



July 28, 2022

Superior H & H Development Inc.
4833 Saratoga Blvd. PMB 423
Corpus Christi, TX 78413

RE: 22PL1091
Schanen Estates Unit 13
Final Plat – 60 lots
(10.06 ACRES)

DEVELOPMENT SERVICES

2406 Leopard
First Floor
Corpus Christi
Texas 78408
Phone 361-826-3240
www.cctexas.com

Administration
Fax 361-826-3006

Land Development
Fax 361-826-3571

Project Management
Fax 361-826-3006

Building Permits
Fax 361-826-4375

Dear Sir / Madam:

On Wednesday, **July 27, 2022**, the Planning Commission held a public hearing on your land subdivision located at Norchester Dr. and Glenway Dr. After reviewing facts and taking public testimony, the Planning Commission **approved** the referred plat and **approved** a request for a plat wavier for half street construction to a collector street on the Urban Transportation Plan. The final plat must be recorded with the Nueces County Clerk's office by **July 27, 2023**.

Please note this letter will be the only notification of the plat expiration date. A final plat shall not expire if construction of improvements has been initiated and substantial progress continues toward completion of the improvements.

Prior to plat recordation, the following requirements must be met, and fees paid:

	Requirements/Fees/Credits	Fees
1	Single Family Water Lot fee (60 lots x \$200.20/lot)	\$12,012.20
2	Single Family Wastewater Lot fee (60 lots x \$432.30/lot)	\$25,938.00
3	Recording fee for one page (+ \$50.00 for any additional pages)	\$160.00
4	Park Development Fee: (60 lots x \$426.50)	\$27,750.00
5	Final Plat Addressing Fee:	\$100.00
6	Development Services Surcharge Fee:	\$1,719.46
7	Public Improvement Plans, Construction and Acceptance are required for improvements including Water, Wastewater, Stormwater, Fire Hydrant(s) Manhole(s), Streets Sidewalk(s) .	
8	Two (2) full size originals (18" x 24") of the plat with original notarized signatures for recordation.	
9	CD (Include the plat in .pdf AND .dwg formats)	
10	Provide a tax certificate with submittal of the original tracing indicating all taxes are current.	
11	Any other requirements required prior to recordation.	

**Please make checks payable to the City of Corpus Christi*

If you have any questions regarding the above, please call Mark Orozco at (361) 826-3921.

Sincerely,
Mark J. Orozco
Sr. City Planner

MJO\MZ
cc: Nixon Welsh / NIXMW@gmail.com