

**Merged Document Report****Application No.: PL9091**

Description :	
Address :	
Record Type :	PLAT

**Submission Documents:**

<b>Document Filename</b>
Draft Plat - Laguna Shores Vista (2).pdf

**Comment Author Contact Information:**

Author Name	Author Email	Author Phone No.:
Alex Harmon	alexh2@corpuschristitx.gov	361-826-1102
Mark Zans	markz2@corpuschristitx.gov	361-826-3553

**General Comments**

Comment ID	Author : Department	Status	Review Comments	Applicant Response Comments
11	Alex Harmon : DS	Closed	Improvements Required for Recordation, per UDC 8.1.4. A. Streets: No Sidewalks: Yes, per UDC 8.2.2 B. Water: No Fire hydrants: No C. Wastewater: No D. Stormwater: No E. Public open space: No F. Permanent monument markers: No  Please note, improvements required should be constructed to city standards, found in Article 8 and the IDM.	

**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
7	P001	Note	Alex Harmon : DS	Closed	Laguna Shores is on the Roadway Master Plan as a proposed parkway. This requires a right of way of 80 ft. Dedicate 10 ft of ROW.	
8	P001	Note	Alex Harmon : DS	Closed	Laguna Shores is part of the Bike Mobility Plan and sidewalks are required to be constructed.  Per UDC 8.2.2. Concrete sidewalks, having a width of not less than 4 feet and thickness of not less than 4 inches, shall be constructed in accordance with Subsection 8.2.1.B, Street Right-of-Way Dimensional Standards, and the ADA Master Plan.	
9	P001	Note	Alex Harmon : DS	Closed	It appears there are electric poles in the rear lot. Per UDC 8.2.3. provide a 7.5 ft UE at the rear of the lot.	
10	P001	Note	Alex Harmon : DS	Closed	Per UDC 8.2.3 dedicate a utility easement along Laguna Shores of 10 ft.	
2	P001	Note	Mark Zans : LD	Closed	Please supply the most recent copy of the ownership deed showing the ownership in Henry Acosta.	
3	P001	Note	Mark Zans : LD	Closed	Please change plat title to "Final Plat of Laguna Shores Vista Lot 1 Block 1	
4	P001	Note	Mark Zans : LD	Closed	Label as Lot 1, Provide lot square footage under the label.	
5	P001	Note	Mark Zans : LD	Closed	Provide a block number for the platted area. Block 1	
6	P001	Note	Mark Zans : LD	Closed	Add name Michael Dice and change title to Director	
12	P001	Note	Mark Zans : LD	Closed	Traffic comments: <ul style="list-style-type: none"> <li>•The proposed plat does not impact or alter the existing Roadway Master Plan.</li> <li>•Proposed Driveway access to public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7)</li> <li>•Proposed ROW to reflect as the street(s) design and their pertaining categories/ type as per Article 8 of the UDC (UDC 8.2.1)</li> <li>•The PW-Traffic Department (Right-of-Way Division) is responsible for reviewing and permitting new construction and repairs/modifications to driveways, sidewalks, curb, and gutter. The review and approval of the permit must be approved prior to the issuance of the building permit (issued by DSD). (Refer to Municode Chapter 49-30 for permit requirements.)</li> <li>•A ROW Construction Permit, issued by PW-Traffic</li> </ul>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					Department (Right-of-Way Division), is required for any work obstructing, closing, or occupying public right-of-way (Reference Chapter 49-2). Work within the Right-of-Way without a permit is subject to daily Non-Compliance Fees (Reference Municode Chapter 49)	
13	P001	Note	Mark Zans : LD	Closed	Updated comment 1/15./2026 Correct spelling of Laguna Shores Road.	
14	P001	Note	Mark Zans : LD	Closed	Updated comment 1/15/26 Hatch the area for the road dedication.	

