



## **Merged Document Report**

**Application No.: PL8625**

Description :	
Address :	
Record Type :	PLAT

### Submission Documents:

Document Filename
250209_PLAT.pdf
250209_UTILITY.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
Caleb Wong	calebw@cctexas.com	361-826-3392

### [General Comments](#)

Comment ID	Author : Department	Status	Review Comments	Applicant Response Comments
12	Alex Harmon : DS	Closed	<p>Improvements Required for Recordation, per UDC 8.1.4.</p> <p>A. Streets: No Sidewalks: No, per 8.2.2 B. Water: No Fire hydrants: No C. Wastewater: No 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
2	P001	Note	Alex Harmon : DS	Closed		
3	P001	Note	Alex Harmon : DS	Closed	Is there an Electrical easement on lot for the power pole or did survey show pole in right of way? If on property show/provide easement on plat.	
4	P001	Note	Alex Harmon : DS	Closed	Add plat 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.	
7	P001	Note	Alex Harmon : DS	Closed	Show 6" PVC waterline to show there is a connection available for servicing of plat.	
11	P001	Note	Alex Harmon : DS	Closed	Include estimated water and wastewater usage on utility plan to ensure the proposed development is in compliance with the Comprehensive Plan, implementation plan and applicable Utility Master Plan and the availability and capacity of public improvements needed to support the development. (Flow units gpd) UDC 3.8.5.D	
9	P001	Callout	Mark Zans : LD	Closed	Remove Lot 13R text, also the word and. Should read Lot 14R only.	
10	P001	Note	Mark Zans : LD	Closed	Be advised this property is in the APZ-1 zone for aircraft fly overs. Place a general note on the plat stating that the property is subject to aircraft fly over, noise and vibration	
13	P001	Note	Mark Zans : LD	Closed	Plat is a replat creating one lot.	
14	P001	Note	Mark Zans : LD	Closed	Plat is a Non-public notice PC plat	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
16	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.	
21	P001	Note	Mark Zans : LD	Closed	Depict LCRA easement for overhead power lines. At this time awaiting LCRA communication to determine easement width.	
17	P001	Note	Caleb Wong : STREET	Closed	PW STR: A person shall be held responsible for damage to and in public right-of-way for the criteria outlined in Sec. 49-39-9 in the City's Municipal Code and will be held responsible for restoring the City assets per Municipal Code Sec. 49-47-1, Sec. 49-54-6 and Sec. 49-49-3. For further information, please email ROWManagement@cctexas.com.	
18	P001	Note	Caleb Wong : STREET	Closed	PW STR: Please refer to City of Corpus Christi Standards and Specifications for proposing roadwork, curb and gutter, sidewalk, utilities, etc and have the standards included in the plan set and the specifications referenced. Wherever available, please include a table of contents for which standards and specifications were used.	
5	P001	Note	Mikail Williams : WTR	Closed	Water construction is not required for platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards).	
6	P001	Note	Mikail Williams : WTR	Closed	Wastewater construction is not required for platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards).	

**Merged Document Report****Application No.: PL8625**

Description :	
Address :	
Record Type :	PLAT

**Submission Documents:**

<b>Document Filename</b>
250209 PLAT (2).pdf
250209 UTILITY (2).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>
12	Alex Harmon : DS	Open	Improvements Required for Recordation, per UDC 8.1.4. A. Streets: No Sidewalks: No, per 8.2.2 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	1	Note	Alex Harmon : DS	Open		
3	1	Note	Alex Harmon : DS	Open	Is there an Electrical easement on lot for the power pole or did survey show pole in right of way? If on property show/provide easement on plat.	
4	1	Note	Alex Harmon : DS	Open	Add plat 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.	
7	1	Note	Alex Harmon : DS	Open	Show 6" PVC waterline to show there is a connection available for servicing of plat.	
11	1	Note	Alex Harmon : DS	Open	Include estimated water and wastewater usage on utility plan to ensure the proposed development is in compliance with the Comprehensive Plan, implementation plan and applicable Utility Master Plan and the availability and capacity of public improvements needed to support the development. (Flow units gpd) UDC 3.8.5.D	
9	1	Callout	Mark Zans : LD	Open	Remove Lot 13R text, also the word and. Should read Lot 14R only.	
10	1	Note	Mark Zans : LD	Open	Be advised this property is in the APZ-1 zone for aircraft fly overs. Place a general note on the plat stating that the property is subject to aircraft fly over, noise and vibration	
13	1	Note	Mark Zans : LD	Open	Plat is a replat creating one lot.	
14	1	Note	Mark Zans : LD	Open	Plat is a Non-public notice PC plat	
15	1	Note	Mark Zans : LD	Open	This plat is on the 30-day tract for approval, approval with Conditions, or disapproval by 4/2/2025. The deadline for revisions to be submitted is 3/24/2025.	
16	1	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.	
19	1	Note	Mark Zans : LD	Open	Parks Fee: Park fee of \$462.50 for one new residential unit will be charged. Fee must be paid prior to recordation of the plat.	
21	1	Note	Mark Zans : LD	Open	Depict LCRA easement for overhead power lines. At this time awaiting LCRA communication to determine easement width.	

