



# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Agenda - Final

### Planning Commission

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Wednesday, July 10, 2024

5:30 PM

Council Chambers

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

- I. Call to Order, Roll Call
- II. **PUBLIC COMMENT:** Citizens will be allowed to attend and make public comments in person at City Planning Commission meetings. The public is invited to speak on any agenda item and any other items that pertain to the Planning Commission. Comments are limited to three minutes. If you choose to speak during this period, you will not be allowed to speak again when the specific item is being considered in order of the agenda. Electronic media that you would like to use may only be introduced into the City system IF approved by the City's Communications Department at least 24 hours prior to the Meeting. Please contact IT at 826-3211 to coordinate.
- III. Approval of Absences: June 26, 2024: Chairman Miller and Vice Chairman York.
- IV. Approval of Minutes: June 26, 2024 DRAFT Meeting Minutes
  1. [24-1101](#) June 26, 2024, Meeting Minutes DRAFT  
*Attachments:* [6-26-24 PC Minutes DRAFT](#)
- V. **Consent Public Hearing: Discussion and Possible Action (Item A)**

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

*after the items not requiring separate discussion have been acted upon. The remaining items will be acted upon by one vote.*

**A. Plat**

- 2. [24-1097](#)** PL8275  
**LONDON TOWNE SUBDIVISION UNIT 8A (FINAL OF 13.144 ACRES)**  
Located north of FM 43 & west of CR 33.  
**Attachments:** [PL8275 Cover Txt Tab](#)  
[PL8275 Closed Comb Rpt](#)  
[PL8275 Revised plat - 20240522](#)  
[PL8275 Revised SWQMP](#)  
[PL8275 Revised Utility Plan](#)

**VI. Public Hearing: Discussion and Possible Action**

*The following Public Hearing items will be considered individually*

**B. Plat**

- 3. [24-1106](#)** PL8163  
**ALARCON ADDITION, BLOCK 1, LOTS 1 & 2 (FINAL OF 4.376 ACRES)**  
Located east of Callicoate Road and north along Leopard Street.  
**Attachments:** [PL8163 Alarcon Addition Cover Txt Tab- Final - Disapproval](#)  
[PL8163 Alarcon Addition Combined Report \(2\)](#)  
[PL8163 Alarcon Addition Plat](#)

**VII. Director's Report**

**VIII. Future Agenda Items**

**IX. Adjournment**

**Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services are requested to contact Ruth Bocchino, at 361-826-3568 or [ruthb3@cctexas.com](mailto:ruthb3@cctexas.com), no later than 48 hours prior to this meeting so that appropriate arrangements can be made.**



# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Minutes - Draft

### Planning Commission

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Wednesday, June 26, 2024

5:30 PM

Council Chambers

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

Commissioner Salazar-Garza called the meeting to order at 5:30 pm and a quorum was established to conduct the meeting with Chairman Miller and Vice Chairman York absent.

**Present**        7 - Board Member Brian Mandel, Board Member Cynthia Garza, Board Member Justin Hedrick, Board Member Billy A. Lerma, Board Member Jahvid Motaghi, Board Member Mike Munoz, and Board Member Michael Budd

**Absent**        3 - Advisory Non voting Ben Polack, Chair Michael Miller, and Vice Chair Michael York

#### II. PUBLIC COMMENT: None.

#### III. Approval of Absences: July 12, 2024: Commissioners Hedrick and Salazar-Garza

A motion was made by Commissioner Mandel to approve the absences, seconded by Commissioner Motaghi. The Vote: All Aye. The motion passed.

#### IV. Approval of Minutes:

1. [24-1057](#) 6-12-24 DRAFT Meeting Minutes

**Attachments:**    [6-12-24 Minutes DRAFT](#)

A motion was made by Commissioner Munoz to approve the June 12, 2024, minutes, seconded by Hedrick. The Vote: All Aye. The motion passed.

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

Mark Orozco, Development Services, read Consent Agenda Item A into the record. The plats satisfy all requirements of the Unified Development Code (UDC)/State Law, and the Technical Review Committee (TRC).

Commissioner Salazar-Garza opened Public Comment.

Seeing no one to speak, Commissioner Salazar-Garza closed Public Comment.

A motion was made by Commissioner Mandel to approve Item A, 2, 3, and 4 as presented by staff, seconded by Commissioner Motaghi. The Vote: All Aye. The motion

passed.

**A. Plats**

2. [24-1011](#) PL8319  
**Padre Island No. 1 Block 15 Lot 4R (Replat of 0.67 Ac.)**  
Located south of Merida Dr. and east of Palmira Ave.  
  
**Attachments:** [PL8319 Padre Island PCoverTab](#)  
[PL8319 Padre Island ClosedDocReport](#)  
[PL8319 Padre Island Plat52224](#)  
[PL8319 Padre Island UtilityPlan](#)
  
3. [24-1012](#) PL8306  
**Padre Island - Corpus Christi - Ports of Call Block 16 Lots 9A, 9B, 9C**  
**(Replat of 0.28 Ac.)**  
Located north of Ports of Call Rd and west of Gypsy St.  
  
**Attachments:** [PL8306 Ports of Call Blk 16 Lots 9 A, B, C PCoverTab](#)  
[PL8306 Ports of Call Blk 16 Lots 9 A, B, C ClosedDocReport](#)  
[PL8306 Ports of Call Blk 16 Lots 9 A, B, C UpdatedPlat61124](#)  
[PL8306 Ports of Call Blk 16 Lots 9 A, B, C Utility Plan 5-23 \(2\)](#)
  
4. [24-1037](#) PL8316  
**ZP COMMERCIAL TRACTS (FINAL OF 5.00 ACRES)**  
Located south of Yorktown Blvd & west of S Staples St.  
  
**Attachments:** [PL8316 ZP Commercial Tracts Cover Txt Tab](#)  
[PL8316 ZP Commercial Tracts Closed Comb Rpt updt](#)  
[PL8316 ZP Commercial Tracts Revised plat](#)  
[PL8316 ZP Commercial Tracts Revised SWQMP](#)  
[PL8316 ZP Commercial Tracts Utility Map](#)

**VI. Public Hearing: Discussion and Possible Action**

Andrew Dimas, Development Services, read Item B into the record. The zoning case satisfies all requirements of the United Development Code (UDC) and State Law.

Commissioner Munoz asked if it was a six-months and not a year?

Mr. Dimas stated yes it is six months.

A Commissioner asked is the applicant prohibited from building a three-story boat storage?



Mr. Dimas stated the military overlay does have height requirements, mainly right off the runway. Zoning doesn't set a hard number; if for some reason the client wanted to go higher they could, but there would be analysis completed. The client does not want to build higher.

Commissioner Salazar-Garza asked about the recent information, has it been approved by the navy.

Mr. Dimas stated that he personally spoke with Ben Pollack and Mr. Pollack sent an email which stated he was fine with it.

Commissioner Salazar-Garza opened Public Comment.

Seeing no one to speak, Commissioner Salazar-Garza closed Public Comment.

A motion was made by Commissioner Munoz to approve Item 5 as presented by staff, seconded by Commissioner Lerma. The Vote: All Aye. The motion passed.

**B. Zoning**

5. [24-0769](#) Zoning Case ZN8186, Toreros Investment VI LLC (District 4). Ordinance rezoning a property at or near 3909 Laguna Shores Road from the "RS-4.5" Single-Family 4.5 District, "CG-2" General Commercial District, and "CR-1" Resort Commercial District to the "CR-1" Resort Commercial District; Providing for a penalty not to exceed \$2,000 and publication. (Staff recommends denial.)

**Attachments:**     [ZN8186\\_Toreros Investments VI LLC\\_Staff Report](#)  
[ZN8186\\_Toreros Investments VI LLC Owner PowerPoint Presentation For PC](#)

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

**VIII. Future Agenda Items: None.**

**IX. Adjournment: There being no further business to discuss, the meeting adjourned at 5:45 pm.**

**TECHNICAL REVIEW PLAT REQUIREMENTS  
REGULAR PLANNING COMMISSION MEETING  
July 10th, 2024**

**PROJECT:** PL8275

**LONDON TOWNE SUBDIVISION UNIT 8A (FINAL OF 13.144 ACRES)**

Located north of FM 43 & west of CR 33.

**Zoned:** RS-4.5

**Owner:** BRASELTON DEVELOPMENT COMPANY

**Surveyor:** URBAN ENGINEERING

The applicant proposes to plat the property to develop single-family residences. The submitted Non-Public plat satisfies the requirements of the Unified Development Code and State Law, and the Technical Review Committee recommends approval. Recordation is pending satisfactory completion of UDC Review Criteria for 3.8.5.D.



Merged Document Report

Application No.: PL8275

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
Revised SWQMP.pdf
Revised plat - 20240522.pdf
Revised Utility Plan - Utility.pdf

Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
Mikail Williams	MikailW@cctexas.com	
Alex Harmon	AlexH2@cctexas.com	361-826-1102
Andrea Fernandez	andrea3@cctexas.com	361-826-3584
John Gonzales	JGonzalez@cctexas.com	

General Comments

Comment ID	Author : Department	Status	Review Comments	Applicant Response Comments
4	Andrea Fernandez : DS	Closed	Plat is a Non-public notice PC plat.	
5	Andrea Fernandez : DS	Closed	This plat is on the 30-day tract for approval, approval with Conditions, or disapproval by 5/15 PC. PER APPLICATION 60 DAY REVIEW: would be on tract for 6/12 PC. Deadline for revisions in good order by 6/3. UPDATE: 30- day extension requested. Can reach PC either 6/26 or 7/10	

Comment ID	Author : Department	Status	Review Comments	Applicant Response Comments
6	Andrea Fernandez : DS	Closed	The plat will be recommended as Conditional Approval for Resolution comments received and that have remained Open and unmet.	
7	Andrea Fernandez : DS	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.	

