

Development Services

2406 Leopard Street, Corpus Christi, TX 78408

**Date: 07-14-2025
16:45:24**



Final Report - Corrections Required
Application No. PL8719

Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
Mark Zans	markz2@cctexas.com	361-826-3553
Elena Buentello	elenab@cctexas.com	361-826-3598
Alex Harmon	alexh2@cctexas.com	361-826-1102

General Comments

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

Corrections in the following table need to be applied before a permit can be issued

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments
1	P001	Note	Elena Buentello : DS	Open	UDC 3.1.6.B.2.A Please submit an application and all other required documents for this application.
2	P001	Note	Mark Zans : DS	Closed	The submitted application has been accepted. We are now in need of the following: 1. A signed copy of the DOI form. 2 A copy of the deeds for the land showing correct ownership for MPM Development. 3. A utility plan showing all utility connections. 4. A SWQMP for the site and show calculations. The plat cannot move forward unless all required plans and documentsd are submitted.
30	P001	Note	Alex Harmon : DS	Open	6/25/25 UPDATE: To be addressed with PIs. Plat may need to be adjusted based on review. Please review IDM Ch. 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
31	P001	Note	Alex Harmon : DS	Open	6/25/25 UPDATE: Separate SWQMP should be submitted that shows path of delineation as well as pre and post flows. See Plat Submittal application checklist for more information. Per City of Corpus Christi - Code of Ordinances Ch. 14, Art.X, Sec. 14-1003, a Storm Water Quality Management Plan (SWQMP) is required. The following information is not included with the submittal: -Hydraulic calculations based upon established procedures (such as the rational method). This should be done for the predeveloped land and post developed land.
32	P003	Note	Alex Harmon : DS	Open	6/25/25 UPDATE: Contact USACE as they are the only ones who can determine if this is actually wetlands. The US Fish and Wildlife Service (FWS) identifies one wetland areas within this proposed platted area. please identify the area on this plat. Approval from the USACE is needed prior to recordation/construction in these areas.
14	P001	Note	Mark Zans : LD	Closed	Provide state surveyor registration number.
20	P001	Note	Mark Zans : LD	Closed	Plat is a final plat.
21	P001	Note	Mark Zans : LD	Closed	This plat is on the 30-day tract for approval, approval with Conditions, or disapproval by 6/25/2025. The deadline for revisions to be submitted is 6/19/2025
22	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.
23	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 res olve Open comments. This request must be made directly to Development Services within the 30-day initial period.
27	P001	Note	Mark Zans : LD	Closed	fire comments 1-10 1 Infor. Water Distribution Standards: Fire flow for residential areas require 750 GPM with 20 psi residual 2 Plat The UDP has a standard regarding the continuation of streets. Will Natasha Lane be

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					<p>connected to Digger Lane and will CR 26 be further developed as another entry into the subdivision?</p> <p>3 Infor. 507.5.1 Exception 1: Group R-3 (one- or two-family dwellings): Fire hydrants to be located every 600 feet apart.</p> <p>4 Infor. 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>5 Infor. 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>6 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>7 Infor. Note: An accessible road and a suitable water supply is required before going vertical with any structure.</p> <p>8 Infor. 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. The standard UDP requirement is 28 ft. curb to curb.</p> <p>9 Infor. 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>10 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>
28	P001	Note	Mark Zans : LD	Closed	<p>Fire comments 11-15</p> <p>11 Plat 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>12 Infor. 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>13 Infor. 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>14 Plat D107.1 One- or two-family dwelling residential developments. Developments of one- or two-family dwellings where the number of dwelling units exceeds 50 shall be provided with two</p>