STATE OF TEXAS  
COUNTY OF NUECES

WE, SPANISH EAGLE HOLDINGS, LLC., HEREBY CERTIFIES THAT WE ARE THE OWNERS OF THE LANDS EMBRACED WITHIN THE BOUNDARIES OF THE FORGOING PLAT; THAT IT HAS HAD SAID LAND SURVEYED AND SUBDIVIDED AS SHOWN; THAT STREETS AS SHOWN ARE DEDICATED TO THE PUBLIC FOREVER; THAT ALL EASEMENTS ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION, AND USE OF PUBLIC UTILITIES; THAT THIS MAP WAS MADE FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

THIS THE\_\_\_\_\_ DAY OF \_\_\_\_\_ 2025.

CHRISTOPHER MONTALVO, MEMBER

STATE OF TEXAS  
COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY CHRISTOPHER MONTALVO.

THIS THE\_\_\_\_\_ DAY OF \_\_\_\_\_ 2025.

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 PLANNING COMMISSION ON BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS.

THIS THE\_\_\_\_\_ DAY OF \_\_\_\_\_ 2025.

MICHAEL YORK, CHAIRMAN

MICHAEL DICE, SECRETARY

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

STATE OF TEXAS  
COUNTY OF NUECES

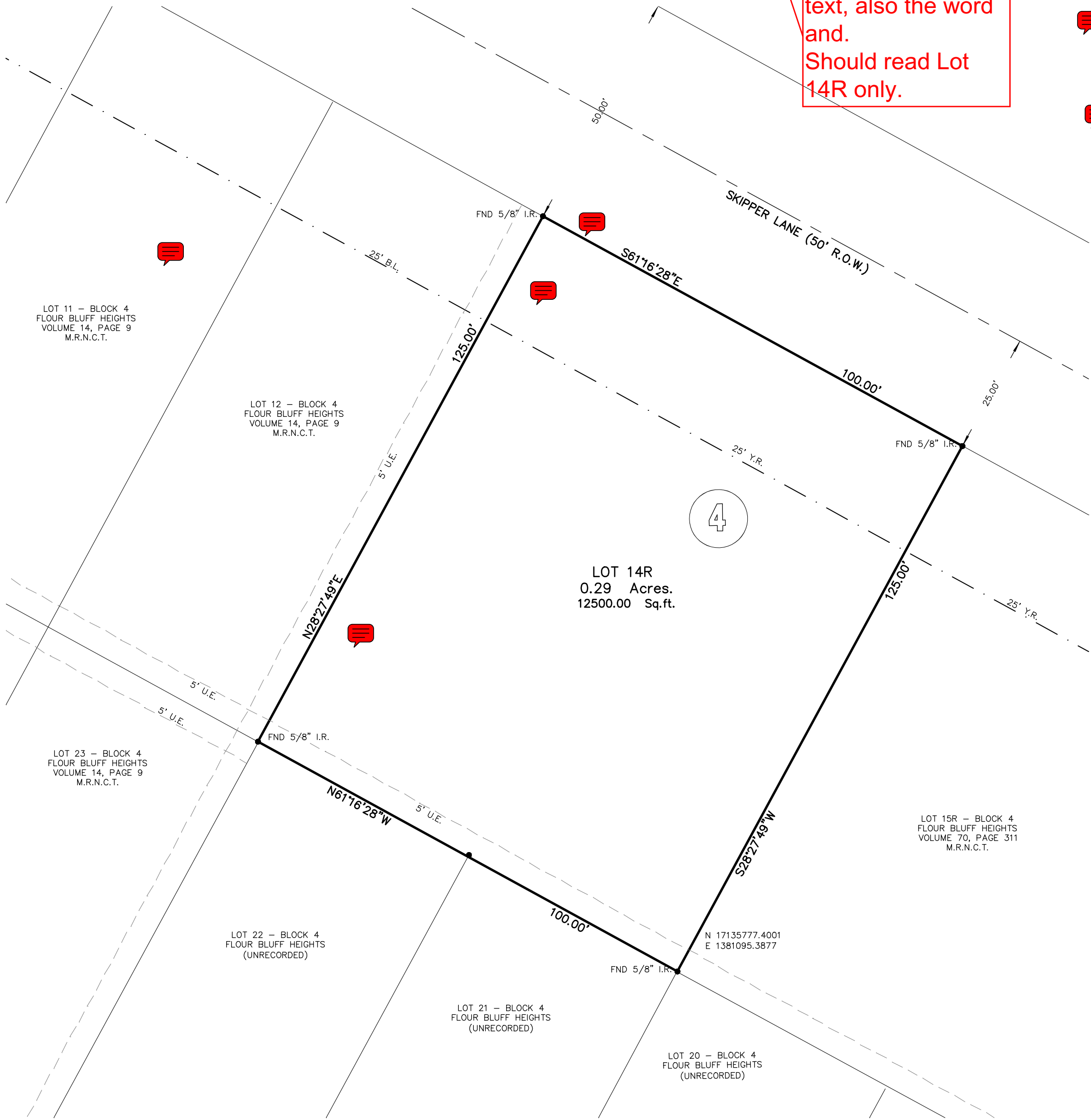
I, JARREL L. MOORE, A REGISTERED PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IS TRUE AND CORRECT; THAT I HAVE BEEN ENGAGED UNDER CONTRACT TO SET ALL LOT AND BLOCK CORNERS AND COMPLETE SUCH OPERATIONS WITHOUT DELAY.

