



Merged Document Report

Application No.: PL8163

Description :	
Address :	11910 LEOPARD CORPUS CHRISTI TX 78410
Record Type :	

Submission Documents:

Document Filename
Alarcon Addition - Pg.1.pdf
Alarcon Addition - Utility Plan.pdf
Alarcon Addition - Pg.2.pdf

Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
Andrea Fernandez	andrea3@cctexas.com	
Melanie Barrera	Melanieb2@cctexas.com	361-826-3254
Mikail Williams	MikailW@cctexas.com	
John Gonzales	JGonzalez@cctexas.com	

General Comments

Comment ID	Author : Department	Status	Review Comments	Applicant Response Comments
17	Melanie Barrera : DS	Open	TXDoT drainage approval is required prior to recordation	
21	Andrea Fernandez : DS	Open	Planning comment: Plat is a non-public notice PC plat	
23	Andrea Fernandez : DS	Open	Planning comment: The plat will be recommended as Conditional Approval for resolution comments received and that have remained open and unmet.	

Comment ID	Author : Department	Status	Review Comments	Applicant Response Comments
25	Melanie Barrera : DS	Open	Public/Private Infrastructure Required?: Water: yes Fire Hydrants: yes Wastewater: yes Stormwater: yes, prior to site development Sidewalks: yes, or waiver Streets: no Should a plat require any public or private improvements to be made, beginning January 1, 2024, PI applications are required prior to or with final plat application.	
28	Andrea Fernandez : DS	Open	Planning comment: A request or response may be made for an additional 30 days to resolve Open comments. This request must be made directly to Development Services within the 30-day initial period.	
29	Andrea Fernandez : DS	Open	Planning comment: This plat is on the 30-day tract for approval, approval with Conditions, or disapproval by 1/24. Deadline for revisions to be submitted is 1/12.	

[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
2	plat	Note	Andrea Fernandez : DS	Open	<p>TxDot Comments: Regarding access/drainage onto the state roadway system.</p> <p><input type="checkbox"/>No increase in storm water discharge to State right-of-way shall be accepted by TxDOT. <input type="checkbox"/>TxDOT Permits will be issued in accordance with the access management standards and all applicable state and federal laws, including rules and regulations. Access connection spacing, materials, geometrics, accessibility, and other design specifications will be considered, as well as the impact on drainage and hydraulics, utility location or relocation, and the environment that will result from the requested construction of an access connection. 43 Tex. Admin. Code 11.52 (2020). <input type="checkbox"/>Drainage improvements shall accommodate runoff from the upstream drainage area in its anticipated maximum "build-out" or "fully developed" condition, and shall be designed to prevent overloading the capacity of the downstream drainage system <input type="checkbox"/>If the owner responsible for maintenance of the permanent stormwater or water quality control fails to maintain the control to TXDOT ROW, the owner shall correct the problem</p>	

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3	plat	Note	Andrea Fernandez : DS	Open	CCRTA Comments: This plat is located along and immediately adjacent to out bound bus stop 1385 served by the CCRTA bus Route 27 Leopard. This stop is located along the north right-of-way line of Leopard Street and is approximately 100 feet east of the Western Drive intersection with Leopard St. At this location the bus stop is in alignment with an existing mid-block Leopard St. pedestrian crosswalk. Please note that the concrete in-street stopping pad, concrete ramp and ADA compliant landing pad, Iconic bus bench, trash receptacle and sign/pole assembly are all located completely within the Leopard Street right-of-way. Should any adjustments, relocation or demolition be required for this existing bus stop, a future meeting with CCRTA staff to discuss necessary or desired alterations will be warranted.	
4	plat	Note	Andrea Fernandez : DS	Open	Floodplain: No comments	
5	plat	Note	Andrea Fernandez : DS	Open	AEP Transmission: No comments	
6	plat	Note	Andrea Fernandez : DS	Open	AEP Distribution: No comments	
7	plat	Note	Andrea Fernandez : DS	Open	NASCC: No comments	
9	plat	Note	Andrea Fernandez : DS	Open	Planning comment: Confirm correct acreage as deed/NCAD acreage do not match acreage given on plat.	
10	plat	Note	Andrea Fernandez : DS	Open	Planning comment: In vicinity map "Loft Ave" should be Lott Ave (see GIS comment 2)	
13	plat	Note	Andrea Fernandez : DS	Open	Traffic Comments: 1: Plat - Existing bus stop and pedestrian crossing may require reconstruction to avoid conflicting with access easement 2: Plat - Existing drainage channel may conflict with proposed or future development 3: Plat - Recommend access easement also be extended parallel to Leopard St in front on Lot 1 4: Infor: - All new streetlight systems in residential subdivisions shall utilize concrete poles per IDM Chapter 8 section 1.2.B.a 5; Infor: - Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7)	

