

**Merged Document Report****Application No.: PL8703**

Description :	
Address :	1102 SHORELINE CORPUS CHRISTI TX 78401
Record Type :	PLAT

Submission Documents:

Document Filename
250317 PLAT.pdf

Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
Mark Zans	markz2@cctexas.com	361-826-3553

General Comments**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
18	P001	Note	Mark Zans : LD	Open	Updated comments: 6/4/2025: The cross access easements need to be aligned with the driveway from the entrance of lot 1 to the driveway to Lot 2 see below: 7.1 Access and Circulation 7.1.8. Shared and Cross Access Driveways A. In order to promote traffic flow and to achieve the driveway standards contained in this Section, a	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>shared or cross access easement or a note stating shared or cross access shall be allowed across lot lines shall be encouraged as part of a driveway permit, subdivision plat, rezoning or development agreement.</p> <p>B. A shared access driveway or access between properties shall be created when a joint contractual agreement, easement shown on the subdivision plat, or easement filed for record by separate instrument is entered into by the respective property owners of the adjacent properties.</p> <p>C. Cross access easements shall be situated parallel to the street right of way line and laid out in such a manner to enable future connection to adjacent properties.</p> <p>D. No permanent structure, obstructions, or parking that would interfere with the cross access shall be permitted within the easement. Improvements such as medians and islands are allowed within the easement provided that cross access and circulation between properties is not impaired.</p> <p>E. Cross access easements shall be waived in those cases where topography or site conditions would render such easement of no benefit to adjoining properties.</p> <p>F. The Assistant City Manager of Development Services may grant a reduction in driveway spacing requirements, landscaping requirements, and the required number of parking spaces, on a case by case basis, in order to achieve cross access.</p> <p>If you have any further questions, please feel free to contact ROW / Traffic at your convenience.</p>	

STATE OF TEXAS
COUNTY OF NUECES

WE, C & P MONARCH, LP, HEREBY CERTIFIES THAT WE ARE THE OWNERS OF THE LANDS EMBRACED WITHIN THE BOUNDARIES OF THE FORGOING PLAT; THAT IT HAS HAD SAID LAND SURVEYED AND SUBDIVIDED AS SHOWN; THAT STREETS AS SHOWN ARE DEDICATED TO THE PUBLIC FOREVER; THAT ALL EASEMENTS ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION, AND USE OF PUBLIC UTILITIES; THAT THIS MAP WAS MADE FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

THIS THE_____ DAY OF _____ 2025.

KALPESH CHAUDHARI, MANAGER FOR GENERAL PARTNER

KUNTALBEN PATEL, MANAGER FOR GENERAL PARTNER

STATE OF TEXAS
COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY
KALPESH CHAUDHARI and KUNTALBEN PATEL.

THIS THE_____ DAY OF _____ 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE_____ DAY OF _____ 2025.

MICHAEL YORK, CHAIRMAN

MICHAEL DICE, 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 _____ 2025.

