

**Merged Document Report****Application No.: PL9248**

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
PL9248_GRCC_Submittal 4_Plat.pdf

Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
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**

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
2	P001	Note	Mina Trinidad : DS	Closed	05/12/26 Update: Two final plats have been submitted. On each final plat they should illustrate only the relevant lots to be platted. The subheading should relate only to the lots being platted as well. Illustrate only the lots being subdivided by this plat PL9248, at 401 Graham Rd.	
3	P001	Note	Mina Trinidad : DS	Closed	(Informational) Fire: Note: All code reference is based on currently adopted International Fire Code (IFC) 2021 and Corpus Christi Water Distribution Standards.	

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					"Commercial Development shall have a fire flow of 1,500 GPM with 20 psi residual. Fire hydrant every 300 feet and operational." 507.5.1 (amendment) Where Required: All premises, other than one-family detached dwellings, where buildings or portions of buildings are located more than 150 feet from a fire hydrant shall be provided with approved on-site hydrants and water mains capable of supplying the fire flow require by the fire official. The minimum arrangement being so as to have a hydrant available for distribution of hose to any portion of building on the premises at distances not exceeding 300 feet. Exception: For buildings equipped with an approved automatic sprinkler system, the distance requirement shall be 500 feet. 912.2.3 (amendment) Proximity to Hydrant: Fire department connections (FDC) (if required) for each sprinkler system or standpipe system shall be located not more than 100 feet from the nearest fire hydrant connected to an approved water supply. 503.1.1 (amendment) Buildings and facilities: Approved fire apparatus access roads shall be provided for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall allow access to three (3) sides of buildings in excess of fifteen thousand (15,000) square feet and all sides for buildings in excess of thirty thousand (30,000) square feet. During construction, when combustibles are brought on to the site in such quantities as deemed hazardous by the fire official, access roads and a suitable temporary supply of water acceptable the fire department shall be provided and maintained. 3310.1 Required access. Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available. D102.1 Access and loading. Facilities, buildings,	

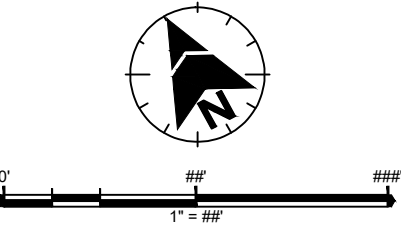
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					or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds. 503.1.1 (amendment) Buildings and facilities: During construction, when combustibles are brought on to the site in such quantities as deemed hazardous by the fire official, access roads and a suitable temporary supply of water acceptable the fire department shall be provided and maintained. An accessible road and a suitable water supply is required once construction materials are brought on site.	
4	P001	Note	Mina Trinidad : DS	Closed	(Informational) Fire: 503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders and an unobstructed vertical clearance of not less than 13 feet 6 inches. D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders. 1. Where Fire Apparatus Access is constructed to the minimum of 20 feet, no parking is allowed within the fire apparatus lane. 2. Where a fire hydrant is located on the street, the minimum unobstructed clearance shall be 26 feet. In this instance, no parking is allowed on one side of the street. 3. The minimum UDC residential street width is 28 ft. curb to curb. Any parking along the street that reduces the width to less than 20 ft. is prohibited and the Fire Code Official and will require painting "NO PARKING-FIRE LANE" along one side of the street." Note: Calculated Turning Radii for Fire Apparatus: Inside Turn: 20 ft. 3 in. Curb to curb: 36 ft. 8 in. Wall to wall: 44 ft. 8 in. Note: The turning radius for fire apparatus should not be less than 45 degrees and curb to curb 36 feet. As a result, developers should be particularly careful not to design streets with acute angles that would prevent fire apparatus from completing a turn without having to back up to negotiate the	

