



December 19, 2023

Mostaghasi Investment Trust
5626 Ocean Drive
Corpus Christi, Tx 78414

RE: 22PL1049
Kaspian Subdivision Unit 1
(FINAL PLAT 19.49 ACRES)

**DEVELOPMENT
SERVICES**

2406 Leopard
First Floor
Corpus Christi
Texas 78408
Phone 361-826-3240
www.cctexas.com

Administration
Fax 361-826-3006

Land Development
Fax 361-826-3571

Project Management
Fax 361-826-3006

Building Permits
Fax 361-826-4375

Dear Sir / Madam:

On Wednesday, **December 13, 2023**, the Planning Commission held a public hearing on your land subdivision located south of FM 43 and east of CR 43. After reviewing facts and taking public testimony, the Planning Commission **approved** the referred plat.

The final plat must be recorded with the Nueces County Clerk's office by **December 13, 2024**. **Please note this letter will be the only notification of the plat expiration date.** A final plat shall not expire if construction of improvements has been initiated and substantial progress continues toward completion of the improvements.

Prior to plat recordation, the following requirements must be met, and fees paid:

	Requirements/Fees/Credits	Fees
1.	Single Family Water Lot Fees: (\$220.22x 64 lots)	\$15,503.36
2.	Single Family Wastewater Lot Fee: (\$475.33x 64 lots)	\$33,477.12
3.	Park Development Fees: (\$462.50 x 64 lots)	\$29,600.00
3.	Recording fee \$110 (+ \$50.00 for any additional pages)	\$160.00
5	Final Plat Addressing Fee:	\$100.00
7.	Public Improvement Plans, Construction and Acceptance are required for improvements including Water, Wastewater, Stormwater, Fire Hydrant(s) Manhole(s), Streets Sidewalk(s) .	
8.	Two (2) full size originals (18" x 24") of the plat with original notarized signatures for recordation.	
9.	Include the plat in .dwg format and send to platapplication@cctexas.com	
10.	Provide a tax certificate with submittal of the original tracing indicating all taxes are current.	
11.	Any other requirements required prior to recordation. Fees were transferred from previous Plat Letter.	

**Please make checks payable to the City of Corpus Christi*

If you have any questions regarding the above, please call Mark Orozco at (361) 826-3921.

Sincerely,
Mark J. Orozco
Sr. City Planner

MJO
cc: J. Perales Civil Engineering