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

STATE OF TEXAS
COUNTY OF NUECES

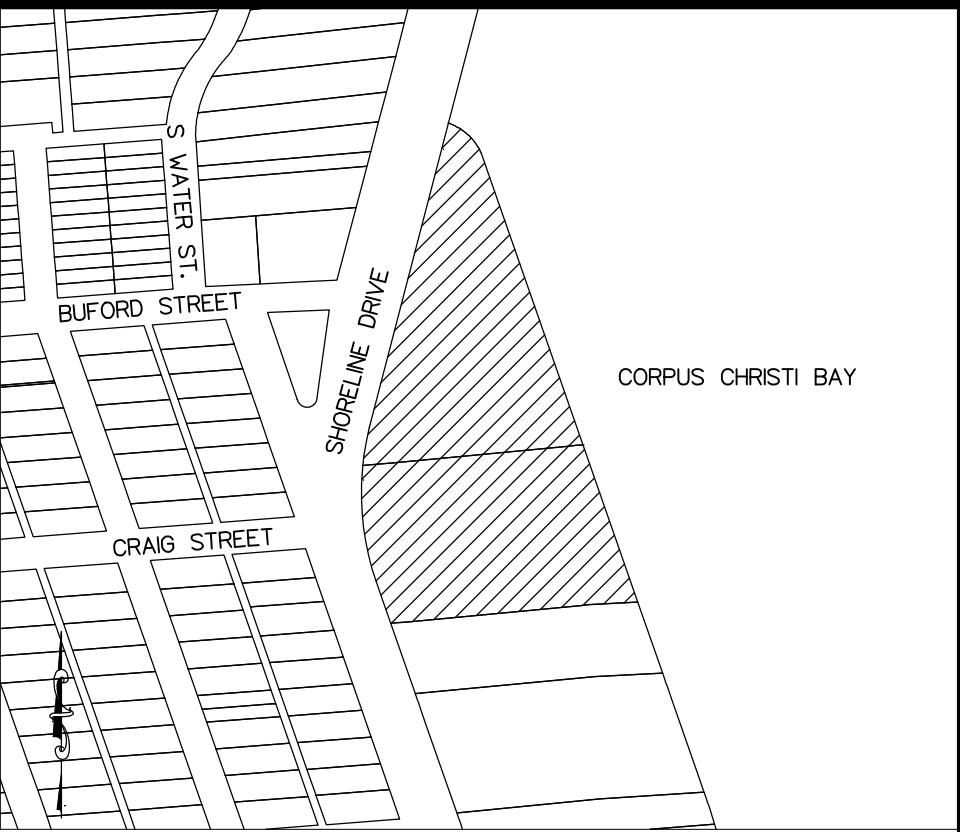
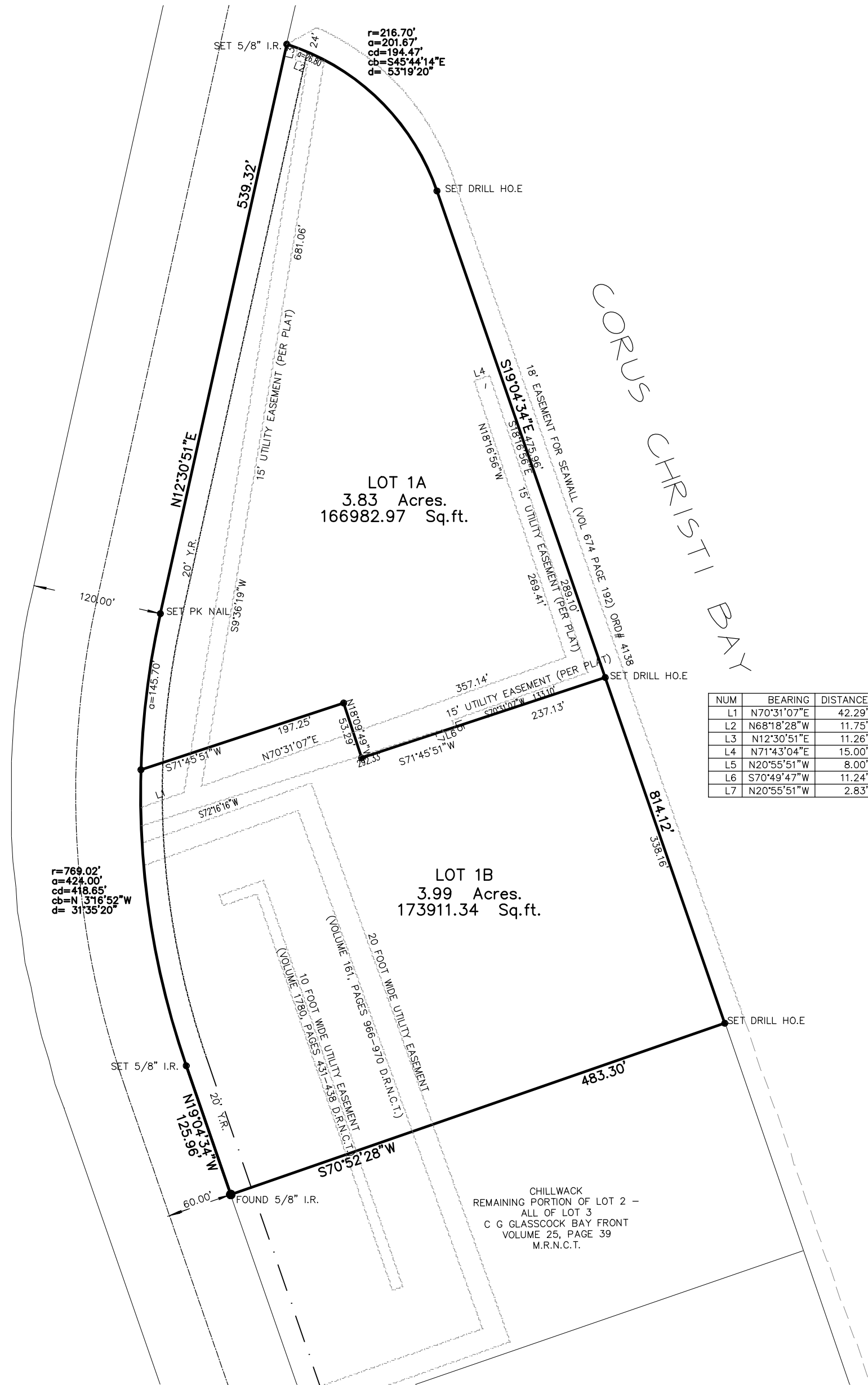
I, JARREL L. MOORE, A REGISTERED PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY THAT THE
FORGOING PLAT WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION
AND IS TRUE AND CORRECT; THAT I HAVE BEEN ENGAGED UNDER CONTRACT TO SET ALL LOT
AND BLOCK CORNERS AND COMPLETE SUCH OPERATIONS WITHOUT DELAY.