STATE OF TEXAS  
COUNTY OF BEXAR

I, HENRY ACOSTA, DO HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREIN; THAT ALL EASEMENTS AND RIGHT-OF-WAYS AS SHOWN ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF PUBLIC STREETS AND UTILITIES, AND I ADOPT THIS PLAT FOR THE PURPOSES OF DESCRIPTION AND DEDICATION. THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

\_\_\_\_\_  
HENRY ACOSTA  
OWNER

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED HENRY ACOSTA, PROVEN TO ME TO BE THE PERSON WHOSE SIGNATURE HE MADE ON THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC

STATE OF TEXAS  
COUNTY OF BEXAR

I, STEPHANIE L. JAMES, A REGISTERED PROFESSIONAL LAND SURVEYOR, HAVE PREPARED THE FOREGOING MAP FROM SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF; I HAVE BEEN ENGAGED UNDER CONTRACT TO SET ALL LOT AND BLOCK CORNERS AS SHOWN HEREON AND TO COMPLETE SUCH OPERATIONS WITH DUE AND REASONABLE DILIGENCE CONSISTENT WITH SOUND PROFESSIONAL PRACTICE.

\_\_\_\_\_  
STEPHANIE L. JAMES  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5950

STATE OF TEXAS  
COUNTY OF NUECES

THE PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE DEVELOPMENT SERVICES ENGINEER OF THE CITY OF CORPUS CHRISTI, TEXAS. THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

\_\_\_\_\_  
BRIA WHITMIRE  
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS  
COUNTY OF NUECES

THE PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE PLANNING COMMISSION ON BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS. THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

\_\_\_\_\_  
CYNTHIA S GARZA  
CHAIRMAN

\_\_\_\_\_  
MICHAEL DICE  
DIRECTOR

STATE OF TEXAS  
COUNTY OF NUECES

I, \_\_\_\_\_, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, HEREBY CERTIFY THAT THE FOREGOING MAP DATED THE \_\_\_\_ DAY OF \_\_\_\_\_, 2025, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025 AT \_\_\_\_ O'CLOCK \_\_\_\_ M. AND DULY RECORDED IN VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_, MAP RECORDS OF NUECES COUNTY, TEXAS. WITNESS MY HAND AND SEAL OF SAID COURT AT OFFICE IN CORPUS CHRISTI, TEXAS. THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

