



August 15, 2022

SuperElite, LLC Benjamin Lee and Euming Chong
5466 Quashnick Road
Stock, California 95212

RE: 22PL1001
The Villas PUD
(Final – 2.35 Acres)

Dear Sir / Madam:

**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

On Wednesday, **August 10, 2022**, the Planning Commission held a public hearing on your land subdivision located on the northeast side of Granada Drive and west of Leeward 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 **August 10, 2023**. **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.	*Addressing fee for Final Plats.	\$100.00
2.	*Recording fee for one page (+ \$50.00 for any additional pages)	\$110.00
3.	*Total Development Service Surcharge fees:	\$9.45
4.	Public Improvement Plans, Construction and Acceptance are required for improvements including Water, Fire Hydrant(s) Streets, Sidewalk(s) .	
5.	Prior to plat recordation submit a HOA legal instrument, to be reviewed as to form by the City Attorney.	
6.	Prior to plat recordation coordinate with AEP on street light fees and provided confirmation of payment.	
7.	Prior to plat recordation provide the Ordinance Number and Document Number for each closed 5' U.E	
8.	One (1) full size original (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 <u>tax certificate</u> with submittal of the original tracing indicating all taxes are current.	
11.	Any other requirements in prior Technical Review Committee or Staff or governmental agency or utility comments, or City ordinance, code, regulation, law or policy, that must be met prior to recordation	

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

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. If you have any questions regarding the above, please call Gloria Garcia at (361) 826-3525.

Sincerely,
Mark J. Orozco
Sr. City Planner

MJO: gg

cc: Urban Engineering