

**Merged Document Report****Application No.: PL9093**

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
FINAL PLAT-WALDRON ESTATES REV 12-12-25.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
12	Alex Harmon : DS	Closed	Improvements Required for Recordation, per UDC 8.1.4. A. Streets: Yes Sidewalks: Yes B. Water: Yes Fire hydrants: Yes C. Wastewater: Yes D. Stormwater: Yes 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

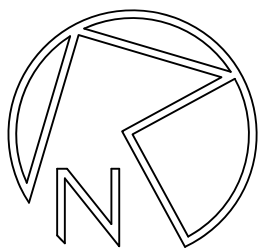
Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
9	P001	Callout	Alex Harmon : DS	Closed	Label as Private DE. Per Public Improvements, also add plat note that this stormwater detention area is to be private and maintained by the owner of Lot 1, Block 3 Waldron Estates Subdivision.	
10	P001	Note	Alex Harmon : DS	Closed	Per Public Improvement Plans, place plat note that future storm water detention capacity of 8,475 cubic feet to be provided as part of development of Lot 1, Block 4, Waldron Estates Subdivision. these storm water detention facilities shall be maintained by the owner of Lot 1, Block 4, Waldron Estates Subdivision.	
11	P001	Callout	Alex Harmon : DS	Closed	Label as Private DE.Per Public Improvements, also add plat note that this stormwater detention area is to be private and maintained by the owner of Lot 2, Block 4 Waldron Estates Subdivision.	
2	P001	Note	Mark Zans : LD	Closed	Gas company request 10' U/E on Lot 2 Blk. 4 along south property line and 10' U/E along west property line of Lot 2 Blk. 4 for the length of Lot 01 block 01	
4	P001	Note	Mark Zans : LD	Closed	Add to notes as #15 Access from Block 3 Lot 1, Block 4 Lot 1 and Block 4 Lot 2 to Liza Ln. is prohibited.	
5	P001	Note	Mark Zans : LD	Closed	Change Michael Dice title to Director.	
6	P001	Note	Mark Zans : LD	Closed	<p>Fire comments #1</p> <p>1PlatFire comments based upon applicant stating that the use of the land will be single family residence with some commercial development.</p> <p>2NoteNote: All code reference is based on currently adopted International Fire Code (IFC) 2021 and Corpus Christi Water Distribution Standards.</p> <p>3PlatFire flow for residential areas require 750 GPM with 20 psi residual</p> <p>4Plat507.5.1 Exception 1: Group R-3 (one- or two-family dwellings): Fire hydrants to be located every 600 feet apart.</p> <p>5PlatMercantile/Commercial areas require a fire flow of 1,500 GPM with 20 psi residual.</p> <p>6Plat507.5.1 (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</p>	

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					<p>building on the premises at distances not exceeding 300 feet.</p> <p>7Plat507.5.4 Obstruction. Unobstructed access to fire hydrants shall be maintained at all times. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants. Note: Hose lay from a hydrant will not cross an arterial street.</p> <p>8Plat912.2.3 (amendment) Proximity to Hydrant: Fire department connections (FDC) 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.</p> <p>9Plat503.1.1 (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.</p> <p>10Plat503.1.1 (amendment): 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.</p>	
7	P001	Note	Mark Zans : LD	Closed	<p>Fire comments #2</p> <p>11Plat3310.1 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.</p> <p>12PlatD102.1 Access and loading. Facilities, buildings, 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.</p> <p>13Plat503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders and an</p>	

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					<p>unobstructed vertical clearance of not less than 13 feet 6 inches.</p> <p>14PlatD103.1 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.</p> <p>15Infor. A. Where Fire Apparatus Access is constructed to the minimum of 20 feet, no parking is allowed within the fire apparatus lane.</p> <p>B 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.</p> <p>C. 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"</p> <p>16Infor. "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."</p> <p>17Plat503.4 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.</p> <p>18Plat503.3 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.</p>	
8	P001	Note	Mark Zans : LD	Closed	<p>Fire comments #3</p> <p>19PlatD107.1 One- or two-family dwelling residential developments. Developments of one- or two-family dwellings where the number of dwelling units exceeds 50 shall be provided with two separate and approved fire apparatus access roads.</p> <p>20Note During time of construction, streets that terminate in a dead-end are to be provided with temporary turnarounds in accordance with the</p>	

