



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda - Final

Planning Commission

Wednesday, November 12, 2025

5:30 PM

Council Chambers

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:** Vice Chairman Mandel & Commissioner Munoz (10.29.25 meeting)
- IV. **Approval of Minutes: October 29, 2025 Meeting Minutes**
 1. [25-1747](#) October 29, 2025 Meeting Minutes
Attachments: [10.29.25 PC Meeting Minutes- DRAFT](#)
- V. **Discussion and Possible Action regarding the Planning Commission & Airport Zoning Commission (AZC) meeting callendar for 2026**
 2. [25-1746](#) Planning & Airport Zoning Commission 2026 Calendar
Attachments: [2026PCMtgdDates UPDATED](#)

VI. Consent Public Hearing: Discussion and Possible Action (Item A)**A. Plats****3. [25-1733](#)****PL9011****FINAL- Nueces Gardens No. 1****Lots 21D and 21E****(0.80 Acres)**

(District 1) Generally located at 3438 Starlite Lane, east of Violet Road and west of Leonard Drive.

Attachments: [PL9011FinalCoverTab](#)

[PL9011 ClosedCommentReport](#)

[PL9011LatestPlat](#)

4. [25-1741](#)**PL8882****FINAL- M & R Home Solutions LLC Subdivision****Lot 1 Block A****(4.88 Acres)**

(District 4) Generally located at 2345 Yorktown Boulevard, south of Yorktown Boulevard, east of Arman Street and west of Roscher Road.

Attachments: [PL8882FinalCoverTab](#)

[PL8882ClosedCommentReport](#)

[PL8882LatestPlat](#)

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 Jessica Martinez, at 361-826-3202 or jessicam2@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

Wednesday, October 29, 2025

5:30 PM

Council Chambers

I. Call to Order, Roll Call

Chairman Salazar-Garza called the meeting to order at 5:30pm. A quorum was present to conduct the meeting with Vice Chairman Mandel and Commissioner Munoz absent.

II. PUBLIC COMMENT:

Shirin Delsooz spoke to the commission about citizens who do not have a car. She stated sidewalks are not enough and the city needs more protected bike lanes along with a better public transit system.

III. Approval of Absences: Commissioner Teifke (10.15.2025 meeting)

Commissioner Miller made a motion to approve of the absence of Commissioner Teifke. Commissioner Budd seconded. Vote: All Aye. Motion passed.

IV. Approval of Minutes: October 15, 2025 Meeting Minutes

Commissioner Hedrick made a motion to approve the meeting minutes from October 15, 2025, as presented by staff. Commissioner Miller seconded. Vote: All Aye. Motion passed.

1. [25-1687](#) October 15, 2025 Meeting Minutes

Attachments: [10.15.25 PC Meeting Minutes- DRAFT](#)

V. Consent Public Hearing: Discussion and Possible Action (Items A & B)

At the request of Chairman Salazar-Garza, agenda items # 3 & 4 was removed from the consent agenda due to further discussion needed.

Andrew Dimas, Development Services introduced item #2 into record. The plat will satisfy the requirements of the Unified Development Code and State Law. The Technical Review Committee recommends Approval. Recordation is pending satisfactory completion of UDC Review Criteria for 3.8.5.D.

Andrew Dimas, Development Services introduced items #5 & 6 into record and staff recommend approval for the rezoning request.

Commissioner Hedrick asked if there was a structure on the property for item #5 and if it was to be demolished. Andrew Dimas stated it looks to still be there based on aerial maps but that the owner would be demoing the structure as part of the rezoning plan.

With no more questions from staff, Chairman Salazar-Garza opened for public comment on items #2, 5, & 6. Being none, public comment was closed.

Commissioner Miller made a motion to approve consent agenda items #2, 5, & 6 as presented by staff. Commissioner Teichelman seconded. Vote: All Aye. Motion passes.

A. Plat

2. [25-1672](#) PL8774
FINAL: Countiss
Lot 3 Block 2
(0.51 Acres)

(District 1). Generally located at 4544 Sharpsburg Road, north of Interstate 37 and Up River Road, and south of Figueroa Street.

Attachments: [PL8774FinalPlatCoverTab](#)
[PL8774ClosedCommentReport](#)
[PL8774LatestPlat](#)

B. Zoning

3. [25-1679](#) Zoning Case No. ZN8725, Coastal Dunes, LLC. (District 4). Ordinance rezoning a property at or near 6753 State Highway 361 (SH 361) from the "RM-AT" Multifamily Apartment Tourist District to the "RM-AT/PUD" Multifamily Apartment Tourist District with a Planned Unit Development Overlay; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval)

Attachments: [ZN8725 Coastal Dunes LLC Staff Report](#)
[ZN8725 Coastal Dunes LLC PowerPoint Presentation](#)

Andrew Dimas, Development Services introduced item #3 into record. Ordinance rezoning a property at or near 6753 State Highway 361 (SH 361) from the "RM-AT" Multifamily Apartment Tourist District to the "RM-AT/PUD" Multifamily Apartment Tourist District with a Planned Unit Development Overlay. Staff is recommending approval.

With no questions from staff. Chairman Salazar-Garza opened for public comment on item #3.

The following spoke in opposition to the rezoning during public comment:
William W. Sommers
Elaine Clemens

John Lee
Philip Tinsley
Jay Dyer
Ron Wolfe
Jim Handzel

With no more public comment, Chairman Salazar-Garza closed public comment.

Commissioner Hedrick asked Andrew Dimas if he would elaborate on the requirements for the notification process for the zoning changes. Andrew Dimas stated the 200ft notification radius from the property to be rezoned is set by the Texas government code. The key phrase to who receives the notices is whom is listed on the ownership on the latest tax rolls received. He stated the Condo 4592 was listed on the tax information available to the city in GIS. He stated since there was not an address listed on the most up to date tax rolls, notification was not mailed out. Andrew Dimas addresses the citizens' concerns and stated in the event of any future rezoning, that the citizens visit the appraisal district and ask why their information was not presented on the previous tax rolls and possibly update.

