



December 5, 2022

Mostaghassi Enterprises, Inc.
8026 Bar Le Doc,
Corpus Christi, TX 78414

RE: 21PL1095
MOSTAGHASI ACRES
(FINAL – 30.28 ACRES)

Dear Sir / Madam:

**DEVELOPMENT
SERVICES**

2406 Leopard
First Floor
Corpus Christi
Texas 78408
Phone 361-826-3240
www.cctexas.com

Administration
Fax 361-826-3006

Land Development
Fax 361-826-3571

Project Management
Fax 361-826-3006

Building Permits
Fax 361-826-4375

On Wednesday, **November 30, 2022**, the Planning Commission held a public hearing on your land subdivision located along the N/S of Yorktown Blvd, between Starry Rd and the Oso Creek. After reviewing facts and taking public testimony, the Planning Commission **approved** the referred plat and **approved** a request for a Plat Waiver of the sidewalk construction requirements in Section 8.1.4.C, 8.1.5 and 8.2.7.A of the Unified Development Code for sidewalk construction along Yorktown Boulevard.

The final plat must be recorded with the Nueces County Clerk's office by **November 30, 2023**. **Please note this letter will be the only notification of the plat expiration date.** A final plat shall not expire if construction of improvements has been initiated and substantial progress continues toward completion of the improvements.

Prior to plat recordation, the following requirements must be met, and fees paid:

Requirements/Fees/Credits	Fees
Residential Water Acre fee (27.62 acres x \$719.00/acre)	\$19,858.78
Commercial Water Acre fee (2.66 acres x \$1,439.00/acre)	\$3,827.74
Residential Wastewater Acre fee (27.62 acres x \$1571.00/acre)	\$43,391.02
Commercial Wastewater Acre fee (2.66 acres x \$1,571.00/acre)	\$4,178.86
Addressing fee for Final Plats	\$100.00
Recording fee: \$115 (+ \$50.00 for any additional pages)	\$165.00
Total Development Service Surcharge fees:	\$3,218.46
Park Development fee: (78 units x \$426.50/unit)	\$36,075.00
Public Improvement Plans, Construction and Acceptance are required for improvements including Water, Wastewater, Stormwater, Fire Hydrant(s) Manhole(s), Streets Sidewalk(s) .	
Two (2) full size originals (18" x 24") of the plat with original notarized signatures for recordation.	
Email plat in .dwg format to platapplication@cctexas.com	
Provide a tax certificate with submittal of the original tracing indicating all taxes are current.	
Any other requirements required prior to recordation.	

**Please make checks payable to the City of Corpus Christi*

If you have any questions regarding the above, please call Mark Orozco at (361) 826-3921.

Sincerely,
Mark J. Orozco
Sr. City Planner

MJO\gt
cc: Urban Engineering

Job No. 43385.C0.01