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					<p>6: Infor: - Per Master Transportation Plan, Leopard St is classified as an A-2 Arterial Street. Driveways shall conform to minimum driveway spacing standards outlined in the UDC 7.1.7A</p> <p>7: Infor: - Per City of Corpus Christi Code of Ordinances Section 49-2 A ROW Construction Permit, issued by Traffic Engineering, will also be required to perform work within or occupy public right-of-way separate of plat approval and infrastructure improvements.</p> <p>8: Infor: - For further information or to acquire a ROW Construction Permit please email ROWManagement@cctexas.com</p> <p>9: Infor: - Working without an approved ROW Construction Permit will be considered non-compliance and can be subject to fines and / or citations.</p> <p>10: Infor: - Work to tie in driveways to City Right-of-Way will require a Right-of-Way permit from Traffic Engineering.</p>	
14	plat	Note	Andrea Fernandez : DS	Open	<p>Fire comments 1-10:</p> <p>1: Infor. - Fire review will be based on use as zoned CG2. Review will not encompass the use of the property as residential apartments or townhomes. Such use will need further review.</p> <p>2: Plat - Note: All code reference is based on currently adopted International Fire Code (IFC) 2021 and Corpus Christi Water Distribution Standards.</p> <p>3: Plat -"Commercial Development shall have a fire flow of 1,500 GPM with 20 psi residual Fire hydrant every 300 feet and operational."</p> <p>4: Plat - 507.5.1 (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.</p> <p>5: Plat - 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: the hydrant across the street on</p>	

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					<p>Leopard is not available for fire water supplies.</p> <p>6: Plat - 912.2.3 (amendment) Proximity to Hydrant: Fire department connections (FDC) for each sprinkler system or standpipe system shall be located not more than 100 feet from the nearest fire hydrant connected to an approved water</p> <p>7: Plat - 503.1.1 (amendment) Buildings and facilities: Approved fire apparatus access roads shall be provided for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall allow access to three (3) sides of buildings in excess of fifteen thousand (15,000) square feet and all sides for buildings in excess of thirty thousand (30,000) square feet.</p> <p>8: Plat - 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>9: Plat - 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>10: Plat - 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>	
15	plat	Note	Andrea Fernandez : DS	Open	<p>Fire comments 11-19:</p> <p>11: Plat - 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.</p> <p>12: Plat - 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>13: Infor. - "The minimum required width of 20 feet</p>	

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					<p>that shall be maintained means a clear unobstructed path that allows the passage of fire apparatus.</p> <p>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> <p>14: Infor. - "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>15: Plat - 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>16: Plat - 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>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> <p>18: 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>19: Infor. - Commercial development of the property will require further Development Services review.</p>	

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20	plat	Note	Andrea Fernandez : DS	Open	GIS Comments: 1: Plat - The plat closes within acceptable engineering standards. 2: Plat - LOFT AVE on site map should be LOTT AVE	
22	plat	Note	Andrea Fernandez : DS	Open	Parks: No comments	
1	plat	Note	Andrea Fernandez : DS	Open	Planning comment: Missing acreage in plat description	
11	plat	Note	Andrea Fernandez : DS	Open	Planning Comment: Denote block number	
19	utility	Note	Melanie Barrera : DS	Open	note: each lot to have individual service connections, per UDC 8.2	
26	utility	Note	Melanie Barrera : DS	Open	display all proposed utilities, including fire hydrants, to demonstrate the platted property will comply with UDC 3.8.5.D.4.	
27	utility	Note	Andrea Fernandez : DS	Open	Planning comment: If planning to submit WW waiver please see this site for form: https://www.cctexas.com/sites/default/files/4012%20t%20Waiver%20Application%20Form.pdf	
16	utility	Note	Mikail Williams : WTR	Open	Water construction is required for platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards).	
12	utility	Note	John Gonzales : WW	Open	Wastewater construction is required for platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards).	