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					turn." 503.4 Obstruction of fire apparatus access roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in sections D103 shall always be maintained. 503.3 Marking: Where required by the fire code official, approved signs, or other approved notices the include the words NO PARKING-FIRE LANE shall be provided for fire apparatus access roads to identify such roads to prohibit the obstruction thereof. The designation of a fire lane can be marked with conspicuous signs which have the words:" Fire Lane-No Parking" at 50-foot intervals. In lieu of signs, fire lanes may be marked along curbing with the wording, "Fire Lane-No Parking" at 15-foot intervals. Table D103.4 Requirements for Dead-end fire apparatus access roads. Turnaround provisions shall be provided with a 96-foot diameter cul-de-sac. (Hammerhead designs will no longer be accepted due to the hazards created by backing emergency vehicles.) 503.2.5 Dead ends. Dead-end fire apparatus access roads more than 150 feet in length shall be provided with an approved area for turning around fire apparatus. Development of the property will require further Development Services review. Any Fire Protection Systems will require Plan Review Submittal to the Fire Marshal's Office.	
5	P001	Note	Mina Trinidad : DS	Closed	5/14/26 Update: CCW has reviewed the applicant's responses to our comments and finds their proposed upgrades to the existing water and wastewater systems acceptable. We would also recommend installing a manhole along the pressure sewer service lines to help prevent potential system backups. CCW: (Fatima C.) Water: Water construction is not required for platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards), but I would recommend upgrading the existing 6" ACP line.	

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					Wastewater: Wastewater construction is required for platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards) or an approved waiver for wastewater construction and approval from CC Health Department is needed for lots to use a septic system.	
6	P001	Note	Mina Trinidad : DS	Closed	(Informational) Equistar Pipeline will not be involved and has no additional comments.	
7	P001	Note	Mina Trinidad : DS	Closed	(Informational) GIS: Plat closes within acceptable engineering standards.	
8	P001	Note	Mina Trinidad : DS	Closed	(Informational) TxDOT: This location is not on our state's trunkline system, no comments.	
9	P001	Note	Mina Trinidad : DS	Closed	(Informational) Gas Department has no comments.	
10	P001	Note	Mina Trinidad : DS	Closed	(Informational) CCRTA: This plat is not located along any existing or planned CCRTA bus service routes.	
11	P001	Note	Mina Trinidad : DS	Closed	Remove "Preliminary" verbiage from plat.	
12	P001	Note	Mina Trinidad : DS	Closed	Illustrate only the block number within a circle for better visibility. Lot numbers are not required to be within a circle.	
13	P001	Note	Mina Trinidad : DS	Closed	(Informational) Parks and Recreation: No fees due as reasoning for plat is listed as "Potential future sale of individual lots." Proposed land tract's land use shows the proposal of the land use may be used for spaces with examples of medical office, paint store, etc.	
15	P001	Note	Mina Trinidad : DS	Closed	(Informational) Traffic/ROW: PLAT – ROADWAY MASTER PLAN The proposed plat does not impact or alter the existing Transportation Master Plan. PLAT – COMMENT: (CITY ACCESS MANAGEMENT / ROW) 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.	