**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
8	plat1	Note	Andrea Fernandez : DS	Closed	NCAD Comment: We currently have the ownership as undivided interest account 0286-0020-0100.	
9	plat1	Note	Andrea Fernandez : DS	Closed	AEP Transmission: No comment	
10	plat1	Note	Andrea Fernandez : DS	Closed	AEP Distribution: No comment	
11	plat1	Note	Andrea Fernandez : DS	Closed	CCRTA Comment: This plat is not located along any existing or foreseeably planned CCRTA service route	
21	plat1	Note	Andrea Fernandez : DS	Closed	GIS: This plat DOES NOT CLOSE within acceptable engineering tolerances. UPDATED 5/7: 1PlatThe plat closes within acceptable engineering standards.	
22	plat1	Note	Andrea Fernandez : DS	Closed	Fire comments 1-8: 1PlatWater Distribution Standards: Fire flow for residential areas require 750 GPM with 20 psi residual 2Plat507.5.1 Exception 1: Group R-3 (one- or two-family dwellings): Fire hydrants to be located every 600 feet apart. 3Plat33310.1 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. 4Plat102.1 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	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>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>5¶Infor.¶503.1.1 (amendment) Buildings and facilities: During construction, when combustibles are brought on to the site in such quantities as deemed hazardous by the fire official, access roads and a suitable temporary supply of water acceptable the fire department shall be provided and maintained.</p> <p>6¶Infor.¶Note: An accessible road and a suitable water supply is required before going vertical with any structure.</p> <p>7¶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>8¶Plat¶103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.</p>	
23	plat1	Note	Andrea Fernandez : DS	Closed	<p>Fire comments 9-13:</p> <p>9¶Infor.¶"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>¶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>10¶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>11 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>12 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>13 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>	
24	plat1	Note	Andrea Fernandez : DS	Closed	<p>Parks: No comments</p> <p>Park Development Fee "Fee in Lieu of Land" Dwelling Units: 73 Fee: \$65.50 Total Due: \$33,762.50 UPDATED: Per Park Improvement Agreement for London Towne Subdivision, developer shall be granted credits as to go in lieu of fees.</p>	
25	plat1	Note	Andrea Fernandez : DS	Closed	<p>Planning comment: Remove red preliminary text off all plat pages</p>	
26	plat1	Note	Andrea Fernandez : DS	Closed	<p>Planning comment: Provide plat note stating direct access to London Pirate Road (CR-33) shall not be permitted. UPDATED: Revise to say "Direct access to London Pirate Road shall not be permitted"</p>	
27	plat1	Note	Andrea Fernandez : DS	Closed	<p>Planning comment: Owner signature block should reflect owner(s) in NCAD (see comment ID #8) UPDATED: Deeds confirming owner to be provided before final plat recordation</p>	
28	plat2	Note	Andrea Fernandez : DS	Closed	<p>Planning comment: Provide street cross sections (see comment ID #19) UPDATED: Provide street cross section for London Pirate Road (CR-33) RESOLVED PER MEETING 5/13</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
29	plat2	Note	Andrea Fernandez : DS	Closed	Planning comment: Verify existing utility easement along London Pirate Rd is fully within the public ROW otherwise show remaining easement square footage.	
32	plat2	Note	Andrea Fernandez : DS	Closed	<p>Traffic: 1: Sheet 2 of 3 - Rose Barnes Lane as shown is not functional nor acceptable. Area should be redesigned to include a midblock roadway and appropriate cul de sac or intersection design. Proper intersection spacing for C-3 roadways should be adhered to. UPDATED: All Traffic comments to be further discussed in scheduled meeting between DSD and developer UPDATED 5/29/24: -[](Infor) Traffic still has concerns with overall design. Alleys are supplementary features to complete roadway networks to allow rear access to homes. The design/plat provided does not have a complete roadway network as the alley is utilized in place of a local road. In evaluating the design given this understanding, the roadway network is incomplete and provides several features that do not meet UDC standards. These standards include dead end roads, lack of cul de sacs, potential length of cul de sac. I understand that the preliminary plat was approved and further understand the developer's stance on the approved preliminary plat. However, this statement makes clear that this is not a viable option and will be not considered in future developments. -[](Infor) It is our understanding, based on developers' comments, that a fence will be placed along Rose Barnes Lane within public right of way to separate London Pirate Road. The fence is not indicated on plat or plans but it appears that any fence within the right of way of Rose Barnes will conflict with the fire truck overhang along lot 16. -[](Infor) Any fence within the right of way will require a private maintenance agreement and permit for a private feature in public right of way.</p>	
33	plat2	Note	Andrea Fernandez : DS	Closed	<p>Traffic: 2: Sheet 2 of 3 - Plat should include extension of Etienne Garden Drive southern edge of lot 1 RESOLVED AT 5/13 MEETING</p>	
34	plat2	Note	Andrea Fernandez : DS	Closed	<p>Traffic comments 3-10: 3[]Informational:[]London Pirate Road is considered a C-3 Roadway. Public Improvement plans should complete western half extension and appropriate transition.</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>4□Informational:□All new streetlight systems in residential subdivisions shall utilize concrete poles per IDM Chapter 8 section 1.2.B.a</p> <p>5□Informational:□Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7)</p> <p>6□Informational:□Public improvement plans shall include all signage and pavement markings needed for traffic operations (e.g. signage, striping, traffic mitigation devices) in addition to standard "regulatory" STOP and street name blade sign installations. Additionally, cul-de-sacs must include either "NO OUTLET" or "DEAD END" signage. Temporary Dead-Ends should include the appropriate object markers and one-way streets must include signage for any one-way designations and affected side streets. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A</p> <p>7□Informational:□All traffic signs shall be furnished and installed by the Developer in accordance to specifications of, and subject to, latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD), public improvement plan reviews and inspections, by the City. This includes furnishing and installing "STOP" signs. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A. All entries to private streets from public streets shall be clearly signed by the owners or home owners association as a "private street." (Reference UDC Article 8.2.1.J. Private Streets)</p> <p>8□Informational:□Pavement markings shall be installed within the scope of the subdivision in accordance to specifications of, and subject to, latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD), public improvement plan reviews and inspections, by the City. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A</p> <p>9□Informational:□Pavement markings shall be installed within the scope of the subdivision on all streets classified as a collector (C1) or higher on the City's Urban Transportation Plan Map. Streets not designated as a collector (C1) or higher, but constructed with a 40-foot width (back-of-curb to back-of-curb) will be subject to specifications stated in public improvement plan review. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A</p> <p>10□Informational:□Raised blue pavement markers in accordance with the latest version of the "Texas</p>	



Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>Manual on Uniform Traffic Control Devices (TMUTCD)," shall be installed in the center of a street or safety lane at fire hydrant locations. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A</p> <p>UPDATED 5/29/24:</p> <p>- (Infor) A note should be added to plat that no driveways will be allowed to London Pirate Road. I understand that this is not the developer's intent; however, traffic would like this added to avert any future request by individual property owners. (This does not include the required temporary emergency access). (NO RESPONSE NEEDED; CURRENT PLAT NOTE IS SUFFICIENT)</p> <p>- (Infor) Please note that plat, public improvement plans, and fire truck path mapping submittals had different street names.</p>	
35	plat2	Note	Andrea Fernandez : DS	Closed	<p>Traffic comments 11-15:</p> <p>11 (Informational): The developer or their representative is required to submit a "Street Lighting Plan", indicating the proposed locations and fixture type of street lights, for review and approval to the City's Traffic Engineering Department. All new fixture types will be LED. Street lights shall meet design requirements per the City of Corpus Christi Infrastructure Design Manual (IDM) Chapter 8 - Street Lighting Design Policy and Guidelines.</p> <p>12 (Informational): The "Street Lighting Plan" shall indicate all existing street lights within 500-ft (+/-) of proposed street lights along tangent street sections. Preliminary "written" approval of the "Street Lighting Plan", by the City's Traffic Engineering Department, is required before the utility company (AEP or NEC) can start the design of the street lighting system and determine developer fees, which are required for plat recordation. Traffic Engineering issues a Letter of Authorization to the utility company, allowing for construction of the street lighting system, once this process is complete.</p> <p>13 (Informational): Per City of Corpus Christi Code of Ordinances Section 49-2 A ROW Construction Permit, issued by Traffic Engineering, will also be required to perform work within or occupy public right-of-way separate of plat approval and infrastructure improvements.</p> <p>14 (Informational): For further information or to acquire a ROW Construction Permit please email ROWManagement@ctexas.com</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					15□Informational:□Working without an approved ROW Construction Permit will be considered non-compliance and can be subject to fines and / or citations.	
12	plat1	Note	Alex Harmon : ENG	Closed	"Improvements Required for Recordation, per UDC 8.1.4. A. Streets: yes Sidewalks: yes, per 8.2.2 B. Water: 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. "	
19	plat2	Note	Alex Harmon : ENG	Closed	Provide typical cross-section of proposed streets displaying appropriate MPO including street width and sidewalk trails (UDC 8.2.1)	
31	plat2	Callout	Alex Harmon : ENG	Closed	Pending further review by traffic and streets	
14	1	Callout	Alex Harmon : ENG	Closed	This should be titled "Preliminary Stormwater Quality Management Plan of...."	
15	1	Note	Alex Harmon : ENG	Closed	6/25/24 Per Al and Bria drainage to be resolved separately so plat can move forward.  Review IDM 3.05: No Adverse Impacts. For new developments and other improvements that will increase the impervious cover, decrease the time of concentration (Tc), or increase peak flows from drainage areas, mitigation of adverse storm water impacts shall be required. Mitigation methods shall be designed to release the post-development storm water runoff from a site at a controlled rate, which does not exceed the predeveloped peak runoff rate. Habitable structures must be mitigated to the 100-yr-storm event per UDC 8.2.8	
16	1	Note	Alex Harmon : ENG	Closed	6/25/24 response: Per Al, Bria and Bart drainage to be resolved separately  5/29/24 response: Either add this note back to the plat "Place plat note (not just on SWQMP, on plat as well) that any increase in stormwater runoff flow rates shall be mitigated to comply with UDC 8.2.A, 8.2.B, and IDM 3.05" and stormwater can be addressed with just PIs, or show that downstream property won't be affected per Al Raymond's e-mail on 5/20/24.	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
30	1	Note	Alex Harmon : ENG	Closed	Comparing the "max HGL elevation attained 100-yr" and the grading and paving provided in the public improvement plans, multiple lots would be unbuildable unless the homes are placed on piers or "built-up" as during a 100-yr storm they would be underwater. Per UDC 8.2.8 habitable structures must be mitigated to the 100-yr storm. Mitigate further (or provide further analysis/retention showing this max HGL won't be met) or adjust grading to avoid lots being recorded as unbuildable.	
13	Utility Map	Note	Alex Harmon : ENG	Closed	Any work done in the ROW will require a separate permit from the building permit through ROWmanagement@ctctexas.com. Refer to driveway design standards in UDC 7.1.7	
17	Utility Map	Callout	Alex Harmon : ENG	Closed	This should be titled "Preliminary Utility Plan of.."	
18	Utility Map	Note	Alex Harmon : ENG	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)	
1	Utility Map	Note	Mikail Williams : WTR	Closed	Water construction is required for platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards).	
2	Utility Map	Note	John Gonzales : WW	Closed	Wastewater construction is required for platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards).	

