



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
corpuschristitx.gov

Meeting Agenda - Final

Planning Commission

Wednesday, April 15, 2026

5:30 PM

Council Chambers

The Planning Commission shall be responsible to and act as an advisory body to City Council; shall review and make recommendations to City Council regarding the adoption/implementation of a comprehensive plan; regarding all proposals to adopt/amend land development regulations for the purpose of establishing consistency with the comprehensive plan; regarding zoning or requests for zoning changes in a manner to ensure consistency with the adopted comprehensive plan; regarding the City's annual capital budget and any capital improvement bond program. The Planning Commission also exercises control (approving body) over platting/subdividing land within the corporate limits and the extraterritorial jurisdiction of the City in a manner to ensure the consistency of all plats with the adopted comprehensive plan.

I. Call to Order, Roll Call

II. PUBLIC COMMENT: Citizens will be allowed to attend and make public comments in person at City Planning Commission meetings. The public is invited to speak on any agenda item and any other items that pertain to the Planning Commission. Comments are limited to three minutes. If you choose to speak during this period, you will not be allowed to speak again when the specific item is being considered in order of the agenda. Electronic media that you would like to use may only be introduced into the City system IF approved by the City's Communications Department at least 24 hours prior to the Meeting. Please contact IT at 826-3211 to coordinate.

III. Approval of Absences: Commissioner Hedrick (4.1.2026 meeting)

IV. Approval of Minutes: April 1, 2026

1. [26-0537](#) April 1, 2026 Meeting Minutes DRAFT

V. Consent Public Hearing: Discussion and Possible Action (Item A)

NOTICE TO THE PUBLIC: The following Consent Public Hearing consists of items in which City Staff has given a recommendation of approval. The Planning Commission has been furnished with background and support material on each item. All items will be acted upon by one vote without being discussed separately unless a Commissioner has requested to pull a specific item for individual consideration. In any event, the item or items will immediately be withdrawn for individual consideration in its normal sequence after the items not requiring separate discussion have been acted upon. The remaining items will be acted upon by one vote.

A. Plats

2. [26-0535](#) PL9105
PRELIMINARY - SUNSET RIDGE ESTATES UNIT 1
(53.183 acres)

(District 5) Generally located at 601 Farm-to-Market Road 2444 (FM 2444), south of FM 2444 and west of Phantom Drive.
3. [26-0515](#) PL9196
REPLAT - GATEWAY PARK
Lot 15C Block 5
(0.086 Acres)

(District 4) Generally located at 1118 Nagle Street, north of Knickerbocker Street, south of South Padre Island Drive, east of O'Connell Street, and west of Laguna Shores Boulevard.
4. [26-0517](#) PL8936
REPLAT - GARDENDALE
Lot 7A, Block 15
(0.46 acres)

(District 3) Generally located at 5309 Bonner Drive, south of Curtis Clark and north of Cain Drive.

VI. Director's Report**VII. Future Agenda Items****VIII. Adjournment**

Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services are requested to contact Jessica Martinez, at 361-826-3202 or jessicam2@corpuschristtx.gov, no later than 48 hours prior to this meeting so that appropriate arrangements can be made.



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
corpuschristitx.gov

Meeting Minutes - Draft

Planning Commission

Wednesday, April 1, 2026

5:30 PM

Council Chambers

I. Call to Order, Roll Call

Chairman Salazar-Garza called the meeting to order at 5:30 pm. A quorum was present to conduct the meeting with Commissioner Hedrick absent.

II. PUBLIC COMMENT: None.

III. Approval of Absences: (3.18.2026 meeting)-Vice Chairman Munoz

Commissioner Budd made a motion to approve the absence of Vice Chairman Munoz from the March 18, 2026 meeting. Commissioner Teichelman seconded. Vote: All Aye. Motion passed.

IV. Approval of Minutes: March 18, 2026

Commissioner Miller made a motion to approve the meeting minutes from March 18, 2026, as presented by staff. Commissioner Jackson seconded. Vote: All Aye. Motion passed.

1. [26-0481](#) March 18, 2026 Meeting Minutes

V. Consent Public Hearing: Discussion and Possible Action (A & B)

A. Plats

Andrew Dimas, Development Services introduced items #2, 3, 4, 5, 6, & 7 into record. The plats will satisfy the requirements of the Unified Development Code and State Law. The Technical Review Committee recommends Approval. Recordation is pending satisfactory completion of UDC Review Criteria for 3.8.5.D.

Andrew Dimas, Development Services introduced #8 into record. Ordinance rezoning a property at or near 12937 Hearn Road from the "RS-6" Single Family District to the "RS-TF" Two Family Zoning District. Staff recommends approval.

Andrew Dimas, Development Services introduced #9 into record. Ordinance rezoning a property at or near 4626 Weber Road from the "ON" Neighborhood Office District and the "RS-6/SP" Single-Family 6 District with a Special Permit to the "ON/SP" Neighborhood Office District with a Special Permit. Staff recommends approval.

With no questions from staff, Chairman Salazar-Garza opened for public comment.

The following spoke in opposition to agenda item #9:

Lisa Oliver

Gabriel Zapata

Being no other public comment, Chairman Salazar-Garza closed public comment.

Commissioner Miller asked Andrew Dimas to elaborate on when special permits expire. Dimas stated they are valid for six months and if the project is not started the original zoning reverts. He stated that if the business such as the mini storage closes and is not reopened within a six-month period, the original zoning reverts to whatever the original design was.

Commissioner Cantu asked if the inside storage would be climate controlled. and if the developer had given any idea how much of the property would be used for storage area. His concern was that the number of vehicles with gas would be utilized for storage. Andrew Dimas stated the issues are addressed with meeting basic fire protection. The property would have the appropriate fires line and hydrants at its spacing for the open storage lots. Along with other standards will have to be met. Andrew mentioned that the property would be entirely fenced with time-controlled gates for safety purposes as well.

Commissioner Miller asked about the back part of the property previously being a landfill. Andrew Dimas stated the landfill has been remediated and TCEQ has taken it off of its landfill inventory list.

Vice Chairman Munoz made a motion to approve agenda items #2, 3, 4, 5, 6, 7, 8, & 9 as presented by staff. Commissioner Budd seconded. Vote: All Aye. Motion passes.

2. [26-0462](#) PL9049
PRELIMINARY - KASPIAN SUBDIVISION
(99.52 acres)

(District 5) Generally located at 2350 County Road 43 (CR 43), south of Farm-to-Market Road (FM 43) and east of County Road 43.

3. [26-0463](#) PL9165
PRELIMINARY - BERLET ADDITION ANNEX
(7.19 acres)

(District 4) Generally located at 1935 Yorktown, at the southeast corner of Berlet Lane and Yorktown Boulevard.

4. [26-0428](#) PL9174
REPLAT - PADRE ISLAND NO. 1
Lot 21R, Block 27 (5.21 acres)

(District 4) Generally located at 14614 S Padre Island Drive (SPID) north of White Cap Boulevard, east of SPID and south of State Highway 361.

6. [26-0459](#) PL9128
REPLAT - CANDLEWOOD ANNEX
Lots 23 & 24 Block 4
(4.91 Acres)

(District 4) Generally located at 6402 Holly Road, east of Airline Road and west of Woodbend Drive

7. [26-0467](#) PL9182
FINAL - PATRICK GARDENS
Lot 14C
(0.21 Acres)

(District 1) Generally located 752 Cheyenne Street, south of Morgan Avenue, east of Virginia Avenue and west of Mohawk Street.

B. Zoning

8. [26-0473](#) Zoning Case No. ZN9181, America Alfa Group LCC (District 1). Ordinance rezoning a property at or near 12937 Hearn Road from the "RS-6" Single Family District to the "RS-TF" Two Family Zoning District; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).
9. [26-0476](#) Zoning Case No. ZN9180, Zeba LLC (District 2). Ordinance rezoning a property at or near 4626 Weber Road from the "ON" Neighborhood Office District and the "RS-6/SP" Single-Family 6 District with a Special Permit to the "ON/SP" Neighborhood Office District with a Special Permit; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

VI. Director's Report

Andrew Dimas thanked the commission for submitting applications for DSTAG. Also reminded them to submit any questions or concerns regarding the UDC so this can be addressed at upcoming meetings.

VII. Future Agenda Items: None

VIII. Adjournment

With no other business to conduct, Chairman Salazar-Garza adjourned the meeting at 5:54 pm.

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
April 15, 2026**

PL9105

PRELIMINARY – SUNSET RIDGE ESTATES UNIT 1

(53.183 acres)

(District 5) Generally located at 601 Farm-to-Market Road 2444 (FM 2444), south of FM 2444 and east of Papa Mori Drive.

Zoned: RS-22

Owner: ZBK, LLC.

Engineer/Surveyor: J. Perales Civil Engineering

The applicant proposes to preliminary plat the lot and intends to develop 77 buildable residential lots and 2 non-buildable lots. The submitted preliminary plat complies with the requirements of the Unified Development Code and State law. Staff recommends **Approval**.



Merged Document Report

Application No.: PL9105

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
PL9105 Prelim Plat Revised 3-17-26.pdf

Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
Mina Trinidad	minar@corpuschristitx.gov	361-826-3259
Melanie Barrera	melanieb2@corpuschristitx.gov	361-826-3890
Caleb Wong	calebw@corpuschristitx.gov	361-826-3392
Bria Whitmire	briaw@corpuschristitx.gov	361-826-3268

[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
4	P001	Note	Bria Whitmire : DS	Closed	PL8889 Master Prelim PC approved 3.4. PI9138 is in second review cycle. Improvements Required for Recordation, per UDC 8.1.4. A. Streets: yes Sidewalks: yes	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					B. Water: yes Fire hydrants: yes C. Wastewater: yes D. Stormwater: yes 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.	
5	P001	Note	Mina Trinidad : DS	Closed	(Informational) AEP Transmission has no comment.	
6	P001	Note	Mina Trinidad : DS	Closed	(Informational) Gas Department has no comment.	
7	P001	Note	Mina Trinidad : DS	Closed	(Informational) TxDOT: (Lucio Ramos) • 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). • 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. • 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. • 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.	
8	P001	Note	Mina Trinidad : DS	Closed	Please add the following plat notes: 1. Public residential rights-of-way, including any corridors identified on the City's Roadway Master Plan, may not be gated or otherwise subject to controlled access. 2. Within Phase II, lots fronting the "C3" Collector Street shall be limited to a single driveway per lot, and all driveways shall be constructed in an offset pattern.	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
9	P001	Note	Mina Trinidad : DS	Closed	Update 03/26/26: Plat closes within acceptable engineering standards. GIS: (Ziba A.) Some segments are missing distances, and there are inconsistencies across different pages where the same side shows different bearings or distances. Please ask the applicant to clarify these so I can finish the review.	
10	P001	Note	Mina Trinidad : DS	Closed	CCW (Fatima C.) Water Water construction is required for platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards). Wastewater Wastewater construction is required for platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards) or an approved waiver for wastewater construction and approval from CC Health Department is needed for lots to use a septic system.	
11	P001	Note	Mina Trinidad : DS	Closed	(Informational) Equistar Pipeline will not be involved, no comments.	
14	P001	Note	Mina Trinidad : DS	Closed		
15	P001	Note	Mina Trinidad : DS	Closed	Fire: (Chief Juan Perez) All code reference is based on currently adopted International Fire Code (IFC) 2021 and Corpus Christi Water Distribution Standards Water Distribution Standards: Fire flow for residential areas requires 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. 3310.1 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.	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>D102.1 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>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.</p> <p>503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders and an unobstructed vertical clearance of not less than 13 feet 6 inches.</p> <p>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.</p> <p>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. In this instance, no parking is allowed on one side of the street. 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>	
16	P001	Note	Mina Trinidad : DS	Closed	Fire: (Chief Juan Perez) 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. 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	

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					<p>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>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.</p> <p>503.3 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> <p>D107.1 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>Exceptions:</p> <ol style="list-style-type: none"> 1. Where there are more than 50 dwelling units on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system, access from two directions shall not be required. 2. The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official. <p>D107.2 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses. Unless otherwise approved by the Fire Marshal.</p> <p>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.</p> <p>Table D103.4 Requirements for Dead-end fire apparatus access roads. Turnaround provisions shall be provided with a 96-foot diameter cul-de-sac.</p> <p>-Development of the property will require further Development Services review.</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					-Any Fire Protection Systems will require Plan Review Submittal to the Fire Marshal's Office.	
17	P001	Note	Mina Trinidad : DS	Closed	(Informational) CCRTA: This plat is not located along any existing or planned CCRTA bus service routes.	
18	P001	Note	Melanie Barrera : DS	Closed	a No Rise Certificate is required prior to discharge to floodways	
19	P001	Note	Melanie Barrera : DS	Closed	informational: refer to Sec. 14-554 of the Code of Ordinances for regulations related to AO flood zones	
20	P001	Note	Melanie Barrera : DS	Closed	PWSW: stormwater infrastructure to be reviewed for compliance with IDM, UDC, etc compliance requirements during Pls	
21	P001	Note	Mina Trinidad : DS	Closed	<p>Traffic/ROW: PLAT – ROADWAY MASTER PLAN • The proposed plat does impact the existing Transportation Master Plan. o The plat did provide adequate ROW dedication as required per the RMP.</p> <p>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 & the PM peak trip times. A Traffic Impact Analysis (TIA) will NOT be required.</p> <p>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) • 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</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>Division) is responsible for reviewing and permitting new construction and repairs/modifications to driveways, sidewalks, curb, and gutter or any work within utility easements.</p> <ul style="list-style-type: none"> 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>(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"> • The developer / applicant can reach out to TXDOT for further assistance regarding the construction in their ROW. o Eric Martinez (TXDOT - Area Engineer for CC) - Eric Martinez eric.martinez@txdot.gov • TXDOT ROW process is the RULIS program (utility tie-ins) o David Brink (TXDOT- RULIS) - David Brink david.brink@txdot.gov o Right of Way Utility and Leasing Information System 	
29	P001	Note	Bria Whitmire : FD	Closed	Unclear if streets are public or private. If modifying to public, PIs will need to be resubmitted along with a geotech report and joint plan. Final plat and PIs need to match on ROWs and callouts of private vs public.	
13	P001	Note	Caleb Wong : STREET	Closed	PW STR: Informational - If street is private it must adhere to UDC 8.2.1.J Standards	

Preliminary Plat for SUNSET RIDGE ESTATES UNIT 1

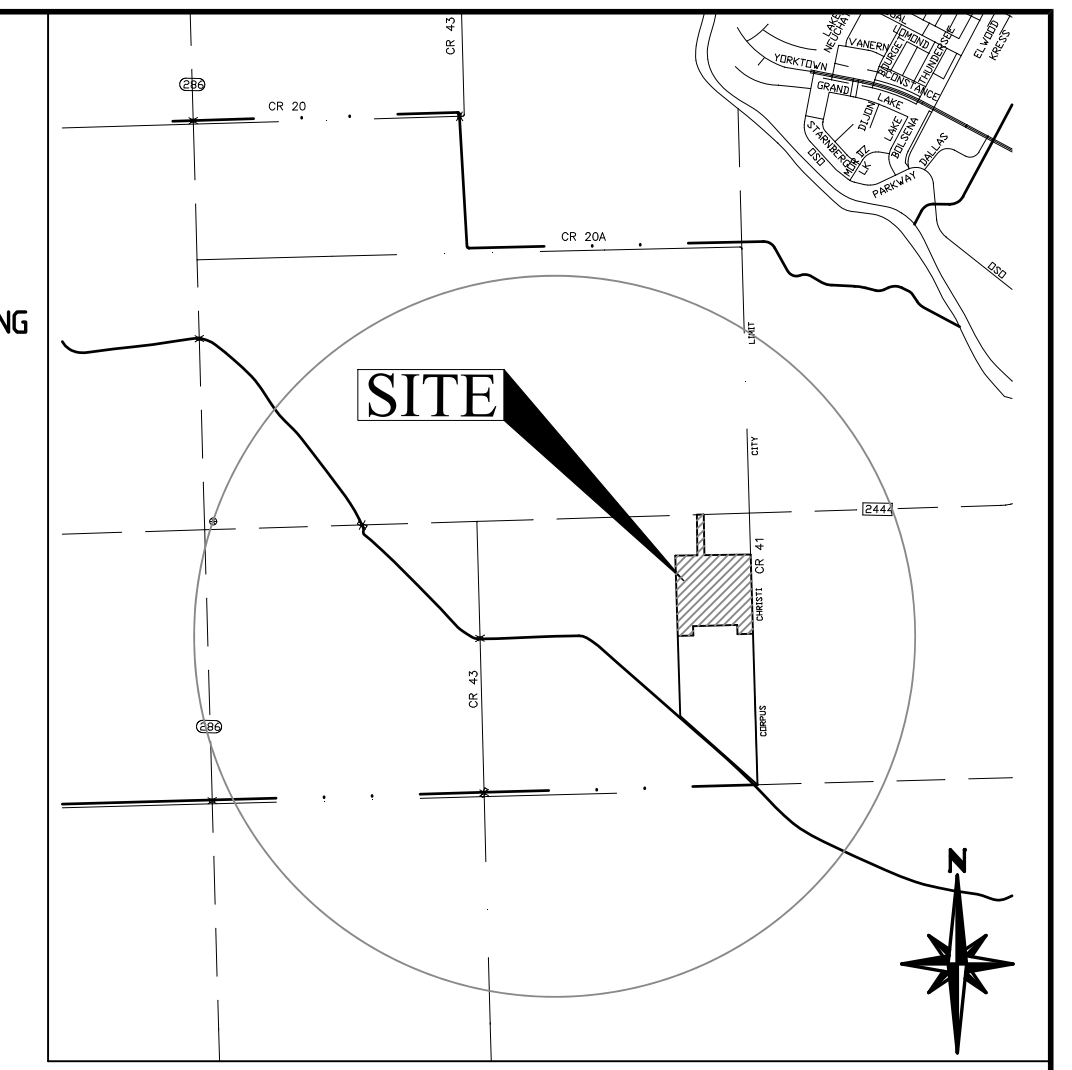
BEING A TOTAL OF 53.183 ACRES OUT OF A
109.109 ACRE TRACT, SOUTH 1/2
OF SECTION 30 AND NORTH 1/2 OF SECTION 33
LAURELES FARM TRACTS AS DESCRIBED IN
DOC. # 2022031868 OF THE OFFICIAL PUBLIC
RECORDS OF NUECES COUNTY, TEXAS

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

OWNER:
Z.B.K., LLC
31 E BAR LE DOC DR.
CORPUS CHRISTI, TX 78414

ENGINEER:
J. PERALES CIVIL ENGINEERING
& PLANNING SERVICES
5866 S. STAPLES ST. - #315
CORPUS CHRISTI, TX 78413

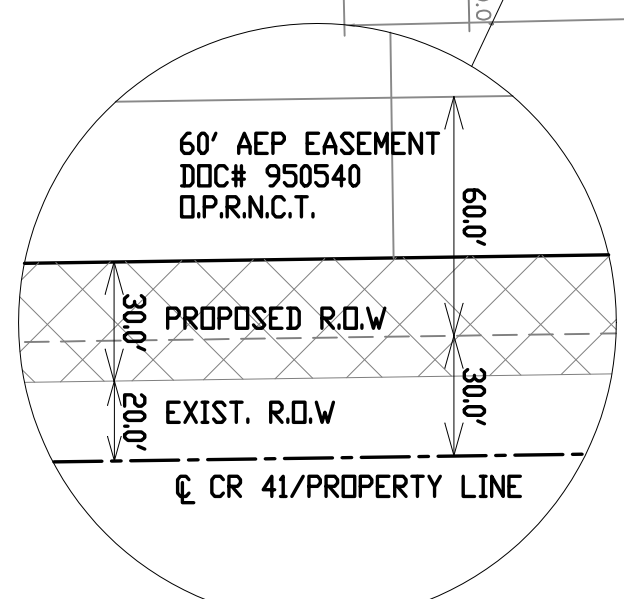
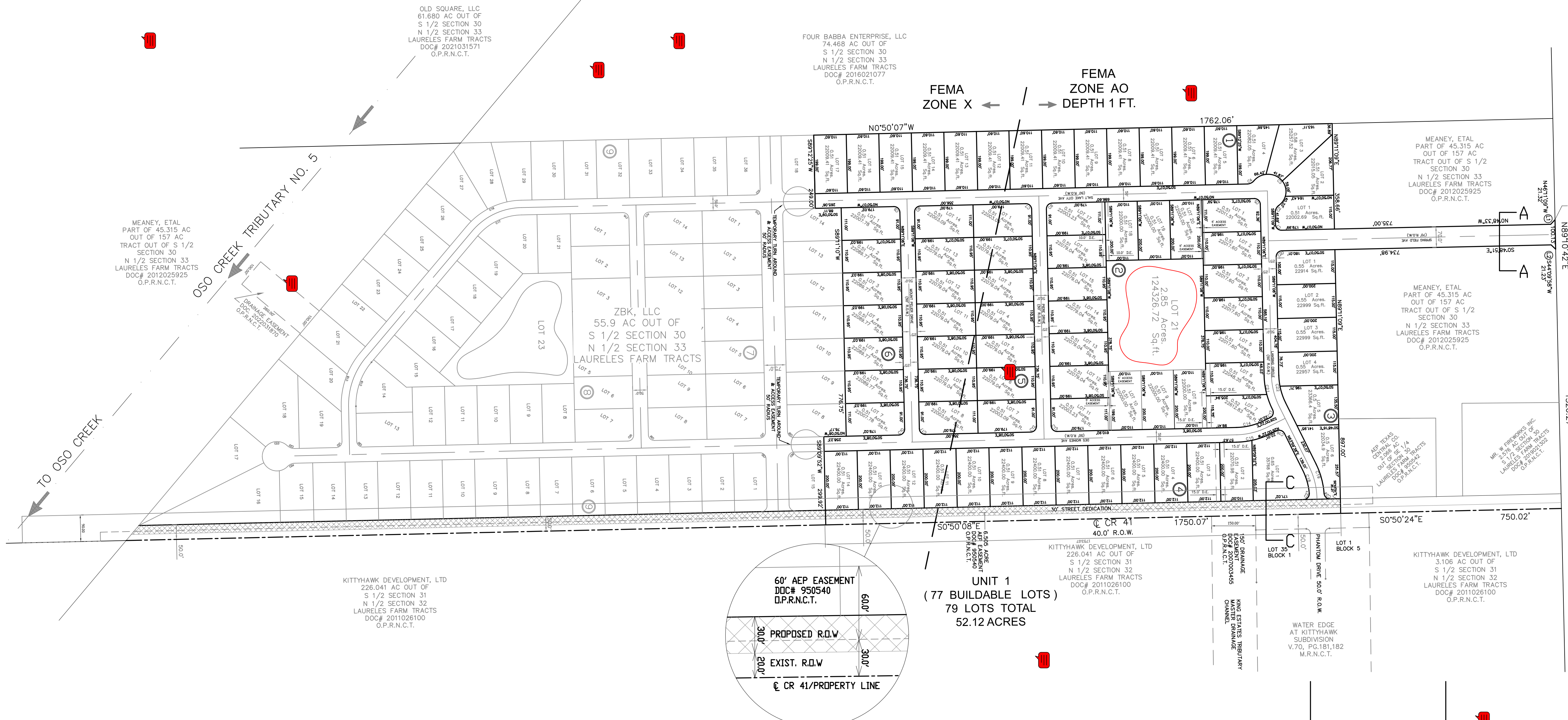
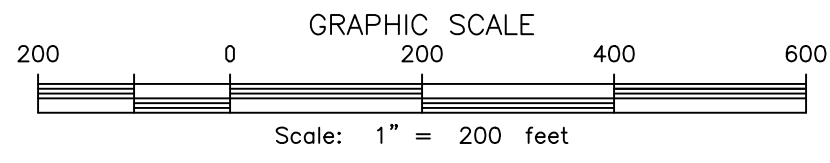
SURVEYOR:
HAYDEN SURVEYING INC.
905 DELTA DR.
CORPUS CHRISTI, TX 78412



VICINITY MAP SCALE: N.T.S.

- 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.R. - YARD REQUIREMENT
 - B.L. - BUILDING LINE
 - U.E. - UTILITY EASEMENT
 - E.E. - ELECTRICAL EASEMENT

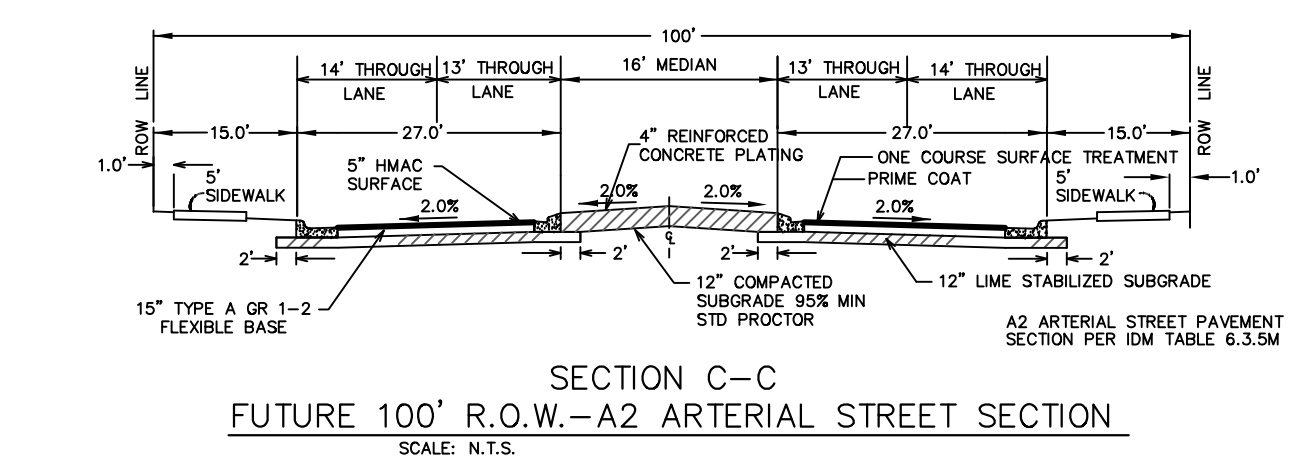
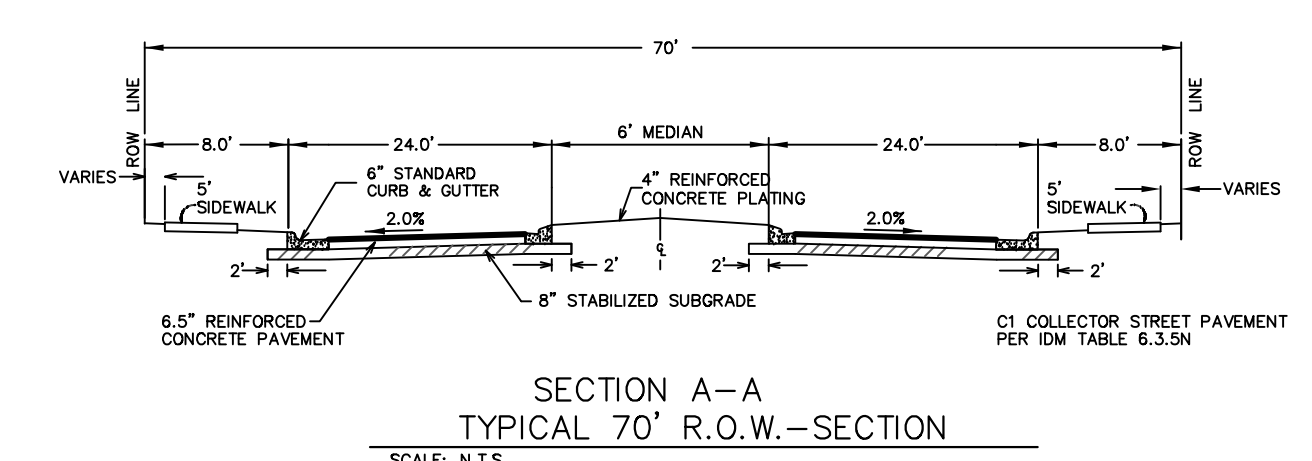
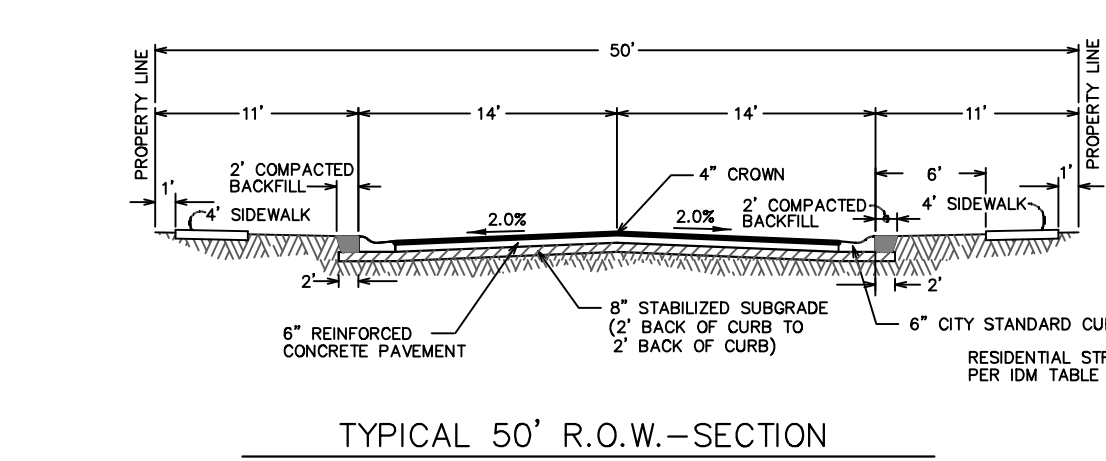
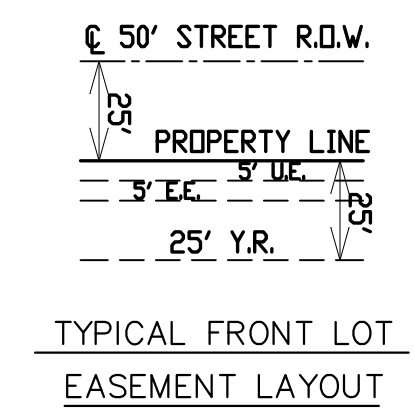
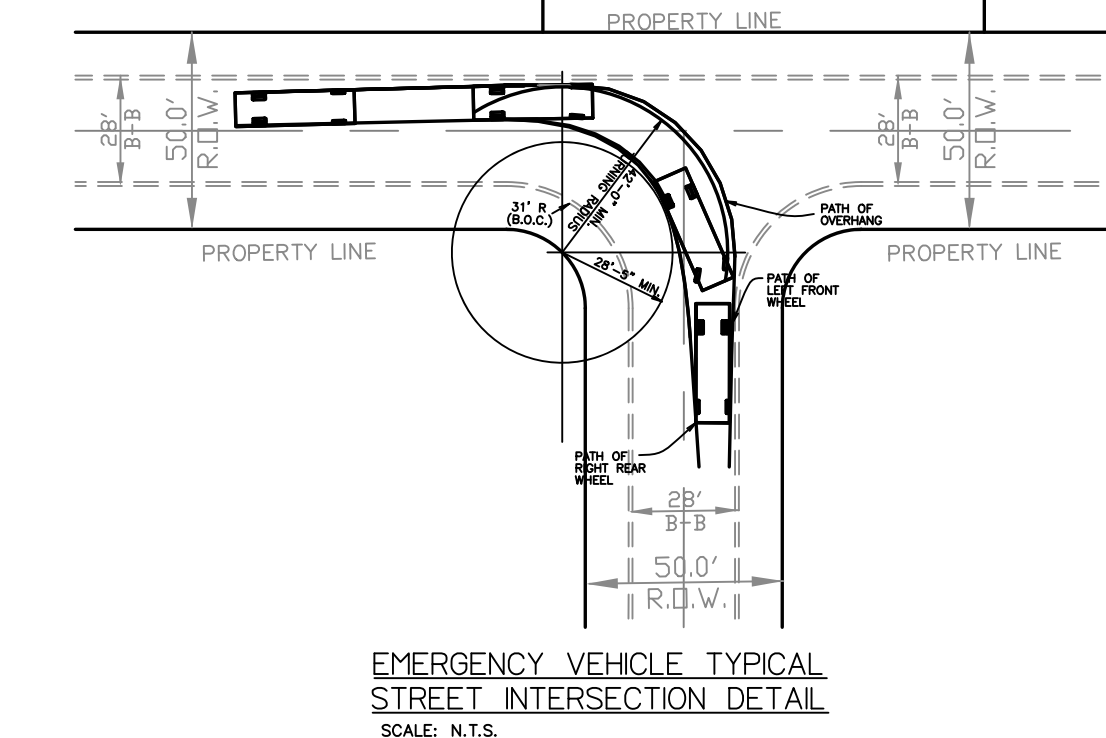
NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	64°44'23"	22.60'	20.00'	N44°10'31"W	28.29'
C2	37°50'20"	19.80'	29.98'	S62°00'43"E	25.48'
C3	0°00'01"	0.00'	61.31'	S45°48'14"W	119.02'
C4	50°22'01"	26.37'	30.00'	N26°20'34"W	25.53'
C5	86°29'49"	30.19'	20.00'	S44°05'01"W	27.41'
C6	89°58'47"	31.41'	20.00'	S45°49'31"E	28.28'
C7	90°01'13"	31.42'	20.00'	S44°10'29"W	28.29'
C8	89°58'47"	31.41'	20.00'	S45°49'31"E	28.28'
C9	90°01'13"	31.42'	20.00'	S44°10'29"W	28.29'
C10	89°58'46"	31.41'	20.00'	N45°49'31"W	28.28'
C11	90°01'14"	31.42'	20.00'	N44°10'29"E	28.29'
C12	89°58'46"	31.41'	20.00'	N45°49'31"W	28.28'
C13	90°01'14"	31.42'	20.00'	N44°10'29"E	28.29'
C14	18°53'56"	74.22'	225.00'	N101°07'05"W	73.88'
C15	18°53'56"	90.71'	275.00'	N101°07'05"W	90.30'
C16	89°33'36"	46.89'	30.00'	S25°02'45"W	42.26'
C17	90°26'24"	47.35'	30.00'	N64°57'15"W	42.59'
C18	19°21'37"	76.03'	225.00'	S79°30'21"W	75.67'
C19	19°21'37"	92.92'	275.00'	S79°30'21"W	92.48'
C20	64°42'46"	22.59'	20.00'	S45°49'29"E	28.28'
C21	19°21'34"	92.92'	275.00'	N79°30'20"E	92.48'
C22	19°21'34"	76.02'	225.00'	N79°30'21"E	75.66'
C23	94°22'15"	32.94'	20.00'	S48°01'16"E	29.34'
C24	86°57'51"	30.36'	20.00'	S42°38'46"W	27.53'



UNIT 1
(77 BUILDABLE LOTS)
79 LOTS TOTAL
52.12 ACRES

- GENERAL NOTES:**
- TOTAL PLATTED AREA CONTAINS 53.183 ACRES OF LAND, INCLUDING STREET DEDICATION.
 - THE RECEIVING WATER BODY FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO CREEK. THE TCEQ HAS NOT CLASSIFIED THE AQUATIC LIFE FOR THE OSO CREEK, BUT IT IS RECOGNIZED AS AN ENVIRONMENTALLY SENSITIVE AREA. THE OSO CREEK DRAINS DIRECTLY INTO THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL AND OYSTER WATERS" AND HAS CATEGORIZED THE RECEIVING WATERS AS "CONTACT RECREATION" USE.
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 - PER FLOOD INSURANCE RATE MAP NUMBER 48355C0520G, DATED OCTOBER 13, 2022, THE NORTHERNMOST 37 ACRES OF THE PROPERTY FALLS WITHIN SPECIAL FLOOD HAZARD AREA AO WITH A DEPTH OF 1 FOOT. THIS FLOODING STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR OR ENGINEER.
 - CONSTRUCTION OF ALL NEW RESIDENTIAL AND NONRESIDENTIAL STRUCTURES WITHIN THE LIMITS OF UNIT 1 OF THE SUNSET RIDGE ESTATES SUBDIVISION SHALL MEET THE REQUIREMENTS OF SECTION 14-554 OF THE CITY OF CORPUS CHRISTI CODE OF ORDINANCES.
 - 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 NOR 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.
 - THE PROPERTY DOES NOT LIE WITHIN ANY IDENTIFIED AIR INSTALLATION COMPATIBLE USE ZONES (ACUZ).
 - THERE ARE NO AREAS WITHIN THE PROPERTY PREVIOUSLY USED AS SANITARY LANDFILLS, SHOOTING RANGES, OR OTHER USES OF ENVIRONMENTAL CONCERN.
 - THERE ARE NO EXISTING PERMANENT WATER BODIES OR INTERMITTENT OR PERENNIAL STREAMS LOCATED ON THE PROPERTY.
 - THIS PROPERTY IS CURRENTLY LOCATED WITHIN THE CORPUS CHRISTI CITY LIMITS AND IS ZONED FOR SINGLE FAMILY RESIDENTIAL USE UNDER THE RS-22 ZONING DISTRICT.
 - THE PROPOSED LAND USE FOR THE ENTIRE PROPERTY IS SINGLE FAMILY RESIDENTIAL USE MEETING THE REQUIREMENTS OF THE RS-22 SINGLE FAMILY RESIDENTIAL ZONING DISTRICT AS STIPULATED IN THE CITY OF CORPUS CHRISTI UNIFIED DEVELOPMENT CODE.
 - PUBLIC RESIDENTIAL RIGHTS-OF-WAY, INCLUDING ANY CORRIDORS IDENTIFIED ON THE CITY'S ROADWAY MASTER PLAN, MAY NOT BE GATED OR OTHERWISE SUBJECT TO CONTROLLED ACCESS.

- GENERAL NOTES CONT.:**
- THE PROPOSED DEVELOPMENT IS IN GENERAL COMPLIANCE WITH THE CITY OF CORPUS CHRISTI LONDON AREA DEVELOPMENT PLAN AND ASSOCIATED COMPONENTS OF THE CITY OF CORPUS CHRISTI COMPREHENSIVE MASTER PLAN, PER UDC SECTION 3.7.
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 - LOT 6, BLOCK 3 IS TO BE DEDICATED AS A COMMON AREA TO BE MAINTAINED BY THE H.O.A.
 - DIRECT ACCESS TO CR 41 FROM LOT 6, BLOCK 3 AND LOTS 1-14, BLOCK 4 SHALL BE PROHIBITED.
 - MOWING AND MAINTENANCE OF VEGETATED STRIPS AND PUBLIC SIDEWALKS WITHIN THE WESTERN HALF OF THE FUTURE A2 ARTERIAL STREET (CR 41/OLEAD ROAD) RIGHT OF WAY ADJACENT TO THE SUNSET RIDGE ESTATES SUBDIVISION WILL BE THE RESPONSIBILITY OF THE SUNSET RIDGE ESTATES HOME OWNERS ASSOCIATION OR THEIR HEIRS OR ASSIGNS.
 - WITHIN PHASE II, LOTS FRONTING THE C3 COLLECTOR STREET RIGHT OF WAY SHALL BE LIMITED TO A SINGLE DRIVEWAY ENTRANCE PER LOT AND, ALL DRIVEWAYS SHALL BE CONSTRUCTED IN AN OFFSET PATTERN FROM THOSE ON THE OPPOSITE SIDE OF THE STREET.
- MUNICIPAL WATER UTILITY SERVICE NOTES:**
- PER THE TEXAS PUBLIC UTILITY COMMISSION RECORDS/MAPS, THE PROPOSED DEVELOPMENT FALLS WITHIN THE BOUNDARIES OF THE CITY OF CORPUS CHRISTI CERTIFICATED AREA OF CONVENIENCE AND NECESSITY (PUC #10554).
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 - ANTICIPATED WATER DEMAND FOR UNIT 1 IS 27,000 GALLONS PER DAY.
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- ACCESS TO THE EXISTING CITY OF CORPUS CHRISTI WASTEWATER COLLECTION SYSTEM IS NOT FEASIBLE FOR THIS DEVELOPMENT. DESIGN OF THE DEVELOPMENT WILL BE BASED ON THE USE OF ON SITE SEWAGE FACILITIES.



Preliminary Plat for SUNSET RIDGE ESTATES UNIT 1

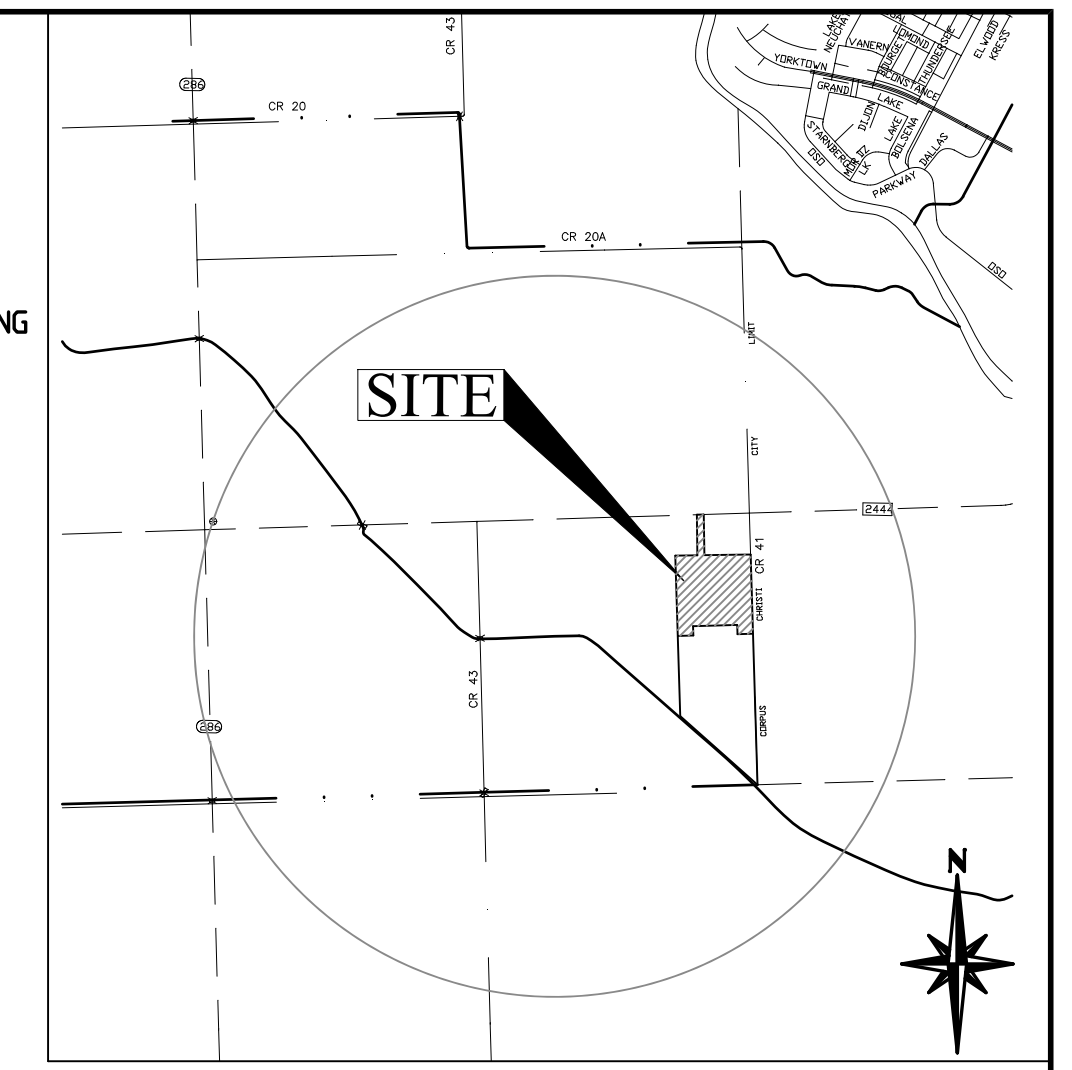
BEING A TOTAL OF 53.183 ACRES OUT OF A
109.109 ACRE TRACT, SOUTH 1/2
OF SECTION 30 AND NORTH 1/2 OF SECTION 33
LAURELES FARM TRACTS AS DESCRIBED IN
DOC. # 2022031868 OF THE OFFICIAL PUBLIC
RECORDS OF NUECES COUNTY, TEXAS

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

OWNER:
Z.B.K., LLC
31 E BAR LE DOC DR.
CORPUS CHRISTI, TX 78414

ENGINEER:
J. PERALES CIVIL ENGINEERING
& PLANNING SERVICES
5866 S. STAPLES ST. - #315
CORPUS CHRISTI, TX 78413

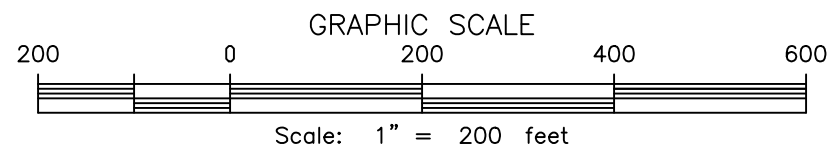
SURVEYOR:
HAYDEN SURVEYING INC.
905 DELTA DR.
CORPUS CHRISTI, TX 78412



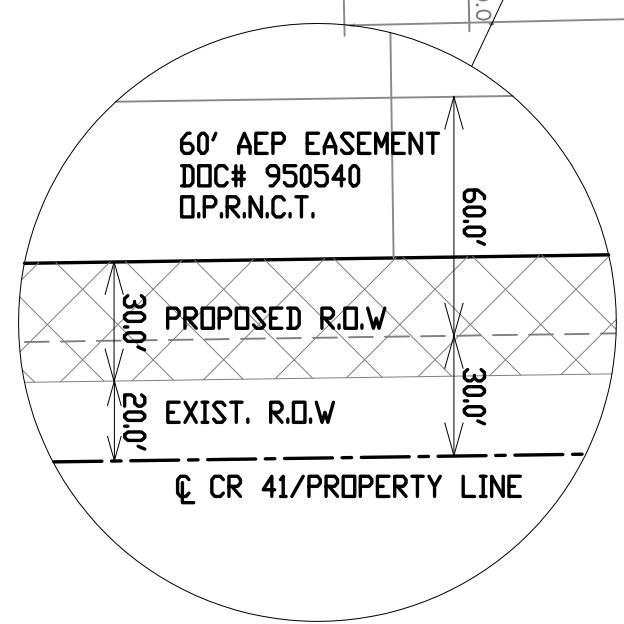
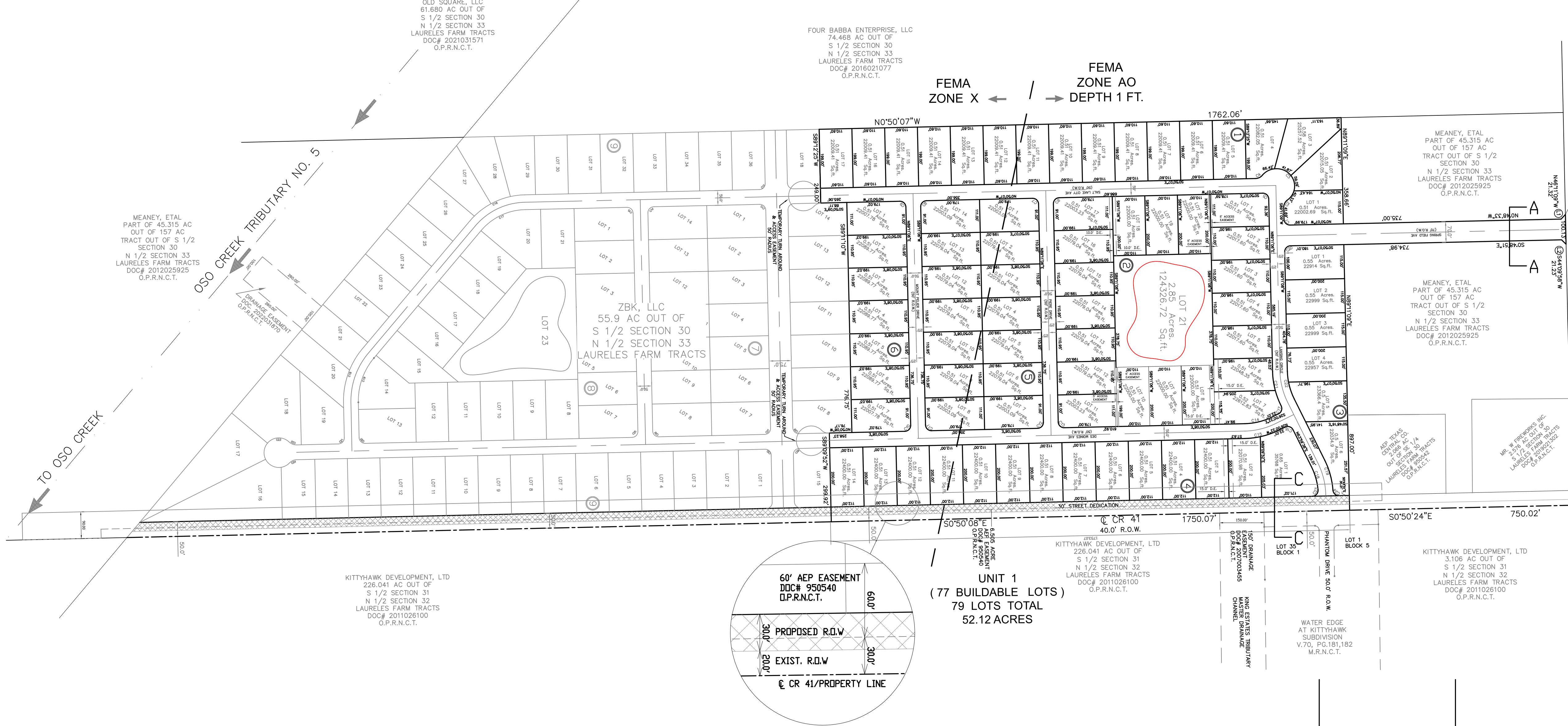
VICINITY MAP SCALE: N.T.S.

- 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.R. - YARD REQUIREMENT
 - B.L. - BUILDING LINE
 - U.E. - UTILITY EASEMENT
 - E.E. - ELECTRICAL EASEMENT

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	64°44'23"	22.60'	20.00'	N44°10'31"E	28.29'
C2	37°50'20"	19.80'	29.98'	S62°00'43"E	25.48'
C3	0°00'01"	0.00'	61.31'	S45°48'14"W	119.02'
C4	50°22'01"	26.37'	30.00'	N26°20'34"W	25.53'
C5	86°29'49"	30.19'	20.00'	S44°05'01"W	27.41'
C6	89°58'47"	31.41'	20.00'	S45°49'31"E	28.28'
C7	90°01'13"	31.42'	20.00'	S44°10'29"W	28.29'
C8	89°58'47"	31.41'	20.00'	S45°49'31"E	28.28'
C9	90°01'13"	31.42'	20.00'	S44°10'29"W	28.29'
C10	89°58'46"	31.41'	20.00'	N45°49'31"W	28.28'
C11	90°01'14"	31.42'	20.00'	N44°10'29"E	28.29'
C12	89°58'46"	31.41'	20.00'	N45°49'31"W	28.28'
C13	90°01'14"	31.42'	20.00'	N44°10'29"E	28.29'
C14	18°53'56"	74.22'	225.00'	N101°07'05"W	73.88'
C15	18°53'56"	90.71'	275.00'	N101°07'05"W	90.30'
C16	89°33'36"	46.89'	30.00'	S25°02'45"W	42.26'
C17	90°26'24"	47.35'	30.00'	N64°57'15"W	42.59'
C18	19°21'37"	76.03'	225.00'	S79°30'21"W	75.67'
C19	19°21'37"	92.92'	275.00'	S79°30'21"W	92.48'
C20	64°42'46"	22.59'	20.00'	S45°49'29"E	28.28'
C21	19°21'34"	92.92'	275.00'	N79°30'20"E	92.48'
C22	19°21'34"	76.02'	225.00'	N79°30'21"E	75.66'
C23	94°22'15"	32.94'	20.00'	S48°01'16"E	29.34'
C24	86°57'51"	30.36'	20.00'	S42°38'46"W	27.53'



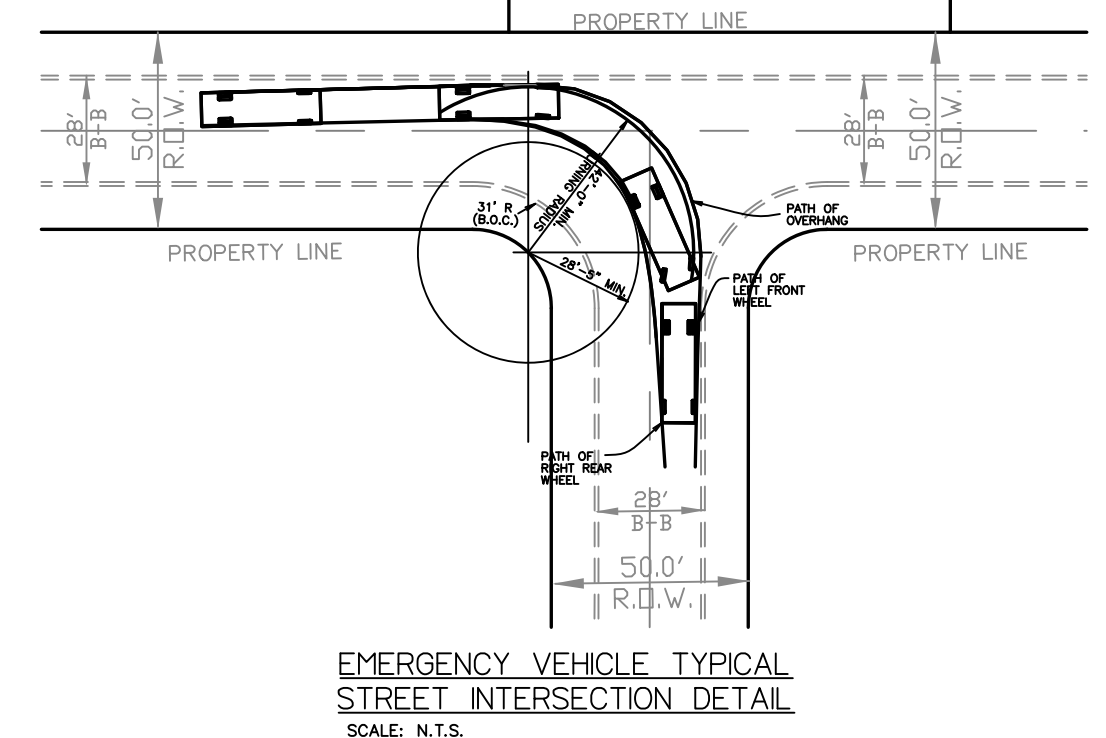
GRAPHIC SCALE
Scale: 1" = 200 feet



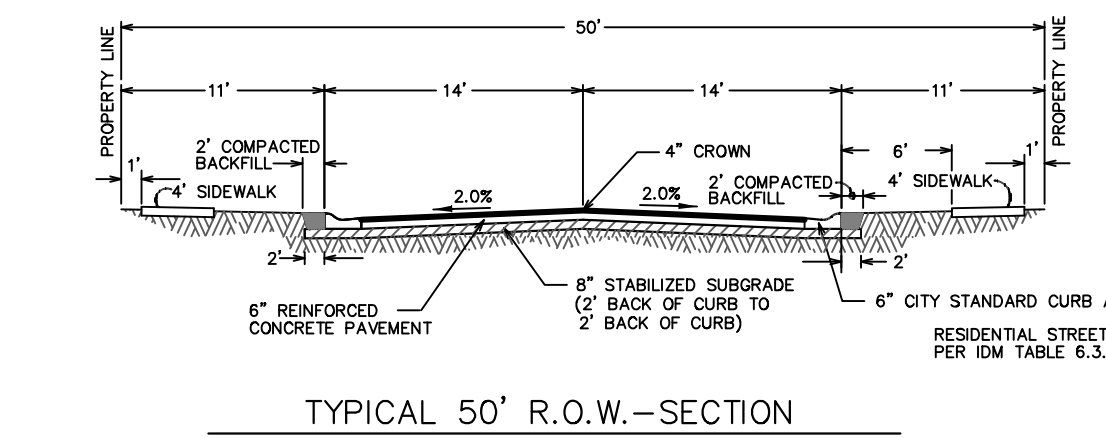
UNIT 1
(77 BUILDABLE LOTS)
79 LOTS TOTAL
52.12 ACRES

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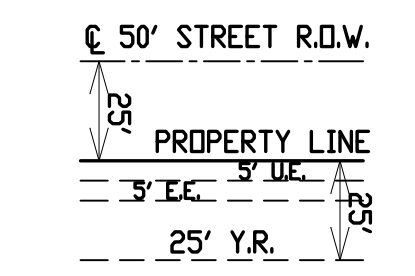
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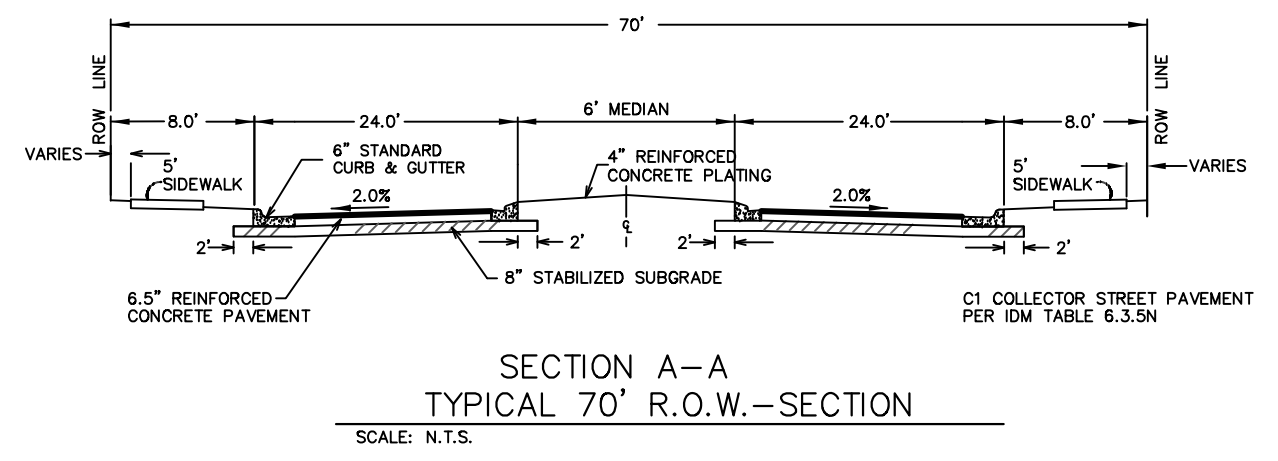
EMERGENCY VEHICLE TYPICAL STREET INTERSECTION DETAIL
SCALE: N.T.S.



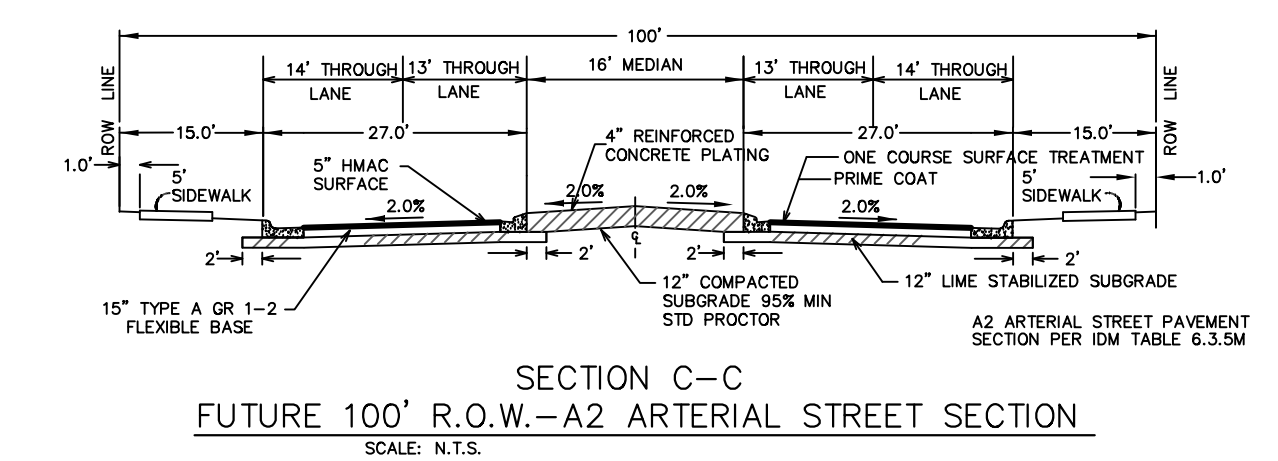
TYPICAL 50' R.O.W.-SECTION
SCALE: N.T.S.



TYPICAL FRONT LOT EASEMENT LAYOUT



SECTION A-A TYPICAL 70' R.O.W.-SECTION
SCALE: N.T.S.



SECTION C-C FUTURE 100' R.O.W.-A2 ARTERIAL STREET SECTION
SCALE: N.T.S.

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
April 15, 2026**

PL9196

Replat – GATEWAY PARK

Lot 15C Block 5

(0.086 Acres)

(District 4) Generally located at 1118 Nagle Street, north of Knickerbocker Street, south of South Padre Island Drive, east of O'Connell Street, and west of Laguna Shores Boulevard.

Zoned: RM-1

Owners: Toscana Bay Custom Homes LLC

Surveyor: Brister Surveying

The applicant proposes to replat to obtain building permit for construction. All Technical Review Committee comments have been addressed. The submitted Replat complies with the requirements of the Unified Development Code and State law. Staff recommends **approval**.



Merged Document Report

Application No.: PL9196

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
Updated Plat 3-23.pdf
Updated Utility Plan 3-23.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
3	P001	Note	Bria Whitmire : ENG	Closed		
4	P001	Note	Bria Whitmire : ENG	Closed	Improvements Required for Recordation, per UDC 8.1.4. A. Streets: no Sidewalks: no B. Water: no Fire hydrants: not for platting, possibly for site development (nearest hydrant must be 300 feet for commercial, 600 for residential)	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>C. Wastewater: no D. Stormwater: not for platting, however upon site development per UDC 3.05 all developments shall mitigate impact of development 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>	
5	P001	Note	Mark Zans : LD	Closed	Change Michael Dice title to Interim Asst. City Manager.	
6	P001	Note	Mark Zans : LD	Closed	<p>Traffic comments: Informational only PLAT – ROADWAY MASTER PLAN •□The proposed plat does not impact or alter the existing Transportation Master Plan. 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) •□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 permitting new construction and repairs/modifications to driveways, sidewalks, curb, and gutter or any work within utility easements. 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>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
7	P001	Note	Mark Zans : LD	Closed	<p>Fire comments: Informational only All code reference is based on currently adopted International Fire Code (IFC) 2021 and Corpus Christi Water Distribution Standards -Water Distribution Standards: Fire flow for residential areas requires 750 GPM with 20 psi residual.</p> <p>All code reference is based on currently adopted International Fire Code (IFC) 2021 and Corpus Christi Water Distribution Standards Plat: 503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders and an unobstructed vertical clearance of not less than 13 feet 6 inches. 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. 503.3 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. 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. Information: 503.1.1 (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. 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. Gates: D103.5 Fire apparatus access road gates.</p>	

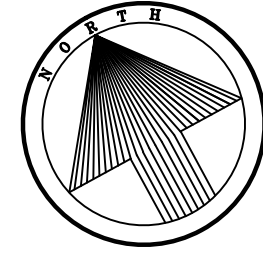
Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>Gates securing the fire apparatus access roads shall comply with all the following criteria: Single gate width shall not be less than 20 feet. 12 foot gate width is required for a divided roadway. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official. Note: The use of a Knox Gate Switch is currently required by the Fire Official. Methods of locking shall be submitted for approval by the fire code official. Note: The Knox Padlock is currently required by the Fire Official. Electric gate operators, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed, and installed to comply with the requirements of ASTM F 2200.</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
8	P001	Note	Mark Zans : LD	Closed	Park Dept. Comments: Park development fee: 1 new unit x 462.50 = \$462.50 fee amount.	

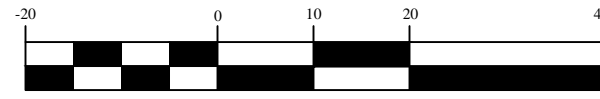


Brister Surveying

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



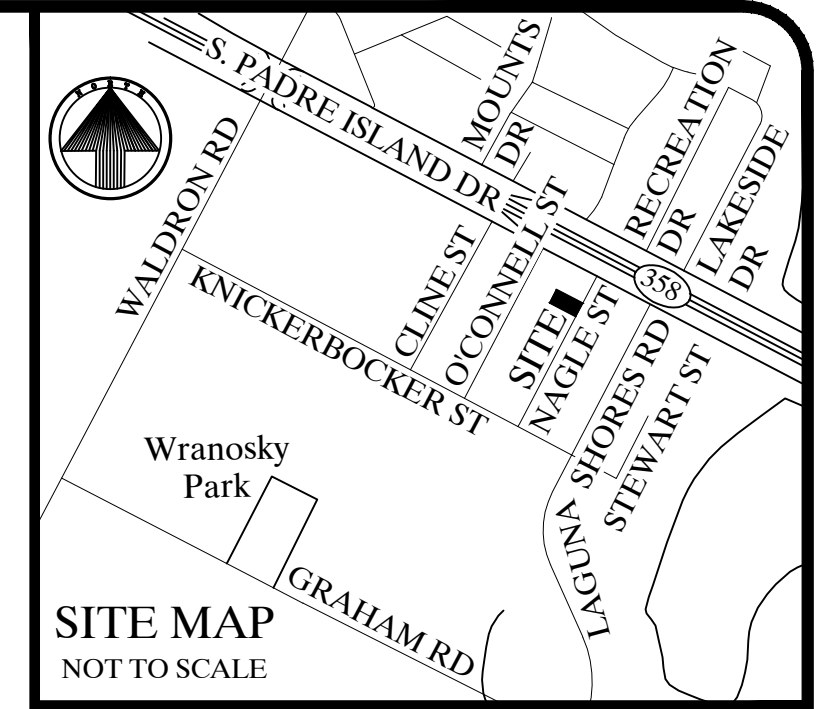
GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

PLAT OF GATEWAY PARK BLOCK 5, LOT 15C

BEING A PLAT OF THE SOUTH 25' OF MILLER STREET (A.K.A. GATEWAY DRIVE) CLOSED BY ORDINANCE NO. 12513, RECORDED IN DOCUMENT NO. 594460, DEED RECORDS OF NUECES COUNTY, TEXAS, AND SHOWN ON GATEWAY PARK PLAT RECORDED IN VOLUME 7, PAGE 59, MAP RECORDS OF NUECES COUNTY, TEXAS. SAID PORTION OF MILLER STREET (A.K.A. GATEWAY DRIVE) BEING DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2015014957, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS.



STATE OF TEXAS
COUNTY OF NUECES

WE, TOSCANNA BAY CUSTOM HOMES 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.

EDITH E. GARZA
MANAGING MEMBER

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, EDITH GARZA, 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

THIS 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

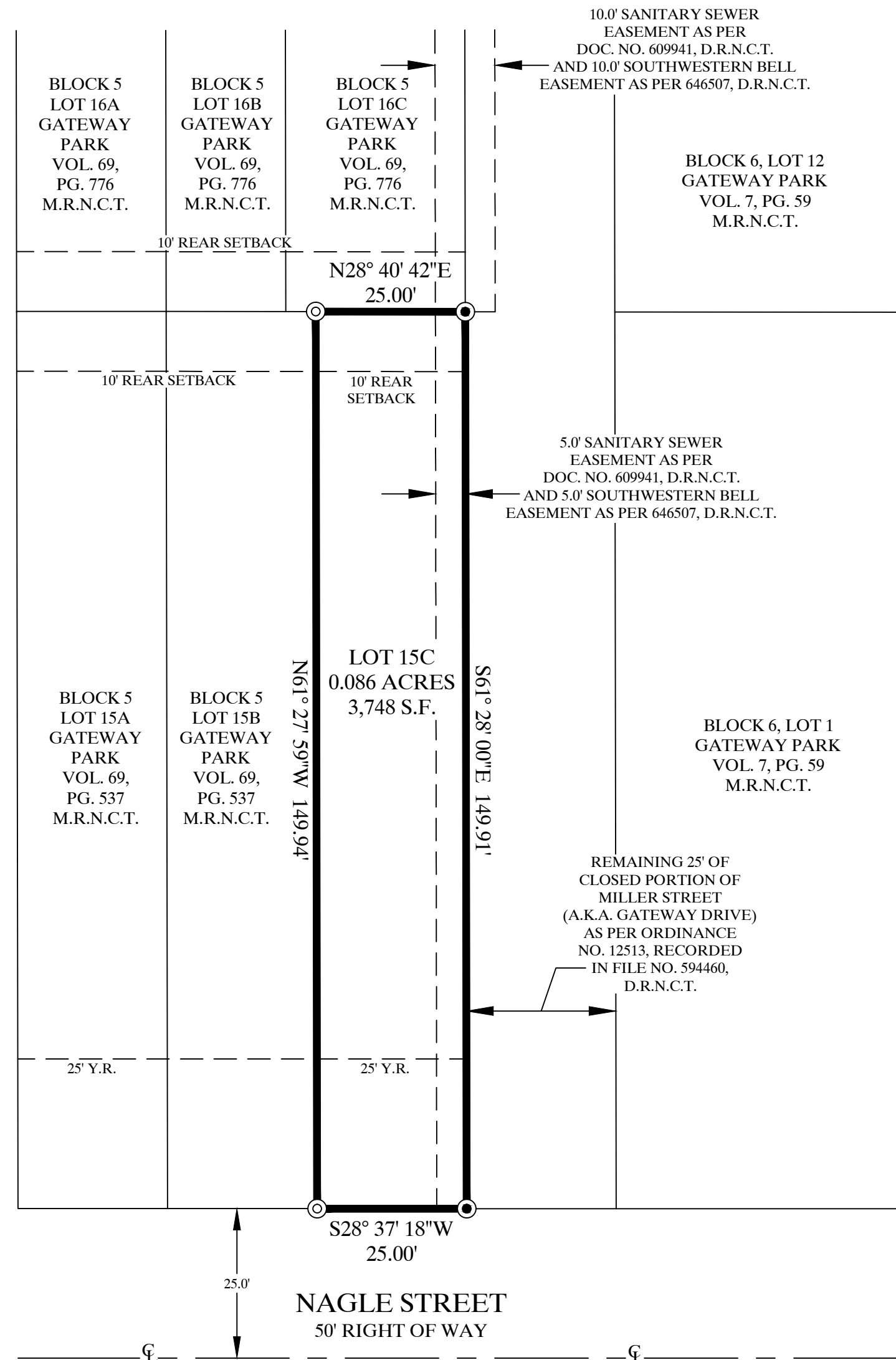
THIS PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF CORPUS CHRISTI, TEXAS.

THIS THE _____ DAY OF _____, 2026

CYNTHIA SALAZAR-GARZA
CHAIRPERSON

MICHAEL DICE
INTERIM ASST.
CITY MANAGER

⊙ = SET 5/8" RE-BAR
⊙ = FOUND 5/8" RE-BAR



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

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

NOTES:

- 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". THE TCEQ ALSO CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
- BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "AE" ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48355C 0545 G, WITH A B.F.E. OF 7 FEET AND BEARS AN EFFECTIVE DATE OF OCTOBER 13, 2022.
- MEASURED BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (93) 4205 DATUM.
- SET 5/8" RE-BAR = STEEL RE-BAR SET WITH YELLOW PLASTIC CAP LABELED BRISTER SURVEYING.
- THE TOTAL PLATTED AREA IS 0.086 ACRES.
- THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- DURING THE DEVELOPMENT OF THE SITE, ANY INCREASE IN STORMWATER RUNOFF FLOW RATES MUST BE MITIGATED IN ACCORDANCE WITH UDC 8.2.8.A, 8.2.8.B, AND IDM 3.05 RESULTING IN NO ADVERSE IMPACTS BETWEEN EXISTING CONDITIONS AND PROPOSED CONDITIONS.

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
April 15, 2026**

PL8936

REPLAT – GARDENDALE

Lot 7A, Block 15

(0.46 acres)

(District 3) Generally located at 5309 Bonner Drive, south of Curtis Clark and north of Cain Drive.

Zoned: RS-6

Owner: Mark and Gloria Branstrom

Surveyor: Voss Engineering

The applicant proposes to replat the property to correct the partial lot status. All Technical Review Committee comments have been addressed. The submitted Replat complies with the requirements of the Unified Development Code and State law. Staff recommends **approval**.



Merged Document Report

Application No.: PL8936

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
25-5398-Replat.pdf

Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
Mina Trinidad	minar@corpuschristitx.gov	361-826-3259
Bria Whitmire	briaw@corpuschristitx.gov	361-826-3268

[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
8	Replat	Note	Mina Trinidad : DS	Closed	(Informational) CCRTA: This plat is not located along any existing or planned CCRTA bus service routes.	
9	Replat	Note	Mina Trinidad : DS	Closed	(Informational) AEP Transmission has no comment.	
10	Replat	Note	Mina Trinidad : DS	Closed	(Informational) TxDOT: This location is not on our state's trunkline system, no comments.	
11	Replat	Note	Mina Trinidad : DS	Closed	(Informational) Gas Department has no comment.	
12	Replat	Note	Mina Trinidad : DS	Closed	(Informational) GIS: Plat closes within acceptable engineering standards.	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
13	Replat	Note	Mina Trinidad : DS	Closed	<p>(Informational) Water Water construction is not required for platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards).</p> <p>Wastewater Wastewater construction is not required for platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards).</p>	
14	Replat	Note	Mina Trinidad : DS	Closed	<p>(Informational) Traffic/ROW: PLAT – ROADWAY MASTER PLAN The proposed plat does not impact or alter the existing Transportation Master Plan.</p> <p>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) Proposed driveway details & dimensions required for review and approval from Public Works Traffic / ROW. 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. Typically, this approval should be done before the issuance or approval of a building permit.</p> <p>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). The ROW Construction permit must be submitted and approved prior to any form of construction within City ROW. 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. 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 permitting new</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>construction and repairs/modifications to driveways, sidewalks, curb, and gutter or any work within utility easements.</p> <p>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: 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.</p>	
15	Replat	Note	Mina Trinidad : DS	Closed	<p>(Informational) Fire: (Chief Juan Perez) All code reference is based on currently adopted International Fire Code (IFC) 2021 and Corpus Christi Water Distribution Standards</p> <p>Plat: 503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders and an unobstructed vertical clearance of not less than 13 feet 6 inches.</p> <p>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.</p> <p>503.3 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> <p>Table D103.4 Requirements for Dead-end fire apparatus access roads. Turnaround provisions shall be provided with a 96-foot diameter cul-de-sac. (Hammerhead designs will no longer be accepted due to the hazards created by backing emergency vehicles.)</p> <p>503.2.5 Dead ends. Dead-end fire apparatus access</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>roads more than 150 feet in length shall be provided with an approved area for turning around fire apparatus.</p> <p>Information: 503.1.1 (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. 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> <p>Gates: D103.5 Fire apparatus access road gates. Gates securing the fire apparatus access roads shall comply with all the following criteria: Single gate width shall not be less than 20 feet. 12 foot gate width is required for a divided roadway. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official. Note: The use of a Knox Gate Switch is currently required by the Fire Official. Methods of locking shall be submitted for approval by the fire code official. Note: The Knox Padlock is currently required by the Fire Official. Electric gate operators, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed, and installed to comply with the requirements of ASTM F 2200.</p>	
16	Replat	Note	Mina Trinidad : DS	Closed	(Informational) Parks and Recreation Department: Replat application states reasoning of plat as lot adjustment in a property labeled as RS-6. As no residential dwelling units are proposed to be developed, no fees are to be applied.	
7	Replat	Note	Bria Whitmire : ENG	Closed	Improvements Required for Recordation, per UDC 8.1.4. A. Streets: no Sidewalks: no B. Water: no Fire hydrants: not for platting, possibly for site development (nearest hydrant must be 300 feet for commercial, 600 for residential)	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					C. Wastewater: no D. Stormwater: no, however site development must mitigate any increase of stormwater runoff-post development flow cannot exceed pre development flow 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.	

GARDENDALE BLOCK 15, LOT 7A

BEING A REPLAT OF THE NORTHWEST HALF OF LOT 7, BLOCK 15, GARDENDALE,
AS RECORDED IN VOLUME 8, PAGE 21 (M.R.N.C.T.)
CORPUS CHRISTI, NUECES COUNTY, TEXAS



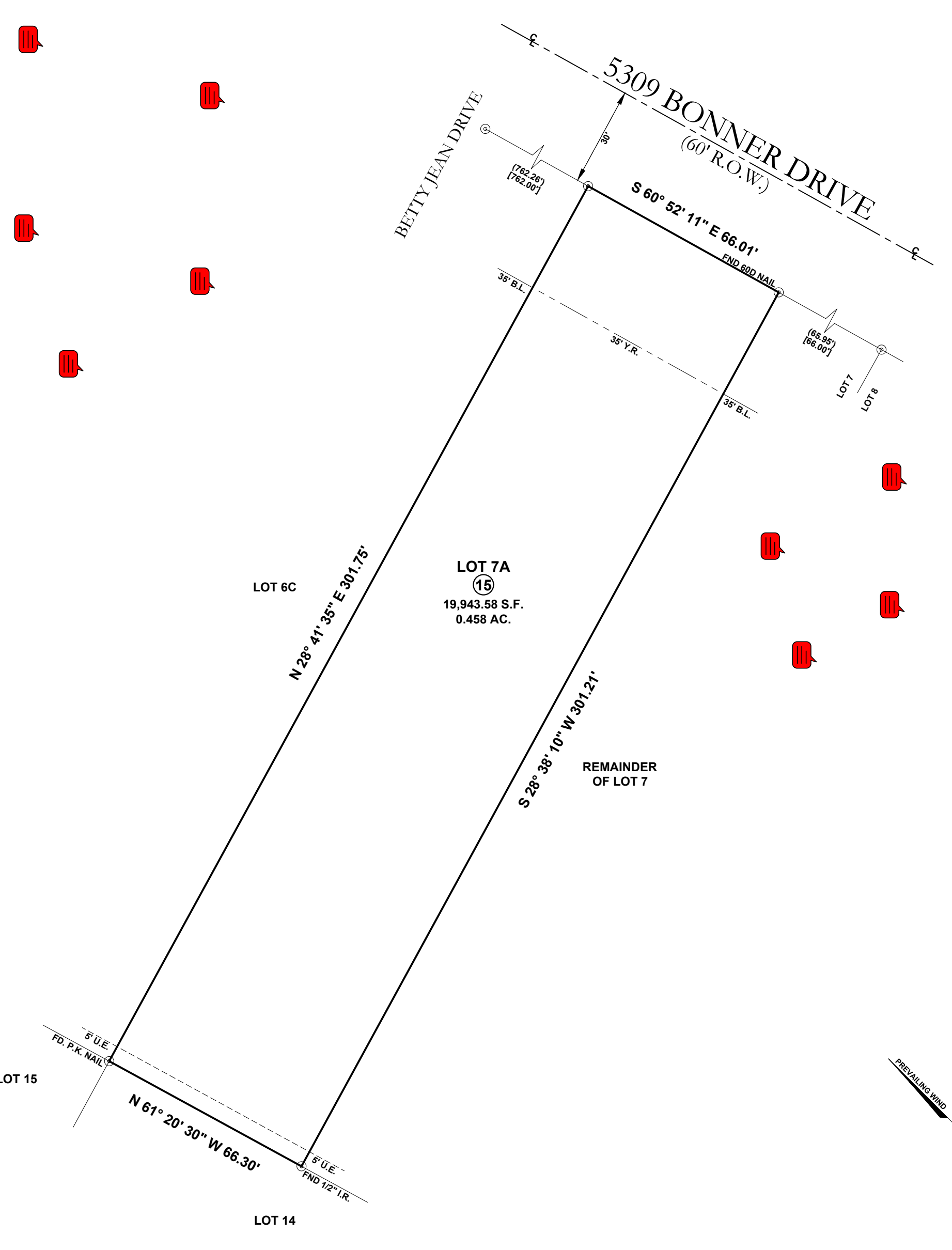
VICINITY MAP (NTS)

LEGEND:

	PLAT BOUNDARY	Y.R.	YARD REQUIREMENT
	ROAD CENTERLINE	B.L.	BUILDING LINE
	ADJACENT LOT LINE	U.E.	UTILITY EASEMENT
	YARD REQUIREMENT / BUILDING LINE	E.E.	ELECTRICAL EASEMENT
	EASEMENT	D.E.	DRAINAGE EASEMENT
	FOUND PROPERTY CORNER	B.C.	BLOCK CORNER
	SET PROPERTY CORNER	D.H.	DRILL HOLE
	GRADE ELEVATION	I.R.	IRON ROD
		D.R.N.C.T.	DEED RECORDS OF NUECES COUNTY, TX
		M.R.N.C.T.	MAP RECORDS OF NUECES COUNTY, TX
		O.P.R.N.C.T.	OFFICIAL RECORDS OF NUECES COUNTY, TX

NOTES:

- THE YARD REQUIREMENTS, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND SUBJECT TO CHANGE, AS THE ZONING MAY CHANGE.
- FOUND 5/8-INCH IRON ROD AT ALL LOT CORNERS, P.T.'S, BLOCK CORNERS ETC., UNLESS OTHERWISE SPECIFIED. "S" DENOTES SET 5/8-INCH IRON ROD.
- THIS PROPERTY LIES WITHIN FLOOD ZONE X, COMMUNITY #48355C, PANEL 0320G (CITY OF CORPUS CHRISTI), AND IS NOT WITHIN THE 100 YEAR FLOOD PLAIN. REFER TO MAPS INDEX DATED 10/13/2022.
- THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE CORPUS CHRISTI BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE CORPUS CHRISTI BAY AS "EXCEPTIONAL" AND "OYSTER WATERS". TCEQ ALSO CATEGORIZED THE CORPUS CHRISTI BAY AS "CONTACT RECREATION" USE.
- TOTAL PLATTED AREA IS 0.458 ACRE.
- BASIS OF BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE 4205, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (2011) EPOCH (2010.00).
- IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.



STATE OF TEXAS
COUNTY OF NUECES

WE, MARK BRANSTROM & GLORIA BRANSTROM, HEREBY CERTIFY THAT WE ARE THE OWNERS OF LOT 7A, BLOCK 15, EMBRACED WITHIN THE BOUNDS OF THE FOREGOING MAP; THAT WE HAD SAID LAND SURVEYED 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 THE PUBLIC UTILITIES; THAT THIS MAP WAS MADE FOR THE PURPOSES OF DESCRIPTION AND DEDICATION,

THIS THE ____ OF _____, 2026.

MARK BRANSTROM
OWNER

GLORIA BRANSTROM
OWNER

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, MARK BRANSTROM & GLORIA BRANSTROM, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION HEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF NUECES

I, RONALD A VOSS, A REGISTERED PROFESSIONAL LAND SURVEYOR OF VOSS ENGINEERING, INC., HAVE PREPARED THE FOREGOING MAP FROM 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 HEREIN AND TO COMPLETE SUCH OPERATIONS WITH DUE AND REASONABLE DILIGENCE CONSISTENT WITH SOUND PROFESSIONAL PRACTICE.

THIS THE ____ OF _____, 2026. SEAL

RONALD A. VOSS
REGISTERED PROFESSIONAL LAND SURVEYOR No. 2293

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 DIRECTOR OF DEVELOPMENT SERVICES.

THIS THE ____ DAY OF _____, 2026.

MICHAEL DICE, DIRECTOR OF DEVELOPMENT SERVICES

STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE ____ OF _____, 2026.

BRIA WHITMIRE, P.E., C.F.M., C.P.M.
DEVELOPMENT SERVICES ENGINEER

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 INSTRUMENT DATED THE ____ DAY OF _____, 2026, WITH IT'S CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THIS ____ DAY OF _____, 2026 AT ____ O'CLOCK ____ M AND DULY RECORDED IN VOLUME ____, PAGE ____ (M.R.N.C.T.)

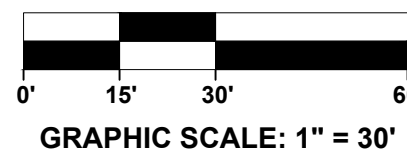
WITNESS MY HAND AND SEAL OF OFFICE IN CORPUS CHRISTI, TEXAS, THIS THE ____ DAY OF _____, 2026.

KARA SANDS, COUNTY CLERK

DEPUTY TO THE COUNTY CLERK



FIRM NO. F-166
6838 GREENWOOD DRIVE,
CORPUS CHRISTI, TEXAS 78415-9760
Phone: (361) 854-6202
FAX: (361) 853-4696



DATE:	REVISED:	OFFICE:	JOB #:
02/12/2026		RV & PP	25-5398

