



## **Merged Document Report**

### **Application No.: PL9165**

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

<b>Document Filename</b>
Preliminary Plat.pdf

Comment Author Contact Information:

<b>Author Name</b>	<b>Author Email</b>	<b>Author Phone No.:</b>
Mina Trinidad	minar@corpuschristitx.gov	361-826-3259
Bria Whitmire	briaw@corpuschristitx.gov	361-826-3268

[General Comments](#)

[Corrections in the following table need to be applied before a permit can be issued](#)

<b>Comment ID</b>	<b>Page Reference</b>	<b>Annotation Type</b>	<b>Author : Department</b>	<b>Status</b>	<b>Review Comments</b>	<b>Applicant Response Comments</b>
2	P001	Note	Mina Trinidad : DS	Closed	One-way cycle track is planned along Yorktown per the Bicycle Mobility Plan. Dedication required unless otherwise waived by Public Works - Traffic.	
3	P001	Note	Mina Trinidad : DS	Closed	(Informational) GIS: Plat closes within acceptable engineering standards.	
4	P001	Note	Mina Trinidad : DS	Closed	(Informational) TxDOT: This location is not on our state's trunkline, no comments.	
5	P001	Note	Mina Trinidad : DS	Closed	(Informational) Gas Department has no comment.	
6	P001	Note	Mina Trinidad : DS	Closed	(Informational) AEP Transmission has no comment.	

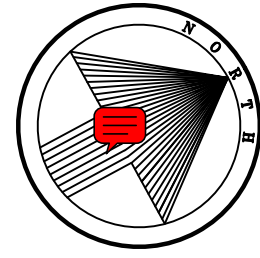
Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
7	P001	Note	Mina Trinidad : DS	Closed	(Informational) CCRTA: This plat is not located along any existing or planned CCRTA bus service routes.	
9	P001	Note	Mina Trinidad : DS	Closed	(Informational) NCAD GIS: Our records indicate that the owner for 0651-0000-0010 is James R Fichtel Jr and 2476-0038-1900 as Dearing Properties LLC.	
10	P001	Note	Mina Trinidad : DS	Closed	<p>Traffic/ROW: (Moises Torres) PLAT - ROADWAY MASTER PLAN The proposed plat does not impact or alter the existing Transportation Master Plan.</p> <p>PLAT - COMMENT DRIVEWAY ACCESS &amp; ROW CONSTRUCTION PERMITS Proposed Driveway access to public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7) A ROW Construction Permit, issued by PW-Traffic Department (Right-of-Way Division), is required for any proposed driveway (construction entrance, temporary or permanent), work obstructing, closing, or occupying public right-of-way (Reference Chapter 49-2). The ROW Construction permit must be submitted and approved prior to any form of construction within City ROW. The developer / applicant can reach out to rowmanagement@corpuschristitx.gov for further assistance regarding the ROW Construction Permit they will be required to submit prior to any temporary and / or permanent driveway off the immediate roadways. Any contractor working within City ROW without an approved ROW Construction Permit can be held in non-compliance and can be subject to a fee of \$1,500 per day of unpermitted work, as per City of Corpus Christi Municipal Code 49-112 (9). 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 or any work within utility easements. All work shall be performed in accordance with the city's construction standards. A permit shall not be issued for any tract or property where a final plat is required to obtain a building permit. (Refer to Muni-code Chapter 49-30 for permit requirements.)</p> <p>The 60 foot street dedication will eventually require a collector street (C-1) installed.</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
11	P001	Note	Mina Trinidad : DS	Closed	(Informational) Equistar Pipeline will not be involved and has no additional comments.	
14	P001	Note	Mina Trinidad : DS	Closed	(Informational as this comment will not apply until the Final Plat) Parks and Recreation: Fees are applied as newly proposed dwelling units to be created as the project scope states its purpose as to form lots to sell & build single family homes. As (9) proposed units are confirmed for the development, fees are applied.	
8	P001	Note	Bria Whitmire : ENG	Closed	Improvements Required for Recordation, per UDC 8.1.4. A. Streets: No Sidewalks: No Lighting Plan: No B. Water: Not for platting, but may be required upon site development Fire hydrants: Not for platting, but may be required upon site development C. Wastewater: No, noted as septic, over 1,000 LF from connection 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.	