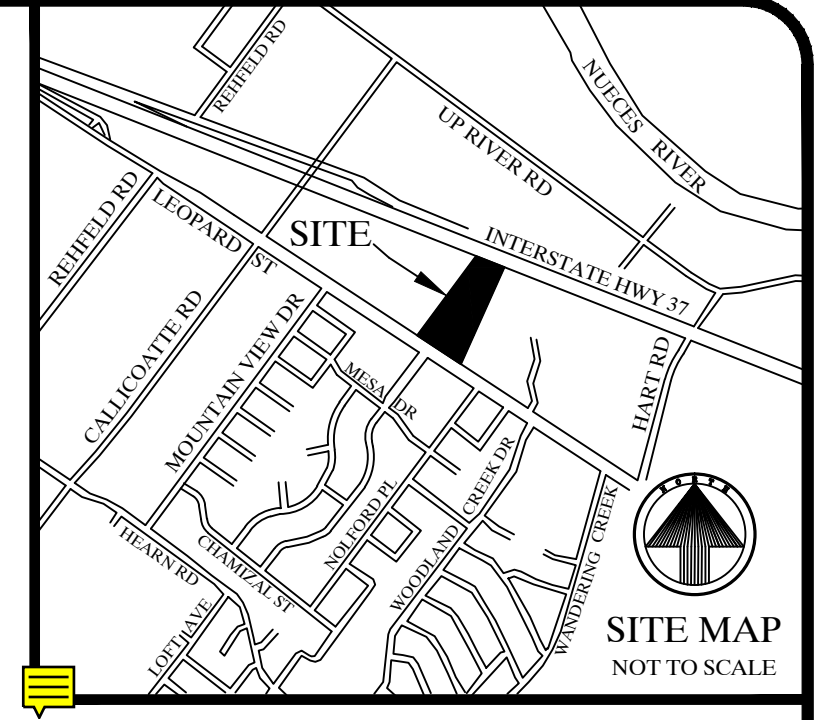


Brister Surveying

4455 South Padre Island Drive Suite 51
Corpus Christi, Texas 78411
Office 361-850-1800
Fax 361-850-1802
bristersurveying@corpus.twcba.com
Firm Registration No. 10072800

FINAL PLAT OF ALARCON ADDITION BLOCK 1, LOTS 1 AND 2

BEING A FINAL PLAT OF A 4.376 ACRE TRACT OUT OF SHARE 10 OF THE PARTITION OF THE JOHN HARNEY LANDS, AS SHOWN ON THE PLAT RECORDED IN VOLUME 6, PAGE 29, MAP RECORDS OF NUECES COUNTY, TEXAS. SAID 4.376 ACRE TRACT BEING DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2015017709, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS AND ALSO BEING OUT OF THE GREGORIO FARIAS GRANT, NUECES COUNTY, TEXAS.



STATE OF TEXAS
COUNTY OF NUECES

I, DANIEL ALARCON, DO HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN HEREON, I HAVE HAD SAID LAND SURVEYED AS SHOWN ON THE FOREGOING MAP. THIS MAP HAS BEEN PREPARED FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

THIS THE _____ DAY OF _____, 2024

DANIEL ALARCON
OWNER

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, DANIEL ALARCON THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME AS THE ACT AND DEED OF SAID LANDS FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS THE _____ DAY OF _____, 2024

NOTARY PUBLIC

NOTES:

1. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE NUECES RIVER DOWNSTREAM OF THE CALLEN SALTWATER INTRUSION DAM LOCATED 1.1 MILES FROM NUECES BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THIS SEGMENT OF THE NUECES RIVER AS "HIGH". TCEQ ALSO CATEGORIZED THE NUECES RIVER AS "CONTACT RECREATION" USE.
2. 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.
3. MEASURED BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (93) 4205 DATUM.
4. SET 5/8" RE-BAR = STEEL RE-BAR SET WITH YELLOW PLASTIC CAP LABELED BRISTER SURVEYING.
5. THE TOTAL PLATTED AREA IS 4.376 ACRES.
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. IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.
8. ACCESS TO INTERSTATE HIGHWAY 37 IS PROHIBITED.

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 _____, 2024

MICHAEL MILLER
CHAIRMAN

AL RAYMOND III, A.I.A.
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 _____, 2024

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

STATE OF TEXAS
COUNTY OF NUECES

APPROVED BY THE CORPUS CHRISTI-NUECES COUNTY HEALTH DEPARTMENT THIS THE _____ DAY OF _____, 2024. ANY PRIVATE SEWAGE SYSTEM SHALL BE APPROVED BY THE CORPUS CHRISTI-NUECES COUNTY HEALTH DEPARTMENT PRIOR TO INSTALLATION.

PUBLIC HEALTH DEPARTMENT

STATE OF TEXAS
COUNTY OF NUECES

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE _____ DAY OF _____, 2024, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____, 2024 AT _____ O'CLOCK _____ M IN SAID COUNTY IN VOLUME _____, PAGE _____ MAP RECORDS.

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

NO. _____
FILED FOR RECORD

KARA SANDS, CLERK
NUECES COUNTY, TEXAS

BY: _____
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.

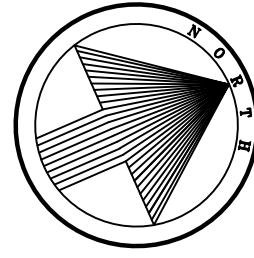
THIS THE _____ DAY OF _____, 2024

RONALD E. BRISTER
REGISTERED PROFESSIONAL LAND SURVEYOR



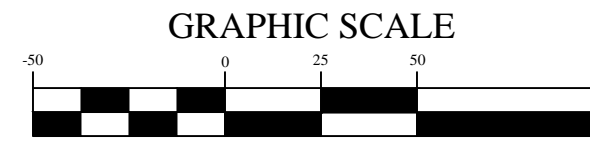
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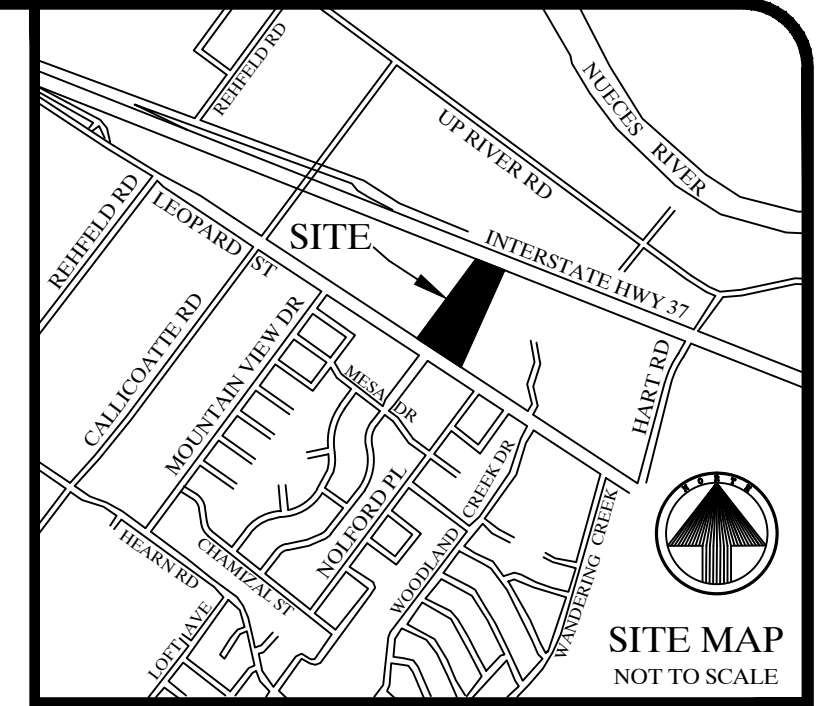