STATE OF TEXAS  
COUNTY OF NUECES

BRASELTON DEVELOPMENT COMPANY, LTD., HEREBY CERTIFIES THAT IT IS THE OWNER OF THE LANDS EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING PLAT; THAT IT HAS HAD SAID LANDS SURVEYED AND SUBDIVIDED AS SHOWN; THAT STREETS SHOWN ARE DEDICATED TO THE PUBLIC USE FOREVER; THAT UTILITY 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: BRASELTON DEVELOPMENT COMPANY, LTD., A TEXAS LIMITED PARTNERSHIP

BY: BRASELTON MANAGEMENT COMPANY, LLC, ITS GENERAL PARTNER

BY: \_\_\_\_\_  
FRED BRASELTON, PRESIDENT

STATE OF TEXAS  
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED FRED BRASELTON, PROVEN TO ME TO BE THE PERSON WHOSE SIGNATURE HE MADE ON THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE 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

AMERICAN BANK, HEREBY CERTIFIES THAT IT HOLDS A LIEN ON THE PROPERTY OWNED BY BRASELTON DEVELOPMENT COMPANY, LTD., A TEXAS LIMITED PARTNERSHIP, AS SHOWN ON THE FOREGOING MAP AND IT APPROVES OF THE SUBDIVISION AND DEDICATION FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

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

BY: AMERICAN BANK

STATE OF TEXAS  
COUNTY OF NUECES

I, BRIAN D. LORENTSON, A REGISTERED PROFESSIONAL LAND SURVEYOR FOR URBAN ENGINEERING, HAVE PREPARED THE FOREGOING MAP FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF; I HAVE BEEN ENGAGED UNDER CONTRACT TO SET ALL LOT AND BLOCK CORNERS AS SHOWN HEREIN AND TO COMPLETE SUCH OPERATIONS WITH DUE AND REASONABLE DILIGENCE CONSISTENT WITH SOUND PROFESSIONAL PRACTICE.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024

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

BY: \_\_\_\_\_  
PHILLIP J. RITLEY, SENIOR LENDING OFFICER

STATE OF TEXAS  
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PHILLIP J. RITLEY, PROVEN TO ME TO BE THE PERSON WHOSE SIGNATURE HE MADE ON THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE 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

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 MILLER  
CHAIRMAN

STATE OF TEXAS  
COUNTY OF NUECES

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, HEREBY CERTIFY THAT THE FOREGOING MAP DATED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024. AT \_\_\_\_ O'CLOCK \_\_\_\_M., AND DULY RECORDED IN VOLUME \_\_\_\_\_, PAGE(S) \_\_\_\_\_, MAP RECORDS OF NUECES COUNTY, TEXAS. WITNESS MY HAND AND SEAL OF SAID COURT AT OFFICE IN CORPUS CHRISTI, TEXAS. THIS THE \_\_\_\_\_ DAY \_\_\_\_\_, 2024.

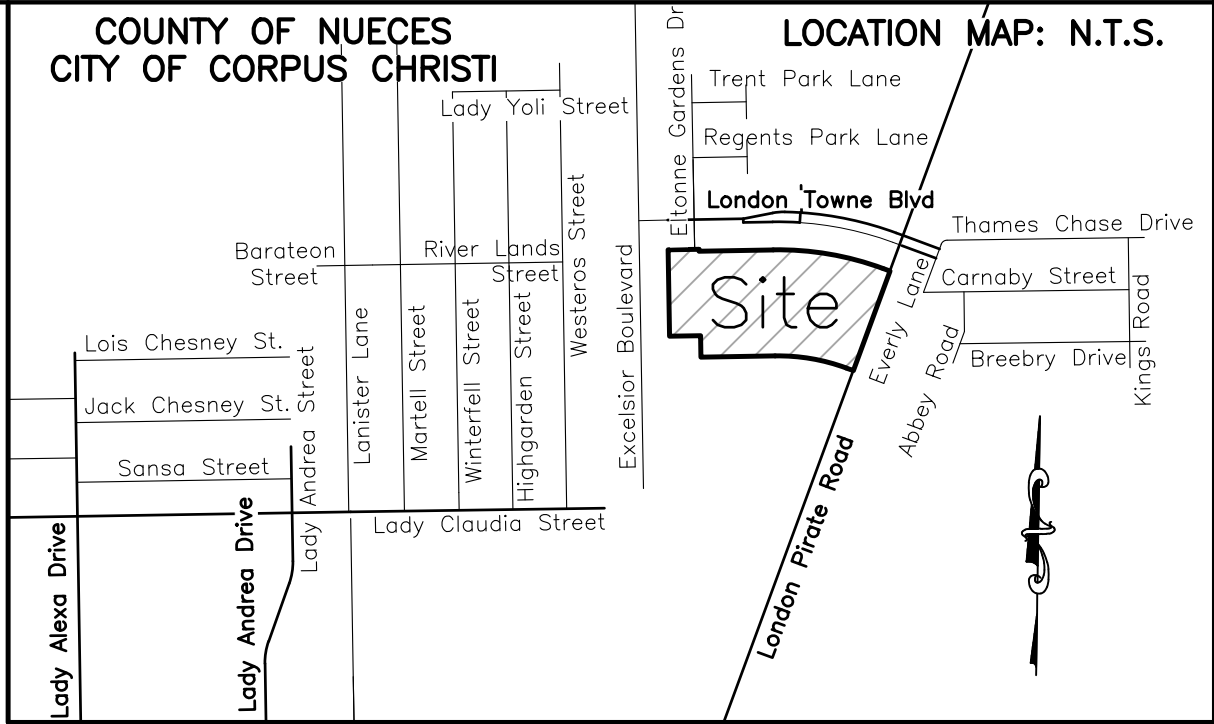
DOCUMENT NO: \_\_\_\_\_

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

\_\_\_\_\_  
DEPUTY

## Plat of *London Towne Subdivision* *Unit 8A*

being a 13.144 Acre Tract of Land, situated in the Cuadrilla Irrigation Company Survey, No. 139, Abstract 577, as shown on the map of Laureles Farm Tracts, a map of which is recorded in Volume 3, Page 15, Map Records of Nueces County, Texas; said 13.144 Acre Tract being a portion of a 118.126 Acre Tract of Land, described as Tract II, in a Correction Warranty Deed from Sheilah London to Bill J. Brown, Reagan Travis Brown and Alyssa Ann Brown McCoy, recorded in Document No. 2015011169, Official Public Records of Nueces County, Texas.



**URBAN**  
ENGINEERING

**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	Y.R.	YARD REQUIREMENT
_____ -- _____	ROAD CENTERLINE	U.E.	UTILITY EASEMENT
_____	ADJACENT LOT LINE	D.E.	DRAINAGE EASEMENT
_____ -- -- _____	YARD REQUIREMENT	VOL.	VOLUME
-----	EASEMENT	PG.	PAGE
•	5/8 INCH IRON ROD WITH RED PLASTIC CAP STAMPED "URBAN ENGR CCTX" FOUND	M.R.N.C.T.	MAP RECORDS OF NUECES COUNTY, TEXAS
o	5/8 INCH IRON ROD WITH RED PLASTIC CAP STAMPED "URBAN ENGR CCTX" SET	D.R.N.C.T.	DEED RECORDS OF NUECES COUNTY, TEXAS

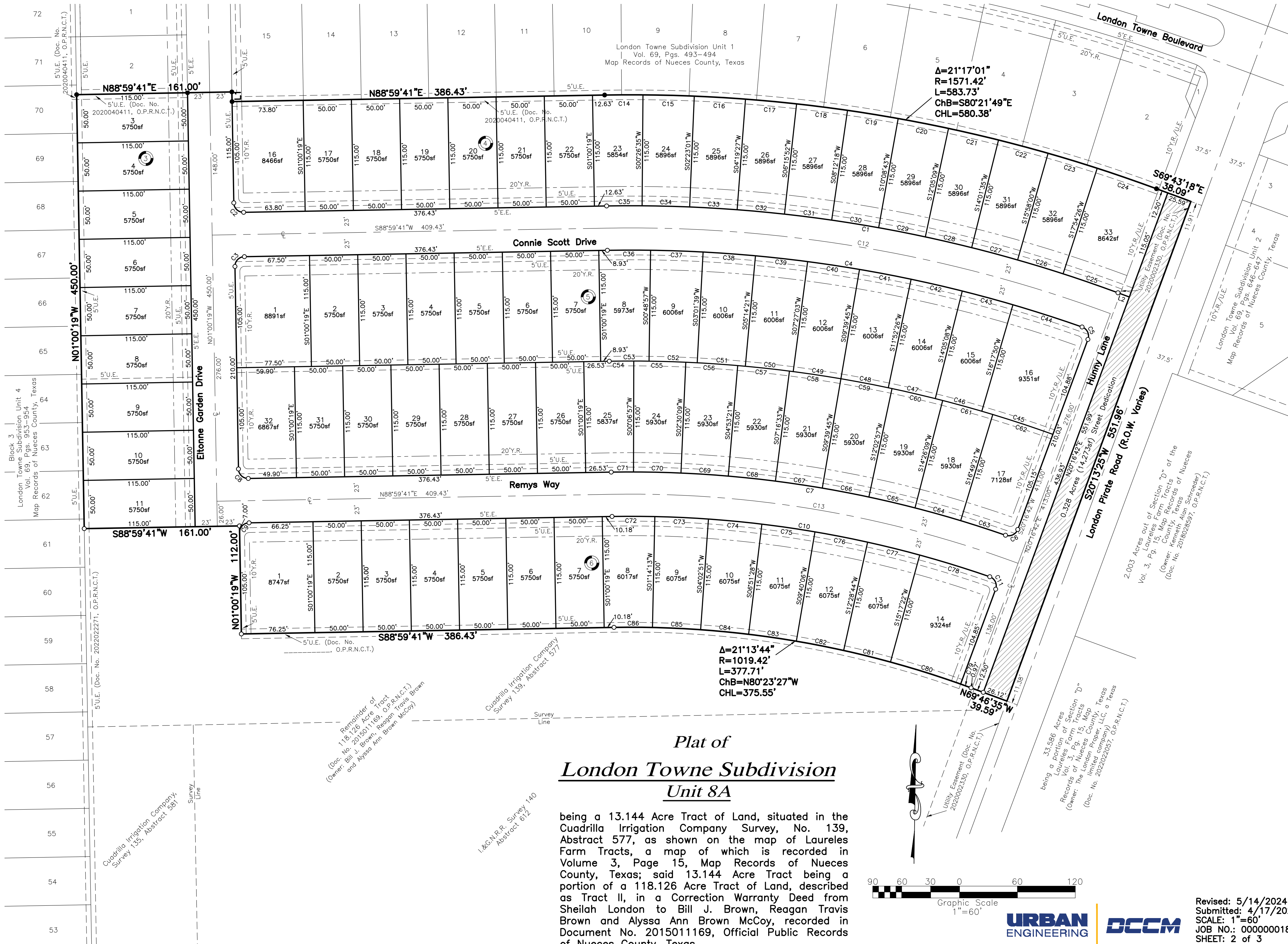
### NOTES:

- THE ENTIRE PROPERTY LIES WITHIN THE CITY LIMITS OF THE THE CITY OF CORPUS CHRISTI.
- PROPERTY IS CURRENTLY ZONED "RS-4.5".
- THE TOTAL AREA TO BE PLATTED CONTAINS 13.144 ACRES.
- 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.
- 5/8 INCH IRON ROD WITH RED PLASTIC CAP STAMPED "URBAN ENGR CCTX" SET AT ALL LOT CORNERS, UNLESS OTHERWISE NOTED.
- GRID BEARINGS AND DISTANCES SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE 4205, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983(2011) EPOCH 2010.00.
- 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.
- BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS CURRENTLY IN ZONE "X" (UNSHADED) OF THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NUMBER 48355C0505G, NUECES COUNTY, TEXAS, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 13, 2022 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. THE FIRM PANEL 48355C0505G IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- SEE SHEET 3 OF 3 FOR LINE AND CURVE TABLE INFORMATION.
- ACCESS TO LONDON PIRATE ROAD IS PROHIBITED EXCEPT FOR EMERGENCY VEHICLES VIA EMERGENCY ACCESS GATE.