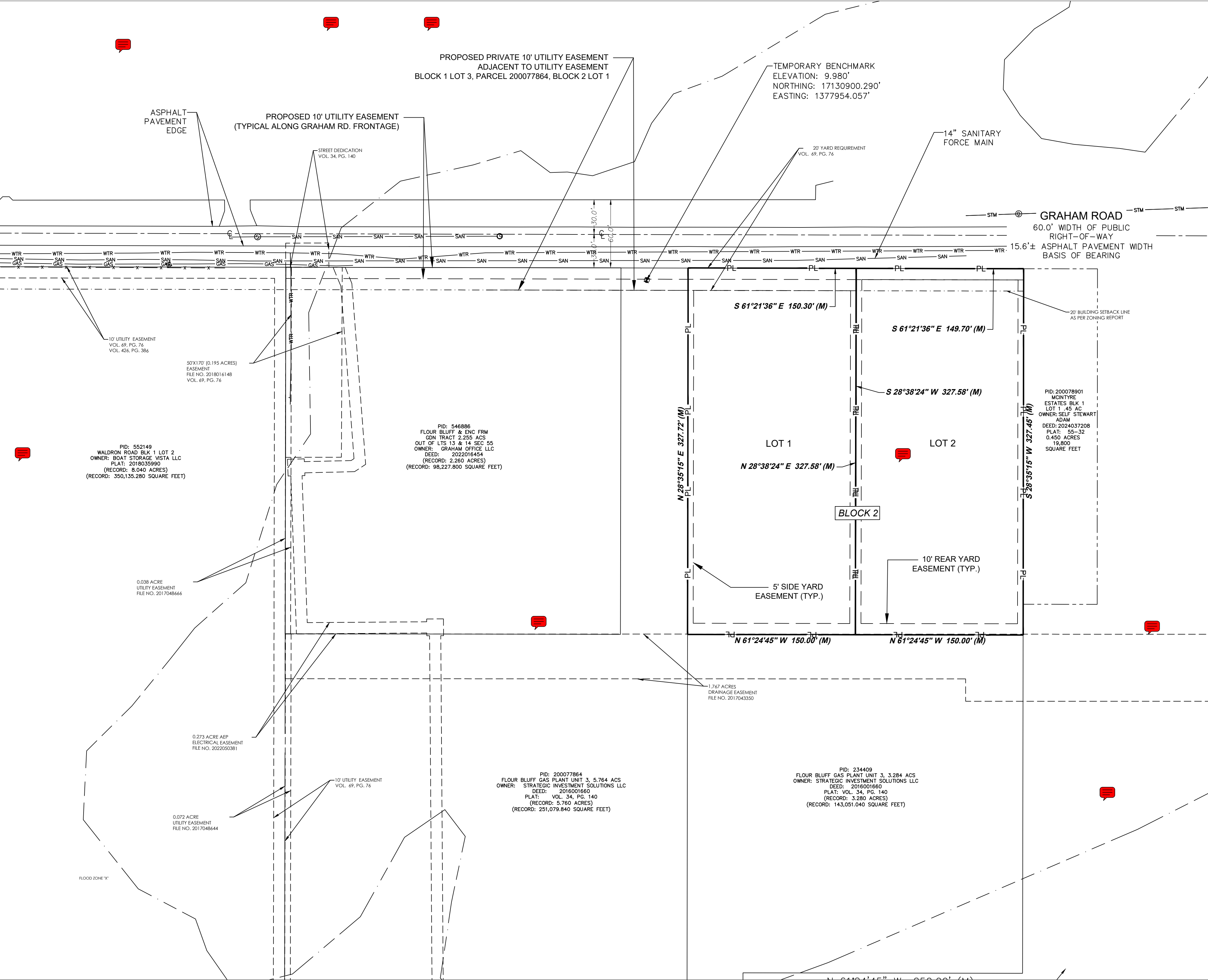
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					Any contractor working within City ROW without an approved ROW Construction Permit can be held in non-compliance and can be subject to a fee of \$1,500 per day of unpermitted work, as per City of Corpus Christi Municipal Code 49-112 (9). The PW-Traffic 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.) DRIVEWAY ACCESS Proposed Driveway access to public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7) Proposed driveway details & dimensions required for review and approval from Public Works Traffic / ROW. TRAFFIC – PEAK HOUR TRAFFIC / TIA: Peak Hour Traffic (PHT) form DOES NOT show an excess of 500 trips for both the AM peak trips times & the PM peak trip times. A Traffic Impact Analysis (TIA) will NOT be required. Traffic control plans Traffic control plans will also need to be provided to address any impacts or encroachment of devices, private work, or any activity into public ROW during construction.	
16	P001	Note	Mina Trinidad : DS	Closed	(Informational) Gas Department has no comments.	
17	P001	Note	Bria Whitmire : DS	Closed	Update 5.14.26: While the plans are included with the plat, the public improvement plans need to be submitted as a separate PI application through the portal with associated fees paid prior to plat approval. Improvements Required for Recordation, per UDC 8.1.4. A. Streets: no Sidewalks: no B. Water: no (EACH lot must have individual access and provide connectivity to neighboring lot) Fire hydrants: not for platting, possibly for site development (nearest hydrant must be 300 feet for commercial, 600 for residential) C. Wastewater: yes (EACH lot must have	

