant every 300 feet and operational."</p> <p>3 Plat 507.5.1 (amendment) Where Required: All premises, other than one-family detached dwellings, where buildings or portions of buildings are located more than 150 feet from a fire hydrant shall be provided with approved on-site hydrants and water mains capable of supplying the fire flow require by the fire official. The minimum arrangement being so as to have a hydrant available for distribution of hose to any portion of</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>building on the premises at distances not exceeding 300 feet. Exception: For buildings equipped with an approved automatic sprinkler system, the distance requirement shall be 500 feet.</p> <p>4 Plat 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>5 Plat 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</p> <p>6 Plat 503.1.1 (amendment) Buildings and facilities: Approved fire apparatus access roads shall be provided for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall allow access to three (3) sides of buildings in excess of fifteen thousand (15,000) square feet and all sides for buildings in excess of thirty thousand (30,000) square feet.</p> <p>7 Plat 3310.1 Required access. Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available.</p> <p>8 Plat 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>9 Plat 503.1.1 (amendment) Buildings and facilities: During construction, when combustibles are brought on to the site in such quantities as deemed hazardous by the fire official, access roads and a suitable temporary supply of water acceptable the fire department shall be provided and maintained.</p>	
7	P001	Note	Mark Zans : LD	Open	Fire comments 10-18	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>10 Plat 503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders and an unobstructed vertical clearance of not less than 13 feet 6 inches.</p> <p>11 Plat 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> <p>12 Plat "The minimum required width of 20 feet that shall be maintained means a clear unobstructed path that allows the passage of fire apparatus.</p> <p>1. Where Fire Apparatus Access is constructed to the minimum of 20 feet, no parking is allowed within the fire apparatus lane.</p> <p>2. Where a fire hydrant is located on the street, the minimum unobstructed clearance shall be 26 feet. In this instance, no parking is allowed on one side of the street.</p> <p>3. The minimum UDC residential street width is 28 ft. curb to curb. Any parking along the street that reduces the width to less than 20 ft. is prohibited and the Fire Code Official and will require painting "NO PARKING-FIRE LANE" along one side of the street."</p> <p>13 Infor. "Note: Calculated Turning Radii for Fire Apparatus: Inside Turn: 20 ft. 3 in. Curb to curb: 36 ft. 8 in. Wall to wall: 44 ft. 8 in."</p> <p>14 Plat 503.4 Obstruction of fire apparatus access roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in sections D103 shall always be maintained.</p> <p>15 Plat 503.3 Marking: Where required by the fire code official, approved signs, or other approved notices the include the words NO PARKING-FIRE LANE shall be provided for fire apparatus access roads to identify such roads to prohibit the obstruction thereof. The designation of a fire lane can be marked with conspicuous signs which have the words:" Fire Lane-No Parking" at 50-foot intervals. In lieu of signs, fire lanes may be marked along curbing with the wording, "Fire Lane-No Parking" at 15-foot intervals.</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>16 Plat Table D103.4 Requirements for Dead-end fire apparatus access roads. Turnaround provisions shall be provided with a 96-foot diameter cul-de-sac.</p> <p>17 Plat 503.2.5 Dead ends. Dead-end fire apparatus access roads more than 150 feet in length shall be provided with an approved area for turning around fire apparatus.</p> <p>18 Plat Commercial development of the property will require further Development Services review.</p>	
9	P001	Callout	Mark Zans : LD	Open	Remove Al Raymond name. Insert Michael Dice Interim Director	
20	P001	Note	Mark Zans : LD	Open	As of this date (11/1/2024) many of the open comments from the preliminary plat still apply with this plat. Please check the merged document report from preliminary plat application that are open comments.	
8	P002	Note	Mark Zans : LD	Open	Provide doc. numbers for DE, AE, and UE for the easements shown.	
24	P002	Note	Mark Zans : LD	Open	Traffic comments received 11/7/2024: -Plat- The feasibility study is still in progress. the ROW that the applicant will need to dedicate will be between 15' and 130.5' pending on which cross section is selected. this would be north of the 75' drainage ROW.	
12	SWQMP	Callout	Alex Harmon : LD	Open	Remove note 6 and on the plat and SWQMP add the following note: During the development of the site, any increase in stormwater runoff flow rates must be mitigated in accordance with UDC 8.2.8.A, 8.2.8.B, and IDM 3.05 resulting in no adverse impacts between existing conditions and proposed conditions.	
13	Utility Map	Note	Mikail Williams : WTR	Open	Water construction is required for platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards). Please show how Lot 9 will receive water service.	

STATE OF TEXAS
COUNTY OF NUECES

MARGO LYN MOORE, HEREBY CERTIFIES THAT SHE IS THE OWNER OF THE LANDS EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING PLAT; THAT SHE 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: _____
MARGO LYN MOORE

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARGO LYN MOORE, PROVEN TO ME TO BE THE PERSON WHOSE SIGNATURE SHE MADE ON THE FOREGOING INSTRUMENT OF WRITING, AND SHE ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE. THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF NUECES

I, SAUL V. CASTILLO, A REGISTERED PROFESSIONAL LAND SURVEYOR FOR URBAN|DCCM, 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 HEREON AND TO COMPLETE SUCH OPERATIONS WITH DUE AND REASONABLE DILIGENCE CONSISTENT WITH SOUND PROFESSIONAL PRACTICE.

THIS _____ DAY OF _____, 2024

SAUL V. CASTILLO
R.P.L.S. LICENSE NO. 6192

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 _____, 2024.

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 _____, 2024.

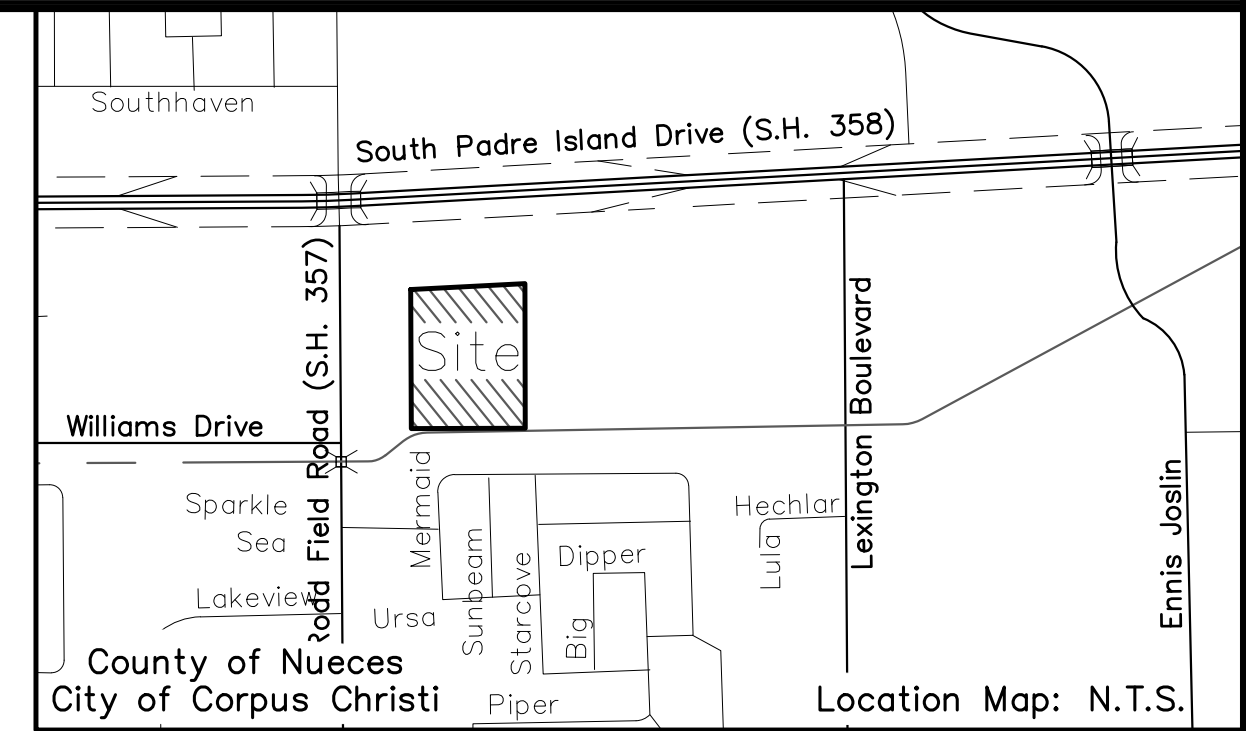
AL RAYMOND III, AIA
SECRETARY

MICHAEL YORK
CHAIRMAN

Remove Al Raymond name.
Insert Michael
Dimitrakou

Plat of Roy Smith Plaza Block 1, Lot 8

10.07 ACRES OUT OF LOTS 15 AND 16, SECTION 28, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, A MAP OF WHICH IS RECORDED IN VOLUME A, PAGES 41-43, MAP RECORDS OF NUECES COUNTY, TEXAS.



Urban | DCCM

TBPELS FIRM NUMBERS: ENGINEERING 145 | SURVEYING 10032400
2725 SWANTNER DR, CORPUS CHRISTI, TX 78404
PHONE: 361.854.3101 WWW.URBANENG.COM

LEGEND:

_____	PLAT BOUNDARY	○	SET 5/8 INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "URBAN DCCM"
_____ - - -	ROAD CENTERLINE	●	FOUND 5/8 INCH IRON ROD
_____	ADJACENT LOT LINE	● ^{BW}	FOUND 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "BASS AND WELSH ENGINEERING"
_____ - - -	YARD REQUIREMENT	● ^{1/2}	FOUND 1/2 INCH IRON ROD
_____ - - - -	EASEMENT	● ^{RIO DELTA}	FOUND 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "RIO DELTA SURVEYING"
Y.R.	YARD REQUIREMENT	□	FOUND TXDOT MONUMENT
B.L.	BUILDING LINE		
U.E.	UTILITY EASEMENT		
VOL.	VOLUME		
PG.	PAGE		
M.R.N.C.T.	MAP RECORDS OF NUECES COUNTY, TEXAS		
D.R.N.C.T.	DEED RECORDS OF NUECES COUNTY, TEXAS		

NOTES:

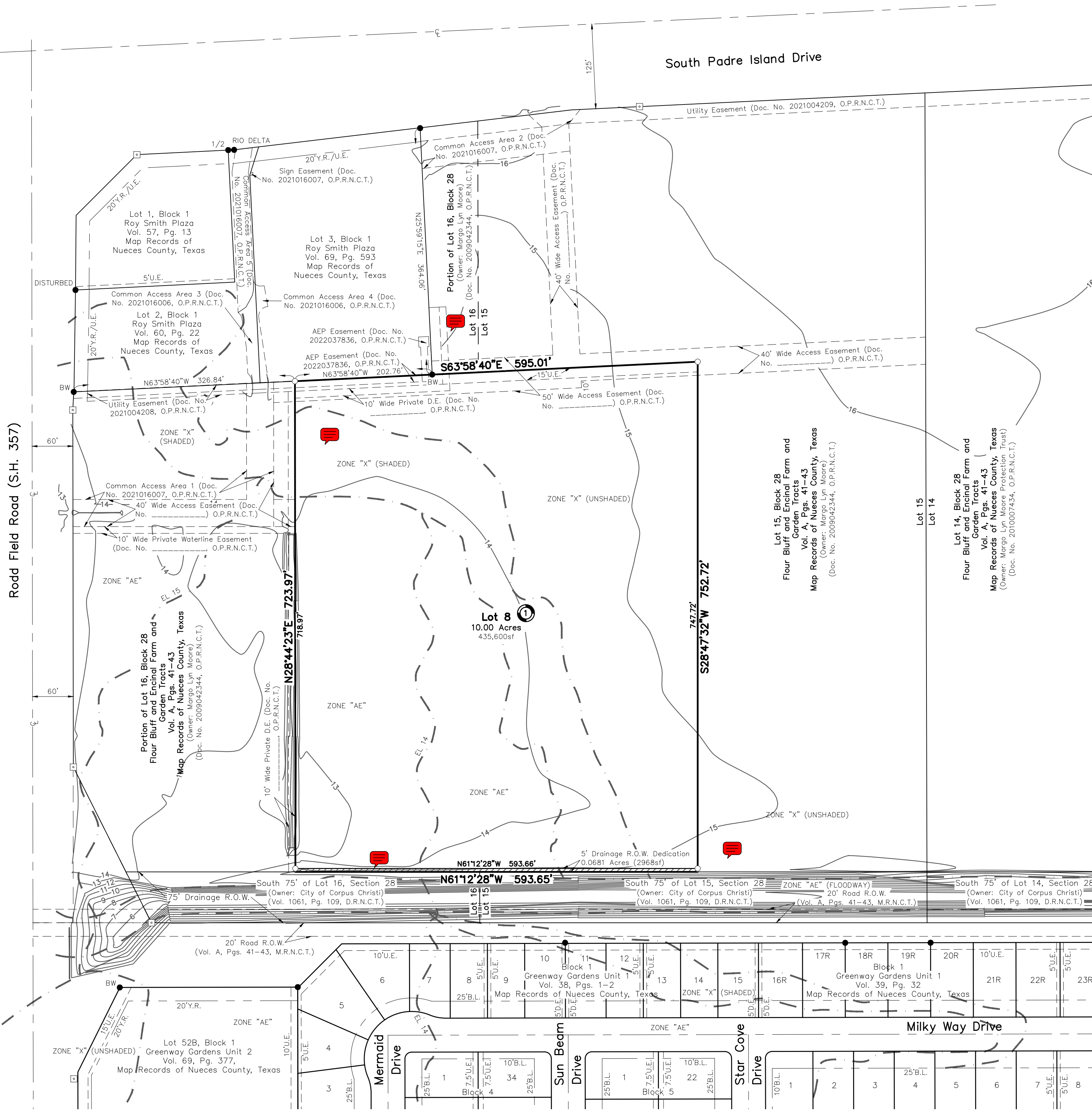
1. THE ENTIRE PROPERTY LIES WITHIN THE CITY LIMITS OF THE CITY OF CORPUS CHRISTI.
2. PROPERTY IS ZONED CG-2 (GENERAL COMMERCIAL).
3. 10.07 ACRES OF LAND INCLUDING ANY DEDICATION.
4. THE YARD REQUIREMENT, AS DEPICTED ON THE PLAT, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE (UDC) AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
5. SET 5/8 INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "URBAN DCCM" AT ALL LOT CORNERS, UNLESS OTHERWISE NOTED.
6. BEARINGS SHOWN HEREON ARE GRID BEARINGS AND REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE 4205, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010.00. DISTANCES SHOWN ARE GROUND DISTANCES.
7. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO CREEK. THE TCEQ HAS NOT CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO CREEK, BUT IT IS RECOGNIZED AS AN ENVIRONMENTALLY SENSITIVE AREA. THE OSO CREEK FLOWS DIRECTLY INTO THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS" AND CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
8. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS CURRENTLY IN ZONE "X" (SHADED), ZONE "X" (UNSHADED), ZONE "AE (EL 14)" AND ZONE "AE (EL 15)" OF THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NUMBER 48355C0530G, NUECES COUNTY, TEXAS, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 13, 2022 AND IS PARTIALLY LOCATED IN A SPECIAL FLOOD HAZARD AREA. THE FIRM PANEL 48355C0530G IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

DOCUMENT NO: _____

KARA SANDS
COUNTY CLERK

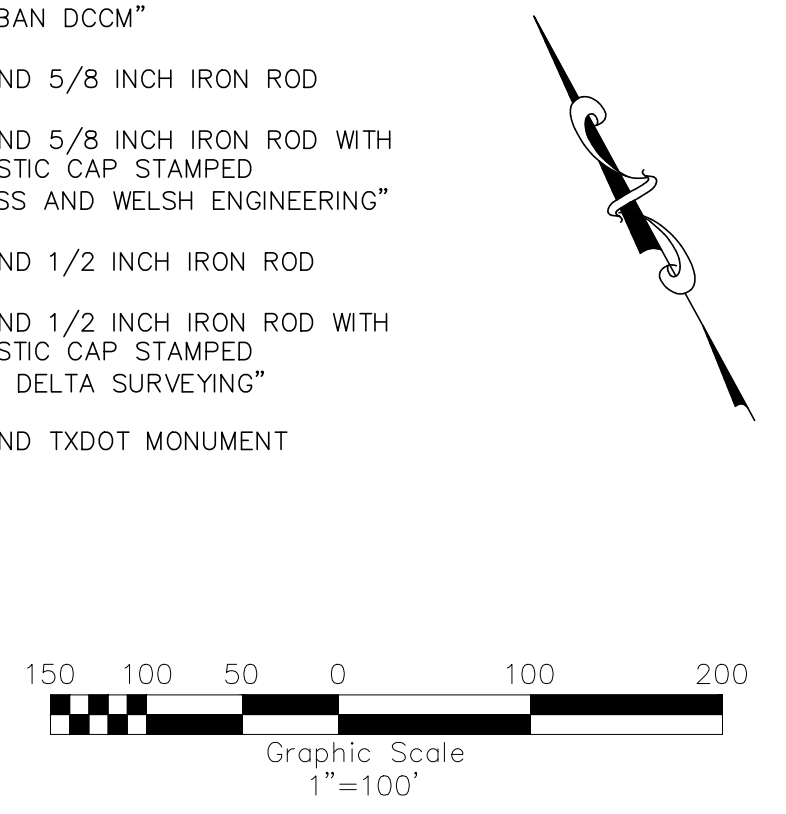
DEPUTY

Submitted: 10/23/24
SCALE: 1"=100'
JOB NO.: 000000851
SHEET: 1 of 2
DRAWN BY: XG
usurveying@dccm.com



LEGEND:

- SET 5/8 INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "URBAN DCCM"
- FOUND 5/8 INCH IRON ROD
- BW ● FOUND 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "BASS AND WELSH ENGINEERING"
- 1/2 ● FOUND 1/2 INCH IRON ROD
- RIO DELTA ● FOUND 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "RIO DELTA SURVEYING"
- FOUND TXDOT MONUMENT



Plat of
Roy Smith Plaza
Block 1, Lot 8

10.07 ACRES OUT OF LOTS 15 AND 16, SECTION 28, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, A MAP OF WHICH IS RECORDED IN VOLUME A, PAGES 41-43, MAP RECORDS OF NUECES COUNTY, TEXAS.

Urban DCCM

Submitted: 10/23/24
SCALE: 1"=100'
JOB NO.: 000000851
SHEET: 2 of 2
DRAWN BY: XG
usurveying@dccm.com

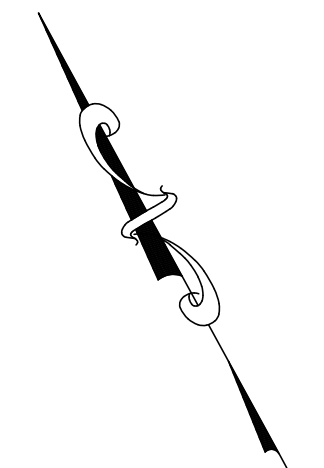
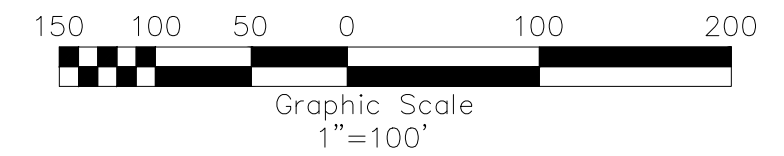
TBPELS FIRM NUMBERS: ENGINEERING 145 | SURVEYING 10032400
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OWNER/DEVELOPER:
 Margo Lyn Moore, Individually
 1601 Glenoak Drive
 Corpus Christi, Texas 78418
 361.813.4203

ENGINEER:
 Urban Engineering
 2725 Swantner
 Corpus Christi
 Texas 78404
 361.854.3101

LEGEND:

- | | | | |
|------------|--------------------------------------|--|------------------------------|
| M.R.N.C.T. | MAP RECORDS OF NUECES COUNTY, TEXAS | | EXISTING FIRE HYDRANT |
| D.R.N.C.T. | DEED RECORDS OF NUECES COUNTY, TEXAS | | EXISTING STORM SEWER LINE |
| Y.R. | YARD REQUIREMENT | | EXISTING SANITARY SEWER LINE |
| B.L. | BUILDING LINE | | EXISTING WATER LINE |
| U.E. | UTILITY EASEMENT | | EXISTING GAS LINE |
| VOL. | VOLUME | | PROPOSED WATER LINE |
| PG. | PAGE | | |
| | PLAT BOUNDARY | | |
| | ROAD CENTERLINE | | |
| | ADJACENT LOT LINE | | |
| | YARD REQUIREMENT | | |
| | EASEMENT | | |
| | EXISTING STORM SEWER MH | | |
| | EXISTING SLOT INLET | | |
| | EXISTING GRATE INLET | | |