Commissioner Miller stated the commission is only looking at the rezoning of the property right now. He stated the development presented in the presentation is not set yet. Andrew Dimas stated this development for now is going to be smaller than what the property will be zoned for. Commissioner Miller the development will be brought back to commission during the platting phase where the traffic and drainage concerns will be addressed.

Commissioner Miller made a motion to approve agenda item #3 as presented by staff. Commissioner Budd seconded. Vote: All Aye. Motion passes.

4. [25-1680](#) Zoning Case No. ZN8874, Pasadena Land Holdings, Inc. (District 4). Ordinance rezoning a property at or near 7801 Wooldridge Road from the "FR" Farm Rural District to the "RS-4.5" Single-Family 4.5 District; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

Attachments: [ZN8874 Pasadena Land Holdings Inc. Staff Report](#)
 [ZN8874 Pasadena Land Holdings Inc. PowerPoint Presentation](#)

Andrew Dimas, Development Services introduced items #4 into record and staff recommend approval for the rezoning request with Commissioner Cantu abstaining from agenda item.

Commissioner Hedrick asked the reasoning for the rezoning of only a odd, shaped section and not the whole lot. Andrew Dimas stated the developer is probably just aligning to follow the plat.

With no more questions from staff, Chairman Salazar-Garza opened for public comment on item #4.

Mark Jackson appeared in opposition item #4 due to the high volume of traffic has the undeveloped area begins to grow.

Jerry Benavides, project engineer of property, stated this was a small part of the larger development of the area. This will be done in phases. He stated during the subdivision phases they will address the traffic concerns.

With no more public comment, Chairman Salazar-Garza closed public comment.

5. [25-1681](#) Zoning Case No. ZN8885, Andrea and Daovone Xayasene (District 3). Ordinance rezoning a property at or near 5113 Larcade Drive from the "RS-6" Single-Family 6 District to the "RS-6/SP" Single-Family 6 District with a Special Permit; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

Attachments: [ZN8885 Andrea & Daovone Xayasene](#)
[ZN8885 Daovone and Andrea Xayasene PowerPoint Presentation](#)

6. [25-1682](#) Zoning Case No. ZN8910, Paul and Melba Savoy (District 1). Ordinance rezoning a property at or near 3202 East Causeway Boulevard from the "CR-1" Resort Commercial District to the "RM-AT" Multifamily Apartment Tourist District; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

Attachments: [ZN8910 Paul and Melba Savoy Staff Reprot](#)
[ZN8910 Paul and Melba Savoy PowerPoint Presentation](#)

VI. Director's Report

Andrew Dimas mentioned that Commissioner Teifke has resigned from the Planning Commission.

VII. Future Agenda Items: None

VIII. Adjournment

With no other business to conduct, Chairman Salazar-Garza adjourned the meeting at 6:15 pm.

2026 PLANNING CALENDAR			
Platting Application/Payment Window Closes Mondays @ 12:00 PM **60 Day Track**	Platting Application/Payment Window Closes Mondays @ 12 PM **30 Day Track**	Planning Commission (PC) Meeting Wednesdays @ 5:30 PM Council Chambers, City Hall 1201 Leopard Street	Airport Zoning Commission (AZC) (Quarterly) Council Chambers, City Hall 1201 Leopard Street
The AZC shall meet not less than once each month; however, the chairperson (or the vice-chairperson, in the absence of the chairperson) may cancel any monthly meeting for which no business of the Commission needs to be conducted per Corpus Christi Code of Ordinance Section 2-134.			
Strikethrough dates are cancelled deadlines/meetings **Deadline dates in RED land on a holiday-please plan accordingly**			
11/10/2025	12/8/2025	1/7/2026	
11/24/2025	12/22/2025	1/21/2026	1/21/2026
12/8/2025	1/5/2026	2/4/2026	
12/22/2025	1/19/2026	2/18/2026	
1/5/2026	2/2/2026	3/4/2026	
1/19/2026	2/16/2026	3/18/2026	
2/2/2026	3/2/2026	4/1/2026	
2/16/2026	3/16/2026	4/15/2026	4/15/2026
3/2/2026	3/30/2026	4/29/2026	
3/16/2026	4/13/2026	5/13/2026	
3/30/2026	4/27/2026	5/27/2026	
4/13/2026	5/11/2026	6/10/2026	
4/27/2026	5/25/2026	6/24/2026	
5/11/2026	6/8/2026	7/8/2026	
5/25/2026	6/22/2026	7/22/2026	7/22/2026
6/8/2026	7/6/2026	8/5/2026	
6/22/2026	7/20/2026	8/19/2026	
7/6/2026	8/3/2026	9/2/2026	
7/20/2026	8/17/2026	9/16/2026	
8/3/2026	8/31/2026	9/30/2026	
8/17/2026	9/14/2026	10/14/2026	10/14/2026
8/31/2026	9/28/2026	10/28/2026	
9/14/2026	10/12/2026	11/11/2026	
9/28/2026	10/26/2026	11/25/2026	
10/12/2026	11/9/2026	12/9/2026	
10/26/2026	11/23/2026	12/23/2026	
11/9/2026	12/7/2026	1/6/2027	
Please note that this application deadline date corresponds to a specific PC meeting date in the third column.	This application deadline corresponds to the specific PC meeting date in the third column.		The AZC does not have a regular meeting time but shall convene either immediately prior to or after the Planning Commission's same-day Wednesday meeting, such time selection to be determined by the chairperson.
*For conditionally approved/disapproved plats: Resubmittal deadline is Friday at 8:30 a.m. prior to a Planning Commission meeting date.			

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
Nov. 12, 2025**

PL9011

FINAL- Nueces Gardens No. 1

Lots 21D and 21E

(0.80 Acres)

(District 1) Generally located at 3438 Starlite Lane, east of Violet Road and west of Leonard Drive.

Zoned: RS-6

Owner: Esmeralda R. Leal

Surveyor: Brister Surveying

The applicant proposes to replat the property to build a house. All Technical Review Committee comments have been addressed. The submitted Replat complies with the requirements of the Unified Development Code and State Law. Staff recommends **approval**.

