

**Development Services**

2406 Leopard Street, Corpus Christi, TX 78408

**Date: 04.22.2024**



**Final Report - Approved**

**Application No.**

**Description :**

**Address : 5658 OLD BROWNSVILLE CORPUS CHRISTI TX 78417**

**Record Type :**

**Document Filename : Final Plat - Phase 1 (2).pdf**

Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
Mark Zans	markz2@cctexas.com	361-826-3553
Mark Orozco	markor@cctexas.com	361-826-3921

General Comments

Comment ID	Author : Department	Status	Review Comments
6	Mark Orozco : Default	Closed	Public/Private Infrastructure Required?: Water: yes Fire Hydrants: yes Wastewater: yes Stormwater: no Sidewalks: no Streets: yes

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
5	P001	Callout	Mark Orozco : Default	Closed	Provide smaller font for "Final Plat of"
1	P001	Callout	Mark Zans : DS	Closed	Remove red preliminary text.
2	P001	Note	Mark Orozco : DS	Closed	Planning comment- Be advised that there was no page 1 of 2 submitted with the final plat for Phase 1. This would be the page that has all certifications and sign offs on it. Needs to be as per Plat Template on website.
3	P001	Note	Mark Zans : DS	Closed	Planning comment- Be advised that the comments for Final plat - Phase 1 are dependent upon Preliminary plat being addressed sufficiently. Additional comments maybe forth coming.

<b>Comment ID</b>	<b>Page Reference</b>	<b>Annotation Type</b>	<b>Author : Department</b>	<b>Status</b>	<b>Review Comments</b>
4	P001	Note	Mark Zans : DS	Closed	Please provide a dimension for Junior Beck Drive.



# FINAL PLAT OF SOLID ROCK INDUSTRIAL PARK PHASE 1

45.2 ACRES CONSISTING OF A 23.013 ACRE TRACT, CALLED TRACT I, AND A 22.189 ACRE TRACT, CALLED TRACT II, BOTH BEING OUT OF A 66.88 ACRE TRACT, CALLED TRACT VII, AS DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2004040019, OFFICIAL PUBLIC RECORDS NUECES COUNTY, TEXAS.  
AND  
A 2.826 ACRE TRACT AS DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2021033866, OFFICIAL PUBLIC RECORDS NUECES COUNTY, TEXAS.  
AND  
3.96 ACRES BEING OUT OF LOT 2, BLOCK 5, INDUSTRIAL TECHNOLOGY PARK UNIT 2, AS RECORDED IN VOLUME 67, PAGE 502, MAP RECORDS NUECES COUNTY, TEXAS.



**LOCATION MAP**  
SCALE: 1" = 5,000'

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 \_\_\_\_\_ 2024, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2024, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., IN VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_, MAP RECORDS NUECES COUNTY, TEXAS.

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

AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M.  
\_\_\_\_\_, 2024  
BY: \_\_\_\_\_  
DEPUTY

STATE OF TEXAS  
COUNTY OF NUECES

I, ARTURO MEDINA, A REGISTERED PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY THAT THE FOREGOING 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 \_\_\_\_\_ DAY OF \_\_\_\_\_ 2024.

\_\_\_\_\_  
ARTURO MEDINA  
REGISTERED PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 6669  
TBPELS FIRM NO. 10194360  
A M LAND SURVEYING  
AMLANDSURVEYING@YAHOO.COM

STATE OF TEXAS  
COUNTY OF NUECES

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED ON BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS BY THE DEPARTMENT OF DEVELOPMENT SERVICES.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2024.

\_\_\_\_\_  
BRIA WHITMIRE, PE, CFM, CPM  
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS  
COUNTY OF NUECES

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

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2024.

\_\_\_\_\_  
MICHAEL MILLER  
CHAIRMAN

\_\_\_\_\_  
ALBERT J. RAYMOND III, AIA  
SECRETARY

STATE OF TEXAS  
COUNTY OF NUECES

WE, SOLID ROCK COMMERCIAL PROPERTIES, LTD., HEREBY CERTIFIES THAT WE ARE THE OWNERS OF THE LANDS EMBRACED WITHIN THE BOUNDARIES OF THE FORGOING PLAT; THAT IT 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 \_\_\_\_\_ 2024.