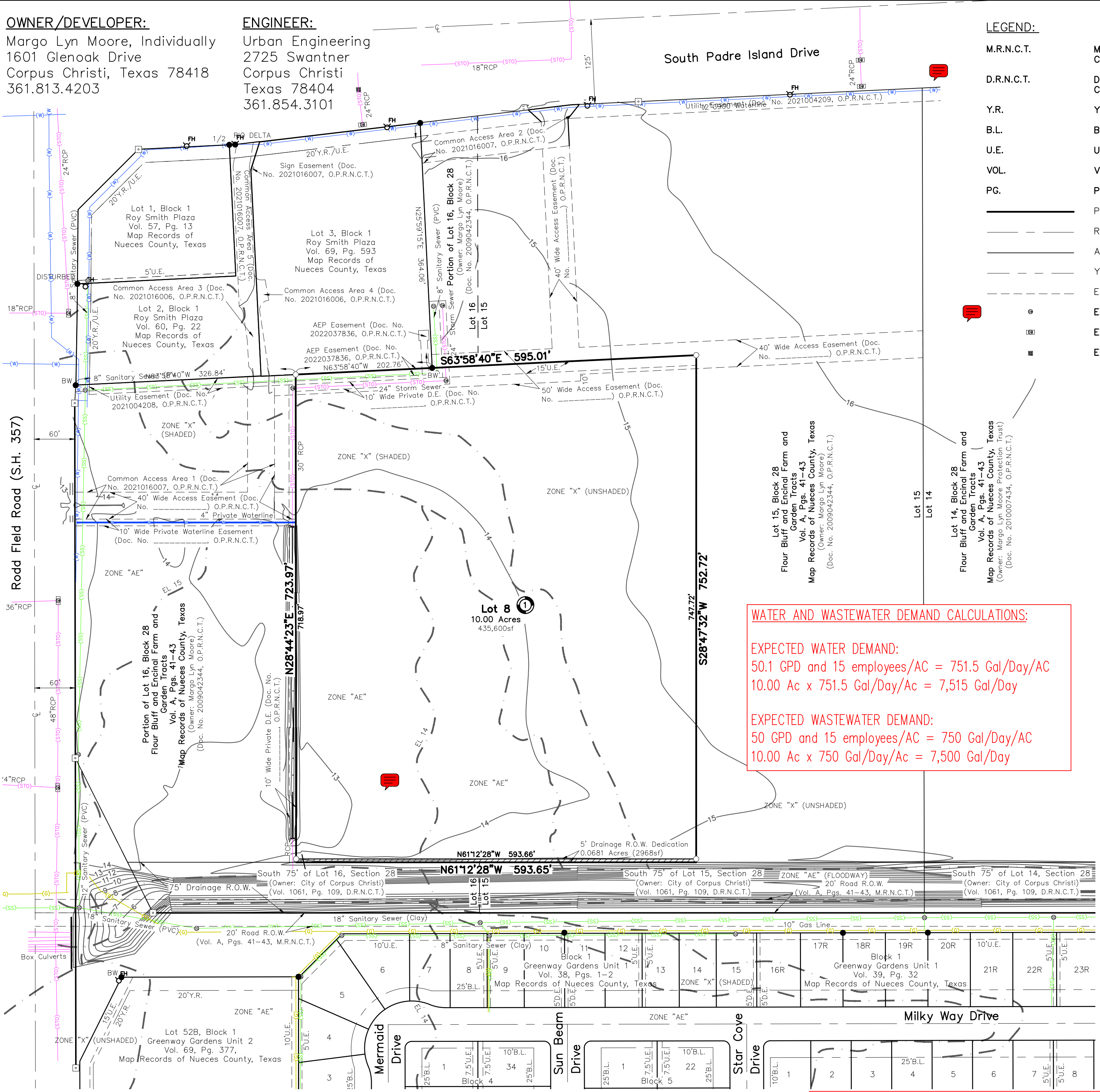
NOTES:

- PROPERTY IS ZONED CG-2 (GENERAL COMMERCIAL).
- THE TOTAL AREA CONTAINS 10.07 ACRES OF LAND INCLUDING ANY DEDICATION.
- BEARINGS SHOWN HEREON ARE GRID BEARINGS AND REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE 4205, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010.00. DISTANCES SHOWN ARE GROUND DISTANCES.
- BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS CURRENTLY IN ZONE "X" (SHADED), ZONE "X" (UNSHADED), ZONE "AE (EL 14)" AND ZONE "AE (EL 15)" OF THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NUMBER 48355C0530G, NUECES COUNTY, TEXAS, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 13, 2022 AND IS PARTIALLY LOCATED IN A SPECIAL FLOOD HAZARD AREA. THE FIRM PANEL 48355C0530G IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- 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". THE TCEQ ALSO CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.

WATER AND WASTEWATER DEMAND CALCULATIONS:

EXPECTED WATER DEMAND:
 50.1 GPD and 15 employees/AC = 751.5 Gal/Day/AC
 10.00 Ac x 751.5 Gal/Day/AC = 7,515 Gal/Day

EXPECTED WASTEWATER DEMAND:
 50 GPD and 15 employees/AC = 750 Gal/Day/AC
 10.00 Ac x 750 Gal/Day/AC = 7,500 Gal/Day



**Preliminary Utility Map of
 Roy Smith Plaza
 Block 1, Lot 8**

10.07 ACRES OUT OF LOTS 15 AND 16, SECTION 28, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, A MAP OF WHICH IS RECORDED IN VOLUME A, PAGES 41-43, MAP RECORDS OF NUECES COUNTY, TEXAS.



Submitted: 10/23/24
 SCALE: 1"=100'
 JOB NO.: 0000000851
 SHEET: 1 of 1
 DRAWN BY: XG
 usurveying@dccm.com

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.

TBPELS FIRM NUMBERS: ENGINEERING 145 | SURVEYING 10032400
 2725 SWANTNER DR, CORPUS CHRISTI, TX 78404
 PHONE: 361.854.3101 WWW.URBANENG.COM

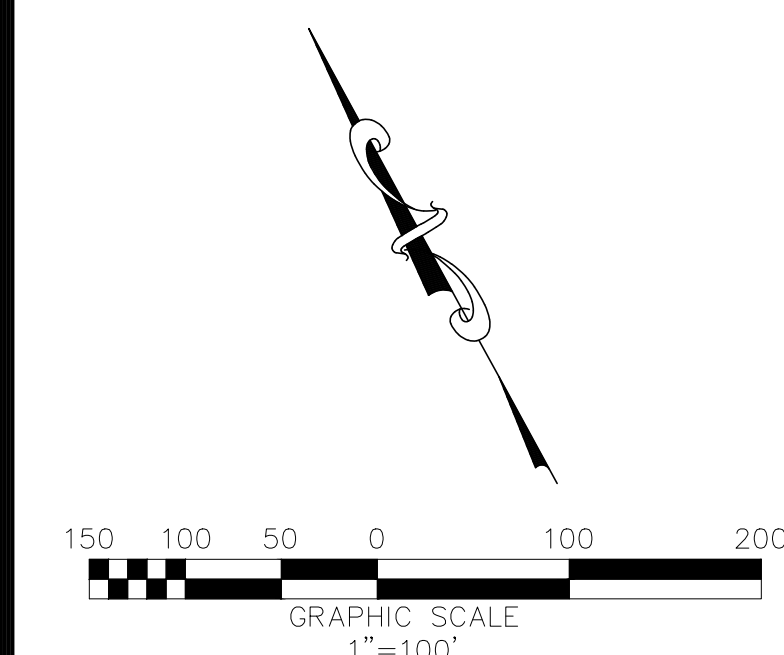
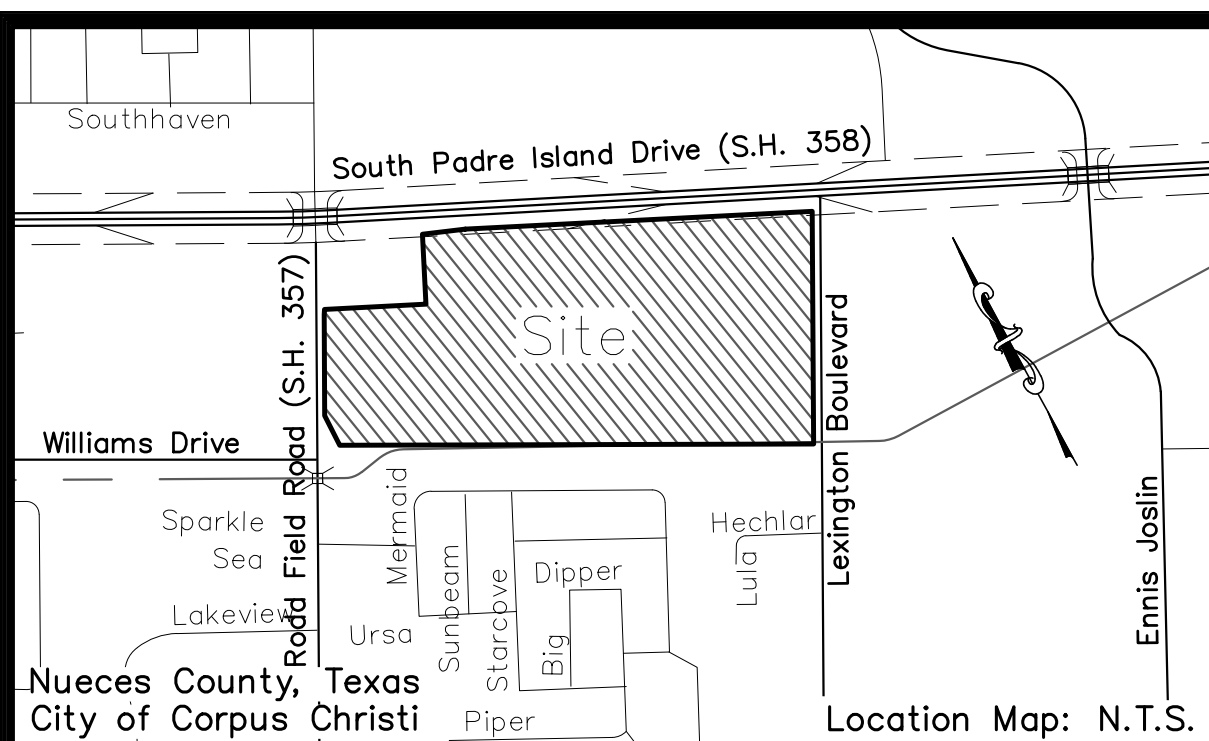
Preliminary Storm Water Quality Management Plan of Roy Smith Plaza

BEING 62.44± ACRES, OUT OF LOTS 13, 14, 15 AND 16, SECTION 28, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, A MAP OF WHICH IS RECORDED IN VOLUME A, PAGES 41-43, MAP RECORDS OF NUECES COUNTY, TEXAS;