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					above requirements. The temporary turn-around may be removed upon completion of the street. 21□Note□Comments are not to be considered all-inclusive. Development of the property will require further Development Services review.	
13	P001	Note	Mark Zans : LD	Closed	Water Department comments: •□Water construction is required for platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards). •□Approved A thorough review and comments of the proposed water and wastewater plan & profile to be address during Public Improvements Phase.	
14	P001	Note	Mark Zans : LD	Closed	Sewer Department: •□Wastewater construction is required for platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards). A thorough review and comments of the proposed water and wastewater plan & profile to be address during Public Improvements Phase. •□Approved	
15	P001	Note	Mark Zans : LD	Closed	Park Development fee: 81 Units x 462.50 = \$37,462.50	
16	P001	Note	Mark Zans : LD	Closed	Is there going to be a HOA for this development? Who will be maintaining the private drainage easements?	
17	P001	Note	Mark Zans : LD	Closed	Traffic comments: •□The proposed plat does not impact or alter the existing Roadway Master Plan. •□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 ROW to reflect as the street(s) design and their pertaining categories/ type as per Article 8 of the UDC (UDC 8.2.1) •□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, and utility easements. 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.) •□A ROW Construction Permit, issued by PW-Traffic Department (Right-of-Way Division), is required for any work obstructing, closing, or occupying public right-of-way (Reference Chapter 49-2). Work within	

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					the Right-of-Way without a permit is subject to daily Non-Compliance Fees (Reference Municode Chapter 49)	



SCALE: 1" = 100'

STATE OF TEXAS
COUNTY OF NUECES

WE, HORIZON LAND PROPERTIES, LLC, DO HEREBY CERTIFY THAT WE ARE THE OWNERS 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 THE PUBLIC STREETS AND UTILITIES. AND WE ADOPT THIS PLAT FOR THE PURPOSES OF DESCRIPTION AND DEDICATION. THIS ____ DAY OF _____, 20____.

MOHAMMAD REZAEI, MANAGER

RAYMOND SALLOUM, MANAGER

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MOHAMMAD REZAEI, MANAGER, AND RAYMOND SALLOUM, MANAGER, PROVEN TO ME TO BE THE PERSONS WHOSE SIGNATURES ARE MADE ON THE FOREGOING INSTRUMENT OF WRITING, AND THEY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

STATE OF TEXAS
COUNTY OF NUECES

I, FRED C. HAYDEN, JR., A REGISTERED PROFESSIONAL LAND SURVEYOR FOR HAYDEN SURVEYING, INC. HAVE PREPARED THE FOREGOING MAP FROM A 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.

THIS THE ____ DAY OF _____, 20____.

TEXAS LICENSE NO. 4486

STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE ____ DAY OF _____, 20____.

BRIA WHITMIRE, P.E., CFM, CPM
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS
COUNTY OF NUECES

THIS PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE PLANNING COMMISSION ON BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS. THIS THE ____ DAY OF _____, 20____.

CYNTHIA SALAZAR-GARZA
CHAIRMAN

MICHAEL DICE
DIRECTOR

STATE OF TEXAS
COUNTY OF NUECES

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, HEREBY CERTIFY THAT THE FOREGOING MAP DATED THE ____ DAY OF _____, 20____, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE ____ DAY OF _____, 20____ 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, THE ____ DAY OF _____, 20____.

