

**Merged Document Report****Application No.: PL8744**

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
250412 - RE-PLAT RE-PLAT - 322 & 330 SANTA MONICA PLACE (2).pdf
250412 - RE-PLAT Utility (2).pdf

Comment Author Contact Information:

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

General Comments

Comment ID	Author : Department	Status	Review Comments	Applicant Response Comments
9	Alex Harmon : DS	Closed	<p>Improvements Required for Recordation, per UDC 8.1.4.</p> <p>A. Streets: No Sidewalks: No B. Water: No Fire hydrants: No C. Wastewater: No D. Stormwater: No E. Public open space: No F. Permanent monument markers: No</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
1	P001	Note	Mark Zans : DS	Closed	Application is deemed incomplete. The following is needed to complete. 1. A signed by the engineer/surveyor plat application. 2. A PHT form for the plat..	
2	P001	Note	Mark Zans : LD	Closed	Dimension and label the utility easement across the back of the lot.	
3	P001	Note	Mark Zans : LD	Closed	Provide name of street.	
4	P001	Note	Mark Zans : LD	Closed	Plat is a final plat	
5	P001	Note	Mark Zans : LD	Closed	This plat is on the 30-day tract for approval, approval with Conditions, or disapproval by 7/9/2025 The deadline for revisions to be submitted is 6/30/2025	
6	P001	Note	Mark Zans : LD	Closed	: The plat will be recommended as Conditional Approval for Resolution comments received and that have remained Open and unmet.	
7	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.	

STATE OF TEXAS
COUNTY OF NUECES

I, R Development, LLC hereby certify that I am the owner of the Land embraced within the boundaries of the foregoing plat, that I have had said land surveyed and subdivided as shown, that streets and easements as shown have been heretofore dedicated, or if not previously dedicated, streets are hereby dedicated and easements are hereby dedicated to the public use forever; and that this plat was made for the purposes of description and dedication.

This the_____ day of _____ 2025.

MICHELLE E. RAMIREZ, MANAGER

STATE OF TEXAS
COUNTY OF NUECES

This instrument was acknowledged before me by MICHELLE E. RAMIREZ.

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 for Texas Geo Tech Land Surveying, Inc. hereby certify that the foregoing plat was prepared from a survey made on the ground under my direct supervision and is true and correct to the best of my knowledge and belief; That Texas Geo Tech Engineering & Land Surveying Inc. has been engaged under contract to set all Lot and Block corners and complete such operation without delay.

This the_____ day of _____ 2025.

JARREL L. MOORE
Registered Professional Land Surveyor No. 4854

STATE OF TEXAS
COUNTY OF NUECES

I, Kara Sands, Clerk of the County Court in and for said County, do hereby certify that the foregoing instrument dated the _____ day of _____, 2025, with its certificate of authentication was filed for record in my office the _____ day of _____ 2025, at _____ o'clock _____ M. in said County in Volume _____, Page _____, Map Records.

No. _____

Filed for Record
At _____ o'clock ____ M.
_____ 2025

By: _____
Deputy
Kara Sands,
County Clerk
Nueces County, Texas

LAMAR PARK SUBDIVISION SECTION 4 BLOCK 13, LOT 21R

BENG A TOTAL OF 0.30 ACRE TRACT OF LAND, BEING THE WEST PORTION OF LOT 21 AND ALL OF LOT 22 AND THE EAST PORTION OF LOT 23, BLOCK 13, LAMAR PARK SUBDIVISION SECTION 4, AS RECORDED IN VOLUME 13 PAGE 42 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS, WITH SAID 0.30 ACRE TRACT OF LAND BEING SAME DESCRIBED BY SPECIAL WARRANTY DEED, RECORDED IN DOCUMENT NUMBER 2025008441 OF THE DEED RECORDS OF NUECES COUNTY, TEXAS.

SITE

VICINITY MAP
SCALE: N.T.S.

LAMAR PARK SUBDIVISION SECTION 3
VOLUME 13, PAGE 42
M.R.N.C.T.

r=2205.10'
a=56.54'
cd=56.54'
cb=N66°48'01"E
d= 1'28'09"

r=2205.10'
a=47.95'
cd=47.95'
cb=N66°36'19"E
d= 1'14'45"

FND. 5/8" I.R.

N23°44'33"W

REMAINING PORTION OF
LOT 23, BLOCK 13
LAMAR PARK
SUBDIVISION SECTION 4
VOLUME 13, PAGE 42
M.R.N.C.T.

LOT 21R
0.30 Acres.
12883.61 Sq.ft.