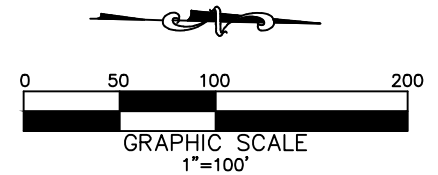
\_\_\_\_\_  
ADRIANA ORTIZ

STATE OF TEXAS  
COUNTY OF NUECES

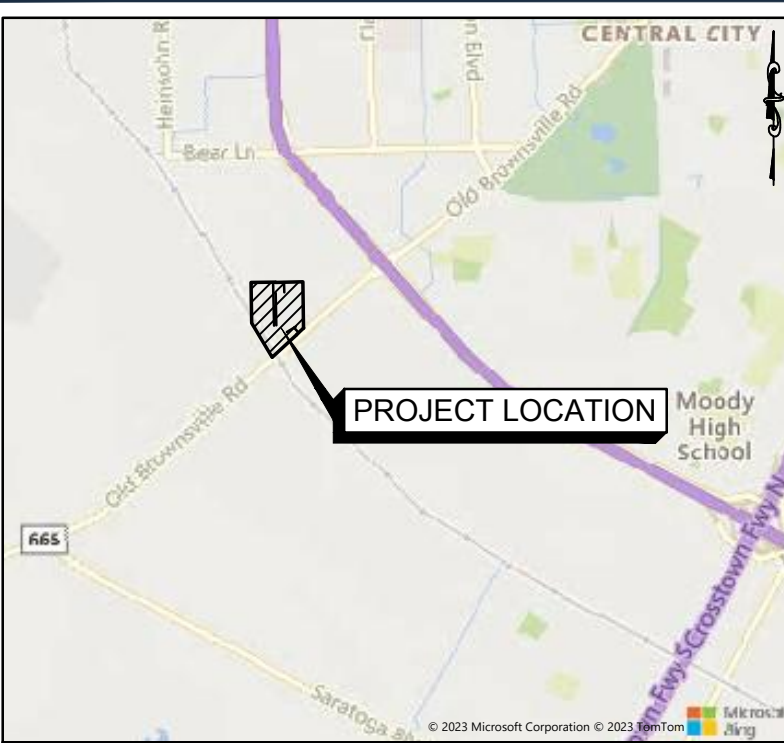
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY ADRIANA ORTIZ

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2024.

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

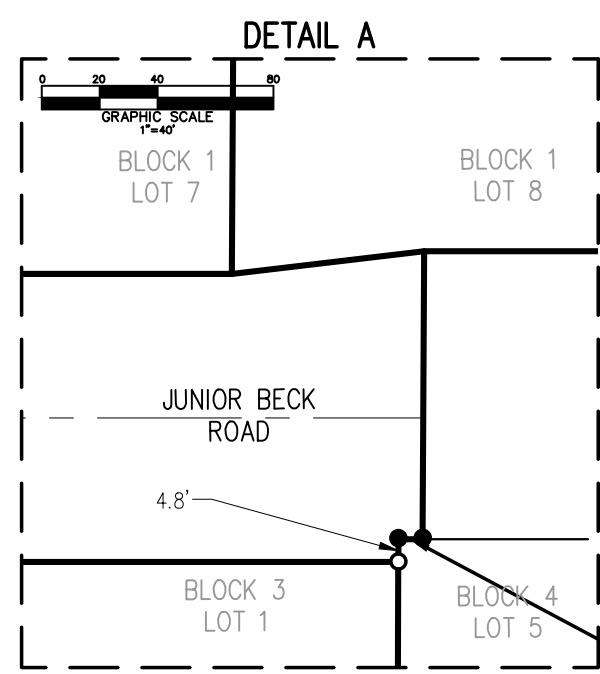
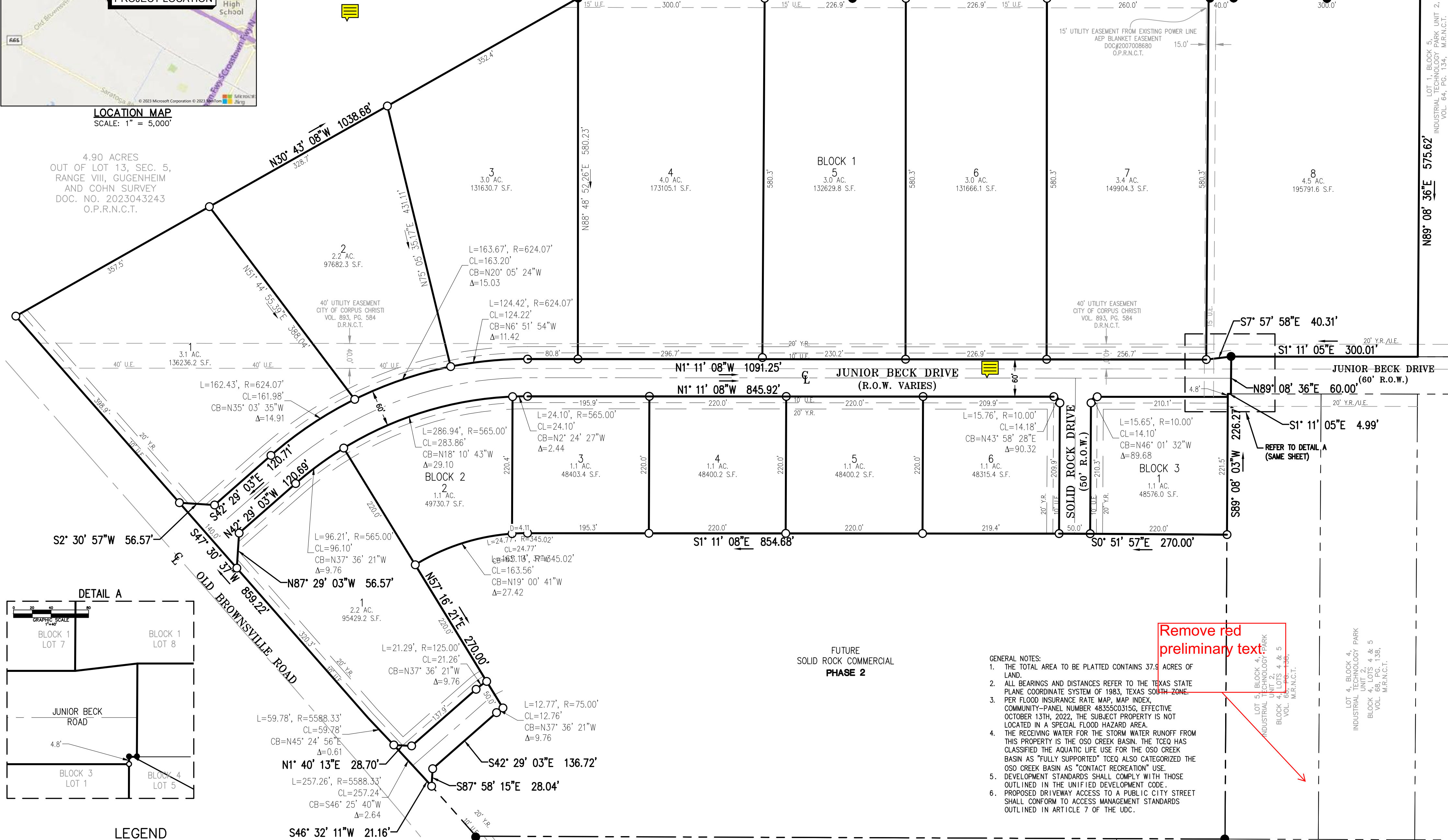