**Merged Document Report****Application No.: PL9011**

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
Updated Utility Plan 10-20.pdf
Updated Plat 10-20.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
8	Alex Harmon : DS	Closed	Improvements Required for Recordation, per UDC 8.1.4. A. Streets: No Sidewalks: No, due to CIP project (Starlite - Violet to Leopard) B. Water: No Fire hydrants: No C. Wastewater: No D. Stormwater: No E. Public open space: No F. Permanent monument markers: No Please note, improvements required should be constructed to city standards, found in Article 8 and the IDM.	

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

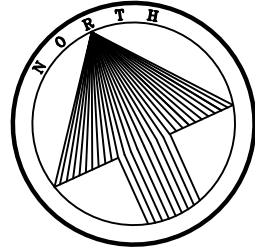
Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
5	P001	Note	Alex Harmon : DS	Closed	There is an abandoned crude oil pipeline running through the rear of the lots. Ensure easement was also abandoned or show on plat.	
6	P001	Note	Alex Harmon : DS	Closed	Lot 21E looks undeveloped so add plat note: During the development of the site, any increase in stormwater runoff flow rates must be mitigated in accordance with UDC 8.2.8.A, 8.2.8.B, and IDM 3.05 resulting in no adverse impacts between existing conditions and proposed conditions.	
7	P002	Callout	Alex Harmon : DS	Closed	There is a 6" gas line between the stormwater and water lines. Be aware for any connections that may be made to the water line.	
1	P001	Note	Mark Zans : LD	Closed	AEP Transmission comments: AEP Texas Transmission has an overhead line on this property (which is not noted on plat). We will not allow any above ground improvements within our 80ft ROW (40ft from centerline). Please see snip located in the attachments tab. (red line) Width of Easement is 80' wide. 40' each way from the center line. Please show this easement on the plat and dimension the easement. No above ground improvements can be in this easement. Please see screenshot (red line).	
2	P001	Note	Mark Zans : LD	Closed	Please add a note to the general notes stating that above ground improvements can be placed within the AEP transmission line easement.	
3	P001	Note	Mark Zans : LD	Closed	Fire comments- 1 □Plat□Review based upon construction of a single family home. 2 □Infor.□Fire Hydrant is within acceptable distance. 3 □Infor.□ There is a potential that the residence could be constructed with an exceptionally long drive-way. It is imperative that a fire apparatus be able to reach a home with fire attack lines of 150 ft. in length. The comments below are cited only as a precaution that the drive to the home is within acceptable limits. 4 □Infor.□The rear portion of the home should not be more than 150 ft. from a paved surface capable of meeting the following requirements: 5 □Infor.□503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, 6 □Infor.□D102.1 Access and loading. Facilities, buildings, or portions of buildings hereafter	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					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. 7 Infor. 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.	
4	P001	Note	Mark Zans : LD	Closed	Park Fee: 1 Lot x 462.50 = \$462.50	



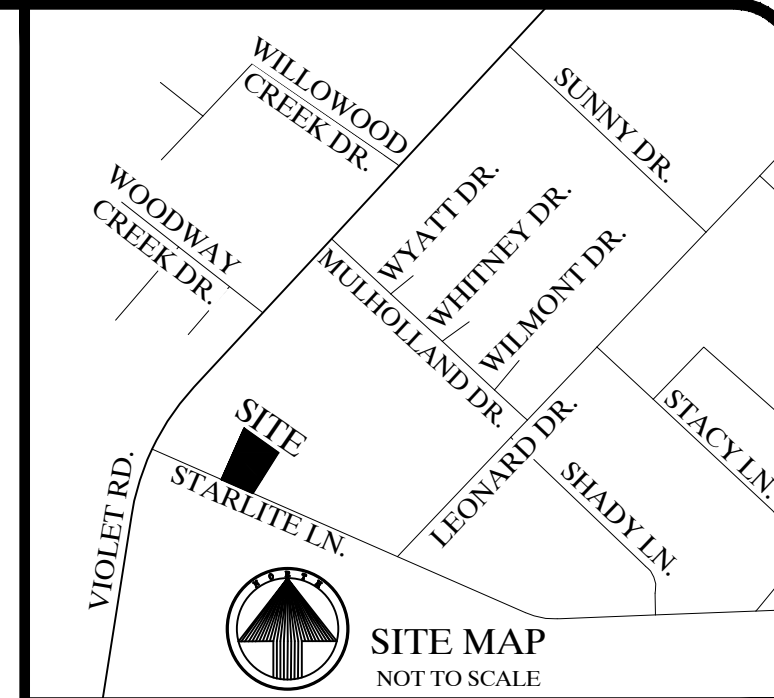
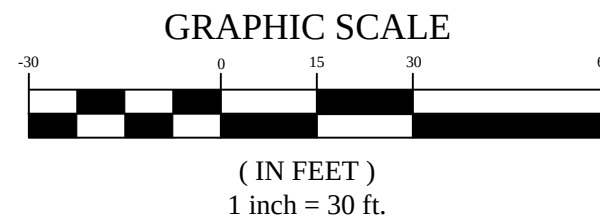
Brister Surveying

5506 Cain Drive
Corpus Christi, Texas 78411
Office 361-850-1800
Fax 361-850-1802
bristersurveying@corpus.twbc.com
Firm Registration No. 10072800



FINAL PLAT OF NUECES GARDENS NO. 1 LOTS 21D & 21E

BEING A FINAL PLAT OF A 0.800 ACRE TRACT DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2018002703, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS. SAID 0.800 ACRE TRACT ALSO BEING OUT OF LOTS 20 AND 21, NUECES GARDENS NO. 1, AS SHOWN ON A MAP RECORDED IN VOLUME 10, PAGE 22, MAP RECORDS OF NUECES COUNTY, TEXAS.



STATE OF TEXAS
COUNTY OF NUECES

I, ESMERALDA RIOS LEAL, DO HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN HEREON, THAT ALL EASEMENTS AND RIGHT-OF-WAYS AS SHOWN ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF PUBLIC STREETS AND UTILITIES, AND WE ADOPT THIS PLAT FOR THE PURPOSES OF DESCRIPTION AND DEDICATION. THIS THE _____ DAY OF _____, 2025.