THIS THE 23TH DAY OF FEBRUARY 2025.

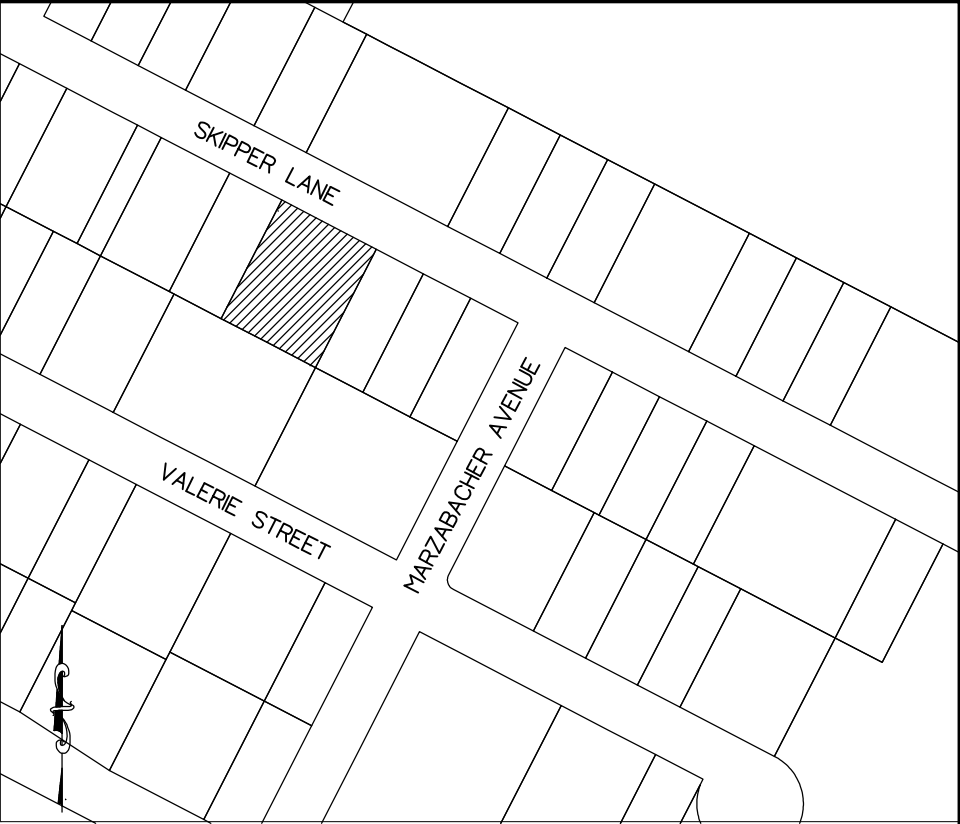
JARREL L. MOORE  
REGISTERED PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 4854

# PLAT OF: FLOUR BLUFF HEIGHTS BLOCK 4, LOT 13R AND 14R

BEING A RE-PLAT OF A LOTS 13 AND 14, BLOCK 4 FLOUR BLUFF HEIGHTS (UNRECORDED) AND BEING A PORTION OF LOT 8, SECTION 56, FLOUR BLUFF & ENCINAL FARM AND GARDEN TRACT, NUECES COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME "A", PAGES 41-43, MAP RECORDS OF NUECES COUNTY, TEXAS.