DOCUMENT NO: \_\_\_\_\_

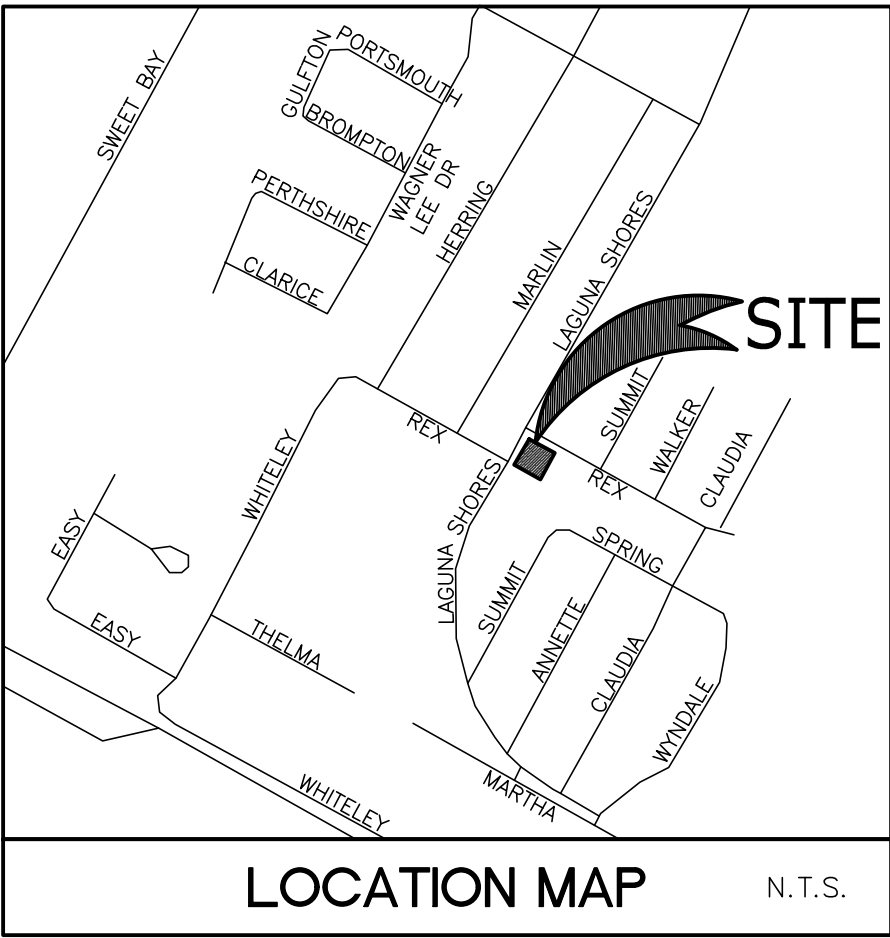
\_\_\_\_\_  
KARA SANDS  
COUNTY CLERK

\_\_\_\_\_  
DEPUTY

PLAT NO. PL9091

# FINAL PLAT OF LAGUNA SHORES VISTA LOT 1 BLOCK 1

BEING A 0.225 ACRE TRACT, INCLUSIVE OF A 0.023 ACRE RIGHT-OF-WAY DEDICATION TO THE CITY OF CORPUS CHRISTI, OUT OF LOT 24, SECTION 52, FLOUR BLUFF & ENCINAL FARM & GARDEN TRACTS, A MAP OF WHICH IS RECORDED IN VOLUME A, PAGES 41-43, MAP RECORDS OF NUECES COUNTY, TEXAS.



SCALE: 1"=20'

20 10 0 20

**MTR**

**Moy Tarin Ramirez Engineers, LLC**

• Engineers  
• Surveyors  
• Planners

TBPELS: ENGINEERING F-5297/SURVEYING: F-10131500  
5723 UNIVERSITY HEIGHTS BLVD, SUITE 103  
SAN ANTONIO, TEXAS 78249  
TEL: (210) 698-5051 FAX: (210) 698-5085  
PREPARED DECEMBER 17, 2025

LEGEND	
	PLAT BOUNDARY
	EXISTING CONTOUR
	ADJACENT PROPERTY
	CENTERLINE
	EASEMENT
	YARD REQUIREMENT
O.P.N.C.T.	OFFICIAL RECORDS OF NUECES COUNTY, TEXAS
R.O.W.	RIGHT OF WAY
Y.R.	YARD REQUIREMENT
	FLOW DIRECTION ARROW

- NOTES:
- THE ENTIRE PROPERTY LIES WITHIN THE CITY LIMITS OF THE CITY OF CORPUS CHRISTI.
  - THE TOTAL AREA TO BE PLATTED CONTAINS 0.225 ACRE(S) OF LAND INCLUDING ANY DEDICATION.
  - 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.
  - 1/2" IRON RODS WITH ORANGE PLASTIC CAP STAMPED "MTR ENG" SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
  - GRID BEARINGS AND DISTANCES SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE 4205, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010.00 (RECORD BEARING/DISTANCE).
  - THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE UPPER LAGUNA MADRE. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE NUECES-RIO GRANDE COASTAL BASIN AS "EXCEPTIONAL AQUATIC LIFE USE" AND "OYSTER WATERS". TCEQ ALSO CATEGORIZED THE UPPER LAGUNA MADRE AS "PRIMARY CONTACT RECREATION".
  - BY GRAPHICAL PLOTTING, THIS PROPERTY IS IN ZONE "X" ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48355C0735G, CITY OF CORPUS CHRISTI, TEXAS, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 13, 2022.
  - THE DIRECTION OF THE PREVAILING BREEZE IS SOUTHEAST.