ESMERALDA RIOS LEAL,
OWNER

STATE OF TEXAS
COUNTY OF NUECES

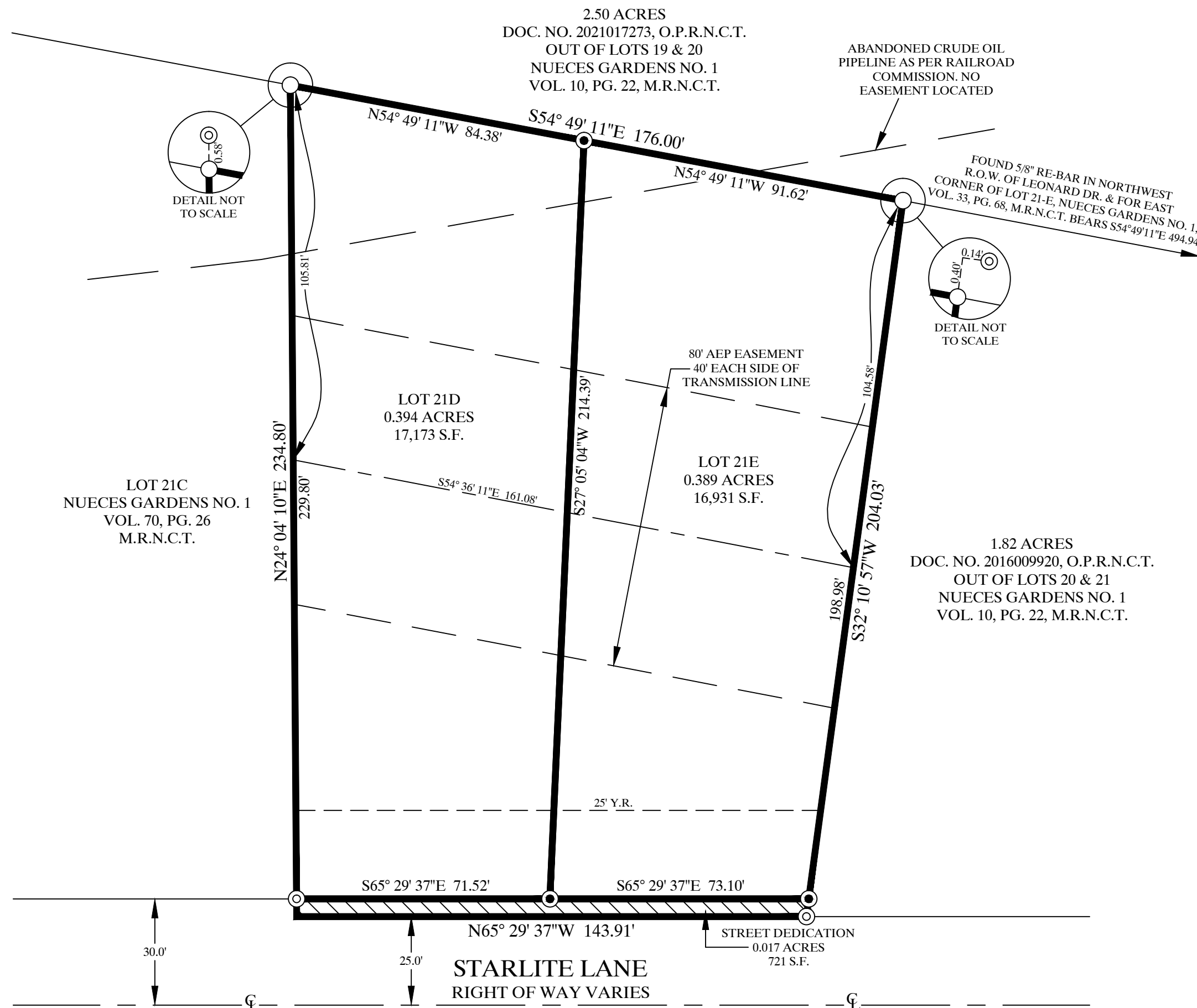
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, ESMERALDA RIOS LEAL, PROVEN TO ME TO BE THE PERSON WHOSE SIGNATURE THEY MADE ON THE FOREGOING INSTRUMENT OF WRITING, AND THEY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE. THIS THE _____ DAY OF _____, 2025.

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 _____, 2025

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



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 _____, 2025

CYNTHIA SALAZAR-GARZA
CHAIRPERSON

MICHAEL DICE
SECRETARY

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 _____, 2025, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____, 2025 AT _____ O'CLOCK _____ M AND DULY RECORDED IN VOLUME _____, PAGE _____ MAP RECORDS OF NUECES COUNTY, TEXAS. WITNESS MY HAND AND SEAL OF SAID COURT AT MY OFFICE, IN CORPUS CHRISTI, TEXAS.

DOCUMENT NO. _____

KARA SANDS
COUNTY CLERK

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 _____, 2025

RONALD E. BRISTER
REGISTERED PROFESSIONAL
LAND SURVEYOR
LICENSE NO. 5407

NOTES:

- THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE CORPUS CHRISTI INNER HARBOR. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE CORPUS CHRISTI INNER HARBOR AS "INTERMEDIATE".
- 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.
- MEASURED BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (93) 4205 DATUM.
- SET 5/8" RE-BAR = STEEL RE-BAR SET WITH YELLOW PLASTIC CAP LABELED BRISTER SURVEYING.
- THE TOTAL PLATTED AREA IS 0.800 ACRE, INCLUDING STREET DEDICATION.
- THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- DURING THE DEVELOPMENT OF THE SITE, ANY INCREASE IN STORMWATER RUNOFF FLOW RATES MUST BE MITIGATED IN ACCORDANCE WITH UDC 8.2.8.A, 8.2.8.B, AND IDM 3.05 RESULTING IN NO ADVERSE IMPACTS BETWEEN EXISTING CONDITIONS AND PROPOSED CONDITIONS.
- ABOVE GROUND IMPROVEMENTS CAN NOT BE PLACED WITHIN AEP TRANSMISSION LINE EASEMENT.