REMAINING PORTION OF
LOT 21, BLOCK 13
LAMAR PARK
SUBDIVISION SECTION 4
VOLUME 13, PAGE 42
M.R.N.C.T.

r=2230.10'
a=68.80'
cd=68.80'
cb=S66°35'26"W
d= 1'46'04"

r=2180.10'
a=35.00'
cd=35.00'
cb=S66°32'43"W
d= 0°55'11"

SANTA MONICA PLACE

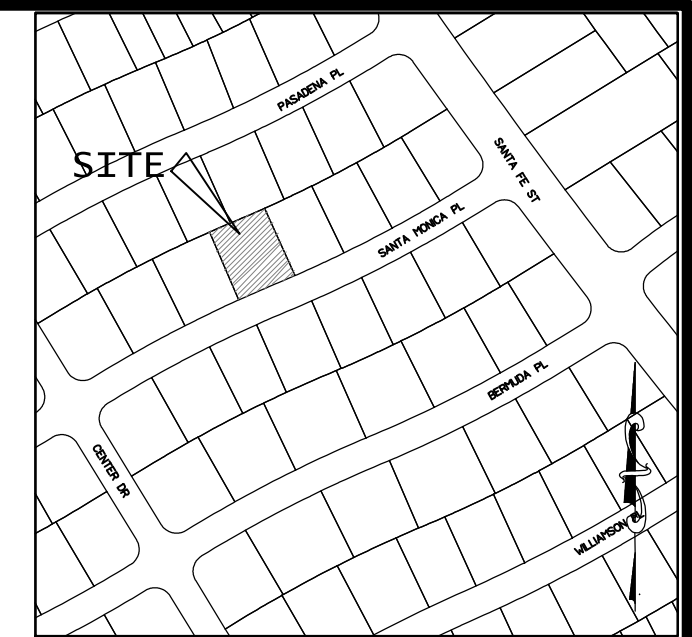
GRAPHIC SCALE
20' 0 20' 40' 60'
Scale: 1" = 20' feet

TEXAS GEO TECH
LAND SURVEYING, INC

5525 SOUTH STAPLES - SUITE B2
Corpus Christi, TX 78411
(361) 993-0808 Fax (361) 993-2955
JOB # 250412
JUNE 18, 2025

LAMAR PARK SUBDIVISION SECTION 4 BLOCK 13, LOT 21R

BENG A TOTAL OF 0.30 ACRE TRACT OF LAND, BEING THE WEST PORTION OF LOT 21 AND ALL OF LOT 22 AND THE EAST PORTION OF LOT 23, BLOCK 13, LAMAR PARK SUBDIVISION SECTION 4, AS RECORDED IN VOLUME 13 PAGE 42 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS, WITH SAID 0.30 ACRE TRACT OF LAND BEING SAME DESCRIBED BY SPECIAL WARRANTY DEED, RECORDED IN DOCUMENT NUMBER 2025008441 OF THE DEED RECORDS OF NUECES COUNTY, TEXAS.



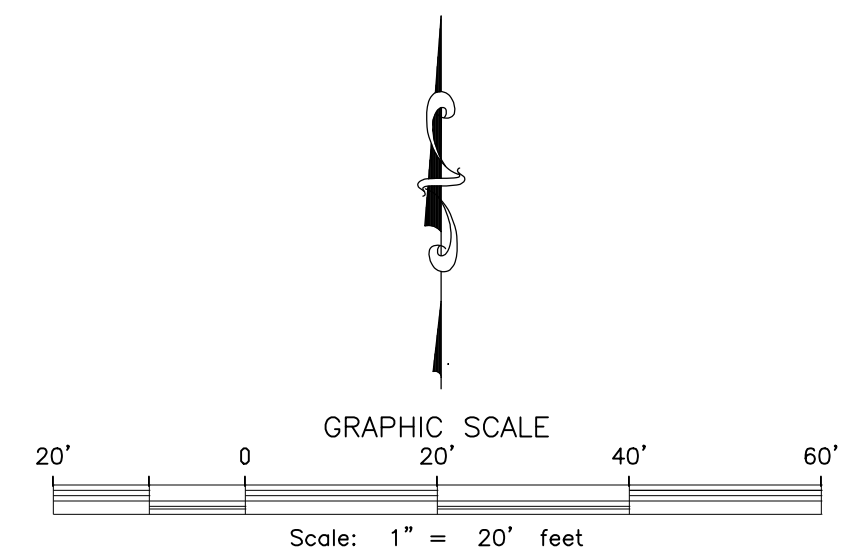
VICINITY MAP
SCALE: N.T.S.

GENERAL NOTES:

1. TOTAL PLATTED AREA CONTAINS 0.30 ACRES OF LAND.
2. BY GRAPHIC PLOTTING ONLY, THE SUBJECT SITE IS IN ZONE "X", ACCORDING TO FEMA MAP AREAS OF 2% ANNUAL CHANCE OF FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH OF ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE, COMMUNITY PANEL No. 48355C0635G, NUECES COUNTY, TEXAS, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 18, 2022.
3. BASIS OF BEARINGS REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE.
4. 5/8" IRON RODS AT ALL LOT CORNERS.
5. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE CROWN OF THE FRONTING STREET.
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. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THE PROPERTY IS THE CORPUS CHRISTI BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE CORPUS CHRISTI BAY AS "EXCEPTIONAL" AND "OYSTER WATERS". TCEQ ALSO CATEGORIZED THE CORPUS CHRISTI AS "CONTACT RECREATION" USE.



UTILITY MAP



TEXAS GEO TECH
LAND SURVEYING, INC
5525 SOUTH STAPLES - SUITE B2
Corpus Christi, TX 78411
(361) 993-0808 Fax (361) 993-2955
JOB # 250412
MAY 30, 2025