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					<p>separate and approved fire apparatus access roads.</p> <p>Exceptions:</p> <ol style="list-style-type: none"> 1. Where there are more than 30 dwelling units on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system, access from two directions shall not be required. 2. The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official." <p>15 Plat D107.2 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses. Unless otherwise approved by the Fire Marshal.</p>
29	P001	Note	Mark Zans : LD	Closed	<p>Fire comments: 16--17</p> <p>16 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>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>
34	P001	Note	Mark Zans : LD	Closed	<p>Park Fee: 155 lots x 462.50 = \$71,687.50</p>
35	P001	Note	Mark Zans : LD	Closed	<p>Stormwater comments:</p> <p>Please review IDM Ch. 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.</p> <p>If local private on-site storm water detention facilities are provided, they shall be designed using the appropriate methodology for their acreage and require a licensed professional engineer to inspect and certify that the facility is functioning as originally designed.</p> <p>Per City of Corpus Christi - Code of Ordinances Ch. 14, Art.X, Sec. 14-1003, a Storm Water Quality Management Plan (SWQMP) is required. The following information is not included with the submittal:</p> <ul style="list-style-type: none"> -Hydraulic calculations based upon established procedures (such as the rational method). This should be done for the predeveloped land and post developed land. -An on-site drainage plan, which details the direction of flow (using arrows or contours) and collection structures, including the size and required capacity of the drainage structures. -The on-site drainage plan should address how run-on storm water will be handled, including sheet flow entering the site from adjoining property.
36	P001	Note	Mark Zans : LD	Closed	<p>PW Streets comments:</p> <ul style="list-style-type: none"> •PW STR: Were our PIP comments for this unit addressed? If so, can we see the developer's answers? •PW STR: Please provide an overall location map that identifies all units within King's Landing •PW STR: Informational - RCC pavement section shall adhere to Section 2 of the Pilot Program for Roller Compacted Concrete Roadway Improvements and Participation Agreement for Kings Landing Subdivision •PW STR: Informational - County Road 26 is on the Transportation Plan as a C3 Collector. Please coordinate with Public Works Traffic Department for a proposal to modify the Urban Transportation Plan.

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					<ul style="list-style-type: none"> •PW STR: Informational - 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. •PW STR: Informational - 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.
15	P002	Note	Mark Zans : LD	Closed	Provide Vol. and Pg number for Unit 10 recording.
16	P002	Note	Mark Zans : LD	Closed	Provide Vol. and Pg number for Unit 10 recording.
17	P003	Note	Mark Zans : LD	Closed	PW Streets comments: <ul style="list-style-type: none"> •PW STR: Were our PIP comments for this unit addressed? If so, can we see the developer's answers? •PW STR: Please provide an overall location map that identifies all units within King's Landing •PW STR: Informational - RCC pavement section shall adhere to Section 2 of the Pilot Program for Roller Compacted Concrete Roadway Improvements and Participation Agreement for Kings Landing Subdivision •PW STR: Informational - County Road 26 is on the Transportation Plan as a C3 Collector. Please coordinate with Public Works Traffic Department for a proposal to modify the Urban Transportation Plan. •PW STR: Informational - 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. •PW STR: Informational - 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.
18	P003	Note	Mark Zans : LD	Closed	Provide Vol. and Pg number for Unit 8 recording.
19	P003	Note	Mark Zans : LD	Closed	Provide Vol. and Pg number for Unit 8 recording.
24	P003	Note	Mark Zans : LD	Closed	Gas company comments. Gas company request easements on Block 20, Lots 28 and 29, 5' on each side of common lot line for a total of ten feet.
25	P003	Note	Mark Zans : LD	Closed	Gas company comments. Gas company request easements on Block 20, Lots 33 and 34, 5' on each side of common lot line for a total of ten feet.
26	P003	Note	Mark Zans : LD	Closed	Gas company comment; 5' easement along the south line of lot 38 for a total easement of 5 feet.

STATE OF TEXAS §
COUNTY OF NUECES §

WE, MPM DEVELOPMENT, LP, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LAND EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING PLAT, SUBJECT TO A LIEN IN FAVOR OF _____ THAT WE HAVE HAD SAID LAND SURVEYED AND SUBDIVIDED AS SHOWN, THAT STREETS AND EASEMENTS AS SHOWN HAVE BEEN HERETOFORE DEDICATED, OR IF NOT PREVIOUSLY DEDICATED, 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 _____, 20____.

MOSSA MOSTAGHASI, GENERAL PARTNER

STATE OF TEXAS §
COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MOSSA MOSTAGHASI, GENERAL PARTNER OF MPM DEVELOPMENT, LP.

THIS THE ____ DAY OF _____, 20____.

NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS §
COUNTY OF NUECES §

I, NIXON M. WELSH, REGISTERED PROFESSIONAL LAND SURVEYOR OF BASS & WELSH ENGINEERING, HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION.

THIS THE ____ DAY OF _____, 20____.