LEGEND:
CL. = CENTERLINE
M.R.N.C.T. = MAP RECORDS OF NUECES COUNTY, TEXAS
O.P.R.N.C.T. = OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS
PG. = PAGE
S.F. = SQUARE FEET
VOL. = VOLUME
Y.R. = YARD REQUIREMENT

- = SET 5/8" RE-BAR
- = FOUND 5/8" RE-BAR
- = PROPERTY CORNER

DATE OF MAP: 20 OCTOBER 2025

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
Nov. 12, 2025**

PL8882

FINAL- M & R Home Solutions LLC Subdivision

Lot 1 Block A

(4.88 Acres)

(District 4) Generally located at 2345 Yorktown Boulevard, south of Yorktown Boulevard, east of Arman Street and west of Roscher Road.

Zoned: RS-6

Owner: M & R Home Solutions LLC

Surveyor: 3D Design and Engineering

The applicant proposes to replat the property to build a cell tower. All Technical Review Committee comments have been addressed. The submitted Replat complies with the requirements of the Unified Development Code and State Law. Staff recommends **approval**.

**Merged Document Report****Application No.: PL8882**

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
PL.002 FINAL PLAT - REVISED - 10-25-25.pdf

Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
Alex Harmon	alexh2@corpuschristitx.gov	361-826-1102
Mark Zans	markz2@corpuschristitx.gov	361-826-3553

General Comments

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

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

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
8	P001	Note	Mark Zans : LD	Closed	Change all year references to year 2025.	
9	P001	Note	Mark Zans : LD	Closed	Change Chairman to Chairperson	
10	P001	Note	Mark Zans : LD	Closed	Fire comments: Informational only 1PlatNote: All code reference is based on currently adopted International Fire Code (IFC) 2021 and Corpus Christi Water Distribution Standards. 2Plat"Commercial Development shall have a fire flow of 1,500 GPM with 20 psi residual Fire hydrant every 300 feet and operational." 3Plat507.5.1 (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. 4Infor.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 Yorktown is an arterial road and fire hydrants across the street are not accessible for the Fire Dept. 5Infor.The construction of cell towers usually allows for a small attached building with alternate power source (generator) Fire Department approval required for the fuel tank. Fire would require a water source as stated above and a means to access the small building. The points below describe an approved method of accessibility to this location. 6Infor.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. 7Infor.503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					than 20 feet, exclusive of shoulders and an unobstructed vertical clearance of not less than 13 feet 6 inches. 8 Infor. Table D103.4 Requirements for Dead-end fire apparatus access roads. Turnaround provisions shall be provided with a 96-foot diameter cul-de-sac. 9 Infor. 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. 10 Plat Commercial development of the property will require further Development Services review.	
13	P001	Note	Mark Zans : LD	Closed	Traffic comments: Please see below the Traffic / ROW comments for the above subject project(s). Proposed Driveway access to public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7) The developer / applicant can reach out to rowmanagement@cctexas.com for further assistance regarding the ROW Construction Permit they will be required to submit prior to any temporary and / or permanent driveway off the immediate roadways. The ROW Construction permit must be submitted and approved prior to any form of construction within City ROW. Any contractor working within City ROW without an approved ROW Construction Permit can be held in non-compliance and can be subject to a fee of \$1,500 per day of unpermitted work, as per City of Corpus Christi Municipal Code 49-112 (9). Proposed driveway access to a public maintained by the Texas Department of Transportation (TXDOT) shall conform to TXDOT criteria. The developer and/or agent is responsible for coordination with the local TXDOT Area Office. The PW-Traffic Department (Right-of-Way Division) is responsible for reviewing and permitting new construction and repairs/modifications to driveways, sidewalks, curb, and gutter. The review and approval of the permit must be approved prior to the issuance of the building permit (issued by DSD). (Refer to Municode Chapter 49-30 for permit requirements.) Public improvement plans shall include all signage and pavement markings needed for traffic	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					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 □□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 homeowners' association as a "private street." (Reference UDC Article 8.2.1.J. Private Streets) □□A ROW Construction Permit, issued by PW-Traffic Department (Right-of-Way Division), is required for any work obstructing, closing, or occupying public right-of-way (Reference Chapter 49-2). Work within the Right-of-Way without a permit is subject to daily Non-Compliance Fees (Reference Municode Chapter 49). □□Any street excavation, utility cut, or utility tap requires a permit issued by the Traffic Department (Right-of-Way Division). Restoration requirements are subject to the street Pavement Condition Index (PCI) and street age. o□New streets (Any street 0-6 years and / or PCI ≥ 80) will require restoration of 25-ft beyond the outermost edge of the excavation and up to curb-to-curb repair. o□Older streets (Any street > 6 years or PCI < 80) will require restoration of 10-ft beyond the outermost edge of the excavation and up to full lane (Refer to Municode Section 49-47-1).	

STATE OF TEXAS
COUNTY OF NUECES

I, M&R HOME SOLUTIONS, LLC, DO HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREIN; THAT ALL EASEMENTS AND RIGHT-OF-WAYS AS SHOWN ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF PUBLIC STREETS AND UTILITIES, AND I ADOPT THIS PLAT FOR THE PURPOSES OF THE DESCRIPTION AND DEDICATION. THIS ____ DAY OF _____, 2025.

M&R HOME SOLUTIONS, LLC
ROY VILLARREAL
OWNER

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED M&R HOME SOLUTIONS, LLC, 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 THIS OFFICE. THIS ____ DAY OF _____, 2025.

NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF NUECES

I, HELENE LECOANET, A REGISTERED PROFESSIONAL LAND SURVEYOR, HAVE PREPARED THE FOREGOING MAP FROM 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 LOCATE EXISTING PROPERTY CORNERS AS SHOWN HEREON AND TO COMPLETE SUCH OPERATIONS WITH DUE AND REASONABLE DILIGENCE AND CONSISTENCE WITH SOUND PROFESSIONAL PRACTICE.

THIS 29TH DAY OF JULY, 2025.

HELENE LECOANET, R.P.L.S. 6567

STATE OF TEXAS
COUNTY OF NUECES

THE PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE DEVELOPMENT SERVICES ENGINEER OF THE CITY OF CORPUS CHRISTI, TEXAS. THIS ____ DAY OF _____, 2025.

DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS
COUNTY OF NUECES

THE PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE PLANNING COMMISSION ON BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS. THIS ____ DAY OF _____, 2025.

CHAIRPERSON

SECRETARY

STATE OF TEXAS
COUNTY OF NUECES

I, _____, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, HEREBY CERTIFY THAT THE FOREGOING MAP DATED THE ____ DAY OF _____, 2025, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THIS ____ DAY OF _____, 2025 AT ____ O'CLOCK ____ M. AND DULY RECORDED IN VOLUME ____ PAGE ____ MAP RECORDS OF NUECES COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF SAID COURT AT OFFICE IN CORPUS CHRISTI, TEXAS.

THIS THE ____ DAY OF _____, 2025.

DOCUMENT NO: _____

COUNTY CLERK

DEPUTY

ABBREVIATIONS

A.M.S.L.	AVERAGE MEAN SEA LEVEL
A.E.	ACCESS EASEMENT
B.L.	BUILDING LINE
B.W.	BARBED WIRE
C.L.	CHAIN LINK
D.E.	DRAINAGE EASEMENT
EX.	EXISTING
FN	FILE NUMBER
FND	FOUND
I.P.	IRON PIPE
I.R.	IRON ROD
O.P.R.N.C.T.	OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
OH	OVERHEAD
ROW	RIGHT-OF-WAY
STW.S.E.	STORM SEWER EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
TBM	TEMPORARY BENCHMARK
TYP	TYPICAL
U.E.	UTILITY EASEMENT
W.L.E.	WATER LINE EASEMENT

LEGEND

-----	LESSEE'S LEASE AREA	-----	EX. PROPERTY LINE
-----	LESSEE'S EASEMENT	-----	POC-POB TIE LINE

PLAT OF
M&R HOME SOLUTIONS, LLC SUBDIVISION
LOT 1, BLOCK A
BEING A REPLAT OF A 4.888-ACRE TRACT OF LAND OUT OF LOTS 7 AND 8, SECTION 36 OF FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, AS SHOWN ON A MAP RECORDED IN VOLUME A PAGES 41-43 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS

LINE TABLE

LINE #	DISTANCE	BEARING
L1	50.00'	S28° 33' 49"W
L2	50.00'	N61° 26' 11"W
L3	50.00'	N28° 33' 49"E
L4	50.00'	S61° 26' 11"E
L5	50.00'	N61° 26' 11"W
L6	42.08'	N28° 33' 49"E
L7	50.00'	S61° 23' 33"E
L8	42.04'	S28° 33' 49"W

FLOR PEQUENA HOUSING & CONSTRUCTION LLC
FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACT
4.888 ACS OUT LOT 7 SECTION 36
PARCEL ID: 232273

LOT 1, BLOCK A
M&R HOME SOLUTIONS, LLC
4.888-ACRE TRACT
FN 2023009466
O.P.R.N.C.T.
PARCEL ID: 200076041

MOSTAGHASI INVESTMENT TRUST
FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACT
8.176 ACS OUT LOTS 7 & 8 SECTION 36
PARCEL ID: 232272

R. DE YNOJOSA SURVEY, A-411

25' ROW EASEMENT
(FN 2005028164, O.P.R.N.C.T.)

15' U.E.
(FN 2005028164, O.P.R.N.C.T.)

15' U.E.

EX. ROW LINE / PROPERTY LINE

LESSEE'S 50' WIDE ACCESS, UTILITY & FIBER EASEMENT

LESSEE'S 50' X 50' LEASE AREA

POC FND 5/8" I.R.
X=1,359,730.54
Y=17,122,762.20

S35° 20' 46"W
42.34'

POB
X=1,359,706.05
Y=17,122,727.66

YORKTOWN BOULEVARD
(80' PUBLIC ROW)

10' RIGHT OF WAY DEDICATION
(2,471.7 SQ. FT.)

CENTERLINE OF YORKTOWN BOULEVARD

EX. PROPERTY LINE

OVERALL PROPERTY

50' 25' 0' 25'
GRAPHIC SCALE
SCALE: 1" = 50'

PARENT TRACT LEGAL DESCRIPTION:

FROM THE COMMITMENT FOR TITLE INSURANCE T-7 ISSUED BY WESTCOR LAND TITLE INSURANCE COMPANY, TOWER TITLE OF TEXAS, LLC, VERTICAL BRIDGE FILE #: US-TX-6370, TOWER TITLE FILE#: VTB-171696-C, EFFECTIVE DATE: MARCH 28, 2024, COMMITMENT NO. ISSUED APRIL 11, 2024:

A 4.888 ACRE TRACT OF LAND OUT OF LOTS 7 AND 8, SECTION 36, FLOUR BLUFF & ENCINAL FARM & GARDEN TRACTS, A MAP OR WHICH IS RECORDED IN VOLUME A, PAGES 41-43, MAP RECORDS, NUECES COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD, SET, ON THE SOUTHWEST RIGHT-OF-WAY LINE OF AN 80.00 FOOT WIDE ROAD, KNOWN AS YORKTOWN ROAD, FOR THE EAST CORNER OF THIS TRACT, FROM WHICH POINT A 600 NAIL, FOUND, FOR THE EAST CORNER OF SAID LOT 8, SECTION 36, BEARS SOUTH 61°00'00" EAST, WITH SAID SOUTHWEST RIGHT OF WAY LINE OF YORKTOWN ROAD, A DISTANCE OF 556.49 FEET, TO A POINT AT ITS INTERSECTION WITH THE SOUTHEAST BOUNDARY LINE OF SAID LOT 8, A DISTANCE NORTH 28°57'22" EAST, WITH SAID SOUTHEAST BOUNDARY LINE OF LOT 8, A DISTANCE OF 40.00 FEET;

THENCE, SOUTH 28°57'22" WEST, A DISTANCE OF 833.20 FEET, TO A 5/8 INCH IRON ROD, SET, ON THE MEANDER LINE OF UPLAND VEGETATION OF THE CAYO DEL OSO, OF THE SOUTH CORNER OF THIS TRACT;