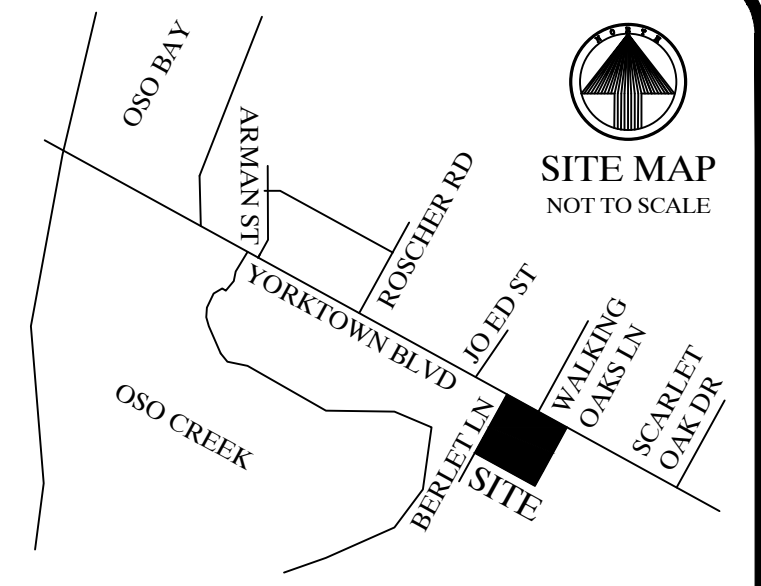
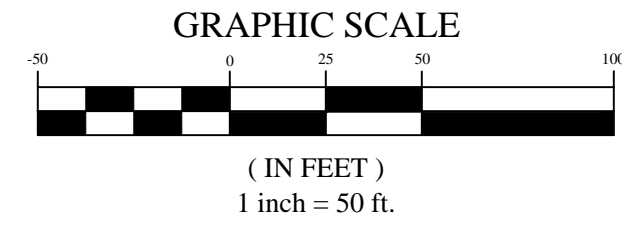
# Brister Surveying

5506 Cain Drive  
Corpus Christi, Texas 78411  
Office 361-850-1800  
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bristersurveying@corpus.twcbc.com  
Firm Registration No. 10072800



## PRELIMINARY PLAT OF BERLET ADDITION ANNEX

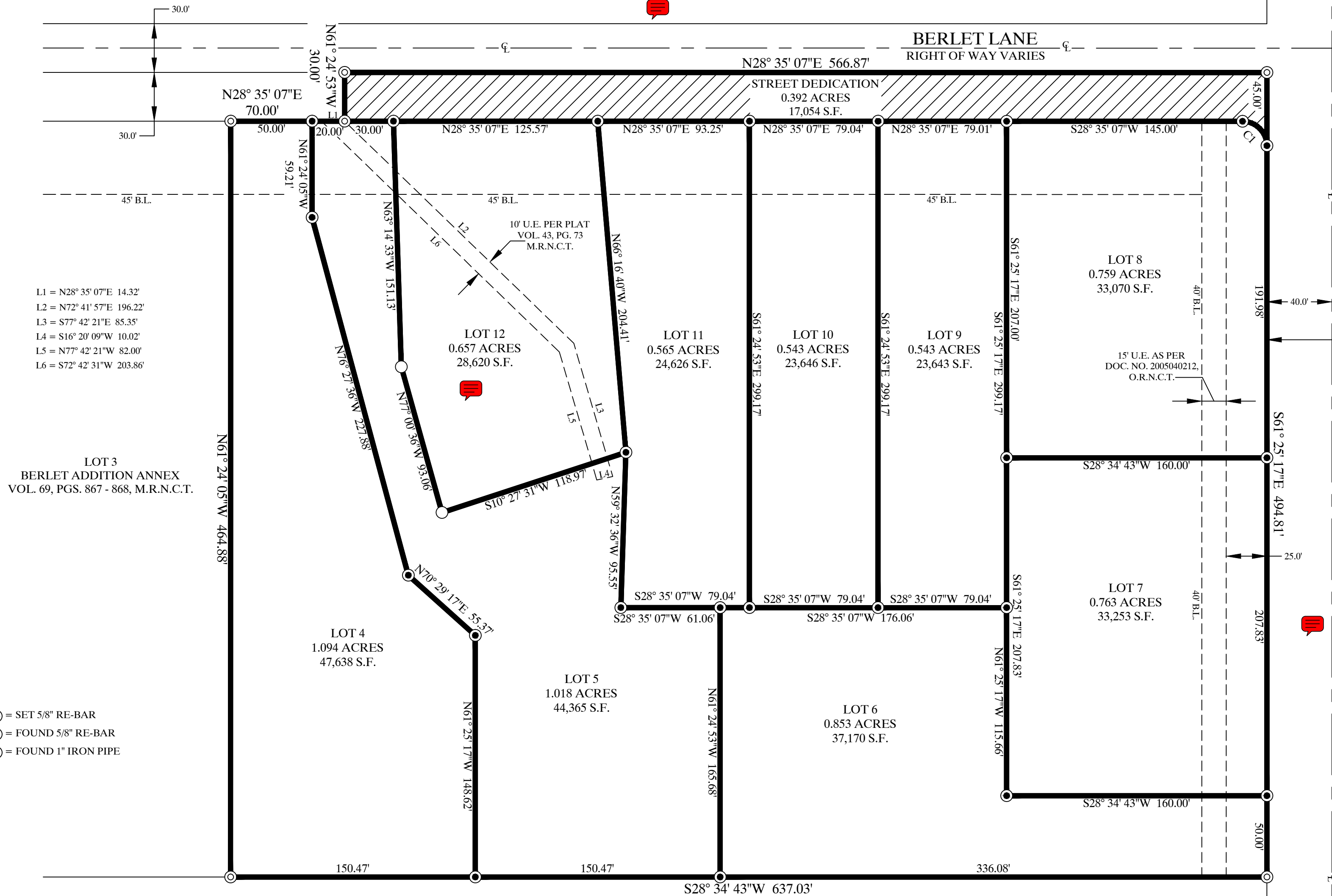
BEING A PRELIMINARY PLAT OF 7.188 ACRES OUT OF LOT 19, SECTION 38, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACT, AS SHOWN ON A MAP RECORDED IN VOLUME "A", PAGES 41 - 43, MAP RECORDS OF NUECES COUNTY, TEXAS. SAID 7.188 ACRES BEING COMPRISED OF A 6.57 ACRE TRACT DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2022051214, OFFICIAL RECORDS OF NUECES COUNTY, TEXAS AND LOTS 1 AND 2, BERLET ADDITION ANNEX, AS SHOWN ON A MAP RECORDED IN VOLUME 43, PAGE 73, MAP RECORDS OF NUECES COUNTY, TEXAS.