# FINAL PLAT OF SOLID ROCK INDUSTRIAL PARK PHASE 1



LOCATION MAP  
SCALE: 1" = 5,000'

45.2 ACRES COMING OF A 23.013 ACRE TRACT, CALLED TRACT I, AND A 22.189 ACRE TRACT, CALLED TRACT II, BOTH BEING OUT OF A 66.88 ACRE TRACT, CALLED TRACT VII, AS DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2004040019, OFFICIAL PUBLIC RECORDS NUECES COUNTY, TEXAS.  
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**LEGEND**

○	5/8" INCH IRON ROD SET
●	5/8" INCH IRON ROD FOUND
U.E.	UTILITY EASEMENT
Y.R.	YARD REQUIREMENT
R.O.W.	RIGHT OF WAY
D.R.N.C.T.	DEED RECORDS OF NUECES COUNTY, TX
M.R.N.C.T.	MAP RECORDS OF NUECES COUNTY, TX

- GENERAL NOTES:**
1. THE TOTAL AREA TO BE PLATTED CONTAINS 37.9 ACRES OF LAND.
  2. ALL BEARINGS AND DISTANCES REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE.
  3. PER FLOOD INSURANCE RATE MAP, MAP INDEX, COMMUNITY-PANEL NUMBER 48355C0315G, EFFECTIVE OCTOBER 13TH, 2022, THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
  4. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO CREEK BASIN. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO CREEK BASIN AS "FULLY SUPPORTED" TCEQ ALSO CATEGORIZED THE OSO CREEK BASIN AS "CONTACT RECREATION" USE.
  5. DEVELOPMENT STANDARDS SHALL COMPLY WITH THOSE OUTLINED IN THE UNIFIED DEVELOPMENT CODE.
  6. PROPOSED DRIVEWAY ACCESS TO A PUBLIC CITY STREET SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS OUTLINED IN ARTICLE 7 OF THE UDC.

Remove red preliminary text

LOT 9A  
BROWN-LEX TRACT  
LOTS 9A & 9B  
VOL. 52, PG. 130,  
M.R.N.C.T.

LOT 9B  
BROWN-LEX TRACT  
LOTS 9A & 9B  
VOL. 52, PG. 130,  
M.R.N.C.T.