FINAL PLAT OF ALARCON ADDITION BLOCK 1, LOTS 1 AND 2

BEING A FINAL PLAT OF A XXX ACRE TRACT OUT OF SHARE 10 OF THE PARTITION OF THE JOHN HARNEY LANDS, AS SHOWN ON THE PLAT RECORDED IN VOLUME 6, PAGE 29, MAP RECORDS OF NUECES COUNTY, TEXAS. SAID XXX ACRE TRACT BEING DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2015017709, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS AND ALSO BEING OUT OF THE GREGORIO FARIAS GRANT, NUECES COUNTY, TEXAS.



(IN FEET)
1 inch = 50 ft.



SITE MAP
NOT TO SCALE

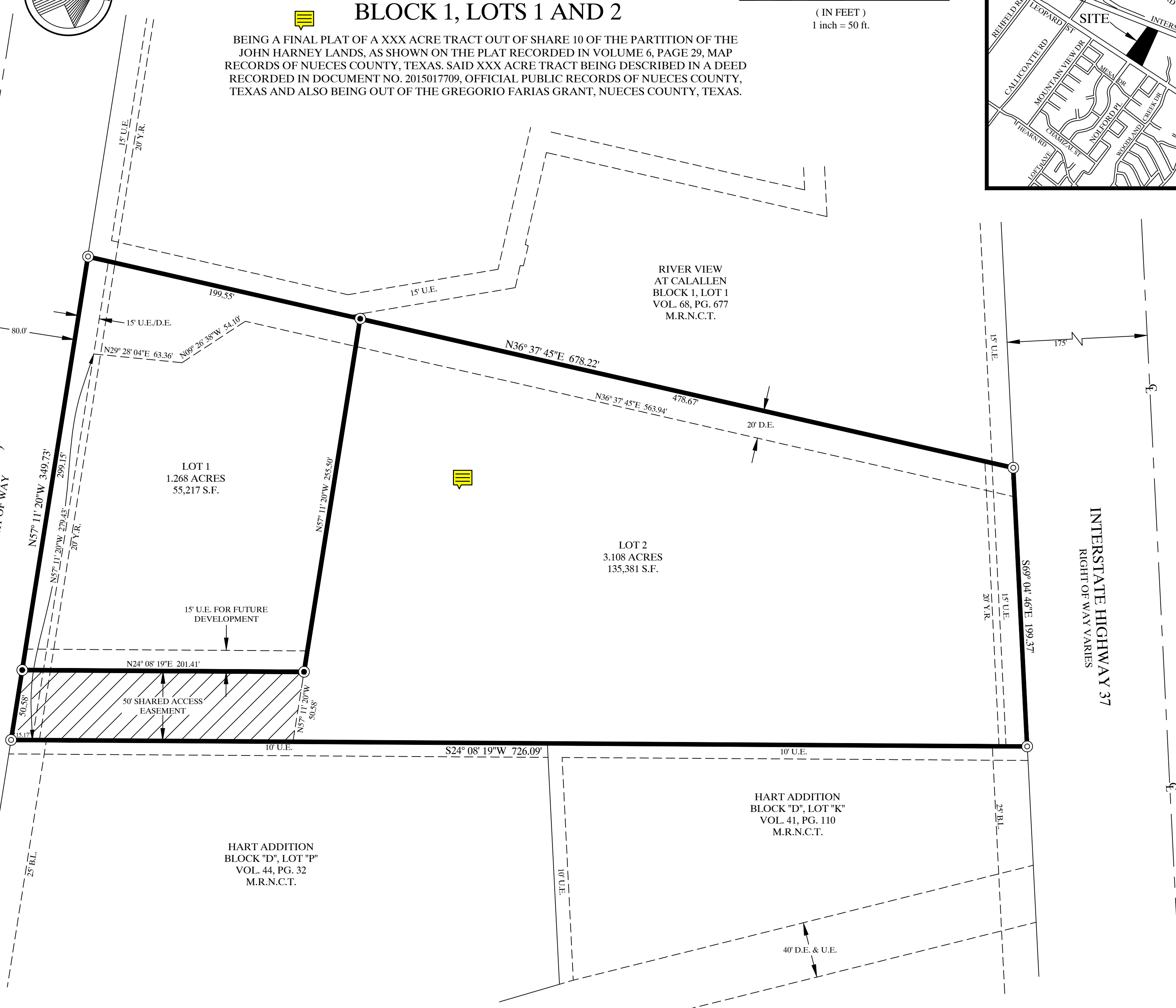
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7. IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.
8. ACCESS TO INTERSTATE HIGHWAY 37 IS PROHIBITED.