NIXON M. WELSH, RPLS NO. 2211

STATE OF TEXAS §
COUNTY OF NUECES §

WE, _____ (NAME), HEREBY CERTIFY THAT WE ARE THE HOLDERS OF A LIEN ON THE LAND EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING MAP AND THAT WE APPROVE THE SUBDIVISION AND DEDICATION FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

BY: _____

TITLE: _____

STATE OF TEXAS §
COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____ (NAME), _____ (TITLE), OF _____

THIS THE ____ DAY OF _____, 20____.

NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS

PLAT OF KING'S LANDING UNIT 11

A 38.072 ACRE TRACT OF LAND, MORE OR LESS, A PORTION OF A 293.041 ACRE TRACT, DDC. NO. 2019035726, D.R. AND A PORTION OF A 130.570 ACRE TRACT, DDC. NO. 2019051482, O.R., SAID 38.072 ACRE TRACT BEING A PORTION OF SURVEY 137, ABSTRACT 579 AND SURVEY 139, ABSTRACT 577, SAID SURVEYS NAMED CUADRILLA IRRIGATION COMPANY, NUECES CO., TX

CORPUS CHRISTI, NUECES COUNTY, TEXAS

BASS & WELSH ENGINEERING
TX SURVEY REG. NO 100027-00, TX ENGINEERING
REG. NO. F-52, 3054 S. ALAMEDA STREET,
CORPUS CHRISTI, TEXAS 78404

DATE PLOTTED: 06/19/25
COMP. NO.: PLAT-SH1
JOB NO.: 24008
SCALE: 1" = 60'
PLOT SCALE: SAME
SHEET 1 OF 3

STATE OF TEXAS §
COUNTY OF NUECES §

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

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

DATE _____

STATE OF TEXAS §
COUNTY OF NUECES §

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

THIS THE ____ DAY OF _____, 20____.

CHAIRMAN
MICHAEL YORK

SECRETARY
MICHAEL DICE

STATE OF TEXAS §
COUNTY OF NUECES §

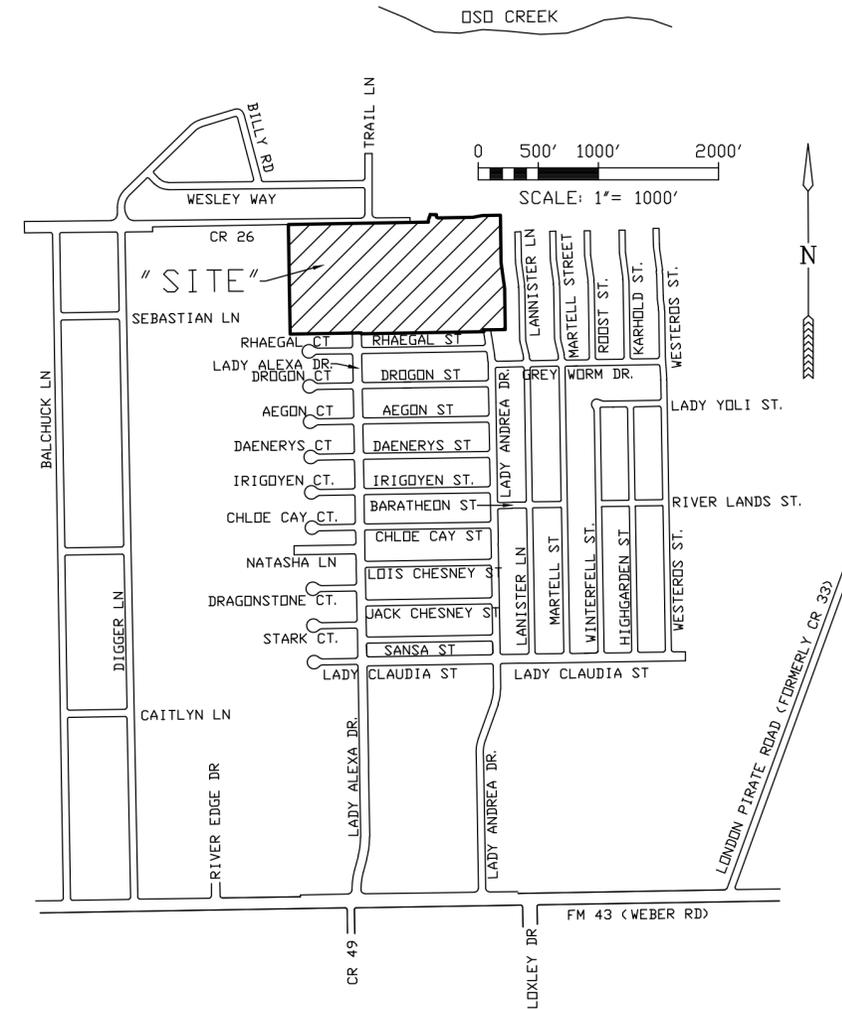
I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR SAID COUNTY,

DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE ____ DAY OF _____, 20____ WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THE ____ DAY OF _____, 20____ AT _____ O'CLOCK _____M., AND DULY RECORDED THE ____ DAY OF _____, 20____ AT _____ O'CLOCK _____M. IN THE MAP RECORDS OF SAID COUNTY IN VOLUME ____ PAGE ____ INSTRUMENT NUMBER ____.

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

BY: _____
DEPUTY

KARA SANDS, CLERK
COUNTY COURT
NUECES COUNTY, TEXAS



LOCATION MAP
1"=1000'

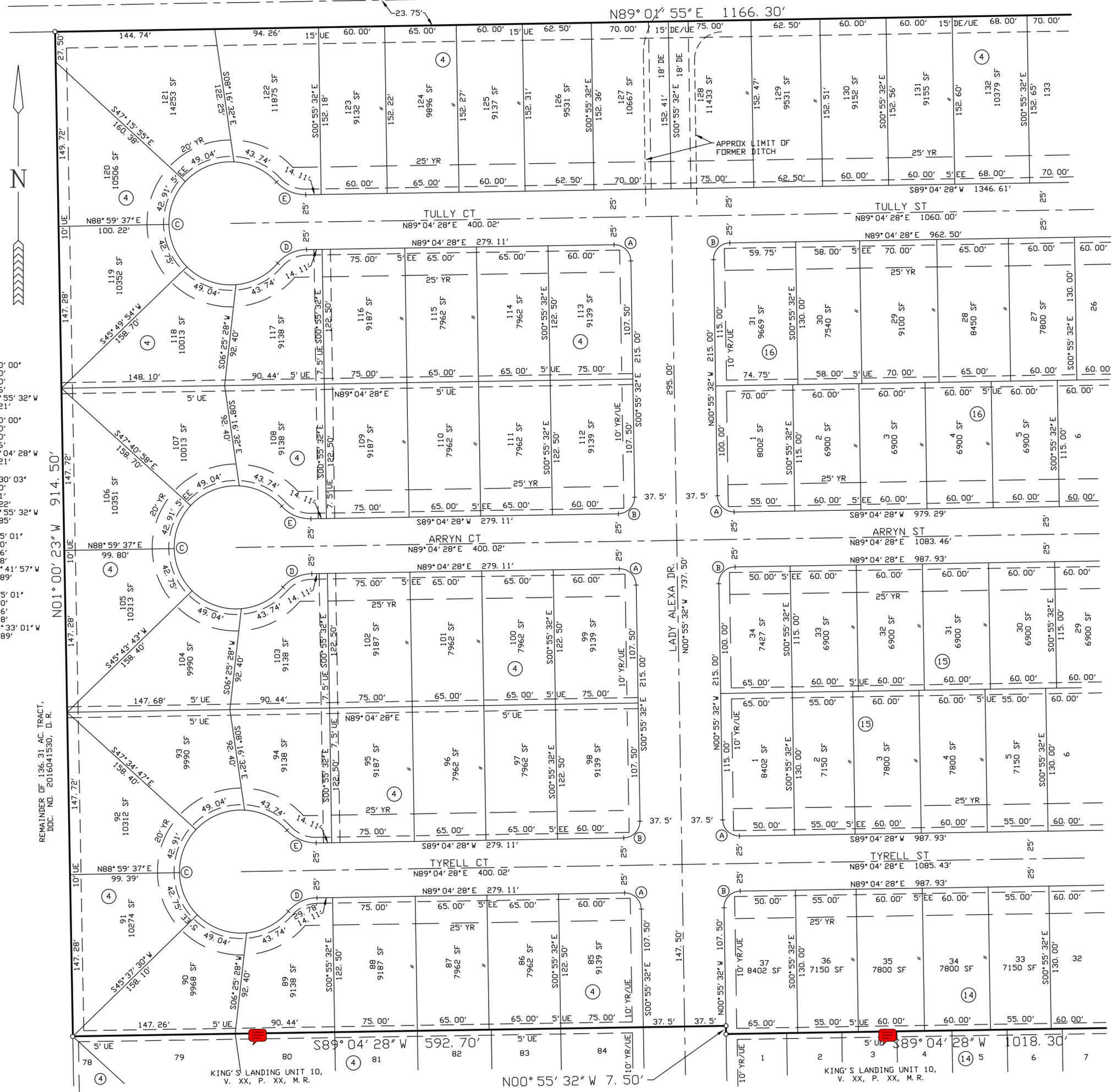
LEGEND:

- DE DRAINAGE EASEMENT
- D.R. DEED RECORDS, NUECES CO., TX
- M.R. MAP RECORDS, NUECES CO., TX
- O.R. OFFICIAL RECORDS, NUECES CO., TX
- UE UTILITY EASEMENT

NOTES

1. SET 5/8" IRON RODS WHERE POSSIBLE AT ALL LOT CORNERS; WHERE NOT POSSIBLE TO SET 5/8" IRON RODS, SET NAILS OR CHISEL MARKS AT LOT CORNERS IF POSSIBLE. ALL IRON RODS SET CONTAIN PLASTIC CAPS LABELED BASS AND WELSH ENGINEERING.
2. 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.
3. THE BASIS OF BEARINGS IS THE STATE OF TEXAS LAMBERT GRID, SOUTH ZONE, NAD 1983.
4. THE ENTIRE SUBJECT SITE IS IN FEMA ZONE X, OTHER AREAS AND FEMA ZONE X OTHER FLOOD AREAS AS SHOWN, MAP NO. 48355C0505G (10/13/2022).
5. LEGAL DESCRIPTION: A 38.072 ACRE TRACT OF LAND, MORE OR LESS, A PORTION OF A 293.041 ACRE TRACT, DDC. NO. 2019035726, D.R. AND A PORTION OF A 130.570 ACRE TRACT, DDC. NO. 2019051482, O.R., SAID 38.072 ACRE TRACT BEING A PORTION OF SURVEY 137, ABSTRACT 579 AND SURVEY 139, ABSTRACT 577. SAID SURVEYS NAMED CUADRILLA IRRIGATION COMPANY, NUECES CO., TX.
5. THE TOTAL PLATTED AREA CONTAINS 38.072 ACRES OF LAND INCLUDING STREET DEDICATIONS.
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. ALL DRIVEWAYS TO RESIDENTIAL AND COLLECTOR PUBLIC STREETS WITHIN THE SUBDIVISION SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS OUTLINED IN ARTICLE 7 OF THE UDC.

CL CR 26 (47.50' ROW)



- (A) D=90° 00' 00"
R=15.00'
T=15.00'
L=23.56'
CB=N45° 55' 32" W
CH=21.21'
- (B) D=90° 00' 00"
R=15.00'
T=15.00'
L=23.56'
CB=S44° 04' 28" W
CH=21.21'
- (C) D=277° 30' 03"
R=56.00'
T=49.11'
L=271.22'
CB=N00° 55' 32" W
CH=73.85'
- (D) D=48° 45' 01"
R=35.00'
T=15.86'
L=29.78'
CB=S64° 41' 57" W
CH=28.89'
- (E) D=48° 45' 01"
R=35.00'
T=15.86'
L=29.78'
CB=N66° 33' 01" W
CH=28.89'

CONTINUED ON FOLLOWING SHEET

CONTINUED ON FOLLOWING SHEET

CONTINUED ON FOLLOWING SHEET

PLAT OF
KING'S LANDING UNIT 11
CORPUS CHRISTI,
NUECES COUNTY, TEXAS

BASS & WELSH ENGINEERING
TX SURVEY REG. NO 100027-00, TX ENGINEERING
REG. NO. F-52, 3054 S. ALAMEDA STREET,
CORPUS CHRISTI, TEXAS 78404

DATE PLOTTED: 6/19/25
CMP. NO. PLAT-SHT2
JOB NO. 24008
SCALE: 1" = 60'
PLAT SCALE: SAME
SHEET 2 OF 3