OWNER: DEARING PROPERTIES, LLC  
3818 WALKING OAKS LN, CORPUS CHRISTI, TX  
361-813-7550  
DEARINGPROPERTIES@GMAIL.COM

OWNER: JAMES FICHTEL JR.  
4005 BERLET LN., CORPUS CHRISTI, TX

SURVEYOR: RONALD E. BRISTER  
5506 CAIN DR.  
361-850-1800  
BRISTERSURVEYING@CORPUS.TWCBC.COM



- L1 = N28° 35' 07"E 14.32'
- L2 = N72° 41' 57"E 196.22'
- L3 = S77° 42' 21"E 85.35'
- L4 = S16° 20' 09"W 10.02'
- L5 = N77° 42' 21"W 82.00'
- L6 = S72° 42' 31"W 203.86'

LOT 3  
BERLET ADDITION ANNEX  
VOL. 69, PGS. 867 - 868, M.R.N.C.T.

- = SET 5/8" RE-BAR
- ⊙ = FOUND 5/8" RE-BAR
- = FOUND 1" IRON PIPE

LEGEND:  
 B.L. = BUILDING LINE  
 CL = CENTERLINE  
 DOC. NO. = DOCUMENT NUMBER  
 F.B. & E.F. & G.T. = FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS  
 M.R.N.C.T. = MAP RECORDS OF NUECES COUNTY, TEXAS  
 O.R.N.C.T. = OFFICIAL RECORDS OF NUECES COUNTY, TEXAS  
 PG. = PAGE  
 S.F. = SQUARE FEET  
 U.E. = UTILITY EASEMENT  
 VOL. = VOLUME

5.00 ACRES  
OUT OF  
LOT 19, SECTION 38  
F.B. & E.F. & G.T.  
DOC. NO. 2022036077,  
O.R.N.C.T.

C1  
R = 15.00'  
L = 23.56'  
TAN = 15.00°  
Δ = 89° 59' 36"  
CB = S73° 34' 55"W, 21.21'

- NOTES:
1. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO CREEK. THE TCEQ HAS NOT CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO CREEK. BUT IT IS RECOGNIZED AS AN ENVIRONMENTALLY SENSITIVE AREA. THE OSO CREEK FLOWS DIRECTLY INTO THE OSO 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.
  2. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48355C 0540 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 7.188 ACRES, INCLUDING STREET DEDICATION.
  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. ANY INCREASE IN STORMWATER RUNOFF FLOW RATES SHALL BE MITIGATED TO COMPLY WITH UDC 8.2.A, 8.2.8.B, AND IDM 3.05.