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

LEGEND:
 B.L. = BUILDING LINE
 CL = CENTERLINE
 D.E. = DRAINAGE EASEMENT
 DOC. NO. = DOCUMENT NUMBER
 M.R.N.C.T. = MAP RECORDS OF NUECES COUNTY, TEXAS
 PG. = PAGE
 S.F. = SQUARE FEET
 U.E. = UTILITY EASEMENT
 VOL. = VOLUME
 Y.R. = YARD REQUIREMENT

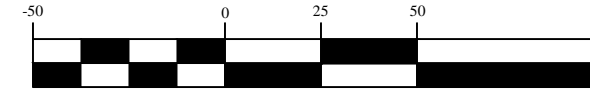
LEOPARD STREET
(STATE HIGHWAY NO. 9)
160' RIGHT OF WAY



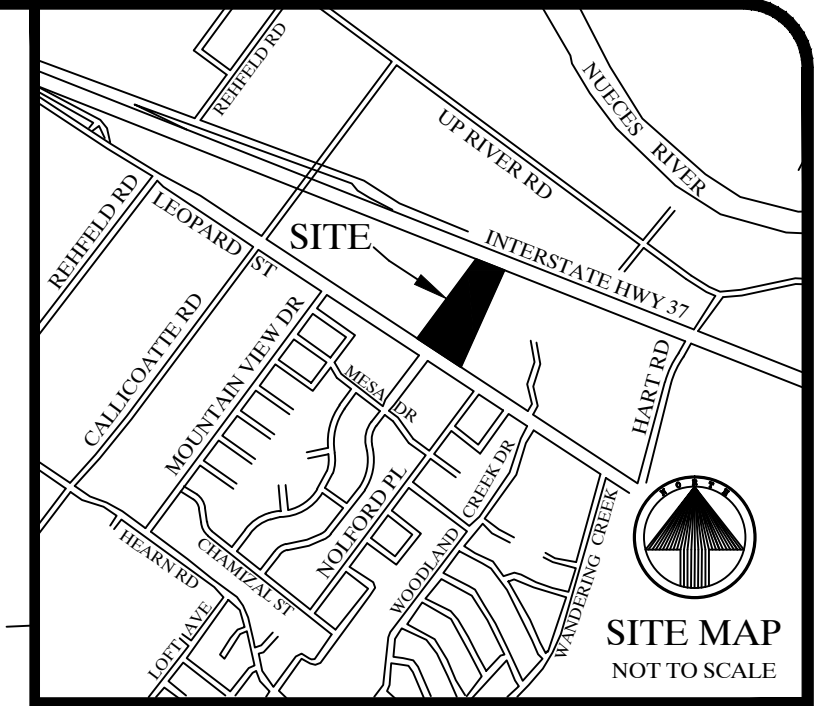