THENCE, NORTH 78°21'11" WEST, WITH SAID MEANDER LINE OF UPLAND VEGETATION, A DISTANCE OF 170.49 FEET, TO 5/8 INCH IRON ROD, SET FOR A CORNER OF THIS TRACT;

THENCE, NORTH 38°46'30" WEST, CONTINUING WITH SAID MEANDER LINE, A DISTANCE OF 91.21 FEET, TO A 5/8 INCH IRON ROD, SET, FOR THE WEST CORNER OF THIS TRACT;

THENCE, NORTH 28°57'22" EAST, A DISTANCE OF 849.55 FEET, TO A 5/8 INCH IRON ROD, SET, ON A FOREMENTIONED SOUTHWEST RIGHT-OF-WAY LINE OF YORKTOWN ROAD, FOR THE NORTH CORNER OF THIS TRACT;

THENCE, SOUTH 61°00'00" EAST, WITH SAID SOUTHWEST RIGHT-OF-WAY LINE, PARALLEL WITH AND 40.00 FEET DISTANCE THEREFROM, MEASURED AT RIGHT ANGLES THERETO, THE CENTERLINE OF SAID YORKTOWN ROAD, A DISTANCE OF 247.17 FEET, TO THE PLACE OF BEGINNING AND CONTAINING A 4.888 ACRES OF LAND, MORE OR LESS.

PARCEL ID 200076041.

THIS BEING THE SAME PROPERTY CONVEYED TO M&R HOME SOLUTIONS, LLC, A TEXAS LIMITED LIABILITY COMPANY FROM ROEL ROMAN VILLARREAL AND MARY ANN DE LA GARZA, BOTH SINGLE PERSONS IN A DEED DATED MARCH 15, 2023 AND RECORDED MARCH 20, 2023 AS INSTRUMENT NO. 2023009466.

LESSEE'S 50'X50' LEASE AREA DESCRIPTION:

BEING A LESSEE'S 50'X50' LEASE AREA CONTAINING 0.0574 ACRES (2,500.00 SQUARE FEET) OF LAND LOCATED IN THE R. DE YNOJOSA SURVEY, ABSTRACT NO. 411, NUECES COUNTY, TEXAS, AND BEING OUT OF AND PART OF A 4.888-ACRE TRACT CONVEYED TO M&R HOME SOLUTIONS, LLC AS RECORDED IN FILE NUMBER 2023009466 OF THE OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS, SAID 0.0574-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH ALL CONTROL REFERRED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (4205), NORTH AMERICAN DATUM OF 1983:

COMMENCING AT A FOUND 5/8 INCH IRON ROD BEING THE EAST CORNER OF SAID 4.888-ACRE TRACT, LYING IN THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF YORKTOWN BOULEVARD, AND HAVING A STATE PLANE COORDINATE VALUE OF X=1,359,730.54 (E), Y=17,122,762.20 (N);

THENCE SOUTH 35 DEGREES 20 MINUTES 46 SECONDS WEST, 42.34 FEET TO THE POINT OF BEGINNING AND SOUTH CORNER OF THE HEREIN DESCRIBED TRACT, HAVING A STATE PLANE COORDINATE VALUE OF X=1,359,706.05 (E), Y=17,122,727.66 (N);

THENCE SOUTH 28 DEGREES 33 MINUTES 49 SECONDS WEST, 50.00 FEET TO THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 61 DEGREES 26 MINUTES 11 SECONDS WEST, 50.00 FEET TO THE WEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 28 DEGREES 33 MINUTES 49 SECONDS EAST, 50.00 FEET TO THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 61 DEGREES 26 MINUTES 11 SECONDS EAST, 50.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.0574 ACRES (2,500.00 SQUARE FEET) OF LAND.

LESSEE'S 50' WIDE ACCESS, UTILITY, AND FIBER EASEMENT DESCRIPTION:

BEING A LESSEE'S 50' WIDE ACCESS, UTILITY, AND FIBER EASEMENT CONTAINING 0.0483 ACRES (2,103.18 SQUARE FEET) OF LAND LOCATED IN THE R. DE YNOJOSA SURVEY, ABSTRACT NO. 411, NUECES COUNTY, TEXAS, AND BEING OUT OF AND PART OF A 4.888-ACRE TRACT CONVEYED TO M&R HOME SOLUTIONS, LLC AS RECORDED IN FILE NUMBER 2023009466 OF THE OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS, SAID 0.0483-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH ALL CONTROL REFERRED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (4205), NORTH AMERICAN DATUM OF 1983:

COMMENCING AT A FOUND 5/8 INCH IRON ROD BEING THE EAST CORNER OF SAID 4.888-ACRE TRACT, LYING IN THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF YORKTOWN BOULEVARD, AND HAVING A STATE PLANE COORDINATE VALUE OF X=1,359,730.54 (E), Y=17,122,762.20 (N);

THENCE SOUTH 35 DEGREES 20 MINUTES 46 SECONDS WEST, 42.34 FEET TO THE POINT OF BEGINNING AND EAST CORNER OF THE HEREIN DESCRIBED TRACT, HAVING A STATE PLANE COORDINATE VALUE OF X=1,359,706.05 (E), Y=17,122,727.66 (N);

THENCE NORTH 61 DEGREES 26 MINUTES 11 SECONDS WEST, 50.00 FEET TO THE WEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 28 DEGREES 33 MINUTES 49 SECONDS EAST, 42.08 FEET TO THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT, LYING IN SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF YORKTOWN BOULEVARD, COMMON WITH THE NORTHEASTERLY PROPERTY LINE OF SAID 4.888-ACRE TRACT;

THENCE SOUTH 61 DEGREES 23 MINUTES 33 SECONDS EAST, 50.00 FEET ALONG SAID COMMON LINE TO THE EAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 28 DEGREES 33 MINUTES 49 SECONDS WEST, 42.04 FEET TO THE POINT OF BEGINNING, CONTAINING 0.0483 ACRES (2,103.18 SQUARE FEET) OF LAND.

LOCATION MAP (N.T.S.)