THIS THE 23TH DAY OF FEBRUARY 2025.

JARREL L. MOORE
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4854

PLAT OF: C G CLASSCOCK BAYFRONT ADDITION LOT 1A AND LOT 1B

BEING A FINAL RE-PLAT OF 7.766 ACRES OF LAND, MORE OR LESS, OUT OF LOTS 1 AND PT OF LOT 2, C G
CLASSCOCK BAYFRONT ADDITION AS RECORDED IN VOL. 25 PG. 39 OF THE MAP RECORDS OF NUECES COUNTY,
TEXAS AND BEING THE SAME TRACT CALLED 7.766 ACRES AND RECORDED IN DOCUMENT 2021016635 OF THE
OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS



LOCATION MAP
NOT TO SCALE

GENERAL NOTES:

- 1) THE TOTAL PLATTED AREA CONTAINS 7.766 ACRES OF LAND.
- 2) A 5/8" DIAMETER STEEL REBAR WAS SET AT EVERY CORNER, EXCEPT OTHERWISE SPECIFIED.
- 3) PER FLOOD INSURANCE RATE MAP, MAP INDEX, COMMUNITY-PANEL NUMBER 48355C0320G, MAP REVISED 10/13/2022, THE SUBJECT PROPERTY IS LOCATED IN ZONE X AREAS OF MINIMAL FLOOD HAZARD AND AREAS OF 2% ANNUAL CHANCE FLOOD HAZARD. ALSO AREAS IN ZONE AO SPECIAL FLOOD HAZARD WITH NO BFE.
- 4) ALL BEARINGS REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE.
- 5) THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE CORPUS CHRISTI 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.
- 6) 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)

STATE OF TEXAS
COUNTY OF NUECES

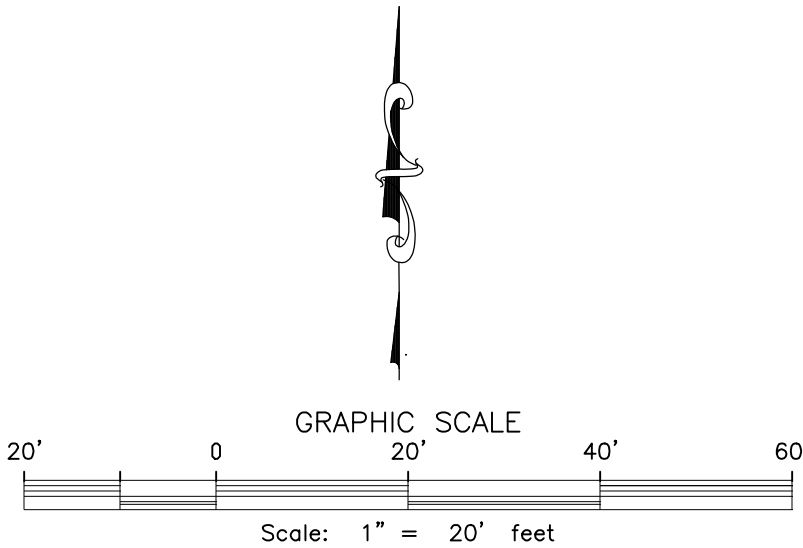
I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE ____ DAY OF _____, 2025, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE ____ DAY OF _____, 2025, AT ____ O'CLOCK ____M. AND DULY RECORDED THE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

KARA SANDS, COUNTY CLERK
NUECES COUNTY, TEXAS

AT ____ O'CLOCK ____M.

_____, 2025

BY: _____ DEPUTY



TEXAS GEO TECH
LAND SURVEYING, INC
5525 S. STAPLES ST. SUITE B2
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(361) 993-0808 Fax (361) 993-2955
JOB # 240116
FEBRUARY 25, 2025