



## **Merged Document Report**

### **Application No.: PL9204**

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

<b>Document Filename</b>
Updated 3-30 Plat Pg 2.pdf
Updated 3-30 Plat Pg 1.pdf
Update 3-30 Utility Plan.pdf

Comment Author Contact Information:

<b>Author Name</b>	<b>Author Email</b>	<b>Author Phone No.:</b>
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

<b>Comment ID</b>	<b>Page Reference</b>	<b>Annotation Type</b>	<b>Author : Department</b>	<b>Status</b>	<b>Review Comments</b>	<b>Applicant Response Comments</b>
4	P002	Note	Bria Whitmire : DS	Closed	Improvements Required for Recordation, per UDC 8.1.4. A. Streets: no Sidewalks: yes, at site development 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	

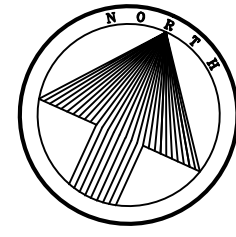
Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>commercial, 600 for residential)  C. Wastewater: no (EACH lot must have individual access and provide connectivity to neighboring lot)  D. Stormwater: no, however site development shall be mitigated to not increase runoff  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.</p>	
1	P001	Note	Mark Zans : LD	Closed	<p>TxDot comments: Informational only_  TxDOT permits will be issued in accordance with access management standards and all applicable state and federal laws, including relevant rules and regulations. Considerations will include access connection spacing, materials, geometrics, accessibility, and other design specifications, as well as the impact on drainage and hydraulics, utility location or relocation, and environmental effects resulting from the requested construction of an access connection (43 Tex. Admin. Code § 11.52, 2020).</p> <ul style="list-style-type: none"> <li>• Drainage improvements must accommodate runoff from the upstream drainage area in its anticipated maximum "build-out" or "fully developed" condition and should be designed to prevent overloading the capacity of the downstream drainage system.</li> <li>• If the owner responsible for maintaining the permanent stormwater or water quality control fails to maintain it to TxDOT ROW standards, the owner must rectify the issue.</li> <li>• Any development that anticipates an increase in existing traffic generation may be required to conduct a traffic study. The necessary improvements identified in the traffic study may need to be constructed by the developer, based on TxDOT's discretion and approval, prior to the access connection being establish.</li> </ul>	
2	P001	Note	Mark Zans : LD	Closed	Change Mihael Dice title to Interim Asst. City Manager.	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
6	P001	Note	Mark Zans : LD	Closed	<p>Stormwater comments: Per City of Corpus Christi - Code of Ordinances Ch. 14, Art.X, Sec. 14-1003, a Storm Water Quality Management Plan (SWQMP) is required. The following information is not included with the submittal: -Hydraulic calculations based upon established procedures (such as the rational method). This should be done for the predeveloped land and post developed land. The submitted SWQMP only shows the Predeveloped calcs.</p>	
7	P001	Note	Mark Zans : LD	Closed	<p>Gas comments: There is currently an existing 2" gas main running along the rear of what used to be Lots 6, 10, 11, and 12 Blk. D, as well as Lots 13 and 14 Blk. D that will need to be killed at the property line.</p>	
8	P001	Note	Mark Zans : LD	Closed	<p>Traffic comments #1: PLAT – ROADWAY MASTER PLAN •□The proposed plat does not impact or alter the existing Transportation Master Plan. PLAT – 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 &amp; the PM peak trip times. A Traffic Impact Analysis (TIA) will NOT be required. PLAT – COMMENT: (CITY ACCESS MANAGEMENT / ROW) •□Proposed Driveway access to public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7). o□Location of proposed driveway will require review and approval from Public Works Traffic / ROW – this is separate from the building permit from Development services Department. Approval should be made before the issuance or approval of a building permit. •□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</p>	

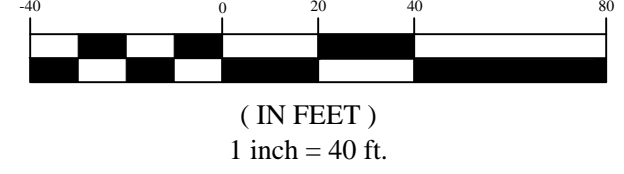
Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>an approved ROW Construction Permit can be held in non-compliance and can be subject to a fee of \$1,500 per day of unpermitted work, as per City of Corpus Christi Municipal Code 49-112 (9).</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>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.)</li> </ul>	
9	P001	Note	Mark Zans : LD	Closed	<p>Traffic comments #2: (TXDOT ACCESS MANAGEMENT / ROW) For any driveway (access management), blockage, or encroachment on or within the TXDOT's ROW please see below:</p> <ul style="list-style-type: none"> <li>• The developer / applicant can reach out to TXDOT for further assistance regarding the construction in their ROW.</li> <li>o Eric Martinez (TXDOT - Area Engineer for CC) - Eric Martinez eric.martinez@txdot.gov</li> <li>• TXDOT ROW process is the RULIS program (utility tie-ins)</li> <li>o David Brink (TXDOT- RULIS) - David Brink david.brink@txdot.gov</li> <li>o Right of Way Utility and Leasing Information System</li> </ul>	



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 Corpus Christi, Texas 78411  
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 Firm Registration No. 10072800

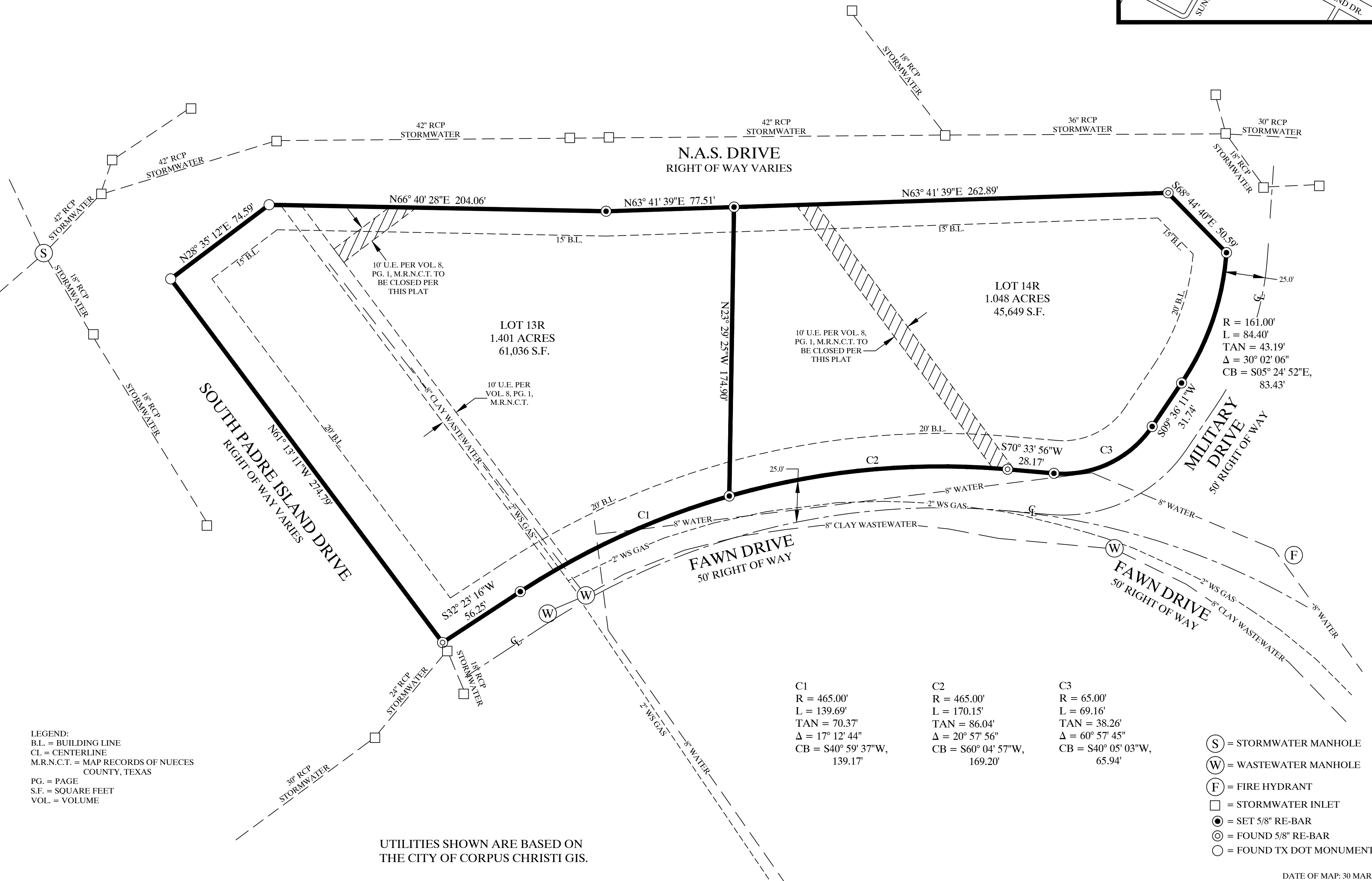
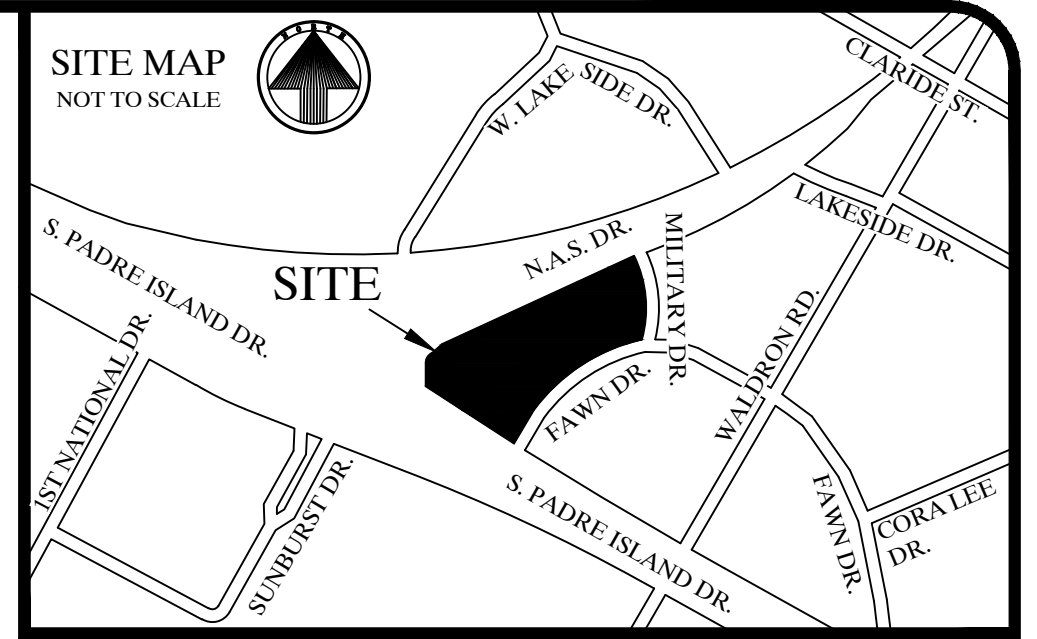


GRAPHIC SCALE



# UTILITY PLAN FOR OF FLOUR BLUFF ESTATES BLOCK D, LOTS 13R & 14R

BEING A REPLAT OF THE REMAINDER OF BLOCK D, LOT 6 AND LOTS 10 - 19, "FLOUR BLUFF ESTATES", AS SHOWN ON THE PLAT RECORDED IN VOLUME 8, PAGES 1 - 2, MAP RECORDS OF NUECES COUNTY, TEXAS AND BEING THE SAME TRACT OF LAND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2022014477, OFFICIAL RECORDS OF NUECES COUNTY, TEXAS.



LEGEND:  
 B.L. = BUILDING LINE  
 CL = CENTERLINE  
 M.R.N.C.T. = MAP RECORDS OF NUECES COUNTY, TEXAS  
 PG. = PAGE  
 S.F. = SQUARE FEET  
 VOL. = VOLUME

C1 R = 465.00' L = 139.69' TAN = 70.37° Δ = 17° 12' 44" CB = S40° 59' 37"W, 139.17'	C2 R = 465.00' L = 170.15' TAN = 86.04° Δ = 20° 57' 56" CB = S60° 04' 57"W, 169.20'	C3 R = 65.00' L = 69.16' TAN = 38.26° Δ = 60° 57' 45" CB = S40° 05' 03"W, 65.94'
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- (S) = STORMWATER MANHOLE
- (W) = WASTEWATER MANHOLE
- (F) = FIRE HYDRANT
- = STORMWATER INLET
- = SET 5/8" RE-BAR
- ⊙ = FOUND 5/8" RE-BAR
- = FOUND TX DOT MONUMENT

UTILITIES SHOWN ARE BASED ON THE CITY OF CORPUS CHRISTI GIS.

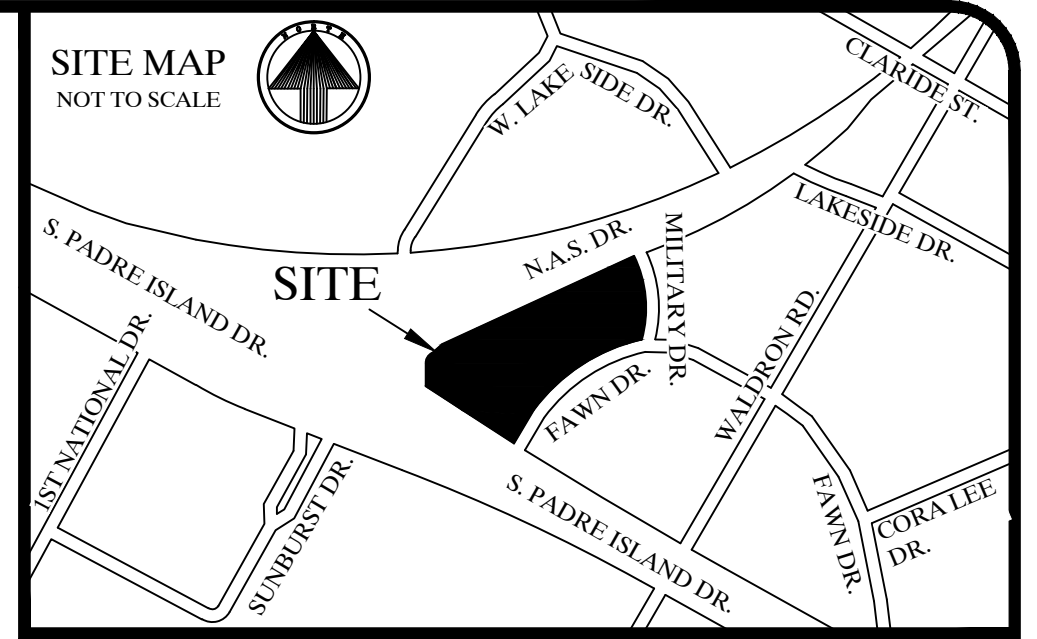


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**PLAT OF  
FLOUR BLUFF ESTATES  
BLOCK D, LOTS 13R & 14R**

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STATE OF TEXAS  
COUNTY OF NUECES

WE, ADR INVESTMENTS, LLC, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN HEREON, 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 WE ADOPT THIS PLAT FOR THE PURPOSES OF DESCRIPTION AND DEDICATION.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

\_\_\_\_\_  
ARNULFO DE LA ROSA III  
REGISTERED AGENT

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, TEXAS.

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

STATE OF TEXAS  
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, ARNULFO DE LA ROSA III, PROVEN TO ME TO BE THE PERSON WHOSE SIGNATURE THEY 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 OF OFFICE.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

\_\_\_\_\_  
NOTARY PUBLIC

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  
LICENSE NO. 5407

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 \_\_\_\_\_, 2026, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE \_\_\_\_\_ 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 MY OFFICE, IN CORPUS CHRISTI, TEXAS.

DOCUMENT NO. \_\_\_\_\_

\_\_\_\_\_  
KARA SANDS  
COUNTY CLERK

\_\_\_\_\_  
DEPUTY



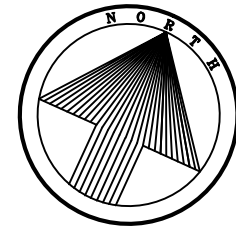
NOTES:

1. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE LAGUNA MADRE. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE LAGUNA MADRE AS "EXCEPTIONAL" AND "OYSTER WATERS". TCEQ ALSO CATEGORIZED THE LAGUNA MADRE AS "CONTACT RECREATION" USE.
2. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NOS. 48355C 0545 G, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 13, 2022.
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 2.449 ACRES.
6. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
7. ANY INCREASE IN STORMWATER RUNOFF FLOW RATES SHALL BE MITIGATED TO COMPLY WITH UDC 8.2.A, 8.2.8.B., AND IDM 3.05.

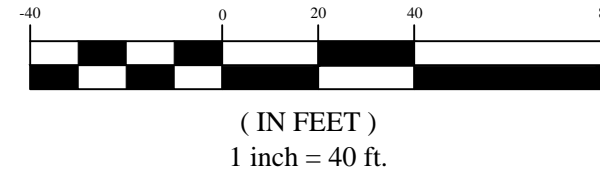


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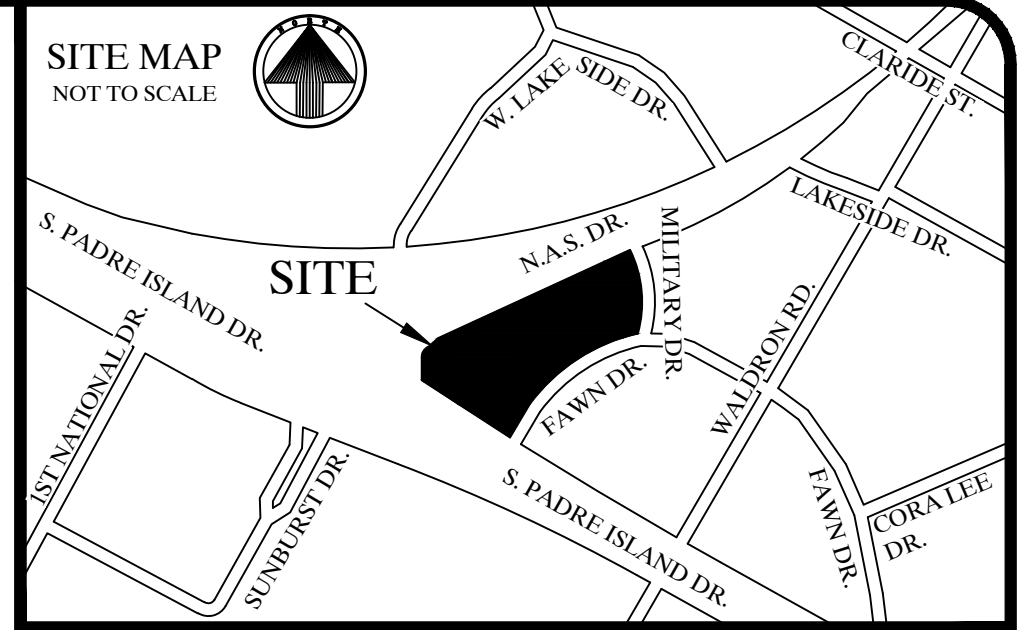
## GRAPHIC SCALE



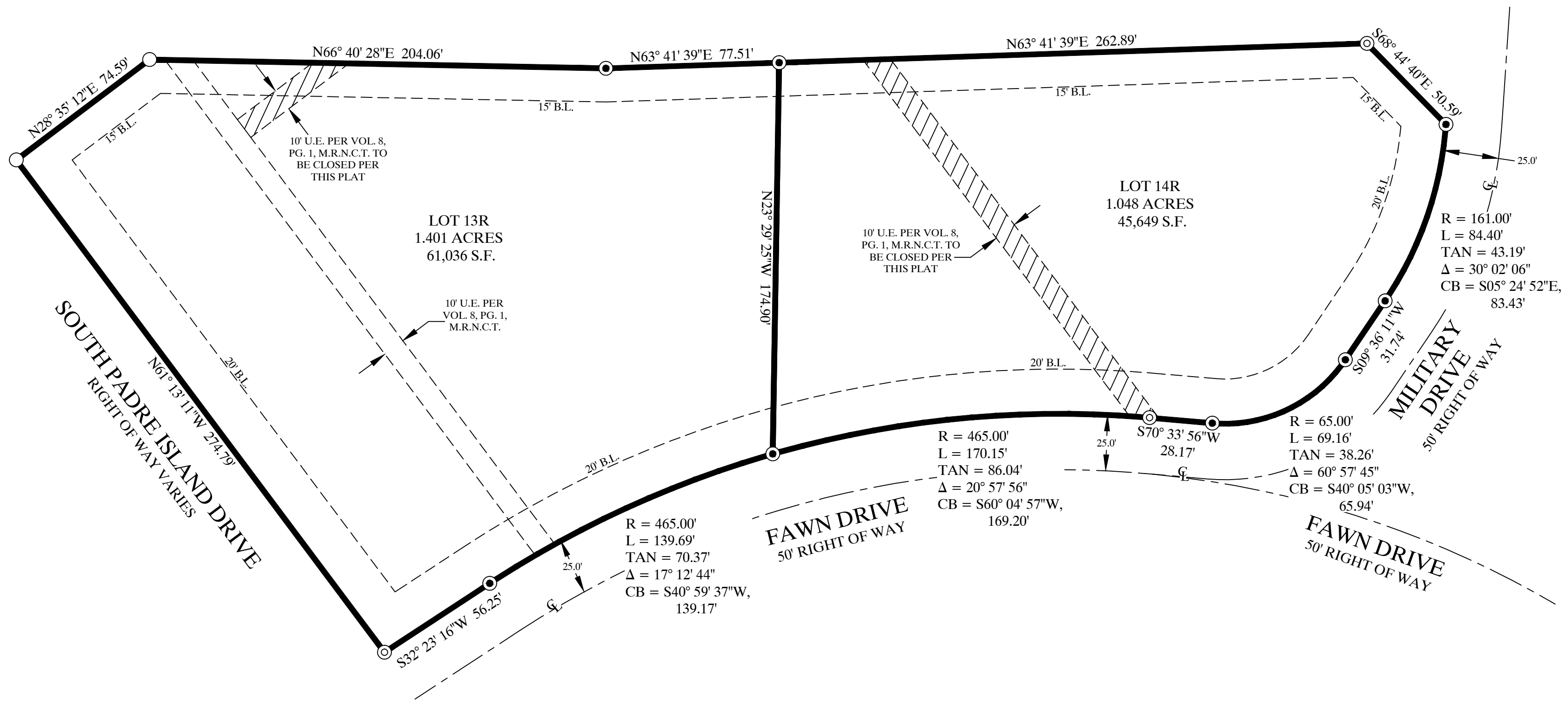
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## SITE MAP NOT TO SCALE



### N.A.S. DRIVE RIGHT OF WAY VARIES



### NOTES:

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7. ANY INCREASE IN STORMWATER RUNOFF FLOW RATES SHALL BE MITIGATED TO COMPLY WITH UDC 8.2.A, 8.2.8.B., AND IDM 3.05.

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