Existing Drainage Area 1	Proposed Drainage Area 1	Existing Drainage Area 2
A=1.37 Ac	A=27.58 Ac	A=26.21 Ac
Tc=30 min	Tc=15 min	Tc=30 min
C=0.25	C=0.80	C=0.25
I5=4.01 in/hr	I5=5.66 in/hr	I5=4.01 in/hr
I25=5.55 in/hr	I25=7.87 in/hr	I25=5.55 in/hr
I100=6.97 in/hr	I100=9.94 in/hr	I100=6.97 in/hr
Q5=1.37 CFS	Q5=124.88 CFS	Q5=26.28 CFS
Q25=1.90 CFS	Q25=173.64 CFS	Q25=36.37 CFS
Q100=2.39 CFS	Q100=219.32 CFS	Q100=45.67 CFS

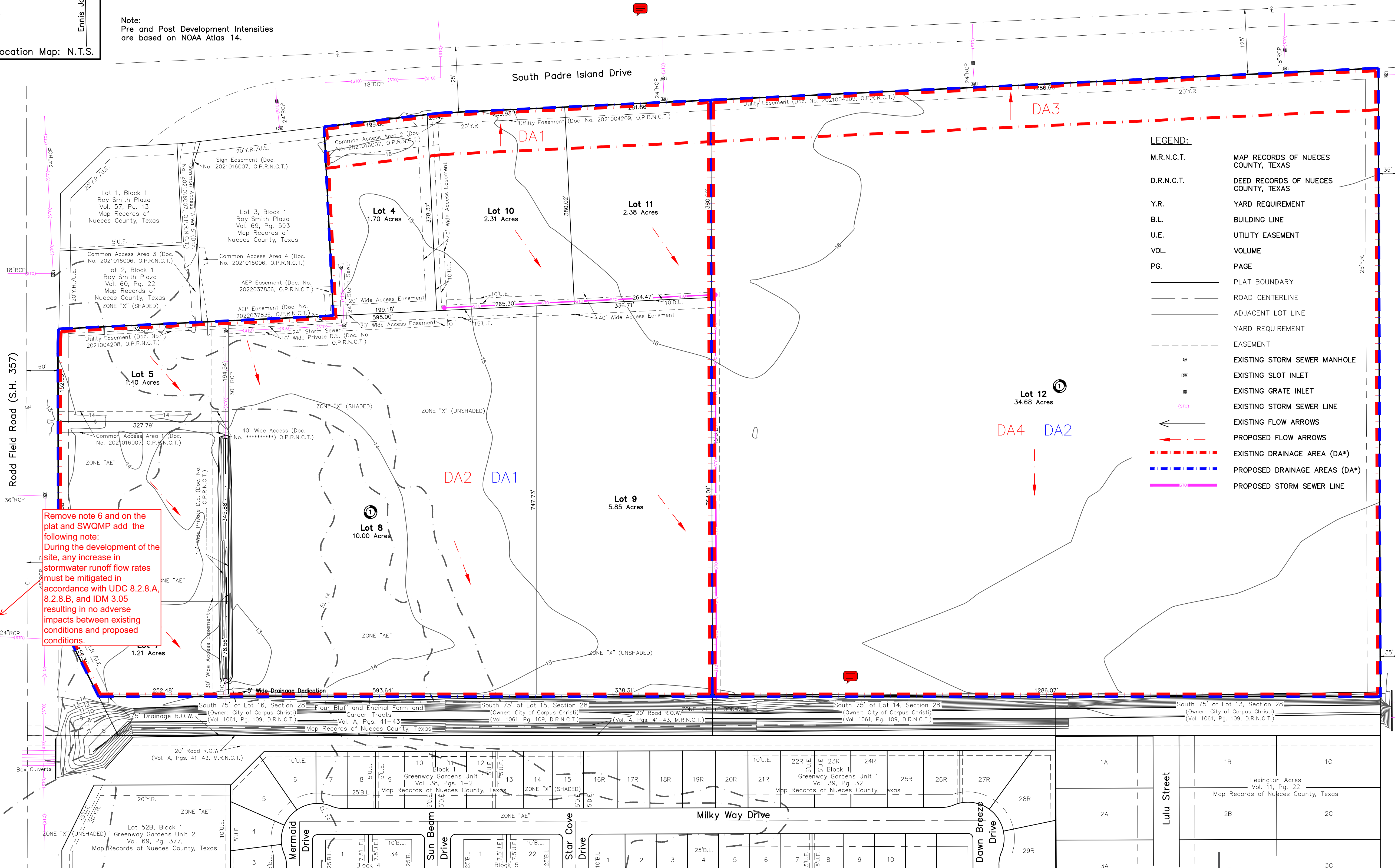
Existing Drainage Area 3	Proposed Drainage Area 2	Existing Drainage Area 4
A=2.36 Ac	A=34.68 Ac	A=32.32 Ac
Tc=30 min	Tc=15 min	Tc=30 min
C=0.25	C=0.80	C=0.25
I5=4.01 in/hr	I5=5.66 in/hr	I5=4.01 in/hr
I25=5.55 in/hr	I25=7.87 in/hr	I25=5.55 in/hr
I100=6.97 in/hr	I100=9.94 in/hr	I100=6.97 in/hr
Q5=2.36 CFS	Q5=157.03 CFS	Q5=32.40 CFS
Q25=3.27 CFS	Q25=218.35 CFS	Q25=44.84 CFS
Q100=4.11 CFS	Q100=275.78 CFS	Q100=56.32 CFS

Note:
Pre and Post Development Intensities are based on NOAA Atlas 14.



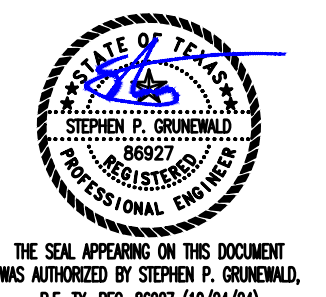
- NOTES:**
- THE TOTAL AREA CONTAINS 62.44± ACRES OF LAND INCLUDING ANY DEDICATION.
 - BEARINGS SHOWN HEREON ARE GRID BEARINGS AND REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE 4205, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010.00. DISTANCES SHOWN ARE GROUND DISTANCES.
 - BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS CURRENTLY IN ZONE "X" (SHADED), ZONE "X" (UNSHADED), ZONE "AE (EL 14)" AND ZONE "AE (EL 15)" OF THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NUMBER 48355C0530G, NUECES COUNTY, TEXAS, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 13, 2022 AND IS PARTIALLY LOCATED IN A SPECIAL FLOOD HAZARD AREA. THE FIRM PANEL 48355C0530G IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
 - 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". THE TCEQ ALSO CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
 - IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT UNIT.
 - MITIGATION FOR INCREASED STORM WATER RUNOFF FOR THE ENTIRE SITE COMPLYING WITH UDC 8.2.8.A, 8.2.8.B, AND IDM 3.05 SHALL BE APPROVED WITH THE DEVELOPMENT OF LOT 12.

Remove note 6 and on the plat and SWQMP add the following note:
During the development of the site, any increase in stormwater runoff flow rates must be mitigated in accordance with UDC 8.2.8.A, 8.2.8.B, and IDM 3.05 resulting in no adverse impacts between existing conditions and proposed conditions.



LEGEND:

M.R.N.C.T.	MAP RECORDS OF NUECES COUNTY, TEXAS
D.R.N.C.T.	DEED RECORDS OF NUECES COUNTY, TEXAS
Y.R.	YARD REQUIREMENT
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
VOL.	VOLUME
PG.	PAGE
---	PLAT BOUNDARY
---	ROAD CENTERLINE
---	ADJACENT LOT LINE
---	YARD REQUIREMENT
---	EASEMENT
⊙	EXISTING STORM SEWER MANHOLE
⊞	EXISTING SLOT INLET
⊞	EXISTING STORM INLET
---	EXISTING STORM SEWER LINE
---	EXISTING FLOW ARROWS
---	PROPOSED FLOW ARROWS
---	EXISTING DRAINAGE AREA (DA*)
---	PROPOSED DRAINAGE AREAS (DA*)
---	PROPOSED STORM SEWER LINE



OWNER/DEVELOPER:
Margo Lyn Moore, Individually
1601 Glenoak Drive
Corpus Christi, Texas 78418
361.813.4203

ENGINEER:
Urban Engineering
2725 Swantner
Corpus Christi, Texas 78404
361.854.3101

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.

Urban DCCM

Revised: 10/24/2024
Submitted: 8/30/2024
SCALE: 1"=100'
JOB NO.: 000000851
SHEET: 1 of 1
DRAWN BY: XG

TBPELS FIRM NUMBERS: ENGINEERING 145 | SURVEYING 10032400
2725 SWANTNER DR., CORPUS CHRISTI, TX 78404
PHONE: 361.854.3101 WWW.URBANENGG.COM



Merged Document Report

Application No.: PL8504

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
5. SWQMP.pdf
3. P0000000851_20241021_LOT8.pdf
4. Utility Map.pdf

Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
Mark Zans	markz2@cctexas.com	361-826-3553
Mikail Williams	MikailW@cctexas.com	
Alex Harmon	AlexH2@cctexas.com	361-826-1102
Melanie Barrera	Melanieb2@cctexas.com	361-826-3890

General Comments

Comment ID	Author : Department	Status	Review Comments	Applicant Response Comments
10	Alex Harmon : DS	Open	Improvements Required for Recordation, per UDC 8.1.4. A. Streets: Yes, unless otherwise approved by City Sidewalks: Yes, per 8.2.2, unless otherwise approved by City B. Water: Yes Fire hydrants: Yes C. Wastewater: Yes D. Stormwater: Yes E. Public open space: No F. Permanent monument markers: No Please note, improvements required should be constructed to city standards, found in Article 8 and the IDM.	
22	Melanie Barrera : DS	Closed	PW-STW: informational comment Public Works would like to review the plans for storm water mitigation for compliance with IDM chapter 3. Review criteria for final plats includes he tract of land subject to the application is adequately served by the improvements and infrastructure, including...storm water...or will be adequately served upon completion by the applicant of required improvements that meets the standards of Article 8. (Ordinance 032357)	