DOCUMENT NO. _____

KARA SANDS
COUNTY CLERK

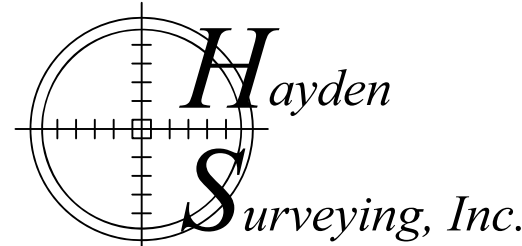
DEPUTY

CURVE TABLE					
NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	27°22'47"	19.59'	41.00'	N75°46'45"W	20.18'
C2	136°23'26"	107.12'	45.00'	S16°27'23"E	86.32'
C3	27°22'47"	19.59'	41.00'	N42°51'58"E	20.18'
C4	90°00'00"	15.71'	10.00'	N16°22'42"W	14.14'
C5	90°25'09"	15.78'	10.00'	N73°24'49"W	14.19'
C6	90°00'00"	15.71'	10.00'	N16°22'37"W	14.14'
C7	89°35'46"	31.27'	20.00'	S73°25'11"W	28.18'
C8	90°20'23"	31.53'	20.00'	N16°36'44"W	28.37'
C9	89°54'28"	31.38'	20.00'	N73°30'41"E	28.26'
C10	90°09'22"	31.47'	20.00'	S16°27'23"E	28.32'
C11	90°20'23"	15.77'	10.00'	N16°36'44"W	14.18'
C12	89°39'37"	15.65'	10.00'	S73°23'16"W	14.10'
C13	89°39'37"	15.65'	10.00'	N73°23'16"E	14.10'
C14	90°20'23"	15.77'	10.00'	S16°36'44"E	14.18'
C15	90°11'58"	15.74'	10.00'	S73°39'26"W	14.17'

LINE TABLE		
NUM	BEARING	DISTANCE
L1	S61°14'35"E	10.97'

FINAL PLAT OF WALDRON ESTATES

BEING A TOTAL OF 17.285 ACRES OUT OF LOT
24, SECTION 48, FLOUR BLUFF AND ENCINAL
FARM AND GARDEN TRACTS V.A, PG.41-43
MAP RECORDS OF NUECES COUNTY, TEXAS



905 DELTA DR.
CORPUS CHRISTI, TEXAS 78412
PH: 361-815-8900, FAX: 361-991-9034

OWNER:
HORIZON LAND PROPERTIES, LLC
8926 CIRCUS DRIVE
CORPUS CHRISTI, TX 78414

ENGINEER:
J. PERALES ENGINEERING
AND PLANNING SERVICES
5866 S. STAPLES STREET, #315
CORPUS CHRISTI, TX 78413

SURVEYOR:
HAYDEN SURVEYING INC.
905 DELTA DRIVE
CORPUS CHRISTI, TX 78412



Label as Private DE. Per Public
Improvements, also add plat
note that this stormwater
detention area is to be private
and maintained by the owner of
Lot 1, Block 3 Waldron Estates
Subdivision.

OWNER: JELLY AUTO
RES LLC
BLOCK 1

WALDRON ROAD SUBDIVISION
V.67, PG.318
M.R.N.C.T.

OWNER: CLOUDCROFT LAND
VENTURES INC.
2.33 ACRE TRACT OUT OF
LOT 13, SECTION 55
FLOUR BLUFF & ENCINAL FARM
AND GARDEN TRACTS
DOC# 2003039114 D.R.N.C.T.

OWNER: BOAT STORAGE VISTA LLC
LOT 02, BLOCK 1, WALDRON ROAD
SUBDIVISION
V.69, PG.67 M.R.N.C.T.

OWNER: CLOUDCROFT LAND
VENTURES INC.
1.29 ACRE TRACT OUT OF
LOT 13, SECTION 55
FLOUR BLUFF & ENCINAL FARM
AND GARDEN TRACTS
DOC# 2003039114 D.R.N.C.T.

OWNER: ADAM & DELIA THOMAS
LOT 5, BLOCK 1
WALDRON ROAD SUBDIVISION
V.67, PG.56
M.R.N.C.T.