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					individual access to a public main, or protected private wastewater easement for private line, or approved septic) D. Stormwater: no, however site development must mitigate any increase of stormwater runoff-post development flow cannot exceed pre development flow E. Public open space: no (UDC 8.3) F. Permanent monument markers: no Please note, improvements required should be constructed to city standards, found in Article 8 and the IDM.	
19	P001	Note	Mina Trinidad : DS	Closed	07/21/26 Update: Revise signature block. Planning Commission signature block should read: Cynthia Salazar-Garza Chairperson Include Planning Commission signature blocks: Cynthia Salazar-Garza Chairperson Michael Dice Director	
20	P001	Note	Mina Trinidad : DS	Closed	Include Kara Sands, County Clerk signature block	
21	P001	Note	Mina Trinidad : DS	Closed	Include Bria Whitmire, P.E., CFM, CPM, Development Services Engineer name on signature block.	
22	P001	Note	Mina Trinidad : DS	Closed	7/21/26 Update: Owner's actual name required instead of "I, Owner, do hereby..." Include owner's name on owner signature block.	
23	P001	Note	Mina Trinidad : DS	Closed	On the vicinity map, include only the site to be platted by this final plat.	
18	P001	Note	Bria Whitmire : ENG	Closed	Driveway Permits (sizing and spacing) and ROW Permits (any work in ROW including utility tie-ins) to be obtained from Public Works at Link	

