

**Merged Document Report****Application No.: PL8824**

Description :	
Address :	
Record Type :	PLAT

**Submission Documents:**

<b>Document Filename</b>
07.14.25 - Final Plat.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

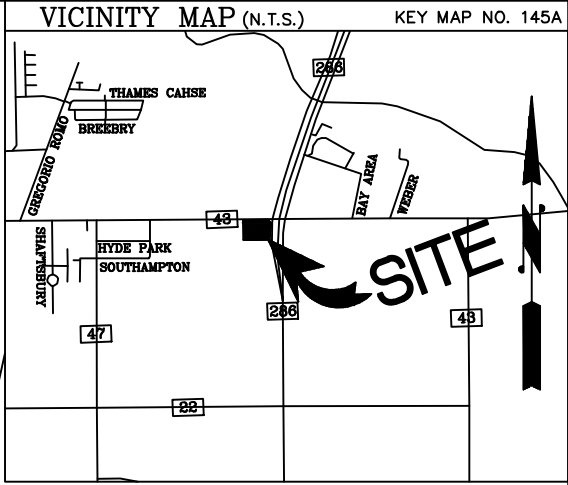
**General Comments**

Comment ID	Author : Department	Status	Review Comments	Applicant Response Comments
6	Alex Harmon : DS	Open	<p>Update 7/23: CCW found that the existing (undersized) water line was abandoned as part of the TxDOT project meaning the lot is not served with any water making PIs required prior to plat approval.</p> <p>Improvements Required for Recordation, per UDC 8.1.4.</p> <p>A. Streets: No Sidewalks: Yes, at site development B. Water: At site development depending on fireflow testing Fire hydrants: At site development C. Wastewater: Yes, unless using septic system as it appears D. Stormwater: No</p>	

Comment ID	Author : Department	Status	Review Comments	Applicant Response Comments
			<p>E. Public open space: No F. Permanent monument markers: No</p> <p>Please note, improvements required should be constructed to city standards, found in Article 8 and the IDM.</p>	

[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
3	P001	Callout	Mark Zans : LD	Open	Change public health engineer to Manuel Garcia	



STATE OF TEXAS  
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE  
ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, KNOWN TO ME TO BE THE PERSON  
WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGMENT TO ME THAT  
HE/SHE EXECUTED THE SAME IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT NAME: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

Change public health engineer to Manuel Garcia

STATE OF TEXAS  
COUNTY OF NUECES

THE PLAT OF THE HEREIN DESCRIBED WAS APPROVED BY THE PLANNING COMMISSION ON BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

BY: \_\_\_\_\_ BY: \_\_\_\_\_  
MICHAEL YORK P.E., CHAIRMAN MICHAEL DICE, SECRETARY

I, KARA SANDS, COUNTY CLERK OF NUECES COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON \_\_\_\_\_  
20\_\_\_\_ AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., AND DULY RECORDED ON \_\_\_\_\_  
20\_\_\_\_ AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., AND AT FILM CODE NUMBER \_\_\_\_\_  
\_\_\_\_\_ OF THE MAP RECORDS OF NUECES COUNTY FOR SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT CORPUS CHRISTI, THE DAY AND DATE LAST ABOVE WRITTEN.

\_\_\_\_\_  
KARA SANDS  
COUNTY CLERK  
OF NUECES COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY

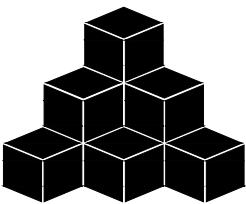
LEGEND:		PLAT NOTES:	
1. "B.L."	INDICATES BUILDING LINE	1. THE ENTIRE PROPERTY LIES WITHIN THE CITY LIMITS OF THE CITY OF CORPUS CHRISTI.	7.) NO INCREASE IN STORMWATER DISCHARGE TO THE STATE RIGHT-OF-WAY WILL BE ACCEPTED BY TxDOT.
2. "N.C.M.R."	INDICATES NUECES COUNTY MAP RECORDS	2.) TOTAL PLATTED AREA CONTAINS 2.194 ACRES OF LAND.	8.) TxDOT PERMITS WILL BE ISSUED IN ACCORDANCE WITH ACCESS MANAGEMENT STANDARDS AND ALL APPLICABLE STATE AND FEDERAL LAWS, INCLUDING RELEVANT RULES AND REGULATIONS. CONSIDERATIONS WILL INCLUDE ACCESS CONNECTION SPACING, MATERIALS, GEOMETRICS, ACCESSIBILITY, AND OTHER DESIGN SPECIFICATIONS, AS WELL AS THE IMPACT ON DRAINAGE AND HYDRAULICS, UTILITY LOCATION OR RELOCATION, AND ENVIRONMENTAL EFFECTS RESULTING FROM THE REQUESTED CONSTRUCTION OF AN ACCESS CONNECTION.
3. "R.O.W."	INDICATES RIGHT-OF-WAY	3.) THE YARD REQUIREMENT, AS DEPICTED ON THE PLAT IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE (UDC) AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.	9.) DRAINAGE IMPROVEMENTS MUST ACCOMMODATE RUNOFF FROM THE UPSTREAM DRAINAGE AREA IN ITS ANTICIPATED MAXIMUM "BUILD-OUT" OR "FULLY DEVELOPED" CONDITION AND SHOULD BE DESIGNED TO PREVENT OVERLOADING THE CAPACITY OF THE DOWNSTREAM DRAINAGE SYSTEM.
4. "N.C.D.R."	INDICATES NUECES COUNTY DEED RECORDS	4.) SET 5/8 INCH STEEL RE-BAR SET WITH YELLOW PLASTIC CAP LABELED "BRISTER SURVEYING" AT ALL LOT CORNERS, EXCEPT WHERE NOTED.	10.) IF THE OWNER RESPONSIBLE FOR MAINTAINING THE PERMANENT STORMWATER OR WATER QUALITY CONTROL FAILS TO MAINTAIN IT TO TxDOT ROW STANDARDS, THE OWNER MUST RECTIFY THE ISSUE.
5. "(VOL./PG.)"	INDICATES RECORDED VOLUME/PAGE	5.) BEARINGS ARE BASED ON THE CENTERLINE OF FARM TO MARKET ROAD 43, OSMONUMENTON ON THE GROUND AND SHOWN AS NORTH 89°53'44" WEST, ON SURVEY MADE BY H.M. WARREN, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSE NO. 1465, DATED AUGUST 30, 2002.	11.) ANY DEVELOPMENT THAT ANTICIPATES AN INCREASE IN EXISTING TRAFFIC GENERATION MAY BE REQUIRED TO CONDUCT A TRAFFIC STUDY. THE NECESSARY IMPROVEMENTS IDENTIFIED IN THE TRAFFIC STUDY MAY NEED TO BE CONSTRUCTED BY THE DEVELOPER, BASED ON TxDOT'S DISCRETION AND APPROVAL, PRIOR TO THE ACCESS CONNECTION BEING ESTABLISHED.
6. "O"	INDICATES IRON ROD SET		
7. "●"	INDICATES IRON ROD FOUND		
8. "P.O.B."	INDICATES POINT OF BEGINNING		
9. "ESMNT."	INDICATES EASEMENT		
10. "STRD"	INDICATES STORM DRAIN		
11. "S.F."	INDICATES SQUARE FEET		
12. "U.E."	INDICATES UTILITY EASEMENT		
---	BUILDING LINE		
---	PLAT BOUNDARY		

A SUBDIVISION BEING A 2.194 ACRE TRACT OF LAND OUT OF A 55.28 ACRE TRACT LAND, LOCATED IN THE R. DE YNOJOSA SURVEY, ABSTRACT 411, PORTION OF THE NORTH HALF OF SECTION 4, "LAURELES FARM" TRACTS, RECORDED IN VOLUME 3, PAGE 15 OF NUECES COUNTY MAP RECORDS, NUECES COUNTY, TEXAS

LOTS: 1    BLOCKS: 1  
REASON FOR FINAL PLAT: TO CREATE ONE (1) LOT  
JULY, 2025

**OWNER:** 5506 CAIN DRIVE,  
HUT ENTERPRISES, LLC, CORPUS CHRISTI, TEXAS 78411  
A TEXAS LIMITED LIABILITY COMPANY PHONE: 361-850-1800  
9894 BISSONNET, SUITE 650 FAX: 361-850-1802  
HOUSTON, TEXAS 77036 FIRM #10072800  
bristersurveying@corpus.twcbc.com

**SURVEYOR:**  
**BRISTER SURVEYING**  
**5506 CAIN DRIVE,**  
**CORPUS CHRISTI, TEXAS 78411**  
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