



Merged Document Report

Application No.: PL9237

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
Updated 4-17 Plat Pg 2.pdf
Updated 4-17 Plat Pg 1.pdf

Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
Bria Whitmire	briaw@corpuschristitx.gov	361-826-3268
Mark Zans	markz2@corpuschristitx.gov	361-826-3553

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	P002	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	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					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.	
1	P001	Note	Mark Zans : LD	Closed	Change Director to Interim Asst. City Manager	
3	P001	Note	Mark Zans : LD	Closed	Add to title of plat: Lots 4 thru 12	
5	P001	Note	Mark Zans : LD	Closed	Park development fee: 8 units x 462.50 = \$3,700.00	
6	P001	Note	Mark Zans : LD	Closed	<p>Fire department: Plat: - Water Distribution Standards: Fire flow for residential areas require 750 GPM with 20 psi residual. -507.5.1 Exception 1: Group R-3 (one- or two-family dwellings): Fire hydrants to be located every 600 feet apart. -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. Note: An accessible road and a suitable water supply is required once construction materials are brought on site. -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. -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. -503.2.5 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. -Table D103.4 Requirements for Dead-end fire apparatus access roads. Turnaround provisions shall be provided with a 96-foot diameter cul-de-sac. Information/Note: 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.</p>	

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					<p>In this instance, no parking is allowed on one side of the street.</p> <p>3. The minimum 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>Note: Calculated Turning Radii for Fire Apparatus: Inside Turn: 28 ft. Curb to curb: 36 ft. 8 in. Wall to wall: 45 ft.</p> <p>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 turn.</p> <p>-Development of the property will require further Development Services review.</p>	
7	P001	Note	Mark Zans : LD	Closed	<p>Traffic comment: PLAT – ROADWAY MASTER PLAN</p> <ul style="list-style-type: none"> •□The proposed plat does not impact or alter the existing Transportation Master Plan. <p>PLAT – COMMENT DRIVEWAY ACCESS & ROW CONSTRUCTION PERMITS</p> <ul style="list-style-type: none"> •□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). o□The ROW Construction permit must be submitted and approved prior to any form of construction within City ROW. o□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. o□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 	

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					<p>permitting new construction and repairs/modifications to driveways, sidewalks, curb, and gutter or any work within utility easements.</p> <p>o 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>PLAT - TRAFFIC - PEAK HOUR TRAFFIC / TIA:</p> <ul style="list-style-type: none"> • 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. 	
4	P002	Note	Mark Zans : LD	Closed	Add to title : Lots 4 thru 12	

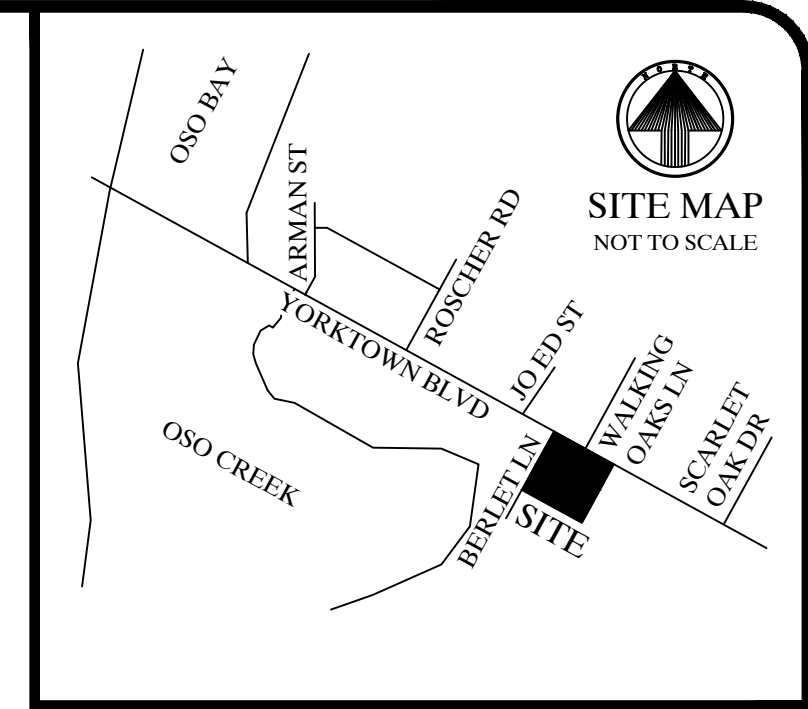


Brister Surveying

5506 Cain Dr.
Corpus Christi, Texas 78411
Office 361-850-1800
Fax 361-850-1802
bristersurveying@gmail.com
Firm Registration No. 10072800

**FINAL PLAT OF
BERLET ADDITION ANNEX
LOTS 4 - 12**

BEING A FINAL 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.



STATE OF TEXAS
COUNTY OF NUECES

WE, DEARING PROPERTIES, LLC, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN HEREON, WE HAVE HAD SAID LAND SURVEYED AS SHOWN ON THE FOREGOING MAP. THIS MAP HAS BEEN PREPARED FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

THIS THE _____ DAY OF _____, 2026

STACEY A. DEARING
REGISTERED AGENT

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, STACEY A. DEARING, ON THIS DAY PERSONALLY APPEARED THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS THE ACT AND DEED OF SAID LANDS FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS THE _____ DAY OF _____, 2026

NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF NUECES

I, JAMES R. FICHTEL, JR., DO HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN HEREON, WE HAVE HAD SAID LAND SURVEYED AS SHOWN ON THE FOREGOING MAP. THIS MAP HAS BEEN PREPARED FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

THIS THE _____ DAY OF _____, 2026

JAMES R. FICHTEL, JR.
OWNER

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, JAMES R. FICHTEL, JR., ON THIS DAY PERSONALLY APPEARED THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME AS THE ACT AND DEED OF SAID LANDS FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS THE _____ DAY OF _____, 2026

NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE _____ DAY OF _____, 2026

CYNTHIA SALAZAR-GARZA
CHAIRPERSON

MICHAEL DICE
INTERIM ASST. CITY MANAGER

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 _____, 2026

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

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.

STATE OF TEXAS
COUNTY OF NUECES

APPROVED BY THE CORPUS CHRISTI-NUECES COUNTY HEALTH DEPARTMENT THIS THE _____ DAY OF _____, 2026. ANY PRIVATE SEWAGE SYSTEM SHALL BE APPROVED BY THE CORPUS CHRISTI-NUECES COUNTY HEALTH DEPARTMENT PRIOR TO INSTALLATION.

MANUAL GARCIA, ENVIRONMENTAL HEALTH SERVICES MANAGER
NUECES COUNTY HEALTH DEPARTMENT

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 _____, 2026, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____, 2026 AT _____ O'CLOCK __M IN SAID COUNTY IN VOLUME _____, PAGE _____ MAP RECORDS.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT, IN AND FOR SAID COUNTY AT MY OFFICE, IN CORPUS CHRISTI, TEXAS, THE DAY AND YEAR LAST WRITTEN.

NO. _____
FILED FOR RECORD

KARA SANDS, CLERK
NUECES COUNTY, TEXAS

BY: _____
DEPUTY:

AT _____ O'CLOCK __M

STATE OF TEXAS
COUNTY OF NUECES

I, RONALD E. BRISTER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF BRISTER SURVEYING, HAVE PREPARED THE FOREGOING MAP FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

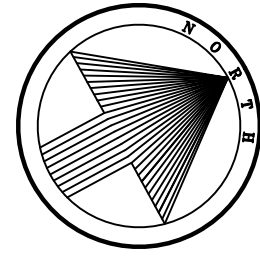
THIS THE _____ DAY OF _____, 2026

RONALD E. BRISTER
REGISTERED PROFESSIONAL LAND SURVEYOR

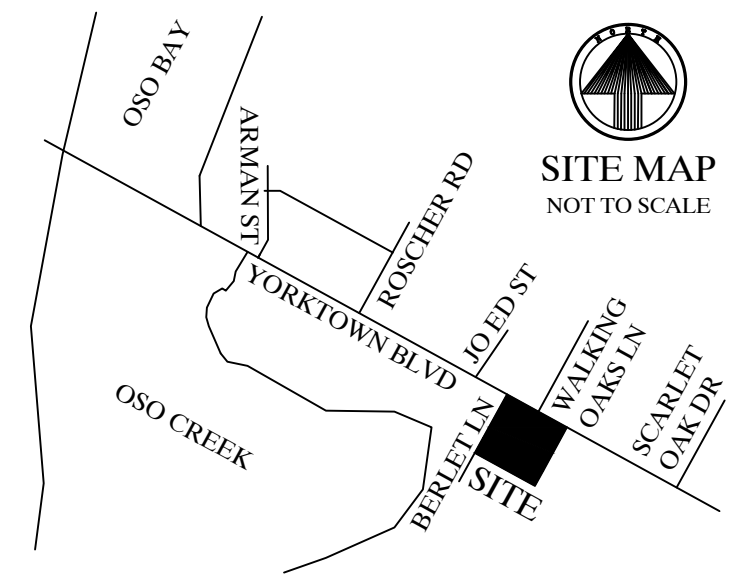
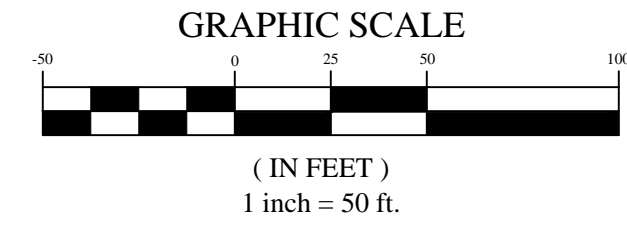


Brister Surveying

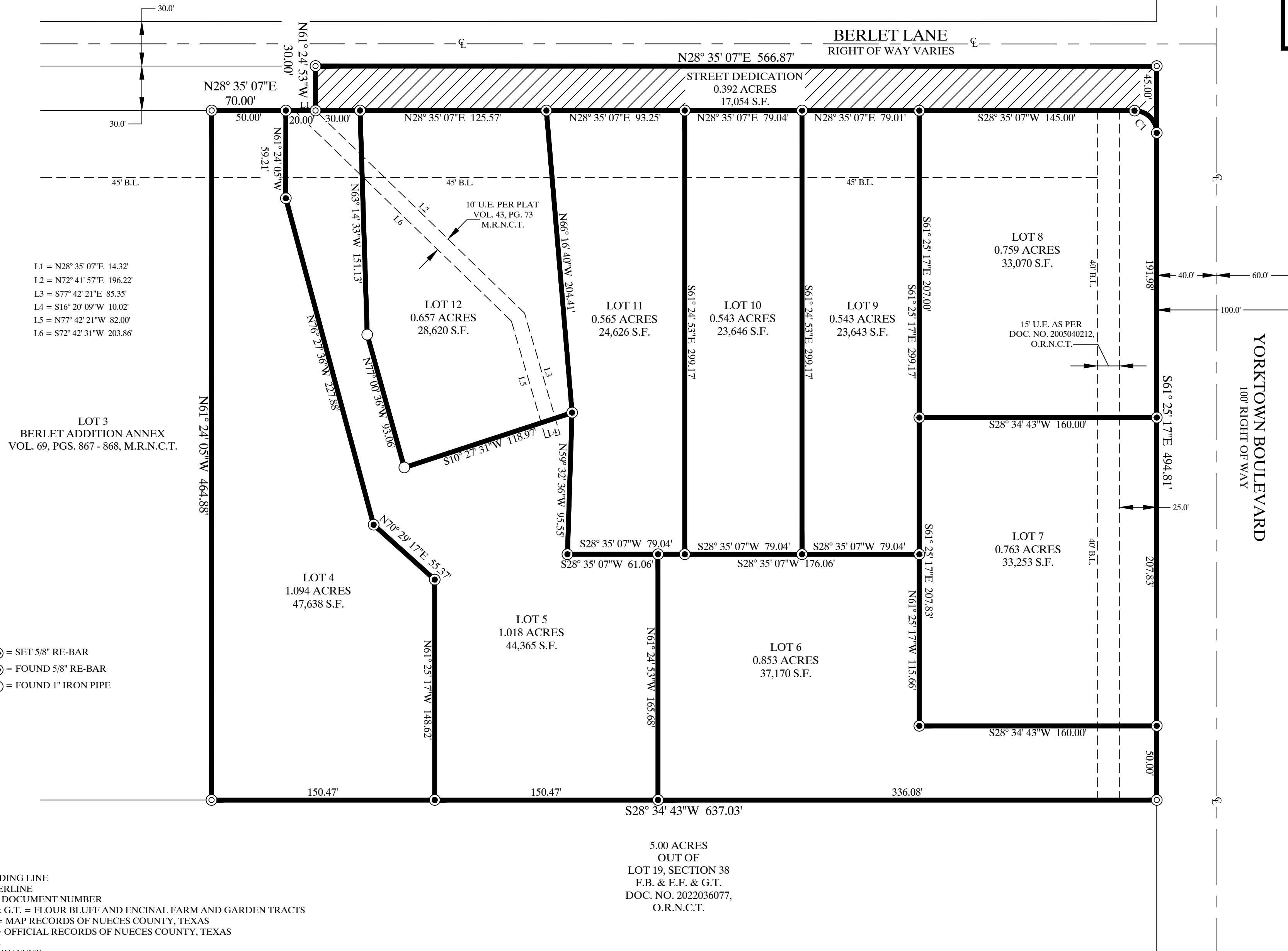
5506 Cain Drive
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Office 361-850-1800
Fax 361-850-1802
bristersurveying@gmail.com
Firm Registration No. 10072800



FINAL PLAT OF BERLET ADDITION ANNEX LOTS 4 - 12



BEING A FINAL 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.



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

- NOTES:
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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.