Remove Lot 13R  
text, also the word  
and.  
Should read Lot  
14R only.



LOCATION MAP  
NOT TO SCALE

## GENERAL NOTES:

- 1) THE TOTAL PLATTED AREA CONTAINS 0.29 ACRES OF LAND.
- 2) A 5/8" DIAMETER STEEL REBAR WAS SET AT EVERY CORNER, EXCEPT OTHERWISE SPECIFIED.
- 3) PER FLOOD INSURANCE RATE MAP, MAP INDEX, COMMUNITY-PANEL NUMBER 48355C0545G, MAP REVISED 10/13/2022, THE SUBJECT PROPERTY IS LOCATED IN ZONE X AREAS OF 2% ANNUAL CHANCE FLOOD;
- 4) ALL BEARINGS REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE.
- 5) 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". AND CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
- 6) 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)
- 7) THIS PROPERTY IS SUBJECT TO AIRCRAFT OVER FLIGHTS, NOISE AND VIBRATIONS.

STATE OF TEXAS  
COUNTY OF NUECES

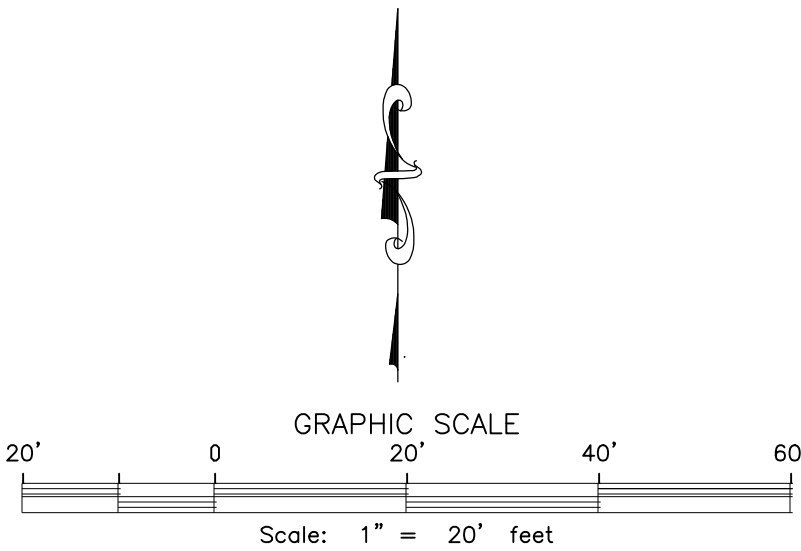
I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M, IN VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_, MAP RECORDS NUECES COUNTY, TEXAS.

KARA SANDS, COUNTY CLERK  
NUECES COUNTY, TEXAS

AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M.

\_\_\_\_\_, 2025

BY: \_\_\_\_\_ DEPUTY



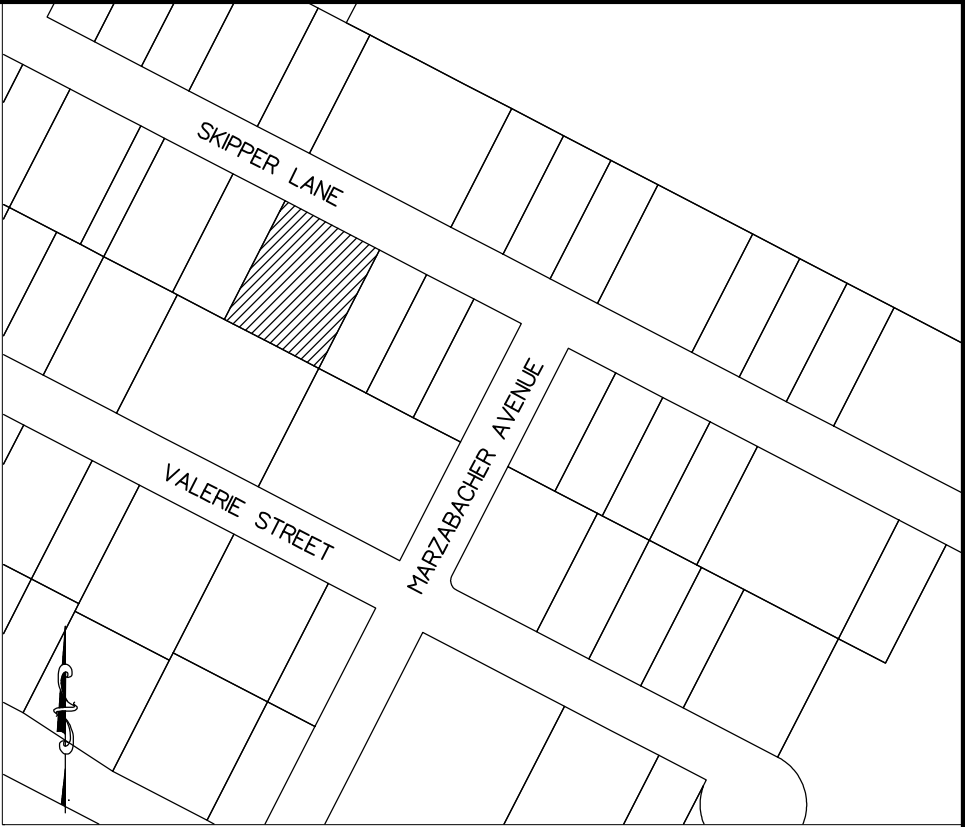
TEXAS GEO TECH  
LAND SURVEYING, INC

5525 S. STAPLES ST. SUITE B2  
Corpus Christi, TX 78411  
(361) 993-0808 Fax (361) 993-2955  
JOB # 240116  
FEBRUARY 25, 2025



PLAT OF:  
FLOUR BLUFF HEIGHTS  
BLOCK 4, LOT 13R AND 14R

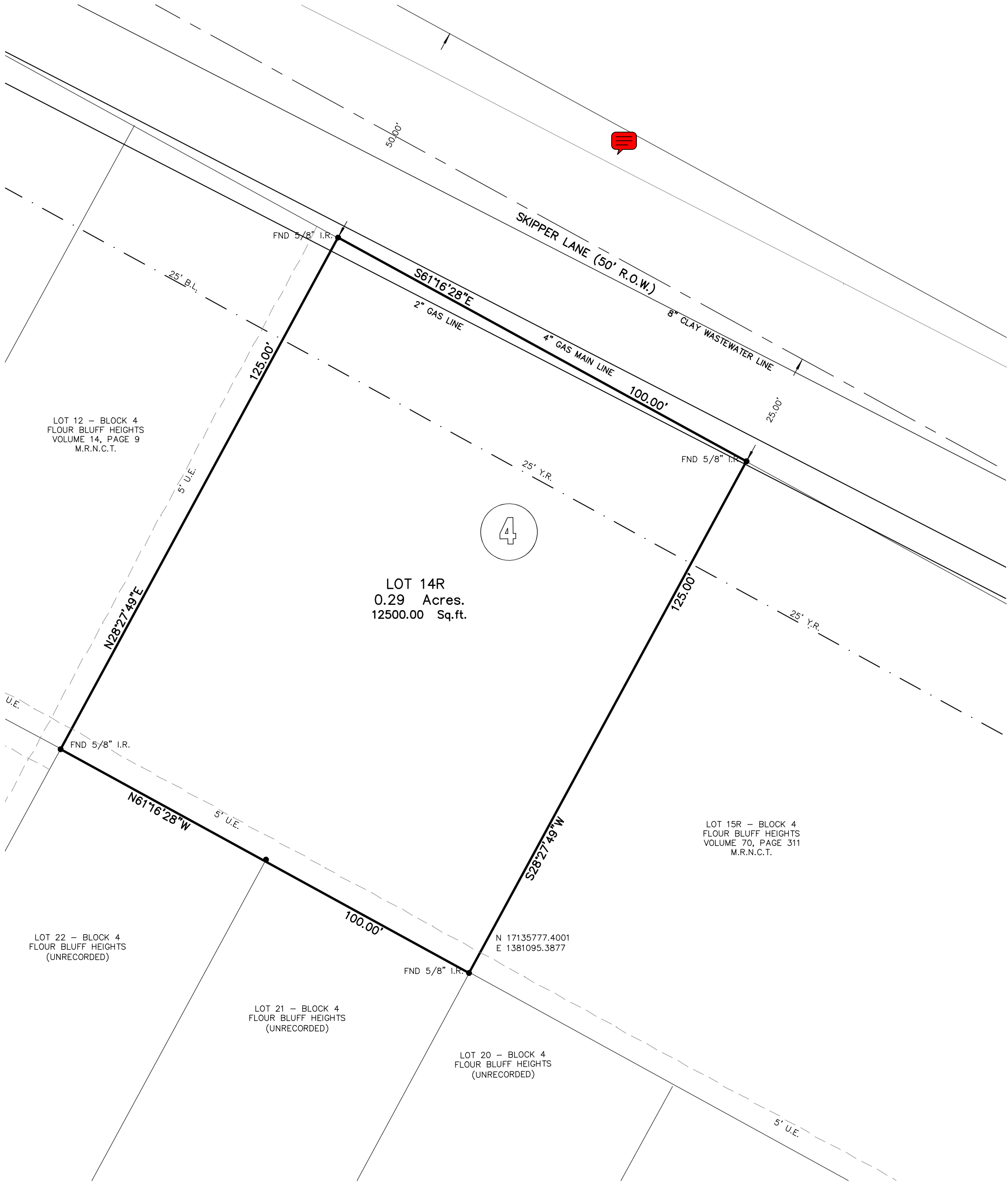
BEING A RE-PLAT OF A LOTS 13 AND 14, BLOCK 4 FLOUR BLUFF HEIGHTS (UNRECORDED) AND BEING A PORTION OF LOT 8, SECTION 56, FLOUR BLUFF & ENCINAL FARM AND GARDEN TRACT, NUECES COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME "A", PAGES 41-43, MAP RECORDS OF NUECES COUNTY, TEXAS.



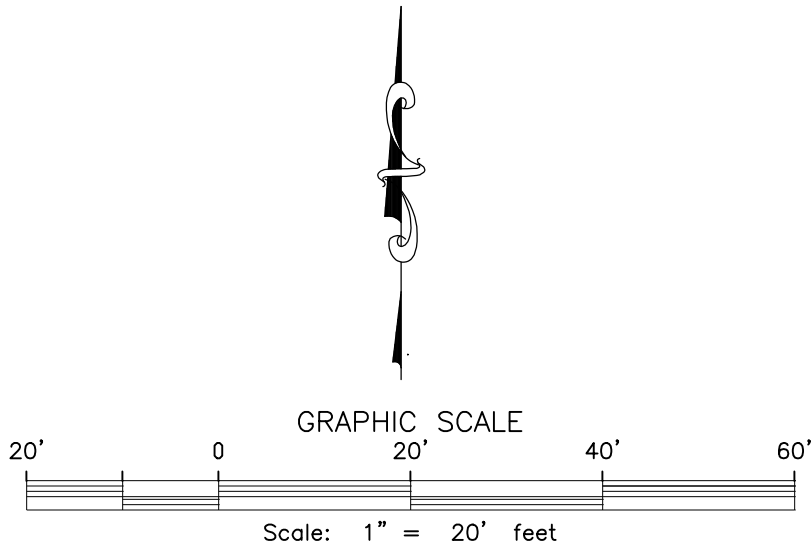
LOCATION MAP  
NOT TO SCALE

GENERAL NOTES:

- 1) THE TOTAL PLATTED AREA CONTAINS 0.29 ACRES OF LAND.
- 2) A 5/8" DIAMETER STEEL REBAR WAS SET AT EVERY CORNER, EXCEPT OTHERWISE SPECIFIED.
- 3) PER FLOOD INSURANCE RATE MAP, MAP INDEX, COMMUNITY-PANEL NUMBER 48355C0545G, MAP REVISED 10/13/2022, THE SUBJECT PROPERTY IS LOCATED IN ZONE X AREAS OF 2% ANNUAL CHANCE FLOOD;
- 4) ALL BEARINGS REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE.
- 5) 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". AND CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
- 6) 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)
- 7) THIS PROPERTY IS SUBJECT TO AIRCRAFT OVER FLIGHTS, NOISE AND VIBRATIONS.



UTILITY MAP



TEXAS GEO TECH  
LAND SURVEYING, INC  
5525 S. STAPLES ST. SUITE B2  
Corpus Christi, TX 78411  
(361) 993-0808 Fax (361) 993-2955  
JOB # 240116  
FEBRUARY 25, 2025