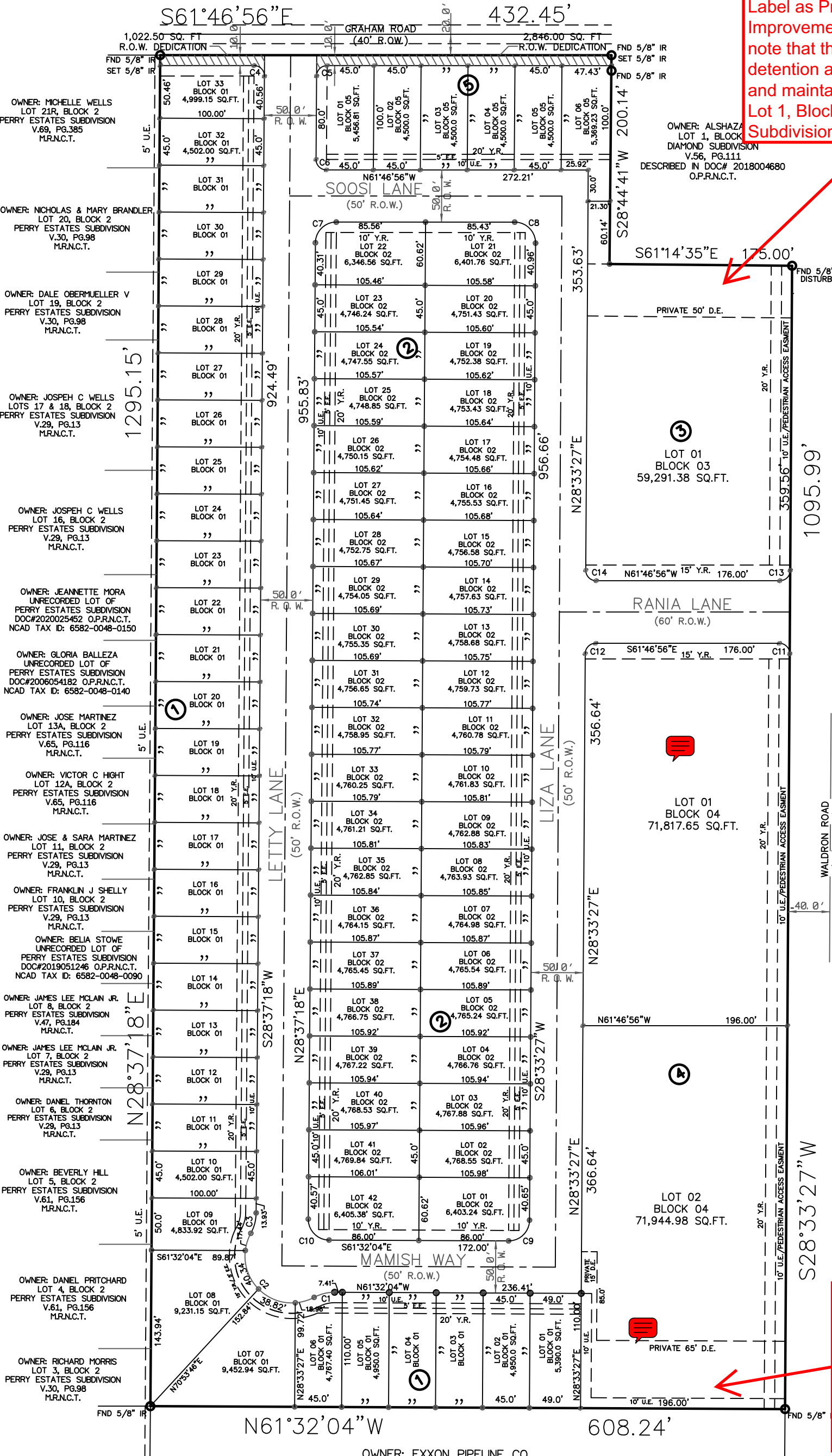
OWNER: ADAM & DELIA THOMAS
LOT 6, BLOCK 1
FLOUR BLUFF GARDENS NO.2
V.36, PG.172
M.R.N.C.T.

- PLAT BOUNDARY
ROAD CENTER LINE
ADJACENT LOT LINE
YARD REQUIREMENT
EASEMENT
- D.R.N.C.T. — DEED RECORDS OF
NUECES COUNTY TEXAS
M.R.N.C.T. — MAP RECORDS OF
NUECES COUNTY TEXAS
O.R.N.C.T. — OFFICIAL RECORDS OF
NUECES COUNTY TEXAS
- Y. — YARD REQUIREMENT
B.L. — BUILDING LINE
U.E. — UTILITY EASEMENT
E.E. — ELECTRICAL EASEMENT

NOTES:

- TOTAL PLATTED AREA CONTAINS 17.285 ACRES OF LAND. (INCLUDES STREET DEDICATION, UTILITY, AND DRAINAGE EASEMENTS)
- THE RECEIVING WATER BODY FOR THE STORM WATER RUNOFF FOR THIS PROPERTY IS THE LAGUNA MADRE BASIN. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE LAGUNA MADRE AS "EXCEPTIONAL" AND "OYSTER WATERS", AND HAS CATEGORIZED THE RECEIVING WATERS AS "CONTACT RECREATION" USE.
- GRID BEARINGS AND DISTANCES SHOWN HEREIN ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE 4205, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010.00.
- PER FLOOD INSURANCE RATE MAP NUMBER 48355C0545G, DATED OCTOBER 13, 2002, THE SUBJECT PROPERTY IS NOT LOCATED WITHIN ANY SPECIAL FLOOD HAZARD AREAS. THIS FLOODING STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR OR ENGINEER.
- YARD REQUIREMENTS AS DEPICTED ARE A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND ARE SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- IF ANY LOTS ARE DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE PUBLIC OPEN SPACE REGULATIONS WILL BE REQUIRED DURING BUILDING PERMITTING.
- THE PROPERTY DOES NOT LIE WITHIN ANY DEFINED WETLANDS NDR DOES IT SUPPLY REFUGE TO ANY ENDANGERED SPECIES ACCORDING TO THE U.S. FISH AND WILDLIFE SERVICE.
- THE PROPERTY DOES NOT LIE WITHIN ANY SPECIFIED CRITICAL DUNE AREAS.
- THIS PROPERTY DOES NOT ABUT ANY SUBMERGED LANDS BELONGING TO THE STATE OF TEXAS.
- THE PROPERTY DOES NOT LIE WITHIN ANY IDENTIFIED AIR INSTALLATION COMPATIBLE USE ZONES (AICUZ).
- THERE ARE NO RECORDS OR EVIDENCE OF ANY PREVIOUSLY EXISTING SANITARY LANDFILLS, SHOOTING RANGES, OR OTHER LAND USES OF ENVIRONMENTAL CONCERN ON THE PROPERTY.
- THERE ARE NO EXISTING PERMANENT WATER BODIES OR INTERMITTENT OR PERENNIAL STREAMS LOCATED ON THE PROPERTY.
- 5.510 ACRES OF THE PROPERTY IS PROPOSED FOR GENERAL COMMERCIAL USE MEETING THE REQUIREMENTS OF THE CG-2 GENERAL COMMERCIAL ZONING DISTRICT AS STIPULATED IN THE CITY OF CORPUS CHRISTI UNIFIED DEVELOPMENT CODE.
- 11.775 ACRES OF THE PROPERTY IS PROPOSED FOR SINGLE FAMILY RESIDENTIAL USE MEETING THE REQUIREMENTS OF THE RS-4.5 SINGLE FAMILY RESIDENTIAL ZONING DISTRICT AS STIPULATED IN THE CITY OF CORPUS CHRISTI UNIFIED DEVELOPMENT CODE.
- ACCESS FROM LOT 1, BLOCK 3, LOT 1, BLOCK 4, AND LOT 2, BLOCK 4 TO LIZA LANE IS PROHIBITED.
- STORM WATER MANAGEMENT AND DETENTION FACILITIES WITHIN THE PRIVATE DRAINAGE EASEMENT LOCATED ON LOT 1, BLOCK 3 AS SHOWN ON THIS PLAT SHALL BE OWNED AND MAINTAINED BY THE OWNER OF LOT 1, BLOCK 3, WALDRON ESTATES SUBDIVISION.
- STORM WATER DETENTION FACILITIES SHALL BE PROVIDED BY THE OWNER OF LOT 1 BLOCK 4, WALDRON ESTATES SUBDIVISION AS PART OF DEVELOPMENT OF THE PROPERTY. THESE FACILITIES SHALL PROVIDE FOR A MINIMUM OF 8475 CUBIC FEET OF DETENTION CAPACITY. ANY AND ALL SUCH FACILITIES SHALL BE OWNED AND MAINTAINED BY THE OWNER OF LOT 1, BLOCK 4, WALDRON ESTATES SUBDIVISION.
- STORM WATER MANAGEMENT AND DETENTION FACILITIES WITHIN THE PRIVATE DRAINAGE EASEMENT LOCATED ON LOT 2, BLOCK 4 AS SHOWN ON THIS PLAT SHALL BE OWNED AND MAINTAINED BY THE OWNER OF LOT 2, BLOCK 4, WALDRON ESTATES SUBDIVISION.

Label as Private DE.Per
Public Improvements, also
add plat note that this
stormwater detention area is
to be private and maintained
by the owner of Lot 2, Block
4 Waldron Estates
Subdivision.



OWNER: EXXON PIPELINE CO.
5.88 ACRE TRACT OUT OF
LOT 25, SECTION 48
FLOUR BLUFF & ENCINAL FARM
AND GARDEN TRACTS
NCAD TAX ID: 2476-0048-2500