[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
21	P001	Note	Melanie Barrera : DS	Open	PW-STW: Add as plat note, not just on SWQMP: During the development of the site, any increase in stormwater runoff flow rates must be mitigated in accordance with UDC 8.2.8.A, 8.2.8.B, and IDM 3.05 resulting in no adverse impacts between existing conditions and proposed conditions.	
11	P002	Note	Alex Harmon : DS	Open	Williams is identified as a Primary Collector (C3) street on the Urban Transportation Plan and is proposed to extend to the south of these lots from Rodd Field to Lexington. Show the typical crosssection for this street. Unless otherwise approved by the City and/or Director of Public Works.	
23	P002	Note	Melanie Barrera : DS	Open	PW-STW: Please confirm storm mitigation efforts will be privately maintained with a plat note.	
16	Utility Map	Note	Alex Harmon : DS	Open	Informational: Approval of a plat does not approve the layout of public utilities, including but not limited to water, wastewater, stormwater, SWQMP, and roadways. These items are only approved via Public Improvement Plans, which are required at time of final plat.	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
18	Utility Map	Note	Alex Harmon : DS	Open	<p>Per UDC 8.1.5., All required improvements shall be designed and installed in order to provide for a system of utilities, storm water and streets and to create continuity of improvements among adjacent properties.</p> <p>Has consideration been given to how Lot 9 will receive water and wastewater?</p>	
14	SWQMP	Note	Alex Harmon : DS	Open	<p>Show boundaries of existing wetlands on SWQMP and Plat for the following reasons:</p> <p>1. Approval from the USACE is needed prior to recordation/construction in wetland areas. Ensure the wetlands are not on site.</p> <p>2. Per City of Corpus Christi - Code of Ordinances Ch 14, Art X, Sec 14-1003, a SWQMP should identify any environmentally sensitive area that is on the site, or that would be sensitive to storm water pollution from the site.</p>	
19	SWQMP	Note	Alex Harmon : DS	Open	<p>TXDOT: •No increase in storm water discharge to State right-of-way shall be accepted by TxDOT.</p> <p>•TxDOT Permits will be issued in accordance with the access management standards and all applicable state and federal laws, including rules and regulations. Access connection spacing, materials, geometrics, accessibility, and other design specifications will be considered, as well as the impact on drainage and hydraulics, utility location or relocation, and the environment that will result from the requested construction of an access connection. 43 Tex. Admin. Code § 11.52 (2020).</p> <p>•Drainage improvements shall accommodate runoff from the upstream drainage area in its anticipated maximum "build-out" or "fully developed" condition, and shall be designed to prevent overloading the capacity of the downstream drainage system</p> <p>•If the owner responsible for maintenance of the permanent stormwater or water quality control fails to maintain the control to TXDOT ROW, the owner shall correct the problem.</p>	
1	P001	Note	Mark Zans : LD	Open	<p>TxDOT comments- Please add the below 4 notes regarding access/drainage onto the state roadway system.</p> <p>•No increase in stormwater discharge to the State right-of-way will be accepted by TxDOT.</p> <p>•TxDOT permits will be issued in accordance with</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>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 (43 Tex. Admin. Code § 11.52, 2020).</p> <ul style="list-style-type: none"> •□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. •□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. •□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 	
2	P001	Note	Mark Zans : LD	Open	Plat is a Final plat.	
3	P001	Note	Mark Zans : LD	Open	This plat is on the 30-day tract for approval, approval with Conditions, or disapproval by 11/13/2024. The deadline for revisions to be submitted is 11/4/2024	
4	P001	Note	Mark Zans : LD	Open	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	Open	A request or response may be made for an additional 30 days for Public Notice plat with a Waiver or to resolve Open comments. This request must be made directly to Development Services within the 30-day initial period.	
6	P001	Note	Mark Zans : LD	Open	<p>Fire comments 1-9:</p> <p>1□Plat□Note: All code reference is based on currently adopted International Fire Code (IFC) 2021 and Corpus Christi Water Distribution Standards.</p> <p>2□Plat□"Commercial Development shall have a fire flow of 1,500 GPM with 20 psi residual Fire hydrant every 300 feet and operational."</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>3 Plat 507.5.1 (amendment) Where Required: All premises, other than one-family detached dwellings, where buildings or portions of buildings are located more than 150 feet from a fire hydrant shall be provided with approved on-site hydrants and water mains capable of supplying the fire flow require by the fire official. The minimum arrangement being so as to have a hydrant available for distribution of hose to any portion of building on the premises at distances not exceeding 300 feet. Exception: For buildings equipped with an approved automatic sprinkler system, the distance requirement shall be 500 feet.</p> <p>4 Plat 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>5 Plat 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</p> <p>6 Plat 503.1.1 (amendment) Buildings and facilities: Approved fire apparatus access roads shall be provided for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall allow access to three (3) sides of buildings in excess of fifteen thousand (15,000) square feet and all sides for buildings in excess of thirty thousand (30,000) square feet.</p> <p>7 Plat 3310.1 Required access. Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available.</p> <p>8 Plat 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</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>imposed load of fire apparatus weighing at least 75,000 pounds.</p> <p>9 Plat 503.1.1 (amendment) Buildings and facilities: During construction, when combustibles are brought on to the site in such quantities as deemed hazardous by the fire official, access roads and a suitable temporary supply of water acceptable the fire department shall be provided and maintained.</p>	
7	P001	Note	Mark Zans : LD	Open	<p>Fire comments 10-18</p> <p>10 Plat 503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders and an unobstructed vertical clearance of not less than 13 feet 6 inches.</p> <p>11 Plat 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> <p>12 Plat "The minimum required width of 20 feet that shall be maintained means a clear unobstructed path that allows the passage of fire apparatus.</p> <p>1. Where Fire Apparatus Access is constructed to the minimum of 20 feet, no parking is allowed within the fire apparatus lane.</p> <p>2. Where a fire hydrant is located on the street, the minimum unobstructed clearance shall be 26 feet. In this instance, no parking is allowed on one side of the street.</p> <p>3. The minimum UDC residential street width is 28 ft. curb to curb. Any parking along the street that reduces the width to less than 20 ft. is prohibited and the Fire Code Official and will require painting "NO PARKING-FIRE LANE" along one side of the street."</p> <p>13 Infor. "Note: Calculated Turning Radii for Fire Apparatus: Inside Turn: 20 ft. 3 in. Curb to curb: 36 ft. 8 in. Wall to wall: 44 ft. 8 in."</p> <p>14 Plat 503.4 Obstruction of fire apparatus access roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in sections D103 shall always be maintained.</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>15 Plat 503.3 Marking: Where required by the fire code official, approved signs, or other approved notices the include the words NO PARKING-FIRE LANE shall be provided for fire apparatus access roads to identify such roads to prohibit the obstruction thereof. The designation of a fire lane can be marked with conspicuous signs which have the words: " Fire Lane-No Parking" at 50-foot intervals. In lieu of signs, fire lanes may be marked along curbing with the wording, "Fire Lane-No Parking" at 15-foot intervals.</p> <p>16 Plat Table D103.4 Requirements for Dead-end fire apparatus access roads. Turnaround provisions shall be provided with a 96-foot diameter cul-de-sac.</p> <p>17 Plat 503.2.5 Dead ends. Dead-end fire apparatus access roads more than 150 feet in length shall be provided with an approved area for turning around fire apparatus.</p> <p>18 Plat Commercial development of the property will require further Development Services review.</p>	
9	P001	Callout	Mark Zans : LD	Open	Remove Al Raymond name. Insert Michael Dice Interim Director	
20	P001	Note	Mark Zans : LD	Open	As of this date (11/1/2024) many of the open comments from the preliminary plat still apply with this plat. Please check the merged document report from preliminary plat application that are open comments.	
8	P002	Note	Mark Zans : LD	Open	Provide doc. numbers for DE, AE, and UE for the easements shown.	
12	SWQMP	Callout	Alex Harmon : LD	Open	Remove note 6 and on the plat and SWQMP add the following note: During the development of the site, any increase in stormwater runoff flow rates must be mitigated in accordance with UDC 8.2.8.A, 8.2.8.B, and IDM 3.05 resulting in no adverse impacts between existing conditions and proposed conditions.	
13	Utility Map	Note	Mikail Williams : WTR	Open	Water construction is required for platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards). Please show how Lot 9 will receive water service.	

STATE OF TEXAS
COUNTY OF NUECES

MARGO LYN MOORE, HEREBY CERTIFIES THAT SHE IS THE OWNER OF THE LANDS EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING PLAT; THAT SHE 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: _____
MARGO LYN MOORE

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARGO LYN MOORE, PROVEN TO ME TO BE THE PERSON WHOSE SIGNATURE SHE MADE ON THE FOREGOING INSTRUMENT OF WRITING, AND SHE ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE. THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF NUECES

I, SAUL V. CASTILLO, A REGISTERED PROFESSIONAL LAND SURVEYOR FOR URBAN|DCCM, 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 HEREON AND TO COMPLETE SUCH OPERATIONS WITH DUE AND REASONABLE DILIGENCE CONSISTENT WITH SOUND PROFESSIONAL PRACTICE.

THIS _____ DAY OF _____, 2024

SAUL V. CASTILLO
R.P.L.S. LICENSE NO. 6192

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 _____, 2024.

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 _____, 2024.

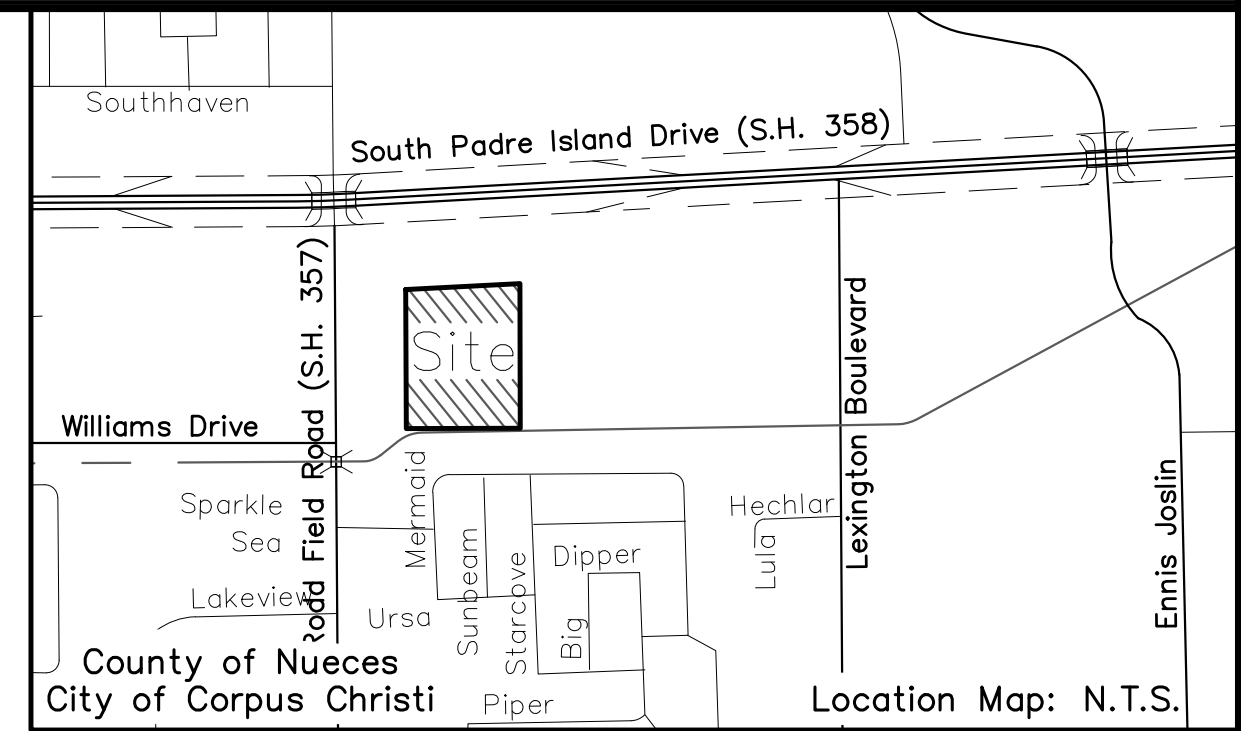
AL RAYMOND III, AIA
SECRETARY

MICHAEL YORK
CHAIRMAN

Remove Al Raymond name.
Insert Michael
Dimitrakou

Plat of Roy Smith Plaza Block 1, Lot 8

10.07 ACRES OUT OF LOTS 15 AND 16, SECTION 28, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, A MAP OF WHICH IS RECORDED IN VOLUME A, PAGES 41-43, MAP RECORDS OF NUECES COUNTY, TEXAS.



