

Development Services

2406 Leopard Street, Corpus Christi, TX 78408

Date: 04.22.2024



Final Report - Approved

Application No.

Description :

Address : 5658 OLD BROWNSVILLE CORPUS CHRISTI TX 78417

Record Type :

Document Filename : Final Plat - Phase 2 (2).pdf

Comment Author Contact Information:

| Author Name | Author Email | Author Phone No.: |
|-------------|--------------------|-------------------|
| Mark Zans | markz2@cctexas.com | 361-826-3553 |
| Mark Orozco | markor@cctexas.com | 361-826-3921 |

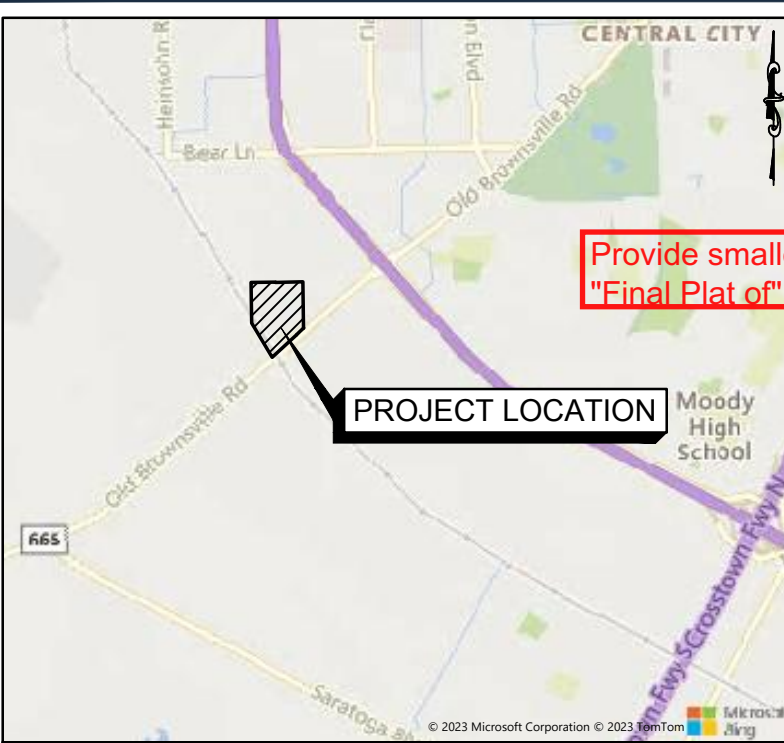
General Comments

| Comment ID | Author : Department | Status | Review Comments |
|------------|-----------------------|--------|--|
| 7 | Mark Orozco : Default | Closed | Public/Private Infrastructure Required?: Water: yes Fire Hydrants: yes Wastewater: yes Stormwater: no Sidewalks: no Streets: yes |
| 8 | Mark Orozco : Default | Closed | Public/Private Infrastructure Required?: Water: yes Fire Hydrants: yes Wastewater: yes Stormwater: no Sidewalks: no Streets: yes |

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 |
|------------|----------------|-----------------|-----------------------|--------|--|
| 5 | P001 | Callout | Mark Orozco : Default | Closed | Provide smaller font for "Final Plat of" |

| Comment ID | Page Reference | Annotation Type | Author : Department | Status | Review Comments |
|-------------------|-----------------------|------------------------|----------------------------|---------------|--|
| 6 | P001 | Note | Mark Orozco : Default | Closed | Was an attempt made to layout the Final Plat as per the Template on the website |
| 1 | P001 | Note | Mark Zans : DS | Closed | Planning comments- Be advised that the comments for Final plat - Phase 2 are dependent upon Preliminary plat being addressed sufficiently. Additional comments maybe forthcoming. |
| 2 | P001 | Callout | Mark Zans : DS | Closed | Change Al Raymond title to Secretary |
| 3 | P001 | Note | Mark Zans : DS | Closed | Change all year references to 2024. |
| 4 | P001 | Callout | Mark Zans : DS | Closed | Remove red text from plat. |

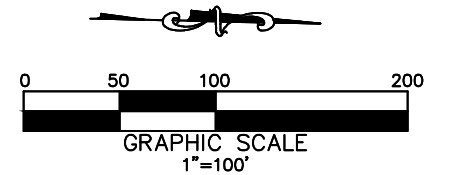


Provide smaller font for "Final Plat of"

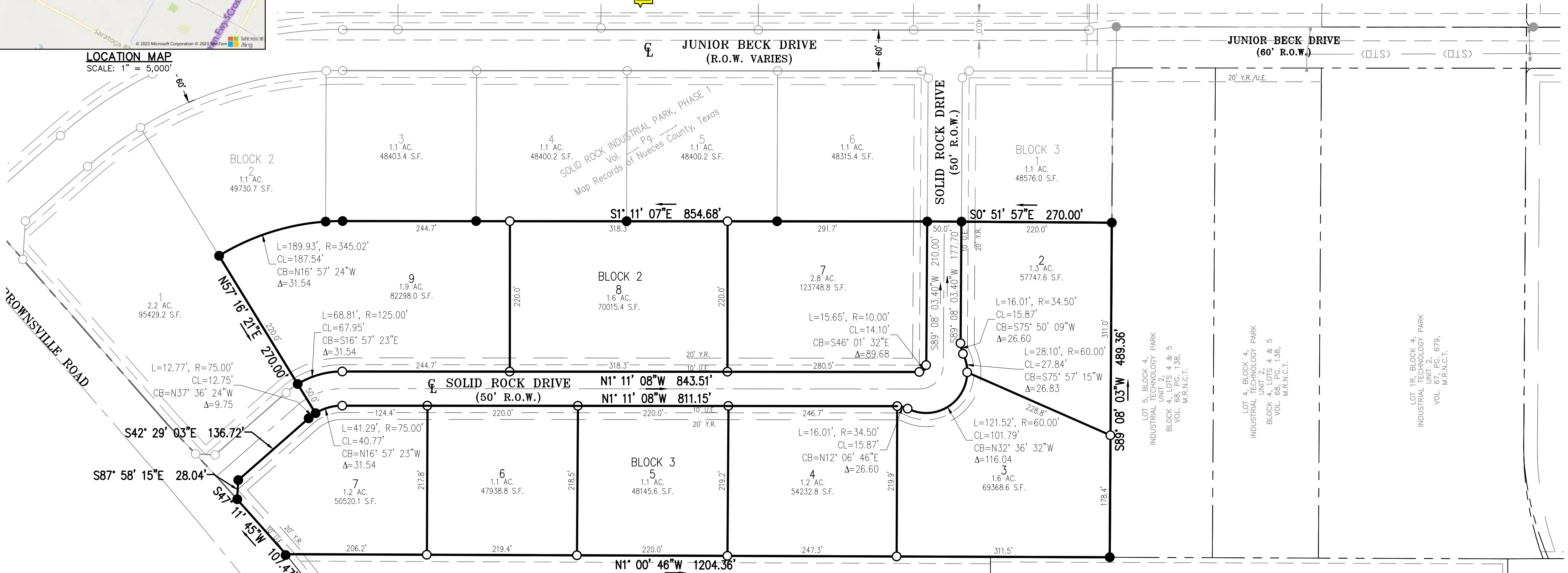
FINAL PLAT OF SOLID ROCK INDUSTRIAL PARK PHASE 2

45.2 ACRES CONSISTING OF A 23.013 ACRE TRACT, CALLED TRACT I, AND A 22.189 ACRE TRACT, CALLED TRACT II, BOTH BEING OUT OF A 66.88 ACRE TRACT, CALLED TRACT VII, AS DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2004040019, OFFICIAL PUBLIC RECORDS NUECES COUNTY, TEXAS.
AND
A 2.826 ACRE TRACT AS DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2021033866, OFFICIAL PUBLIC RECORDS NUECES COUNTY, TEXAS.
AND
3.96 ACRES BEING OUT OF LOT 2, BLOCK 5, INDUSTRIAL TECHNOLOGY PARK UNIT 2, AS RECORDED IN VOLUME 67, PAGE 502, MAP RECORDS NUECES COUNTY, TEXAS.

- GENERAL NOTES:
- THE TOTAL AREA TO BE PLATTED CONTAINS 14.1 ACRES OF LAND.
 - ALL BEARINGS AND DISTANCES REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE.
 - PER FLOOD INSURANCE RATE MAP, MAP INDEX, COMMUNITY-PANEL NUMBER 48355C0315G, EFFECTIVE OCTOBER 13TH, 2022, THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
 - THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO CREEK BASIN. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO CREEK BASIN AS "FULLY SUPPORTED" TCEQ ALSO CATEGORIZED THE OSO CREEK BASIN AS "CONTACT RECREATION" USE.
 - DEVELOPMENT STANDARDS SHALL COMPLY WITH THOSE OUTLINED IN THE UNIFIED DEVELOPMENT CODE.
 - PROPOSED DRIVEWAY ACCESS TO A PUBLIC CITY STREET SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS OUTLINED IN ARTICLE 7 OF THE UDC.



- LEGEND
- 5/8 INCH IRON ROD SET
 - 5/8 INCH IRON ROD FOUND
 - U.E. UTILITY EASEMENT
 - Y.R. YARD REQUIREMENT
 - R.O.W. DEED RECORDS OF NUECES COUNTY, TX
 - D.R.N.C.T. MAP RECORDS OF NUECES COUNTY, TX
 - M.R.N.C.T. MAP RECORDS OF NUECES COUNTY, TX



LOCATION MAP SCALE: 1" = 5,000'

Remove red text from plat.

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 _____, 2024, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____, 2024, AT _____ O'CLOCK _____ M. AND DULY RECORDED THE _____ DAY OF _____, 2024, AT _____ O'CLOCK _____ M., IN VOLUME _____, PAGE _____, MAP RECORDS NUECES COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF NUECES

WE, SOLID ROCK COMMERCIAL PROPERTIES, LTD., HEREBY CERTIFIES THAT WE ARE THE OWNERS OF THE LANDS EMBRACED WITHIN THE BOUNDARIES OF THE FORGOING PLAT; THAT IT HAD SAID LAND SURVEYED AND SUBDIVIDED AS SHOWN; THAT STREETS AS SHOWN ARE DEDICATED TO THE PUBLIC FOREVER; THAT ALL EASEMENTS ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION, AND USE OF PUBLIC UTILITIES; THAT THIS MAP WAS MADE FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE _____ DAY OF _____, 2024.

STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE _____ DAY OF _____, 2024.

STATE OF TEXAS
COUNTY OF NUECES

I, ARTURO MEDINA, A REGISTERED PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IS TRUE AND CORRECT; THAT I HAVE BEEN ENGAGED UNDER CONTRACT TO SET ALL LOT AND BLOCK CORNERS AND COMPLETE SUCH OPERATIONS WITHOUT DELAY.

KARA SANDS, COUNTY CLERK
NUECES COUNTY, TEXAS

AT _____ O'CLOCK _____ M.
_____, 2024

BY: _____ DEPUTY

THIS THE _____ DAY OF _____, 2024.

ADRIANA ORTIZ

STATE OF TEXAS
COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY ADRIANA ORTIZ

THIS THE _____ DAY OF _____, 2024.

BRIA WHITMIRE, PE, CFM, CPM
DEVELOPMENT SERVICES ENGINEER

MICHAEL MILLER
CHAIRMAN

ALBERT J. RAYMOND III, AIA
SECRETARY

THIS THE _____ DAY OF _____, 2024.

Change Al Raymond title to Secretary

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



9708 S. PADRE ISLAND DR., SUITE A-200 | CORPUS CHRISTI | TEXAS | 78418
361-245-9100 | YORKENG.COM | TEXAS ENGINEERING FIRM # 22063
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