GENERAL NOTES:

1. ALL BEARINGS ARE GRID BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (4205), NORTH AMERICAN DATUM OF 1983 AND ARE ROUNDED TO THE NEAREST SECOND. ALL DISTANCES ARE REPRESENTED IN GRID VALUES, BASED ON SAID HORIZONTAL DATUM AND ARE MEASURED IN US SURVEY FEET TO THE NEAREST HUNDREDTH OF FOOT.

2. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (GEOID12A) AND ARE DETERMINED TO THE NEAREST TENTH OF FOOT.

3. PROVIDED ELEVATIONS, LATITUDE AND LONGITUDE VALUES ARE FROM GPS OBSERVATIONS (TYPE OF EQUIPMENT: TRIMBLE R2-TD0600, DATE OF SURVEY: 07/26/2024).

4. BASIS OF BEARING: GPS OBSERVATIONS CONDUCTED AT THE TIME OF THE SURVEY.

5. BASIS OF ELEVATION: GPS OBSERVATIONS CONDUCTED AT THE TIME OF THE SURVEY.

6. THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY AND NO BOUNDARY SURVEY OF THE PARENT TRACT WAS PERFORMED.

7. THIS SURVEY CONTAINS A PLAT AND METES & BOUNDS DESCRIPTIONS FOR A LESSEE'S 50'X50' LEASE AREA AND A LESSEE'S 50' WIDE ACCESS, UTILITY, AND FIBER EASEMENT THAT WERE PREPARED FOR THE EXCLUSIVE USE OF VERTICAL BRIDGE REIT, LLC AND EXCLUSIVELY FOR THE TRANSFER OF THE LESSEE'S LEASE AREA AND EASEMENT SHOWN HEREON. THE LEASE AREA AND ASSOCIATED EASEMENT WILL NOT BE MONUMENTED.

8. THE LESSEE'S 50'X50' LEASE AREA AND THE LESSEE'S 50' WIDE ACCESS, UTILITY, AND FIBER EASEMENT LIE ENTIRELY WITHIN THE PARENT TRACT.

9. THE LESSEE'S 50' WIDE ACCESS, UTILITY, AND FIBER EASEMENT TERMINATES AT A CONFIRMED PUBLIC RIGHT-OF-WAY.

10. AT THE TIME OF THE SURVEY, THERE WERE NO VISIBLE ENCROACHMENTS LOCATED ON THE LESSEE'S LEASE OR EASEMENT AREAS.

11. A TEMPORARY BENCHMARK HAS BEEN SET UP FOR CONSTRUCTION PURPOSES.

12. THIS SURVEY WAS BASED ON INFORMATION PROVIDED IN THE COMMITMENT FOR TITLE INSURANCE T-7 ISSUED BY WESTCOR LAND TITLE INSURANCE COMPANY, TOWER TITLE OF TEXAS, LLC, VERTICAL BRIDGE FILE #: US-TX-6370, TOWER TITLE FILE#: VTB-171696-C, EFFECTIVE DATE: MARCH 28, 2024, COMMITMENT NO. ISSUED APRIL 11, 2024.

13. NO WETLAND AREAS HAVE BEEN INVESTIGATED BY THIS SPECIFIC SURVEY.

14. ALL ZONING INFORMATION SHOULD BE VERIFIED WITH PROPER ZONING OFFICIALS.

15. UTILITIES AS SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS CONDUCTED ON 07/26/2024. UNDERGROUND UTILITIES MAY EXIST AND WERE NOT PHYSICALLY LOCATED AS A PART OF THIS SURVEY. SURVEYOR DOES NOT GUARANTEE UTILITIES SHOWN ON THE SURVEY ARE IN EXACT POSITIONS. CONTRACTOR MUST ALWAYS CALL 811 BEFORE DIGGING.

16. AT THE TIME OF THE SURVEY, THE LESSEE'S 50'X50' LEASE AREA AND THE LESSEE'S 50' WIDE ACCESS, UTILITY, AND FIBER EASEMENT LIE WITHIN AN UNSHADED AREA OF MINIMAL FLOOD HAZARD ZONE X ACCORDING TO FEMA FIRM PANEL MAP NUMBER 48355C0540G, EFFECTIVE ON 10/13/2022 (NUECES COUNTY, TEXAS).

17. LESSEE'S LEASE AREA AND LESSEE'S EASEMENT PLACEMENT IS PER LAND OWNER, A&E OR CUSTOMER DIRECTION AND DO NOT REFLECT ENGINEERING OR REAL ESTATE ASSESSMENT BY 3D DESIGN AND ENGINEERING, INC.

18. THE ENTIRE PROPERTY LIES WITHIN THE CITY LIMITS OF THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS.

verticalbridge

THE TOWERS, LLC
750 PARK OF COMMERCE DR, SUITE 200
BOCA RATON, FL 33487
PHONE: (561) 948-6367

3DD&E

3D DESIGN & ENGINEERING INC.
DEPARTMENT OF SURVEYING
21502 E WINTER VIOLET CT
CYPRESS, TX, 77433
PHONE: 832-510-9621
www.3ddne.com
INFO@3DDNE.COM
TEXAS REGISTRATION NO. 10194603

SITE LOCATION INFORMATION:

PURPOSE: THE PURPOSE OF THIS REPLAT IS TO DEFINE THE ADDITION OF A CELL TOWER LEASE AREA AND ASSOCIATED EASEMENT.

PLAT TYPE: REPLAT - CELL TOWER LEASE AREA & EASEMENT ADDITION.

VERTICAL BRIDGE PROJECT NAME: CARNERO CAMPO US-TX-6370

PARENT TRACT GROSS ACREAGE: 4.888-ACRE TRACT

PROPOSED TOWER LEASE AREA ACREAGE: 0.0574 ACRES (2,500.00 SQ. FT.)

PROPERTY OWNERSHIP: M&R HOME SOLUTIONS, LLC
CONTACT: ROY VILLARREAL
361-444-8726
VILLARREALROEL4@GMAIL.COM

REPLAT
TOWER LEASE AREA
R. DE YNOJOSA SURVEY, ABSTRACT NO. 411
NUECES COUNTY, TEXAS