Urban | DCCM

TBPELS FIRM NUMBERS: ENGINEERING 145 | SURVEYING 10032400
2725 SWANTNER DR, CORPUS CHRISTI, TX 78404
PHONE: 361.854.3101 WWW.URBANENG.COM

LEGEND:

_____	PLAT BOUNDARY	○	SET 5/8 INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "URBAN DCCM"
_____ - - -	ROAD CENTERLINE	●	FOUND 5/8 INCH IRON ROD
_____	ADJACENT LOT LINE	● ^{BW}	FOUND 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "BASS AND WELSH ENGINEERING"
_____ - - -	YARD REQUIREMENT	● ^{1/2}	FOUND 1/2 INCH IRON ROD
_____ - - - -	EASEMENT	● ^{RIO DELTA}	FOUND 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "RIO DELTA SURVEYING"
Y.R.	YARD REQUIREMENT	□	FOUND TXDOT MONUMENT
B.L.	BUILDING LINE		
U.E.	UTILITY EASEMENT		
VOL.	VOLUME		
PG.	PAGE		
M.R.N.C.T.	MAP RECORDS OF NUECES COUNTY, TEXAS		
D.R.N.C.T.	DEED RECORDS OF NUECES COUNTY, TEXAS		

NOTES:

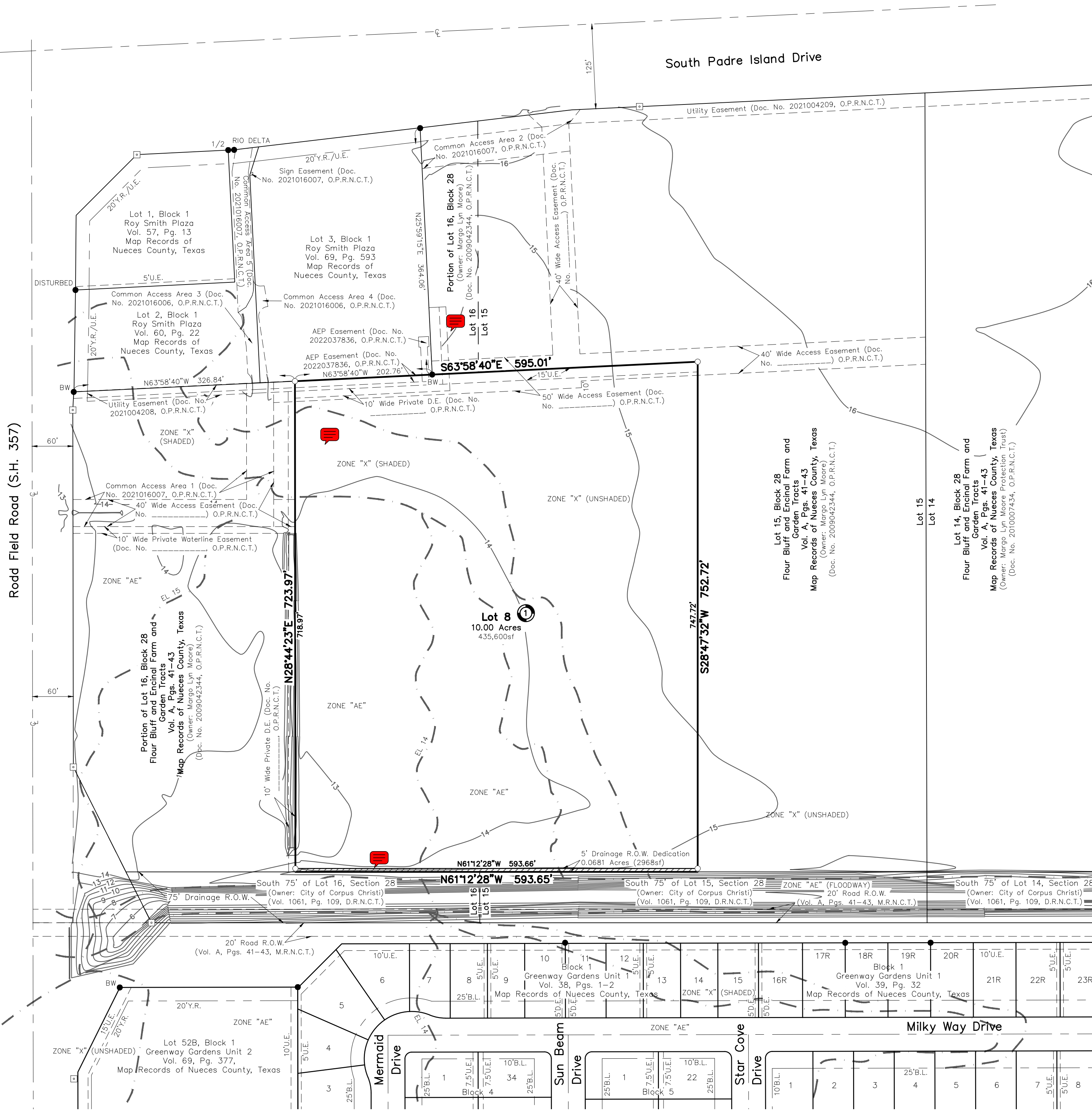
1. THE ENTIRE PROPERTY LIES WITHIN THE CITY LIMITS OF THE CITY OF CORPUS CHRISTI.
2. PROPERTY IS ZONED CG-2 (GENERAL COMMERCIAL).
3. 10.07 ACRES OF LAND INCLUDING ANY DEDICATION.
4. THE YARD REQUIREMENT, AS DEPICTED ON THE PLAT, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE (UDC) AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
5. SET 5/8 INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "URBAN DCCM" AT ALL LOT CORNERS, UNLESS OTHERWISE NOTED.
6. BEARINGS SHOWN HEREON ARE GRID BEARINGS AND REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE 4205, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010.00. DISTANCES SHOWN ARE GROUND DISTANCES.
7. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO CREEK. THE TCEQ HAS NOT CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO CREEK, BUT IT IS RECOGNIZED AS AN ENVIRONMENTALLY SENSITIVE AREA. THE OSO CREEK FLOWS DIRECTLY INTO THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS" AND CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
8. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS CURRENTLY IN ZONE "X" (SHADED), ZONE "X" (UNSHADED), ZONE "AE (EL 14)" AND ZONE "AE (EL 15)" OF THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NUMBER 48355C0530G, NUECES COUNTY, TEXAS, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 13, 2022 AND IS PARTIALLY LOCATED IN A SPECIAL FLOOD HAZARD AREA. THE FIRM PANEL 48355C0530G IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

DOCUMENT NO: _____

KARA SANDS
COUNTY CLERK

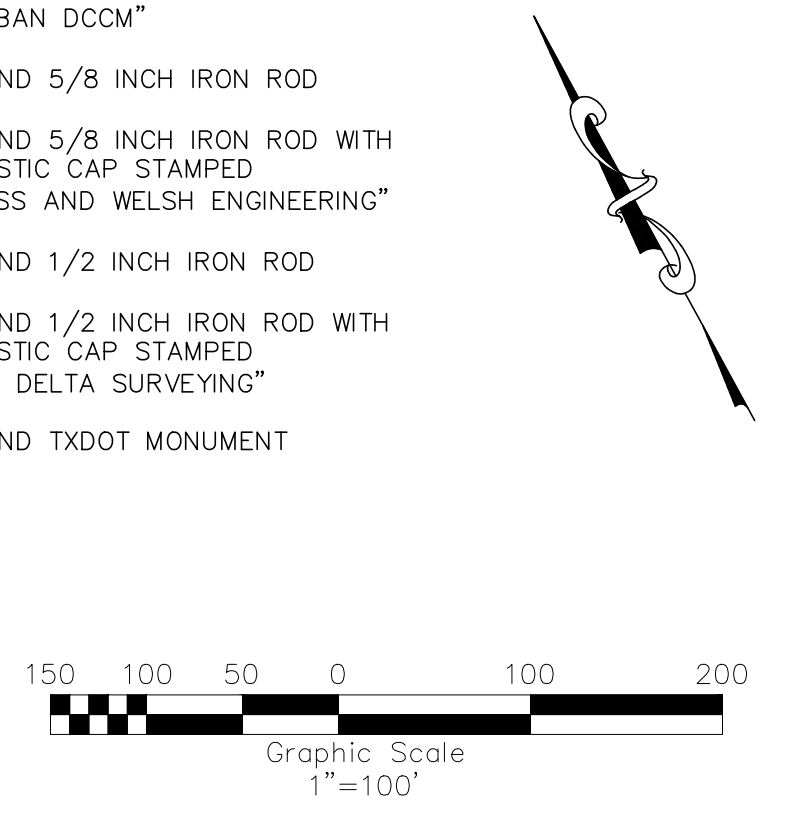
DEPUTY

Submitted: 10/23/24
SCALE: 1"=100'
JOB NO.: 000000851
SHEET: 1 of 2
DRAWN BY: XG
usurveying@dccm.com



LEGEND:

- SET 5/8 INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "URBAN DCCM"
- FOUND 5/8 INCH IRON ROD
- BW ● FOUND 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "BASS AND WELSH ENGINEERING"
- 1/2 ● FOUND 1/2 INCH IRON ROD
- RIO DELTA ● FOUND 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "RIO DELTA SURVEYING"
- FOUND TXDOT MONUMENT



**Plat of
Roy Smith Plaza
Block 1, Lot 8**

10.07 ACRES OUT OF LOTS 15 AND 16, SECTION 28, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, A MAP OF WHICH IS RECORDED IN VOLUME A, PAGES 41-43, MAP RECORDS OF NUECES COUNTY, TEXAS.



Submitted: 10/23/24
 SCALE: 1"=100'
 JOB NO.: 000000851
 SHEET: 2 of 2
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 usurveying@dccm.com

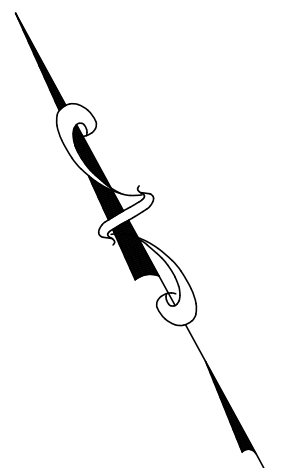
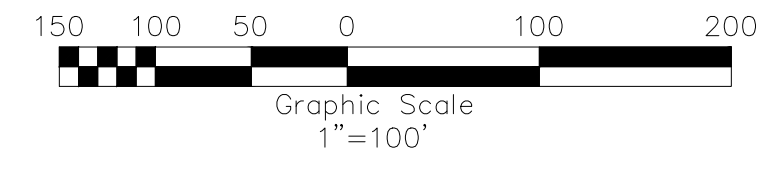
TBPELS FIRM NUMBERS: ENGINEERING 145 | SURVEYING 10032400
 2725 SWANTNER DR, CORPUS CHRISTI, TX 78404
 PHONE: 361.854.3101 WWW.URBANENG.COM

OWNER/DEVELOPER:
 Margo Lyn Moore, Individually
 1601 Glenoak Drive
 Corpus Christi, Texas 78418
 361.813.4203

ENGINEER:
 Urban Engineering
 2725 Swantner
 Corpus Christi
 Texas 78404
 361.854.3101

LEGEND:

- | | | | |
|------------|--------------------------------------|--|------------------------------|
| M.R.N.C.T. | MAP RECORDS OF NUECES COUNTY, TEXAS | | EXISTING FIRE HYDRANT |
| D.R.N.C.T. | DEED RECORDS OF NUECES COUNTY, TEXAS | | EXISTING STORM SEWER LINE |
| Y.R. | YARD REQUIREMENT | | EXISTING SANITARY SEWER LINE |
| B.L. | BUILDING LINE | | EXISTING WATER LINE |
| U.E. | UTILITY EASEMENT | | EXISTING GAS LINE |
| VOL. | VOLUME | | PROPOSED WATER LINE |
| PG. | PAGE | | |
| | PLAT BOUNDARY | | |
| | ROAD CENTERLINE | | |
| | ADJACENT LOT LINE | | |
| | YARD REQUIREMENT | | |
| | EASEMENT | | |
| | EXISTING STORM SEWER MH | | |
| | EXISTING SLOT INLET | | |
| | EXISTING GRATE INLET | | |



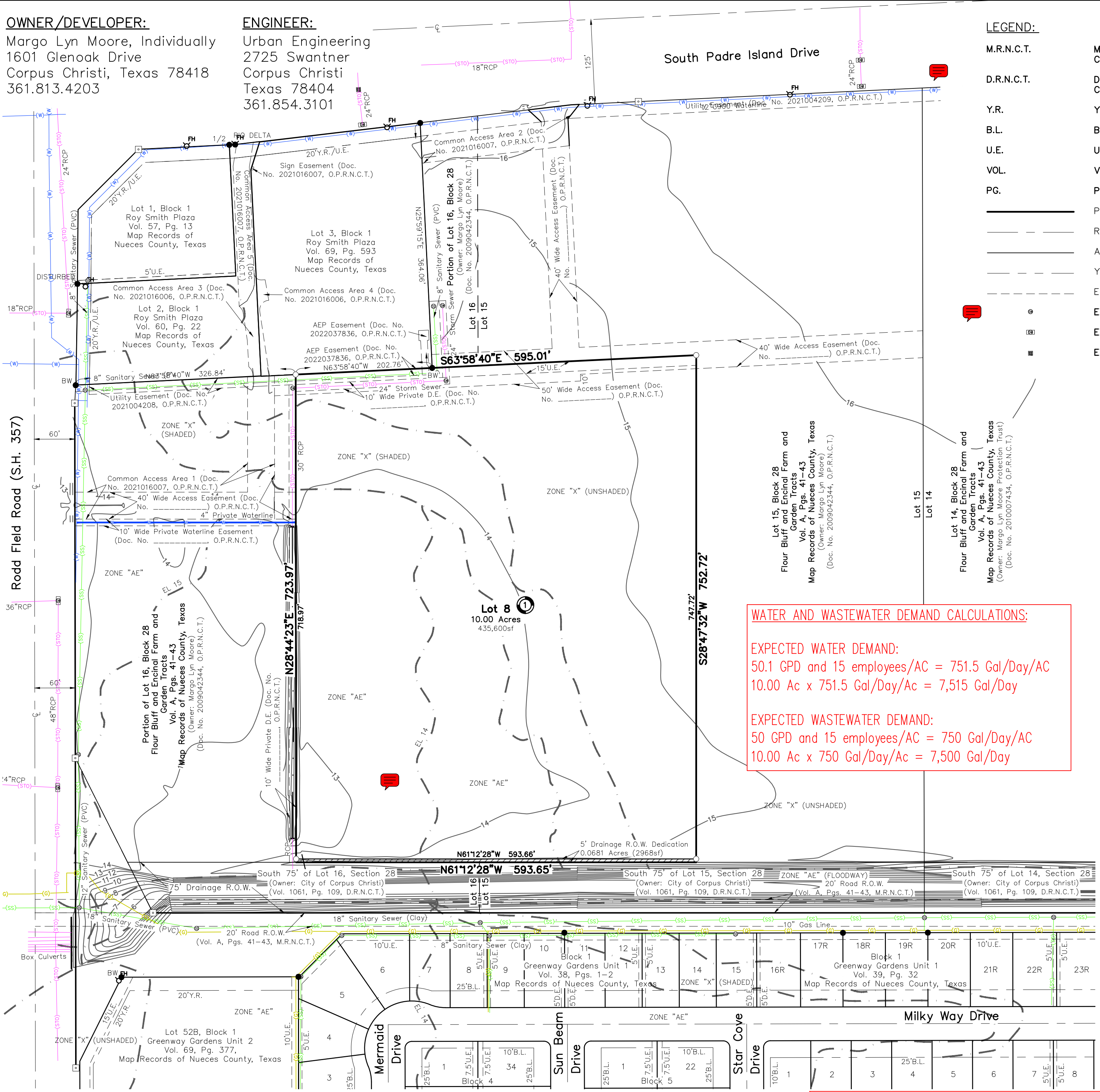
NOTES:

- PROPERTY IS ZONED CG-2 (GENERAL COMMERCIAL).
- THE TOTAL AREA CONTAINS 10.07 ACRES OF LAND INCLUDING ANY DEDICATION.
- BEARINGS SHOWN HEREON ARE GRID BEARINGS AND REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE 4205, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010.00. DISTANCES SHOWN ARE GROUND DISTANCES.
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- 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". THE TCEQ ALSO CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.

WATER AND WASTEWATER DEMAND CALCULATIONS:

EXPECTED WATER DEMAND:
 50.1 GPD and 15 employees/AC = 751.5 Gal/Day/AC
 10.00 Ac x 751.5 Gal/Day/AC = 7,515 Gal/Day

EXPECTED WASTEWATER DEMAND:
 50 GPD and 15 employees/AC = 750 Gal/Day/AC
 10.00 Ac x 750 Gal/Day/AC = 7,500 Gal/Day



**Preliminary Utility Map of
 Roy Smith Plaza
 Block 1, Lot 8**

10.07 ACRES OUT OF LOTS 15 AND 16, SECTION 28, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, A MAP OF WHICH IS RECORDED IN VOLUME A, PAGES 41-43, MAP RECORDS OF NUECES COUNTY, TEXAS.



Submitted: 10/23/24
 SCALE: 1"=100'
 JOB NO.: 0000000851
 SHEET: 1 of 1
 DRAWN BY: XG
 usurveying@dccm.com

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.

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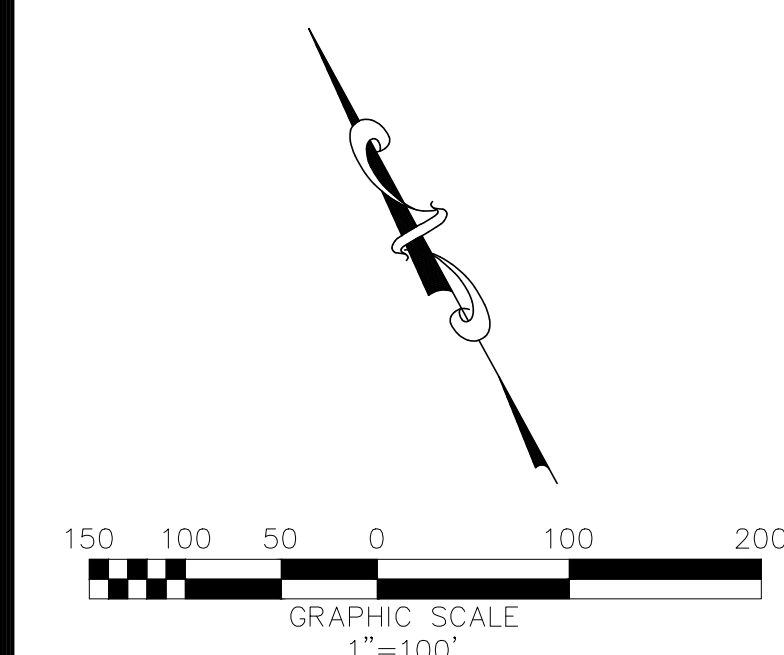
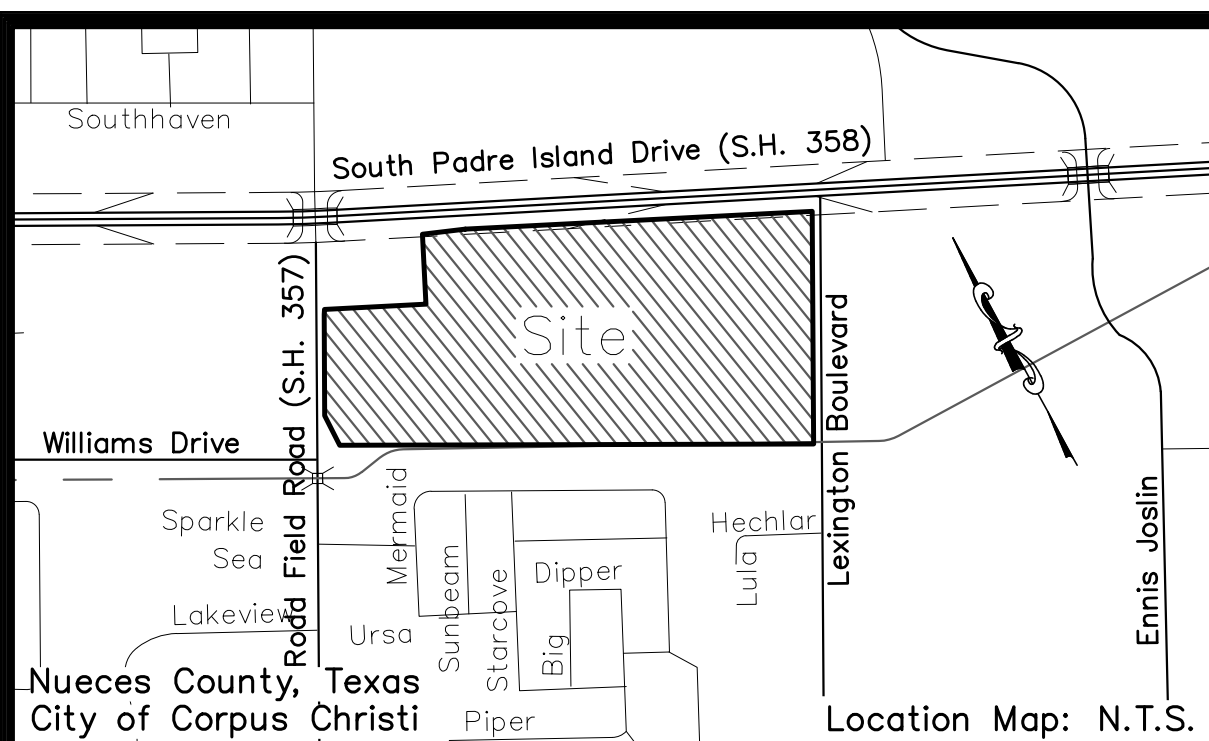
Preliminary Storm Water Quality Management Plan of Roy Smith Plaza

BEING 62.44± ACRES, OUT OF LOTS 13, 14, 15 AND 16, SECTION 28, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, A MAP OF WHICH IS RECORDED IN VOLUME A, PAGES 41-43, MAP RECORDS OF NUECES COUNTY, TEXAS;

Existing Drainage Area 1	Proposed Drainage Area 1	Existing Drainage Area 2
A=1.37 Ac	A=27.58 Ac	A=26.21 Ac
Tc=30 min	Tc=15 min	Tc=30 min
C=0.25	C=0.80	C=0.25
I5=4.01 in/hr	I5=5.66 in/hr	I5=4.01 in/hr
I25=5.55 in/hr	I25=7.87 in/hr	I25=5.55 in/hr
I100=6.97 in/hr	I100=9.94 in/hr	I100=6.97 in/hr
Q5=1.37 CFS	Q5=124.88 CFS	Q5=26.28 CFS
Q25=1.90 CFS	Q25=173.64 CFS	Q25=36.37 CFS
Q100=2.39 CFS	Q100=219.32 CFS	Q100=45.67 CFS

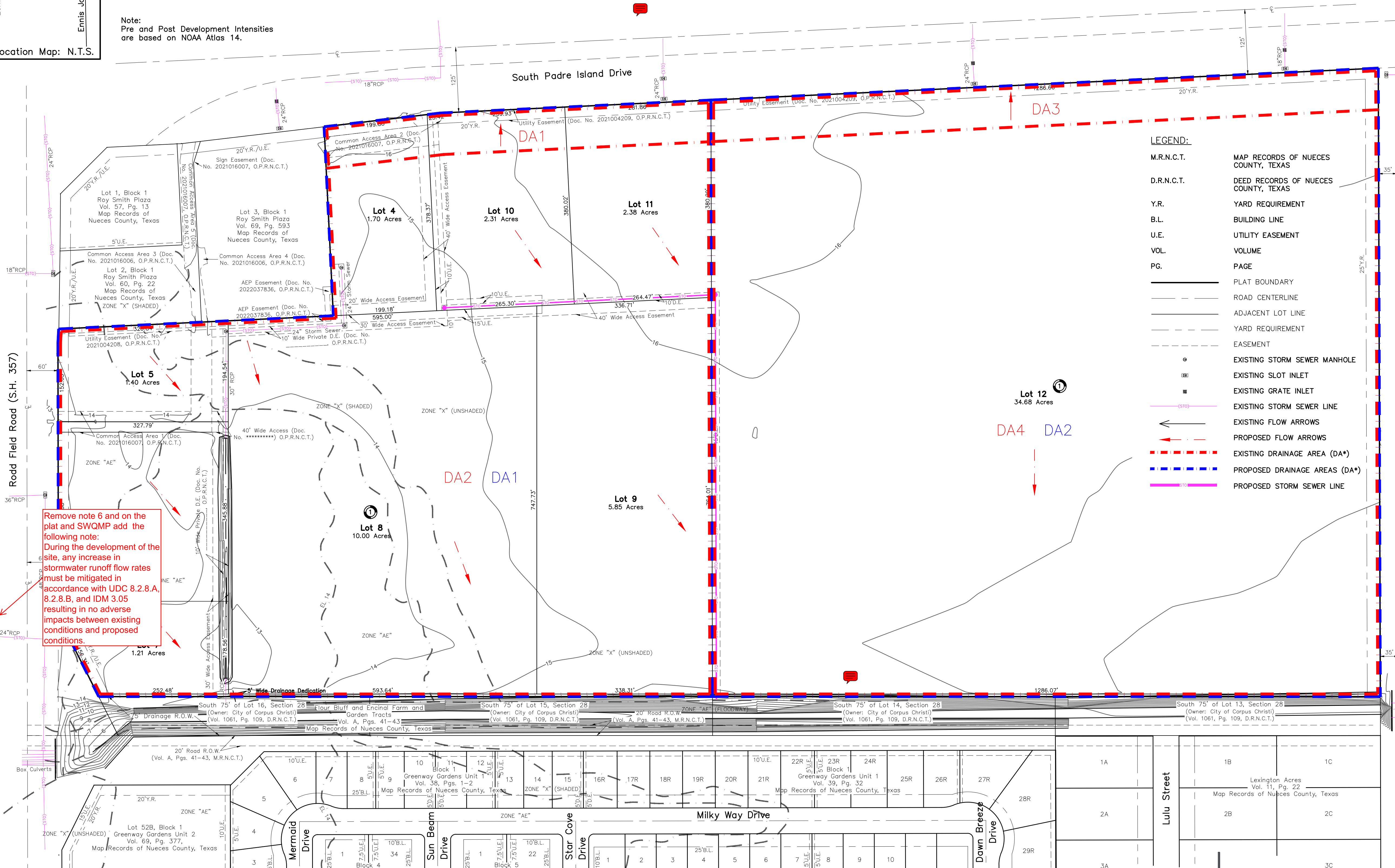
Existing Drainage Area 3	Proposed Drainage Area 2	Existing Drainage Area 4
A=2.36 Ac	A=34.68 Ac	A=32.32 Ac
Tc=30 min	Tc=15 min	Tc=30 min
C=0.25	C=0.80	C=0.25
I5=4.01 in/hr	I5=5.66 in/hr	I5=4.01 in/hr
I25=5.55 in/hr	I25=7.87 in/hr	I25=5.55 in/hr
I100=6.97 in/hr	I100=9.94 in/hr	I100=6.97 in/hr
Q5=2.36 CFS	Q5=157.03 CFS	Q5=32.40 CFS
Q25=3.27 CFS	Q25=218.35 CFS	Q25=44.84 CFS
Q100=4.11 CFS	Q100=275.78 CFS	Q100=56.32 CFS

Note:
Pre and Post Development Intensities are based on NOAA Atlas 14.



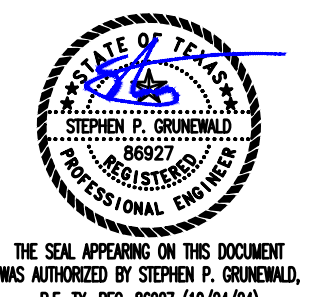
- NOTES:**
- THE TOTAL AREA CONTAINS 62.44± ACRES OF LAND INCLUDING ANY DEDICATION.
 - BEARINGS SHOWN HEREON ARE GRID BEARINGS AND REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE 4205, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010.00. DISTANCES SHOWN ARE GROUND DISTANCES.
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 - IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT UNIT.
 - MITIGATION FOR INCREASED STORM WATER RUNOFF FOR THE ENTIRE SITE COMPLYING WITH UDC 8.2.8.A, 8.2.8.B, AND IDM 3.05 SHALL BE APPROVED WITH THE DEVELOPMENT OF LOT 12.

Remove note 6 and on the plat and SWQMP add the following note:
During the development of the site, any increase in stormwater runoff flow rates must be mitigated in accordance with UDC 8.2.8.A, 8.2.8.B, and IDM 3.05 resulting in no adverse impacts between existing conditions and proposed conditions.



LEGEND:

M.R.N.C.T.	MAP RECORDS OF NUECES COUNTY, TEXAS
D.R.N.C.T.	DEED RECORDS OF NUECES COUNTY, TEXAS
Y.R.	YARD REQUIREMENT
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
VOL.	VOLUME
PG.	PAGE
---	PLAT BOUNDARY
---	ROAD CENTERLINE
---	ADJACENT LOT LINE
---	YARD REQUIREMENT
---	EASEMENT
⊙	EXISTING STORM SEWER MANHOLE
⊞	EXISTING SLOT INLET
⊞	EXISTING STORM INLET
---	EXISTING STORM SEWER LINE
---	EXISTING FLOW ARROWS
---	PROPOSED FLOW ARROWS
---	EXISTING DRAINAGE AREA (DA*)
---	PROPOSED DRAINAGE AREAS (DA*)
---	PROPOSED STORM SEWER LINE



OWNER/DEVELOPER:
Margo Lyn Moore, Individually
1601 Glenoak Drive
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ENGINEER:
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Corpus Christi, Texas 78404
361.854.3101

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Urban DCCM

Revised: 10/24/2024
Submitted: 8/30/2024
SCALE: 1"=100'
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DRAWN BY: XG

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