



December 15, 2023

Dorsal Development, LLC
PO BOX 8155
Corpus Christi, TX. 78468

RE: PL8140
AZALI ESTATES UNIT 3
(FINAL PLAT 13.87 ACRES)

**DEVELOPMENT
SERVICES**

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

Administration
Fax 361-826-3006

Land Development
Fax 361-826-3571

Project Management
Fax 361-826-3006

Building Permits
Fax 361-826-4375

Dear Sir / Madam:

On Wednesday, **December 13, 2023**, the Planning Commission held a public hearing on your land subdivision located north of Yorktown Boulevard and east of Azali Drive. After reviewing facts and taking public testimony, the Planning Commission **approved** the referred plat.

The final plat must be recorded with the Nueces County Clerk's office by **December 13, 2024**. **Please note this letter will be the only notification of the plat expiration date.** A final plat shall not expire if construction of improvements has been initiated and substantial progress continues toward completion of the improvements.

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

	Requirements/Fees/Credits	Fees
1.	Single Family Water Lot Fees: (200.20 x 61 lots)	\$12,212.20
2.	Single Family Wastewater Lot Fee: (432.30 x 61 lots)	\$26,370.30
3.	Park Development Fees: (462.50 x 61 lots)	\$28,212.50
3.	Recording fee \$110 (+ \$50.00 for any additional pages)	\$160.00
5	Final Plat Addressing Fee:	\$100.00
7.	Public Improvement Plans, Construction and Acceptance are required for improvements including Water, Wastewater, Stormwater, Fire Hydrant(s) Manhole(s), Streets Sidewalk(s) .	
8.	Two (2) full size originals (18" x 24") of the plat with original notarized signatures for recordation.	
9.	CD (Include the plat in .pdf AND .dwg formats)	
10.	Provide a tax certificate with submittal of the original tracing indicating all taxes are current.	
11.	Any other requirements required prior to recordation. Fees were transferred from previous Plat Letter.	

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

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

Sincerely,
Mark J. Orozco
Sr. City Planner

MJO
cc: Bass & Welsh Eng. / NIXMW1@gmail.com