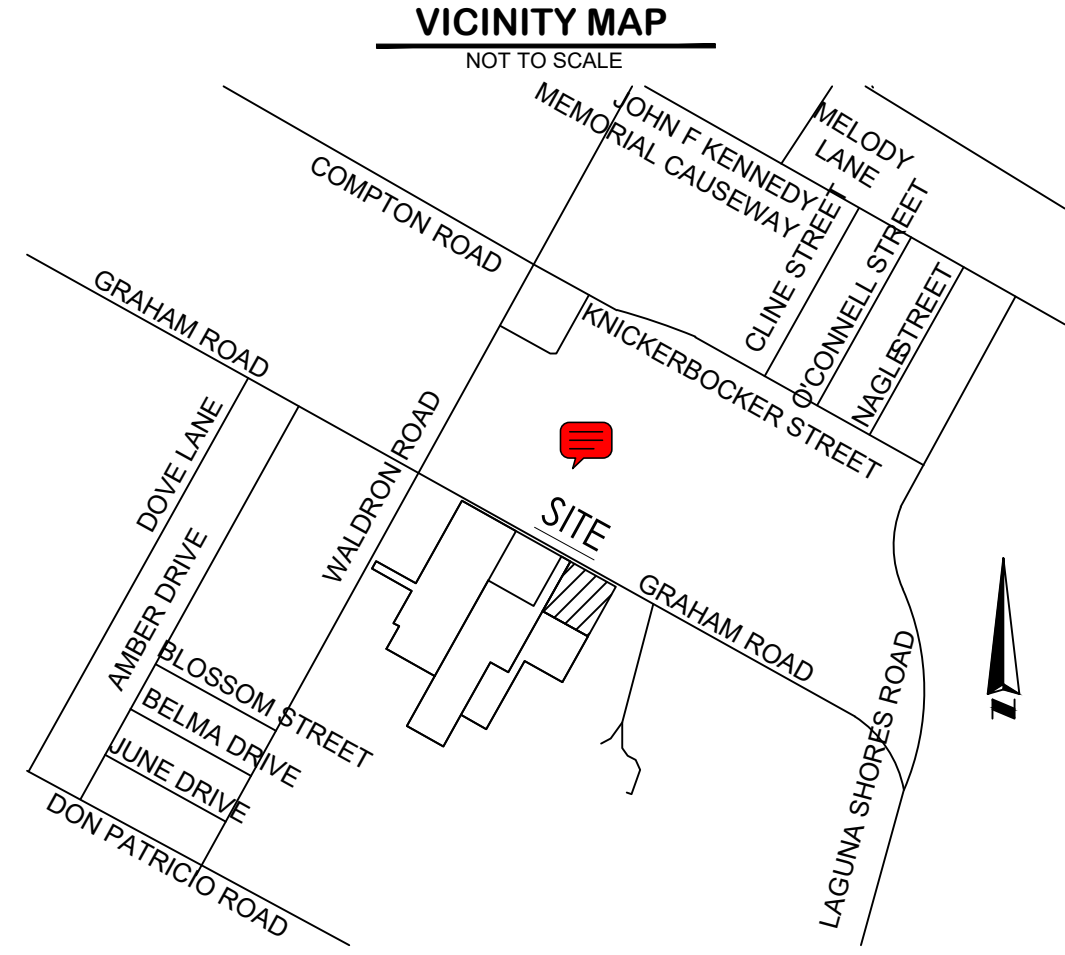


PLAT OF
GRAHAM ROAD COMMERCIAL CENTER
BLOCK 2, LOTS 1 AND 2

BEING A REPLAT OF A 2.257 ACRE TRACT OF LAND OUT OF LOT 14, BLOCK 55 OF FLOUR BLUFF AND ENCINAL FARM AND GARDEN, AS SHOWN ON A MAP RECORDED IN VOLUME A, PAGES 41-42 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS



ALTA/NSPS LAND TITLE SURVEY
BOAT STOP STORAGE
501 GRAHAM ROAD
CORPUS CHRISTI, NUECES COUNTY, TEXAS 78418



LEGEND

- BOUNDARY LINE
- EASEMENT LINE
- ADJOINER LINE
- CENTER LINE
- BUILDING SETBACK LINE
- CHAIN LINE FENCE
- WOOD FENCE
- OVERHEAD UTILITY LINE
- FLOOD LINE
- GAS UNDERGROUND GAS LINE
- SAN UNDERGROUND SANITARY SEWER LINE
- STM UNDERGROUND STORM SEWER LINE
- WTR UNDERGROUND WATER LINE
- COMM COMM UNDERGROUND COMMUNICATION LINE
- MONUMENT FOUND (AS NOTED)
- (R) RECORDED CALL
- (M) MEASURED CALL
- (CM) CONTROL MONUMENT
- C CENTERLINE SYMBOL
- P PARKING SPACES
- BHL BUILDING HEIGHT LOCATION
- BOLLARD
- ELECTRIC BOX
- ELECTRIC METER
- WATER VALVE
- FIRE HYDRANT
- FENCE GATE POST
- GAS PIPELINE MARKER
- CONTROL POINT # (GCP)
- GUY WIRE
- KEY PAD
- LIGHT POLE
- METAL POWER POLE
- POWER POLE
- PETROLEUM PIPELINE MARKER
- TELEPHONE PEDESTAL
- ELECTRIC TRANSFORMER
- WATER METER
- TEMPORARY BENCHMARK SYMBOL
- GAS VALVE
- STORM SEWER MANHOLE
- SANITARY SEWER MANHOLE
- POSSIBLE ENCROACHMENT