UTILITY PLAN FOR ALARCON ADDITION BLOCK 1, LOTS 1 AND 2

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GRAPHIC SCALE



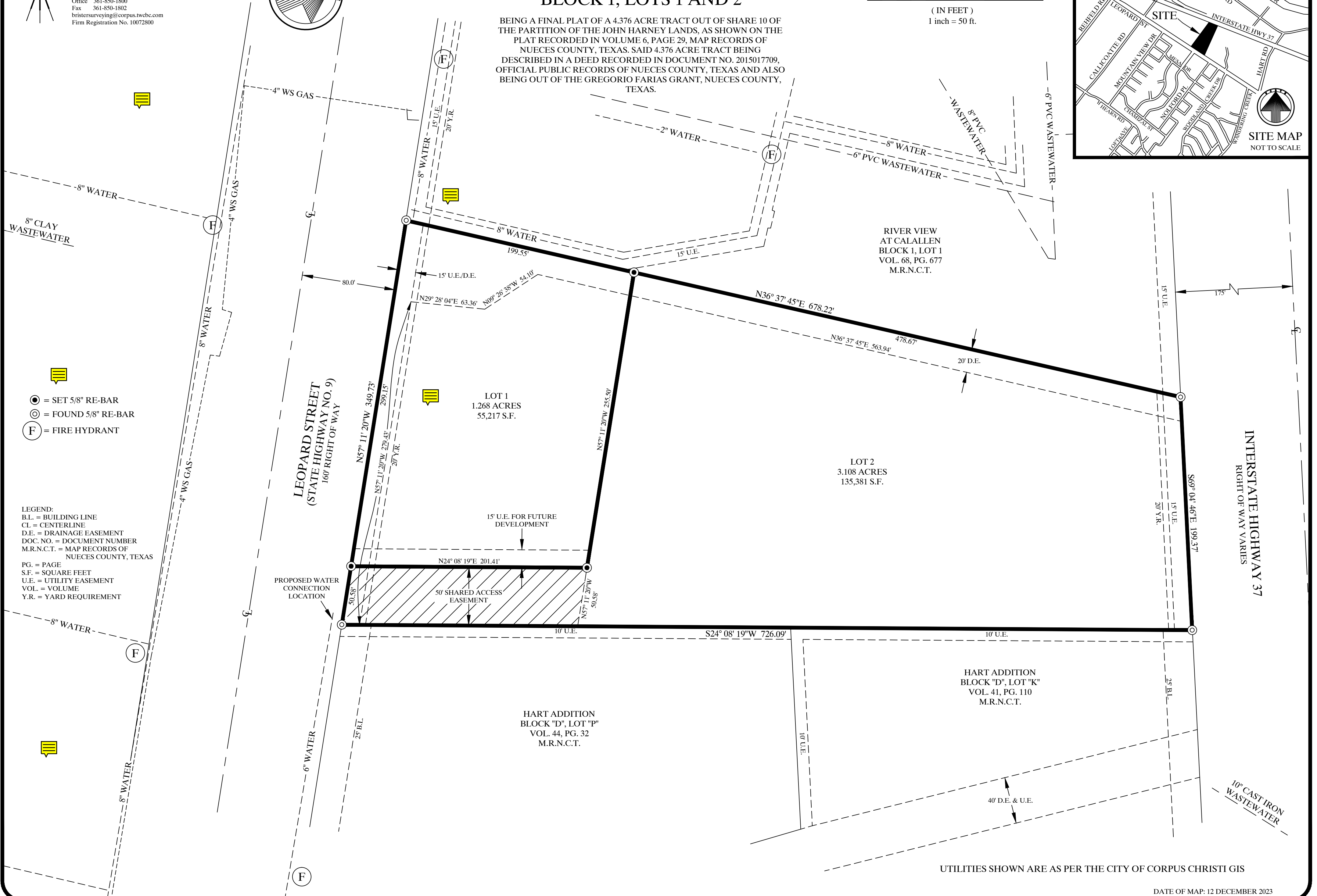
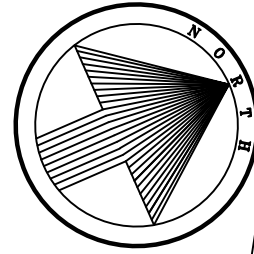
(IN FEET)
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SITE MAP
NOT TO SCALE



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Firm Registration No. 10072800



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