Revised: 5/14/2024  
Submitted: 4/17/2024  
SCALE: None  
JOB NO.: 0000000186  
SHEET: 1 of 3  
DRAWN BY: XG

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urbansurvey1@urbaneng.com





LINE	BEARING	DISTANCE
L1	S01°00'19"E	10.00'
L2	S69°43'18"E	12.50'

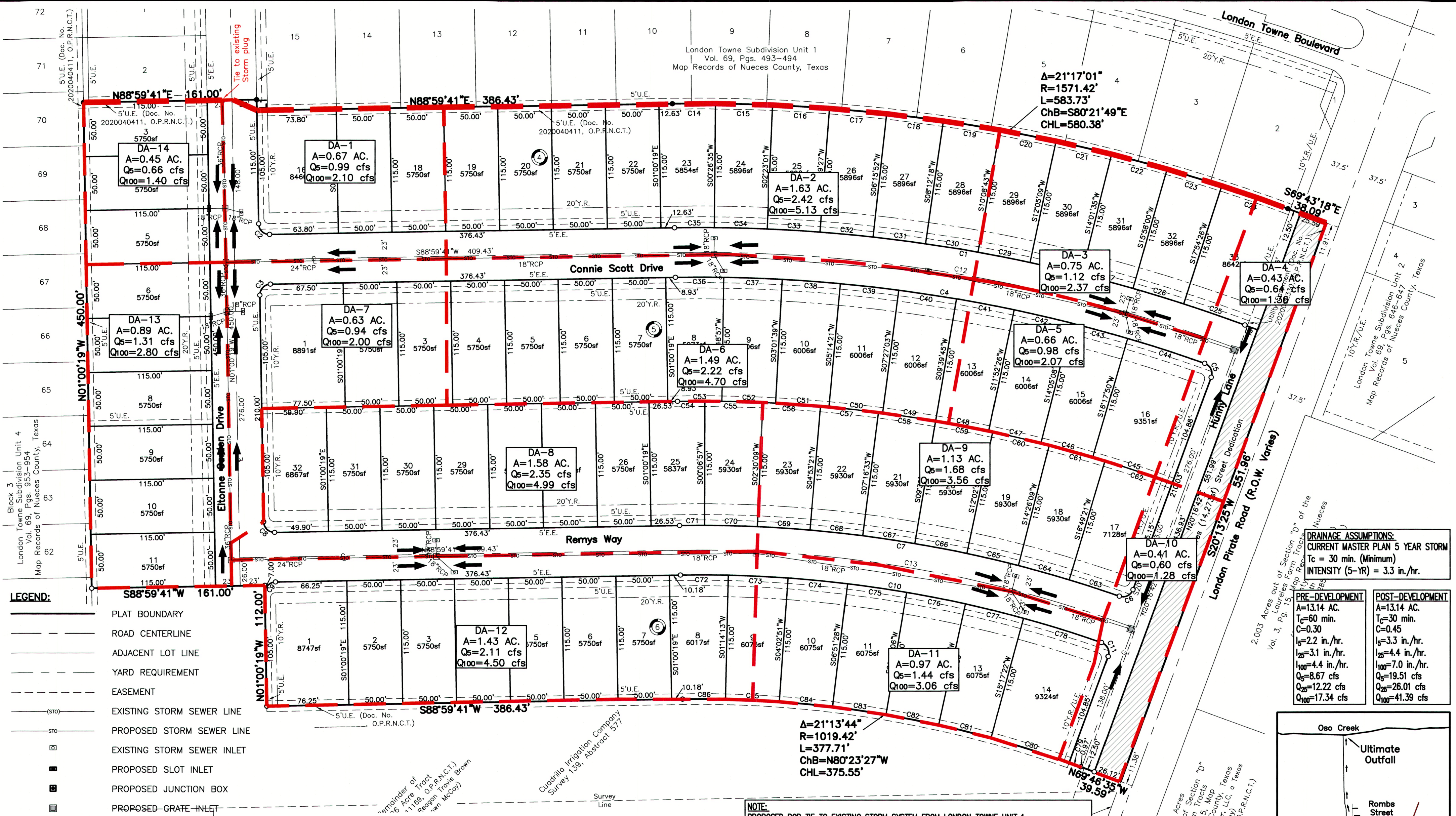
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	21°17'01"	1456.42'	541.02'	S80°21'49"E	537.91'
C2	90°00'00"	10.00'	15.71'	S46°00'19"E	14.14'
C3	90°00'00"	10.00'	15.71'	N43°59'41"E	14.14'
C4	20°21'47"	1410.42'	501.27'	N80°49'26"W	498.63'
C5	90°55'14"	10.00'	15.87'	N25°10'55"W	14.28'
C6	88°55'01"	10.00'	15.52'	S64°44'12"W	14.01'
C7	20°12'02"	1180.42'	416.18'	S90°54'18"E	414.02'
C8	90°00'00"	10.00'	15.71'	S46°00'19"E	14.14'
C9	90°00'00"	10.00'	15.71'	N43°59'41"E	14.14'
C10	20°08'14"	1134.42'	398.70'	N80°56'13"W	396.65'
C11	91°08'48"	10.00'	15.91'	N25°17'42"W	14.28'
C12	21°17'01"	1432.42'	532.10'	S80°21'49"E	529.05'
C13	21°17'01"	1157.42'	429.95'	S80°21'49"E	427.48'
C14	1°26'55"	1571.42'	39.73'	N89°43'08"E	39.73'
C15	1°56'26"	1571.42'	53.22'	S88°35'12"E	53.22'
C16	1°56'26"	1571.42'	53.22'	S86°38'46"E	53.22'
C17	1°56'26"	1571.42'	53.22'	S84°42'21"E	53.22'
C18	1°56'26"	1571.42'	53.22'	S82°45'55"E	53.22'
C19	1°56'26"	1571.42'	53.22'	S80°49'29"E	53.22'
C20	1°56'26"	1571.42'	53.22'	S78°53'04"E	53.22'
C21	1°56'26"	1571.42'	53.22'	S76°56'38"E	53.22'
C22	1°56'26"	1571.42'	53.22'	N75°00'12"W	53.22'
C23	1°56'26"	1571.42'	53.22'	S73°03'47"E	53.22'
C24	2°22'16"	1571.42'	65.03'	N70°54'26"W	65.02'
C25	2°22'16"	1456.42'	60.27'	N70°54'26"W	60.27'
C26	1°56'26"	1456.42'	49.33'	S73°03'47"E	49.32'
C27	1°56'26"	1456.42'	49.33'	S75°00'12"E	49.32'
C28	1°56'26"	1456.42'	49.33'	N76°56'38"W	49.32'
C29	1°56'26"	1456.42'	49.33'	N78°53'04"W	49.32'
C30	1°56'26"	1456.42'	49.33'	N80°49'29"W	49.32'
C31	1°56'26"	1456.42'	49.33'	N82°45'55"W	49.32'
C32	1°56'26"	1456.42'	49.33'	N84°42'21"W	49.32'
C33	1°56'26"	1456.42'	49.33'	S86°38'46"E	49.32'
C34	1°56'26"	1456.42'	49.33'	S88°35'12"E	49.32'
C35	1°26'55"	1456.42'	36.82'	S89°43'08"W	36.82'
C36	1°49'17"	1410.42'	44.83'	S89°54'19"W	44.83'
C37	2°12'42"	1410.42'	54.44'	S88°04'42"E	54.44'
C38	2°12'42"	1410.42'	54.44'	S85°52'00"E	54.44'
C39	2°12'42"	1410.42'	54.44'	N83°39'18"W	54.44'
C40	2°12'42"	1410.42'	54.44'	S81°26'36"E	54.44'
C41	2°12'42"	1410.42'	54.44'	S79°13'54"E	54.44'
C42	2°12'42"	1410.42'	54.44'	N77°01'13"W	54.44'
C43	2°12'42"	1410.42'	54.44'	S74°48'31"E	54.44'

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C44	3°03'38"	1410.42'	75.34'	N72°10'21"W	75.33'
C45	3°25'41"	1295.42'	77.51'	N71°59'19"W	77.50'
C46	2°12'42"	1295.42'	50.00'	N74°48'31"W	50.00'
C47	2°12'42"	1295.42'	50.00'	N77°01'13"W	50.00'
C48	2°12'42"	1295.42'	50.00'	N79°13'54"W	50.00'
C49	2°12'42"	1295.42'	50.00'	N81°26'36"W	50.00'
C50	2°12'42"	1295.42'	50.00'	N83°39'18"W	50.00'
C51	2°12'42"	1295.42'	50.00'	N85°52'00"W	50.00'
C52	2°12'42"	1295.42'	50.00'	S88°04'42"E	50.00'
C53	1°49'17"	1295.42'	41.18'	S89°54'19"W	41.18'
C54	1°07'16"	1295.42'	25.35'	S89°33'19"W	25.35'
C55	2°23'12"	1295.42'	53.96'	S88°41'27"E	53.96'
C56	2°23'12"	1295.42'	53.96'	N86°18'15"W	53.96'
C57	2°23'12"	1295.42'	53.96'	N83°55'03"W	53.96'
C58	2°23'12"	1295.42'	53.96'	S81°31'51"E	53.96'
C59	2°23'12"	1295.42'	53.96'	N79°08'39"W	53.96'
C60	2°23'12"	1295.42'	53.96'	S76°45'27"E	53.96'
C61	2°23'12"	1295.42'	53.96'	S74°22'15"E	53.96'
C62	2°54'11"	1295.42'	65.63'	N71°43'34"W	65.63'
C63	2°22'22"	1180.42'	48.89'	N71°59'28"W	48.88'
C64	2°23'12"	1180.42'	49.17'	N74°22'15"W	49.17'
C65	2°23'12"	1180.42'	49.17'	S76°45'27"E	49.17'
C66	2°23'12"	1180.42'	49.17'	N79°08'39"W	49.17'
C67	2°23'12"	1180.42'	49.17'	N81°31'51"W	49.17'
C68	2°23'12"	1180.42'	49.17'	N83°55'03"W	49.17'
C69	2°23'12"	1180.42'	49.17'	N86°18'15"W	49.17'
C70	2°23'12"	1180.42'	49.17'	N88°41'27"W	49.17'
C71	1°07'16"	1180.42'	23.10'	N89°33'19"E	23.10'
C72	2°14'32"	1134.42'	44.39'	N89°53'03"W	44.39'
C73	2°48'38"	1134.42'	55.65'	S87°21'28"E	55.64'
C74	2°48'38"	1134.42'	55.65'	N84°32'51"W	55.64'
C75	2°48'38"	1134.42'	55.65'	S81°44'13"E	55.64'
C76	2°48'38"	1134.42'	55.65'	N78°55'35"W	55.64'
C77	2°48'38"	1134.42'	55.65'	N76°06'57"W	55.64'
C78	3°50'32"	1134.42'	76.08'	S72°47'22"E	76.06'
C79	0°38'52"	1019.42'	11.53'	S70°06'01"E	11.53'
C80	4°17'11"	1019.42'	76.26'	N72°34'03"W	76.25'
C81	2°48'38"	1019.42'	50.01'	S76°06'57"E	50.00'
C82	2°48'38"	1019.42'	50.01'	N78°55'35"W	50.00'
C83	2°48'38"	1019.42'	50.01'	N81°44'13"W	50.00'
C84	2°48'38"	1019.42'	50.01'	S84°32'51"E	50.00'
C85	2°48'38"	1019.42'	50.01'	S87°21'28"E	50.00'
C86	2°14'32"	1019.42'	39.89'	S89°53'03"E	39.89'

*Plat of*  
**London Towne Subdivision**  
**Unit 8A**

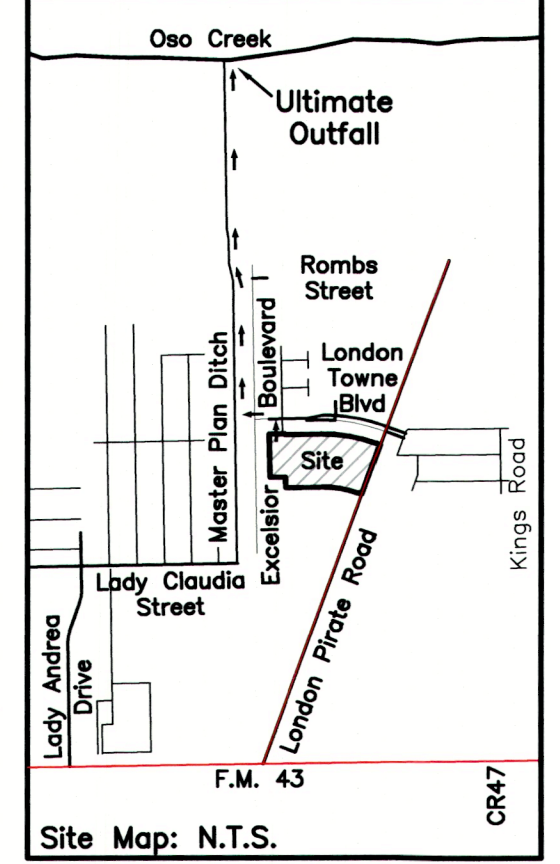
being a 13.144 Acre Tract of Land, situated in the Cuadrilla Irrigation Company Survey, No. 139, Abstract 577, as shown on the map of Laureles Farm Tracts, a map of which is recorded in Volume 3, Page 15, Map Records of Nueces County, Texas; said 13.144 Acre Tract being a portion of a 118.126 Acre Tract of Land, described as Tract II, in a Correction Warranty Deed from Sheila London to Bill J. Brown, Reagan Travis Brown and Alyssa Ann Brown McCoy, recorded in Document No. 2015011169, Official Public Records of Nueces County, Texas.





**DRAINAGE ASSUMPTIONS:**  
CURRENT MASTER PLAN 5 YEAR STORM  
Tc = 30 min. (Minimum)  
INTENSITY (5-YR) = 3.3 in./hr.

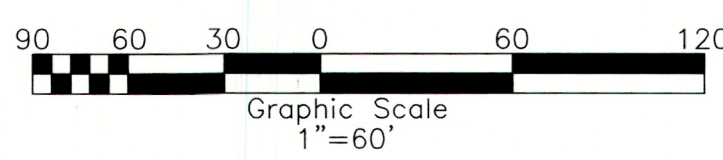
PRE-DEVELOPMENT	POST-DEVELOPMENT
A=13.14 AC.	A=13.14 AC.
Tc=60 min.	Tc=30 min.
C=0.30	C=0.45
I <sub>s</sub> =2.2 in./hr.	I <sub>s</sub> =3.3 in./hr.
I <sub>25</sub> =3.1 in./hr.	I <sub>25</sub> =4.4 in./hr.
I <sub>100</sub> =4.4 in./hr.	I <sub>100</sub> =7.0 in./hr.
Q <sub>s</sub> =8.67 cfs	Q <sub>s</sub> =19.51 cfs
Q <sub>25</sub> =12.22 cfs	Q <sub>25</sub> =26.01 cfs
Q <sub>100</sub> =17.34 cfs	Q <sub>100</sub> =41.39 cfs



- NOTES:**
1. THE ENTIRE PROPERTY LIES WITHIN THE CITY LIMITS OF THE THE CITY OF CORPUS CHRISTI.
  2. PROPERTY IS CURRENTLY ZONED "RS-4.5".
  3. THE TOTAL AREA TO BE PLATTED CONTAINS 13.144 ACRES.
  4. GRID BEARINGS AND DISTANCES SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE 4205, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983(2011) EPOCH 2010.00.
  5. 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.
  6. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS CURRENTLY IN ZONE "X" (UNSHADED) OF THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NUMBER 48355C0505G, NUECES COUNTY, TEXAS, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 13, 2022 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. THE FIRM PANEL 48355C0505G IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

## Preliminary Stormwater Quality Management Plan of London Towne Subdivision Unit 8A

being a 13.144 Acre Tract of Land, situated in the Cuadrilla Irrigation Company Survey, No. 139, Abstract 577, as shown on the map of Laureles Farm Tracts, a map of which is recorded in Volume 3, Page 15, Map Records of Nueces County, Texas; said 13.144 Acre Tract being a portion of a 118.126 Acre Tract of Land, described as Tract II, in a Correction Warranty Deed from Sheilah London to Bill J. Brown, Reagan Travis Brown and Alyssa Ann Brown McCoy, recorded in Document No. 2015011169, Official Public Records of Nueces County, Texas.



**DIFFERENTIAL FLOWS:**

A=13.14 AC.
Q <sub>s</sub> =10.84 cfs
Q <sub>25</sub> =13.79 cfs
Q <sub>100</sub> =24.05 cfs

ALL Q VALUES ARE AN INCREASE FROM PRE-DEVELOPMENT

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

Revised: 5/7/2024  
Submitted: 4/17/2024  
SCALE: 1"=60'  
JOB NO.: 0000000186  
SHEET: 2 of 3  
DRAWN BY: XG  
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urbansurvey1@urbaneng.com

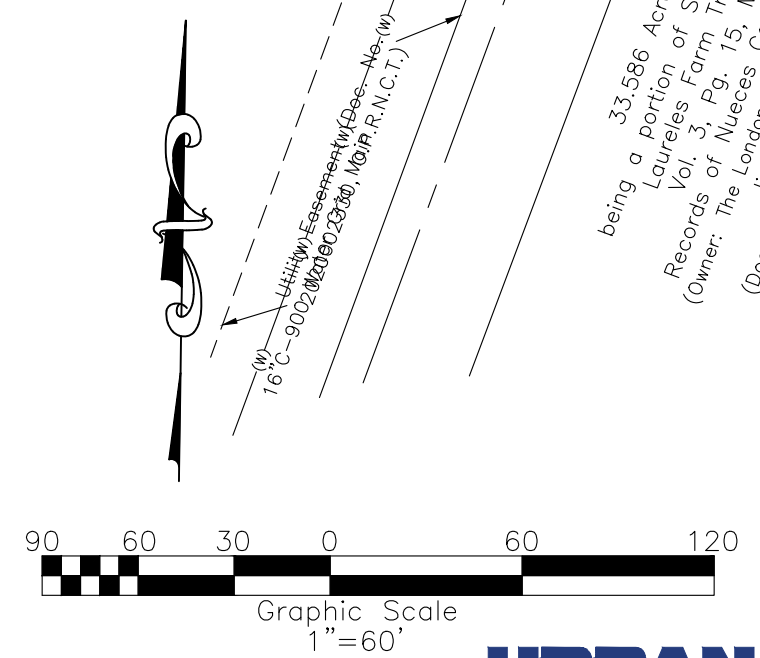




LEGEND:			
	PLAT BOUNDARY	Y.R.	YARD REQUIREMENT
	ROAD CENTERLINE	U.E.	UTILITY EASEMENT
	ADJACENT LOT LINE	D.E.	DRAINAGE EASEMENT
	YARD REQUIREMENT	VOL.	VOLUME
	EASEMENT	PG.	PAGE
	EXISTING WATER LINE	M.R.N.C.T.	MAP RECORDS OF NUECES COUNTY, TEXAS
	EXISTING SANITARY SEWER LINE	D.R.N.C.T.	DEED RECORDS OF NUECES COUNTY, TEXAS
	EXISTING STORM SEWER LINE		
	PROPOSED WATER LINE		
	PROPOSED SANITARY SEWER LINE		
	PROPOSED STORM SEWER LINE		
	EXISTING STORM SEWER INLET		
	EXISTING WATER VALVE		
	EXISTING SANITARY SEWER MANHOLE		
	PROPOSED SLOT INLET		
	PROPOSED JUNCTION BOX		
			5/8 INCH IRON ROD WITH RED PLASTIC CAP STAMPED "URBAN ENGR CCTX" FOUND
			5/8 INCH IRON ROD WITH RED PLASTIC CAP STAMPED "URBAN ENGR CCTX" SET
			PROPOSED FIRE HYDRANT
			PROPOSED SANITARY SEWER MANHOLE

**Preliminary Utility Plan of  
London Towne Subdivision  
Unit 8A**

being a 13.144 Acre Tract of Land, situated in the Cuadrilla Irrigation Company Survey, No. 139, Abstract 577, as shown on the map of Laureles Farm Tracts, a map of which is recorded in Volume 3, Page 15, Map Records of Nueces County, Texas; said 13.144 Acre Tract being a portion of a 118.126 Acre Tract of Land, described as Tract II, in a Correction Warranty Deed from Sheilah London to Bill J. Brown, Reagan Travis Brown and Alyssa Ann Brown McCoy, recorded in Document No. 2015011169, Official Public Records of Nueces County, Texas.



WATER AND WASTEWATER DEMAND CALCULATIONS:	
TOTAL NO. LOTS =	73
EXPECTED WATER DEMAND: 0.6 GPM/LOT =	63,072 GPD
EXPECTED WASTEWATER DEMAND:	
NO. OF LOTS * 3 PERSON/LOT	* 100 GALLONS OF WW * PERSON
PEAKING FACTOR (4.0) =	87,600 GPD



**TECHNICAL REVIEW PLAT REQUIREMENTS  
REGULAR PLANNING COMMISSION MEETING  
July 2, 2024**

**PROJECT:** PL8163

**ALARCON ADDITION, BLOCK 1, LOTS 1 & 2 (FINAL OF 4.376 ACRES)**

Located east of Callicoate Road and north along Leopard Street.

**Zoned:** CG-2

**Owner:** Daniel Alarcon

**Surveyor:** Brister Surveying

The applicant proposed to plat the property to develop a Commercial property. A Revision was not submitted within the allowed period to address the Open comments. Therefore, the Final plat does not satisfy the requirements of the Unified Development Code 3.8.5 and Texas Local Govt. Code Section 212.009. The Technical Review Committee recommends **Disapproval**.

**Merged Document Report****Application No.: PL8163**

Description :	
Address :	11910 LEOPARD CORPUS CHRISTI TX 78410
Record Type :	

**Submission Documents:**

Document Filename
Alarcon Addition - Pg.1.pdf
Alarcon Addition - Utility Plan.pdf
Alarcon Addition - Pg.2.pdf

**Comment Author Contact Information:**

Author Name	Author Email	Author Phone No.:
Andrea Fernandez	andrea3@cctexas.com	
Melanie Barrera	Melanieb2@cctexas.com	361-826-3254
Mikail Williams	MikailW@cctexas.com	
John Gonzales	JGonzalez@cctexas.com	

**General Comments**

Comment ID	Author : Department	Status	Review Comments	Applicant Response Comments
17	Melanie Barrera : DS	Open	TXDOT drainage approval is required prior to recordation	
21	Andrea Fernandez : DS	Open	Planning comment: Plat is a non-public notice PC plat	
23	Andrea Fernandez : DS	Open	Planning comment: The plat will be recommended as Conditional Approval for resolution comments received and that have remained open and unmet.	

Comment ID	Author : Department	Status	Review Comments	Applicant Response Comments
25	Melanie Barrera : DS	Open	Public/Private Infrastructure Required?: Water: yes Fire Hydrants: yes Wastewater: yes Stormwater: yes, prior to site development Sidewalks: yes, or waiver Streets: no  Should a plat require any public or private improvements to be made, beginning January 1, 2024, PI applications are required prior to or with final plat application.	
28	Andrea Fernandez : DS	Open	Planning comment: A request or response may be made for an additional 30 days to resolve Open comments. This request must be made directly to Development Services within the 30-day initial period.	
29	Andrea Fernandez : DS	Open	Planning comment: This plat is on the 30-day tract for approval, approval with Conditions, or disapproval by 1/24. Deadline for revisions to be submitted is 1/12.	

[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	plat	Note	Andrea Fernandez : DS	Open	<p>TxDot Comments: Regarding access/drainage onto the state roadway system.</p> <p>□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>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
3	plat	Note	Andrea Fernandez : DS	Open	CCRTA Comments: This plat is located along and immediately adjacent to out bound bus stop 1385 served by the CCRTA bus Route 27 Leopard. This stop is located along the north right-of-way line of Leopard Street and is approximately 100 feet east of the Western Drive intersection with Leopard St. At this location the bus stop is in alignment with an existing mid-block Leopard St. pedestrian crosswalk. Please note that the concrete in-street stopping pad, concrete ramp and ADA compliant landing pad, Iconic bus bench, trash receptacle and sign/pole assembly are all located completely within the Leopard Street right-of-way. Should any adjustments, relocation or demolition be required for this existing bus stop, a future meeting with CCRTA staff to discuss necessary or desired alterations will be warranted.	
4	plat	Note	Andrea Fernandez : DS	Open	Floodplain: No comments	
5	plat	Note	Andrea Fernandez : DS	Open	AEP Transmission: No comments	
6	plat	Note	Andrea Fernandez : DS	Open	AEP Distribution: No comments	
7	plat	Note	Andrea Fernandez : DS	Open	NASCC: No comments	
9	plat	Note	Andrea Fernandez : DS	Open	Planning comment: Confirm correct acreage as deed/NCAD acreage do not match acreage given on plat.	
10	plat	Note	Andrea Fernandez : DS	Open	Planning comment: In vicinity map "Loft Ave" should be Lott Ave (see GIS comment 2)	
13	plat	Note	Andrea Fernandez : DS	Open	Traffic Comments: 1: Plat - Existing bus stop and pedestrian crossing may require reconstruction to avoid conflicting with access easement 2: Plat - Existing drainage channel may conflict with proposed or future development 3: Plat - Recommend access easement also be extended parallel to Leopard St in front on Lot 1 4: Infor: - All new streetlight systems in residential subdivisions shall utilize concrete poles per IDM Chapter 8 section 1.2.B.a 5; Infor: - 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)	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>6: Infor: - Per Master Transportation Plan, Leopard St is classified as an A-2 Arterial Street. Driveways shall conform to minimum driveway spacing standards outlined in the UDC 7.1.7A</p> <p>7: Infor: - Per City of Corpus Christi Code of Ordinances Section 49-2 A ROW Construction Permit, issued by Traffic Engineering, will also be required to perform work within or occupy public right-of-way separate of plat approval and infrastructure improvements.</p> <p>8: Infor: - For further information or to acquire a ROW Construction Permit please email ROWManagement@cctexas.com</p> <p>9: Infor: - Working without an approved ROW Construction Permit will be considered non-compliance and can be subject to fines and / or citations.</p> <p>10: Infor: - Work to tie in driveways to City Right-of-Way will require a Right-of-Way permit from Traffic Engineering.</p>	
14	plat	Note	Andrea Fernandez : DS	Open	<p>Fire comments 1-10:</p> <p>1: Infor. - Fire review will be based on use as zoned CG2. Review will not encompass the use of the property as residential apartments or townhomes. Such use will need further review.</p> <p>2: Plat - Note: All code reference is based on currently adopted International Fire Code (IFC) 2021 and Corpus Christi Water Distribution Standards.</p> <p>3: Plat -"Commercial Development shall have a fire flow of 1,500 GPM with 20 psi residual Fire hydrant every 300 feet and operational."</p> <p>4: Plat - 507.5.1 (amendment) Where Required: All premises, other than one-family detached dwellings, where buildings or portions of buildings are located more than 150 feet from a fire hydrant shall be provided with approved on-site hydrants and water mains capable of supplying the fire flow require by the fire official. The minimum arrangement being so as to have a hydrant available for distribution of hose to any portion of building on the premises at distances not exceeding 300 feet.</p> <p>5: Plat - 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. In this instance: the hydrant across the street on</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>Leopard is not available for fire water supplies.</p> <p>6: 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>7: 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>8: 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>9: 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>10: 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>	
15	plat	Note	Andrea Fernandez : DS	Open	<p>Fire comments 11-19:</p> <p>11: 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>12: 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>13: Infor. - "The minimum required width of 20 feet</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>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>14: 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>15: Plat - 503.4 Obstruction of fire apparatus access roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in sections D103 shall always be maintained.</p> <p>16: Plat - 503.3 Marking: Where required by the fire code official, approved signs, or other approved notices the include the words NO PARKING-FIRE LANE shall be provided for fire apparatus access roads to identify such roads to prohibit the obstruction thereof. The designation of a fire lane can be marked with conspicuous signs which have the words: Fire Lane-No Parking at 50-foot intervals. In lieu of signs, fire lanes may be marked along curbing with the wording, Fire Lane-No Parking at 15-foot intervals.</p> <p>17: Plat - Table D103.4 Requirements for Dead-end fire apparatus access roads. Turnaround provisions shall be provided with a 96-foot diameter cul-de-sac.</p> <p>18: Plat - 503.2.5 Dead ends. Dead-end fire apparatus access roads more than 150 feet in length shall be provided with an approved area for turning around fire apparatus.</p> <p>19: Infor. - Commercial development of the property will require further Development Services review.</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
20	plat	Note	Andrea Fernandez : DS	Open	GIS Comments: 1: Plat - The plat closes within acceptable engineering standards. 2: Plat - LOFT AVE on site map should be LOTT AVE	
22	plat	Note	Andrea Fernandez : DS	Open	Parks: No comments	
1	plat	Note	Andrea Fernandez : DS	Open	Planning comment: Missing acreage in plat description	
11	plat	Note	Andrea Fernandez : DS	Open	Planning Comment: Denote block number	
19	utility	Note	Melanie Barrera : DS	Open	note: each lot to have individual service connections, per UDC 8.2	
26	utility	Note	Melanie Barrera : DS	Open	display all proposed utilities, including fire hydrants, to demonstrate the platted property will comply with UDC 3.8.5.D.4.	
27	utility	Note	Andrea Fernandez : DS	Open	Planning comment: If planning to submit WW waiver please see this site for form: <a href="https://www.cctexas.com/sites/default/files/4012%20t%20Waiver%20Application%20Form.pdf">https://www.cctexas.com/sites/default/files/4012%20t%20Waiver%20Application%20Form.pdf</a>	
16	utility	Note	Mikail Williams : WTR	Open	Water construction is required for platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards).	
12	utility	Note	John Gonzales : WW	Open	Wastewater construction is required for platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards).	

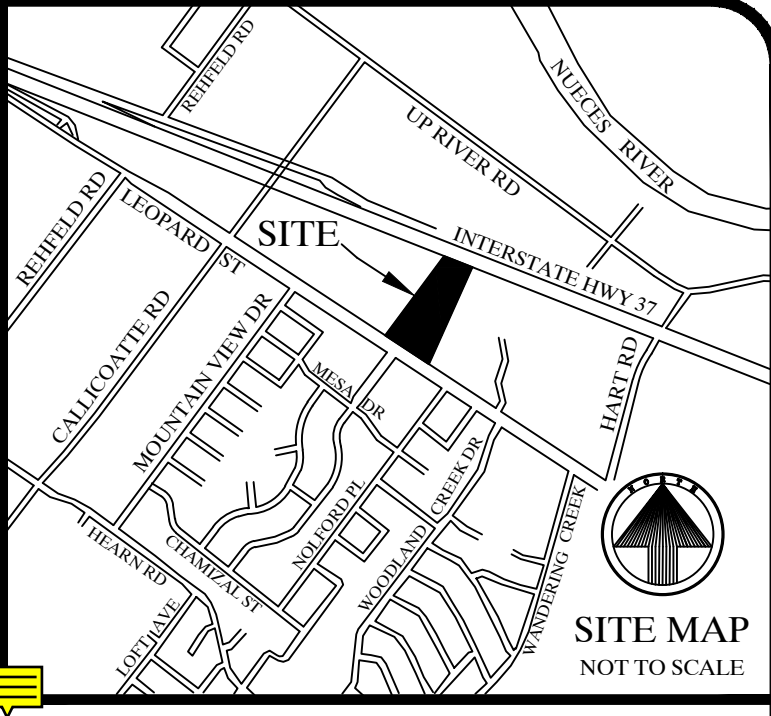




**Brister Surveying**  
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Fax 361-850-1802  
bristersurveying@corpus.twbc.com  
Firm Registration No. 10072800

# FINAL PLAT OF ALARCON ADDITION BLOCK 1, LOTS 1 AND 2

BEING A FINAL PLAT OF A 4.376 ACRE TRACT OUT OF SHARE 10 OF THE PARTITION OF THE JOHN HARNEY LANDS, AS SHOWN ON THE PLAT RECORDED IN VOLUME 6, PAGE 29, MAP RECORDS OF NUECES COUNTY, TEXAS. SAID 4.376 ACRE TRACT BEING DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2015017709, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS AND ALSO BEING OUT OF THE GREGORIO FARIAS GRANT, NUECES COUNTY, TEXAS.



STATE OF TEXAS  
COUNTY OF NUECES

I, DANIEL ALARCON, DO HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN HEREON, I HAVE HAD SAID LAND SURVEYED AS SHOWN ON THE FOREGOING MAP. THIS MAP HAS BEEN PREPARED FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024

\_\_\_\_\_  
DANIEL ALARCON  
OWNER

STATE OF TEXAS  
COUNTY OF NUECES

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

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024

\_\_\_\_\_  
MICHAEL MILLER  
CHAIRMAN

\_\_\_\_\_  
AL RAYMOND III, A.I.A.  
SECRETARY

STATE OF TEXAS  
COUNTY OF NUECES

APPROVED BY THE CORPUS CHRISTI-NUECES COUNTY HEALTH DEPARTMENT THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024. ANY PRIVATE SEWAGE SYSTEM SHALL BE APPROVED BY THE CORPUS CHRISTI-NUECES COUNTY HEALTH DEPARTMENT PRIOR TO INSTALLATION.

\_\_\_\_\_  
PUBLIC HEALTH DEPARTMENT

STATE OF TEXAS  
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, DANIEL ALARCON THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME AS THE ACT AND DEED OF SAID LANDS FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024

\_\_\_\_\_  
NOTARY PUBLIC

STATE OF TEXAS  
COUNTY OF NUECES

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

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024

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

STATE OF TEXAS  
COUNTY OF NUECES

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024 AT \_\_\_\_\_ O'CLOCK \_\_\_\_M IN SAID COUNTY IN VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_ MAP RECORDS.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT, IN AND FOR SAID COUNTY AT MY OFFICE, IN CORPUS CHRISTI, TEXAS, THE DAY AND YEAR LAST WRITTEN.

NO. \_\_\_\_\_  
FILED FOR RECORD

\_\_\_\_\_  
KARA SANDS, CLERK  
NUECES COUNTY, TEXAS

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

NOTES:

1. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE NUECES RIVER DOWNSTREAM OF THE CALLEN SALTWATER INTRUSION DAM LOCATED 1.1 MILES FROM NUECES BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THIS SEGMENT OF THE NUECES RIVER AS "HIGH". TCEQ ALSO CATEGORIZED THE NUECES RIVER AS "CONTACT RECREATION" USE.
2. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48355C 0280 G, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 13, 2022 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.
3. MEASURED BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (93) 4205 DATUM.
4. SET 5/8" RE-BAR = STEEL RE-BAR SET WITH YELLOW PLASTIC CAP LABELED BRISTER SURVEYING.
5. THE TOTAL PLATTED AREA IS 4.376 ACRES.
6. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
7. IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.
8. ACCESS TO INTERSTATE HIGHWAY 37 IS PROHIBITED.

STATE OF TEXAS  
COUNTY OF NUECES

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

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024

\_\_\_\_\_  
RONALD E. BRISTER  
REGISTERED PROFESSIONAL LAND SURVEYOR



**Brister Surveying**  
4455 South Padre Island Drive Suite 51  
Corpus Christi, Texas 78411  
Office 361-850-1800  
Fax 361-850-1802  
bristersurveying@corpus.twc.com  
Firm Registration No. 10072800

NOTES:

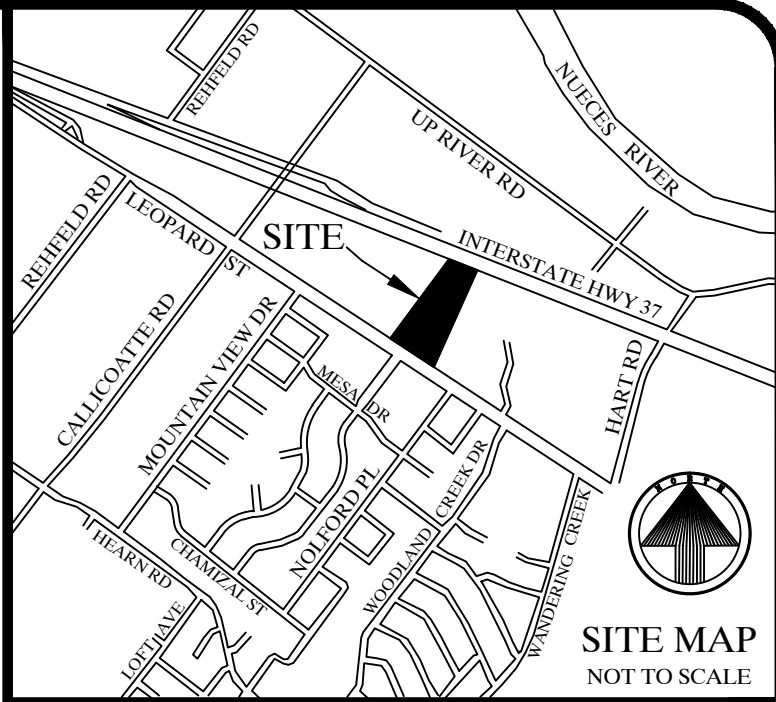
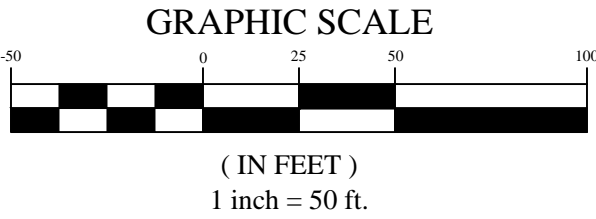
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8. ACCESS TO INTERSTATE HIGHWAY 37 IS PROHIBITED.

- = SET 5/8" RE-BAR  
○ = FOUND 5/8" RE-BAR

LEGEND:  
B.L. = BUILDING LINE  
CL = CENTERLINE  
D.E. = DRAINAGE EASEMENT  
DOC. NO. = DOCUMENT NUMBER  
M.R.N.C.T. = MAP RECORDS OF  
NUECES COUNTY, TEXAS  
PG. = PAGE  
S.F. = SQUARE FEET  
U.E. = UTILITY EASEMENT  
VOL. = VOLUME  
Y.R. = YARD REQUIREMENT

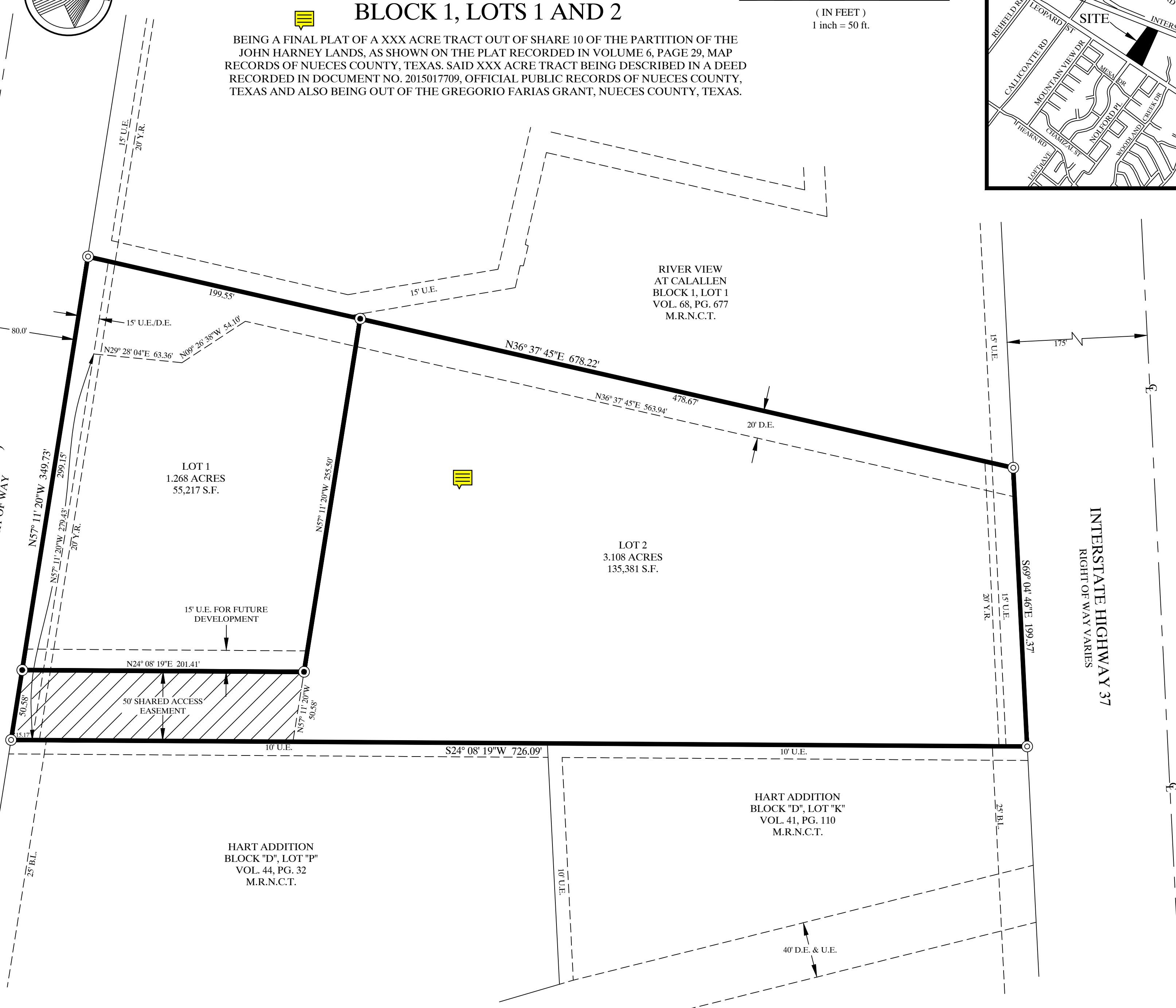
# FINAL PLAT OF ALARCON ADDITION BLOCK 1, LOTS 1 AND 2

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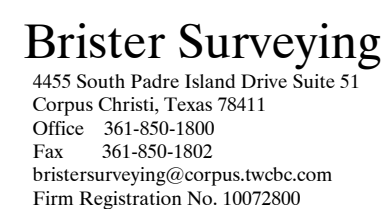


LEOPARD STREET  
(STATE HIGHWAY NO. 9)  
160' RIGHT OF WAY

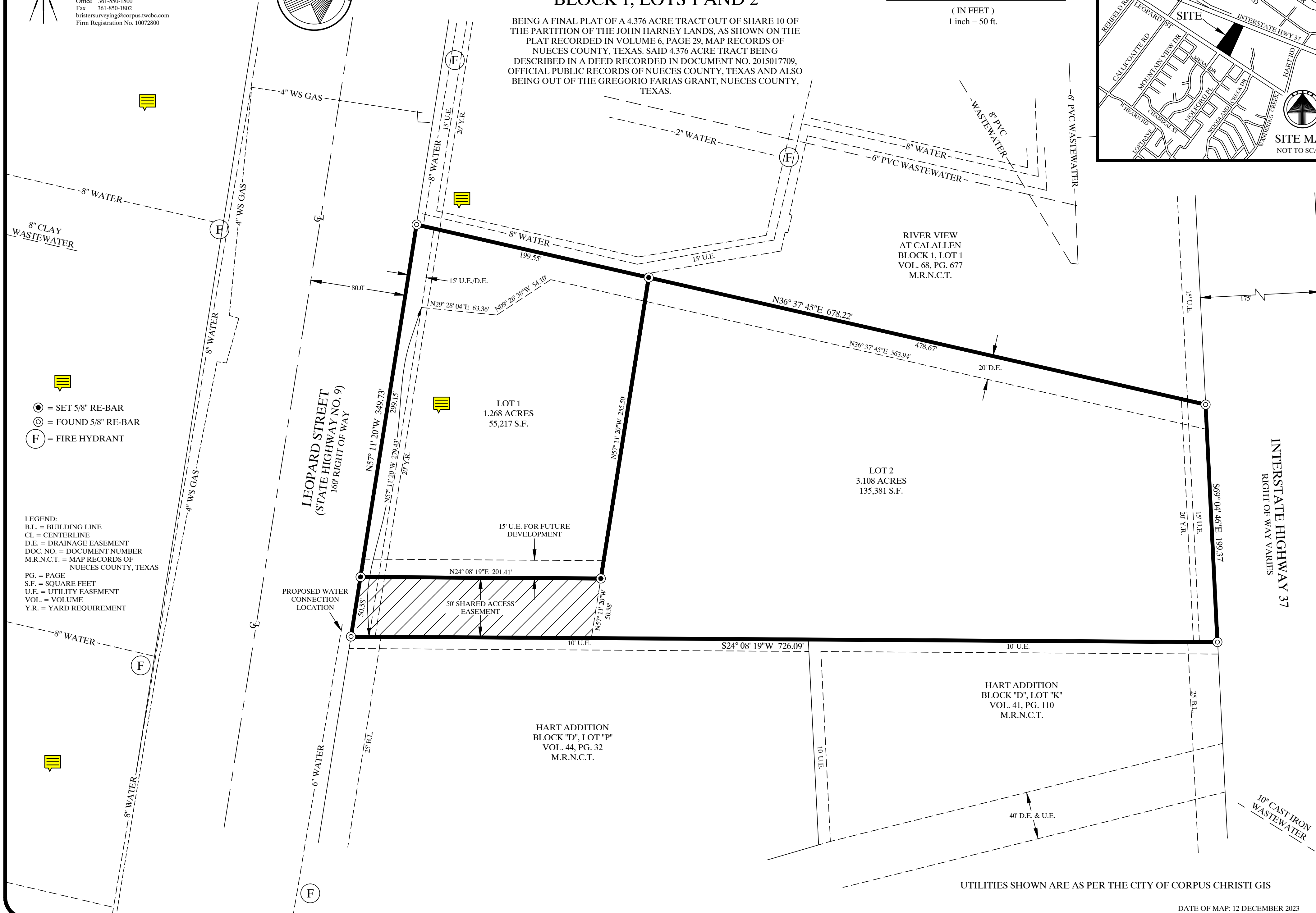
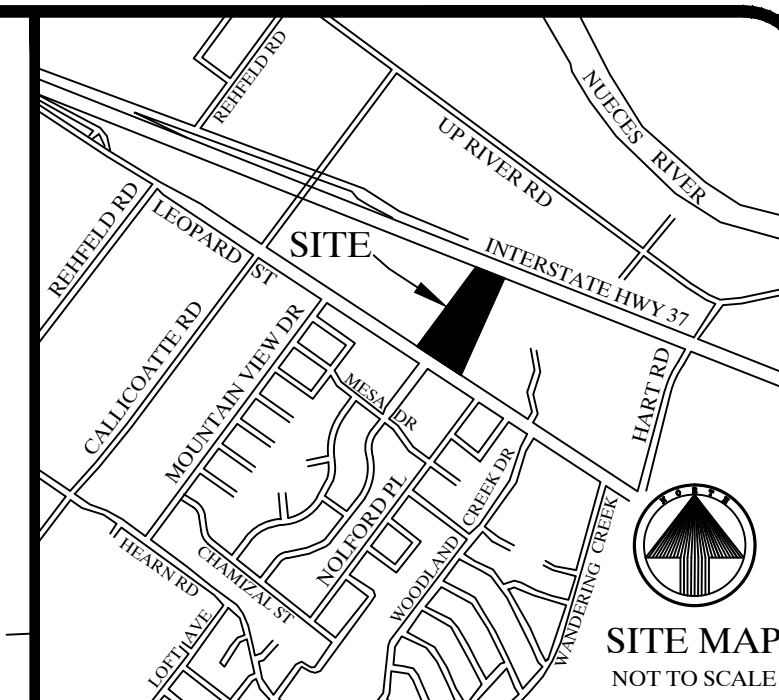
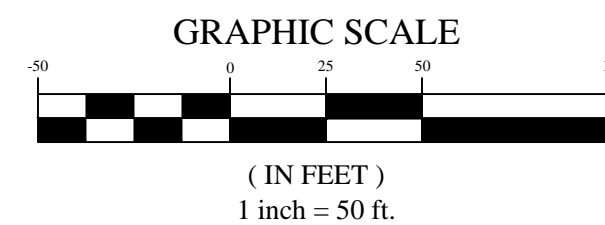
INTERSTATE HIGHWAY 37  
RIGHT OF WAY VARIES







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UTILITIES SHOWN ARE AS PER THE CITY OF CORPUS CHRISTI GIS

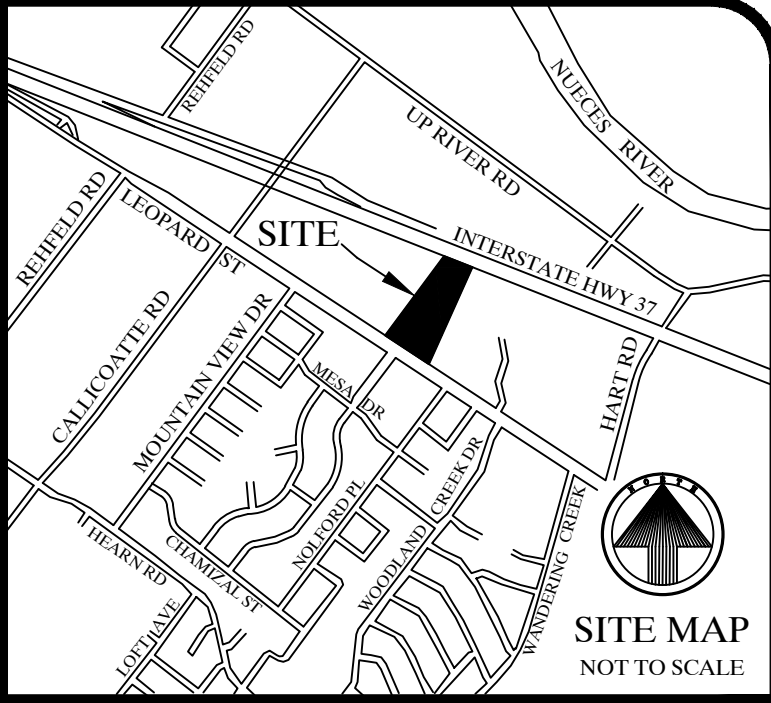
DATE OF MAP: 12 DECEMBER 2023



**Brister Surveying**  
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**FINAL PLAT OF  
ALARCON ADDITION  
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STATE OF TEXAS  
COUNTY OF NUECES

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THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024

\_\_\_\_\_  
DANIEL ALARCON  
OWNER

STATE OF TEXAS  
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, DANIEL ALARCON THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME AS THE ACT AND DEED OF SAID LANDS FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024

\_\_\_\_\_  
NOTARY PUBLIC

**NOTES:**

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8. ACCESS TO INTERSTATE HIGHWAY 37 IS PROHIBITED.

STATE OF TEXAS  
COUNTY OF NUECES

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

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024

\_\_\_\_\_  
MICHAEL MILLER  
CHAIRMAN

\_\_\_\_\_  
AL RAYMOND III, A.I.A.  
SECRETARY

STATE OF TEXAS  
COUNTY OF NUECES

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THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024

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

STATE OF TEXAS  
COUNTY OF NUECES

APPROVED BY THE CORPUS CHRISTI-NUECES COUNTY HEALTH DEPARTMENT THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024. ANY PRIVATE SEWAGE SYSTEM SHALL BE APPROVED BY THE CORPUS CHRISTI-NUECES COUNTY HEALTH DEPARTMENT PRIOR TO INSTALLATION.

\_\_\_\_\_  
PUBLIC HEALTH DEPARTMENT

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 \_\_\_\_\_, 2024, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024 AT \_\_\_\_\_ O'CLOCK \_\_\_\_M IN SAID COUNTY IN VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_ MAP RECORDS.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT, IN AND FOR SAID COUNTY AT MY OFFICE, IN CORPUS CHRISTI, TEXAS, THE DAY AND YEAR LAST WRITTEN.

NO. \_\_\_\_\_  
FILED FOR RECORD

\_\_\_\_\_  
KARA SANDS, CLERK  
NUECES COUNTY, TEXAS

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

STATE OF TEXAS  
COUNTY OF NUECES

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

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024

\_\_\_\_\_  
RONALD E. BRISTER  
REGISTERED PROFESSIONAL LAND SURVEYOR



**Brister Surveying**  
4455 South Padre Island Drive Suite 51  
Corpus Christi, Texas 78411  
Office 361-850-1800  
Fax 361-850-1802  
bristersurveying@corpus.twc.com  
Firm Registration No. 10072800

NOTES:

1. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE NUECES RIVER DOWNSTREAM OF THE CALALLEN SALTWATER INTRUSION DAM LOCATED 1.1 MILES FROM NUECES BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THIS SEGMENT OF THE NUECES RIVER AS "HIGH". TCEQ ALSO CATEGORIZED THE NUECES RIVER AS "CONTACT RECREATION" USE.
2. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48355C 0280 G, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 13, 2022 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.
3. MEASURED BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (93) 4205 DATUM.
4. SET 5/8" RE-BAR = STEEL RE-BAR SET WITH YELLOW PLASTIC CAP LABELED BRISTER SURVEYING.
5. THE TOTAL PLATTED AREA IS 4.376 ACRES.
6. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
7. IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.
8. ACCESS TO INTERSTATE HIGHWAY 37 IS PROHIBITED.

- = SET 5/8" RE-BAR  
○ = FOUND 5/8" RE-BAR

LEGEND:  
B.L. = BUILDING LINE  
CL = CENTERLINE  
D.E. = DRAINAGE EASEMENT  
DOC. NO. = DOCUMENT NUMBER  
M.R.N.C.T. = MAP RECORDS OF  
NUECES COUNTY, TEXAS  
PG. = PAGE  
S.F. = SQUARE FEET  
U.E. = UTILITY EASEMENT  
VOL. = VOLUME  
Y.R. = YARD REQUIREMENT

# FINAL PLAT OF ALARCON ADDITION BLOCK 1, LOTS 1 AND 2

BEING A FINAL PLAT OF A XXX ACRE TRACT OUT OF SHARE 10 OF THE PARTITION OF THE JOHN HARNEY LANDS, AS SHOWN ON THE PLAT RECORDED IN VOLUME 6, PAGE 29, MAP RECORDS OF NUECES COUNTY, TEXAS. SAID XXX ACRE TRACT BEING DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2015017709, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS AND ALSO BEING OUT OF THE GREGORIO FARIAS GRANT, NUECES COUNTY, TEXAS.