GENERAL SURVEY NOTES

- This survey is based on information shown on a title report prepared by Fidelity National Title Insurance Company, G.F. No. 24-832945-CH, effective date March 26, 2025, 8:00 AM, issue date April 4, 2025, and all schedule b exceptions in said title report have been addressed. The surveyor did not abstract this property and has relied on said title report for all matters of record.
- Subject tract has direct driveway access to Graham Road, duly dedicated to public right of ways. There is no observable evidence of earth moving work, or building construction.
- No observable evidence of any changes in street right-of-ways or recent street or sidewalk construction or repair.
- All statements within the certification, and other references located elsewhere hereon, related to utilities, improvements, structures, buildings, party walls, parking, easements, servitudes, foundations and encroachments are based solely on above ground, visible evidence, unless another source of information is specifically referenced hereon.
- All iron rods set are 1/2" rebar with a yellow plastic cap marked "Elizondo Assoc #6386".
- This survey does not provide a determination or opinion concerning the location or existence of wetlands, subsurface and environmental conditions or geological issues.
- No statement is made concerning the suitability of the subject tract for any intended use, purpose or development.
- The point of height measurement is identified on the survey and was taken from the nearest adjacent grade at said point. This point represents the height of the structure as observed from ground level.
- The dimensions and area of the building shown are based on the building's exterior footprint at ground level.
- The surveyor did not observe any equipment or action associated with the process of drilling for oil, gas or any other hydrocarbons on the property.
- No underground utilities have been located and/or shown on this survey. Only visible and apparent above ground utility appurtenances are shown.
- All reciprocal easement agreements ("reals") that have been reported by the title report provided have been denoted on the survey and are shown hereon. The limits of any offsite appurtenant easements that have been reported by the title report provided have been denoted on the survey and are shown hereon.
- Unless shown otherwise the surveyed boundary shown hereon are contiguous with adjoining properties, and/or rights of way without any gaps, gores or ovals.
- Unless shown otherwise, no visible evidence of substantial areas of refuse were observed at the time the fieldwork was performed.
- All statements within the certification, and other references located elsewhere hereon, related to utilities, improvements, structures, buildings, party walls, parking, easements, servitudes, foundations and encroachments are based solely on above ground, visible evidence, unless another source of information is specifically referenced hereon.
- The distance shown hereon for adjoining and adjacent properties have been compiled from recorded plats and deeds, and do not necessarily represent verified or monumented distances.
- Professional liability insurance policy obtained by the surveyor in the minimum amount of \$1,000,000 to be in effect throughout the contract term. The certificate of insurance to be furnished upon request.

SURVEYOR

ELIZONDO & ASSOCIATES
11153 WESTWOOD LOOP, STE 120
SAN ANTONIO, TX 78253
CONTACT: HENRY ELIZONDO, PLS
210-375-4128
henry@elizondosassociates.com

ENGINEER

TERRA FIRMA COLORADO
PO BOX 273286
FORT COLLINS, CO 80527
CONTACT: AUSTIN SNOW, PE
970-825-9740
austin@terrafirmacolorado.org

OWNER

GRAHAM OFFICE, LLC
PO BOX 14083
CHICAGO, IL 60614
CONTACT: JOHN HARPER
440-539-9605
jharper@outing.com

TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED AS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY, GF NO.: 24-832945-CH, WITH AN EFFECTIVE DATE OF MARCH 26, 2025, 8:00 AM.

BASIS OF BEARING

THE BASIS OF BEARING IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (4205), NAD 83.

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN ON THIS SURVEY IS WITHIN ZONE "X", ZONE "X-SHADED", ZONE "AE" AND ZONE "VE" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FEMA FIRM MAP COMMUNITY PANEL NUMBER 485464 AND MAP NO. 48355C0545G, DATED OCTOBER 13, 2022.

ZONE "X" = DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

ZONE "X-SHADED" = AREA OF MODERATE FLOOD HAZARD, USUALLY THE AREA BETWEEN THE LIMITS OF THE 100-YEAR AND 500-YEAR FLOODS. ARE ALSO USED TO DESIGNATE BASE FLOOD PLAINS OF LESSER HAZARDS, SUCH AS AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD, OR SHALLOW FLOODING AREAS WITH AVERAGE DEPTHS OF LESS THAN ONE FOOT OR DRAINAGE AREAS LESS THAN 1 SQUARE MILE.

ZONE "AE" DENOTES AREAS DETERMINED TO BE SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT, BASE FLOOD ELEVATIONS DETERMINED.

ZONE "VE" DENOTES AREAS DETERMINED TO BE SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT, COASTAL FLOOD ZONE WITH VELOCITY HAZARD (WAVE ACTION); BASE FLOOD ELEVATIONS DETERMINED.

STATE OF TEXAS
COUNTY OF NUECES

AS A REPRESENTATIVE OF GRAHAM OFFICE, LLC, I DO HEREBY CERTIFY THAT THE COMPANY IS 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 2026.

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED

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 2026.

NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF NUECES

I, _____, 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.

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 2026.

BRIA WHITMIRE, P.E.
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 2026.

MICHAEL DICE
DIRECTOR

CYNTHIA SALAZAR-GARZA
CHAIRPERSON

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 2026, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THIS DAY OF 2026, 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 DAY OF 2026.

DOCUMENT NO.

KARA SANDS
COUNTY CLERK

PLAT NO: