



Merged Document Report

Application No.: PL8621

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
Final Plat_Breezeway Town Homes PUD (5).pdf

Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
Caleb Wong	calebw@corpuschristitx.gov	361-826-3392
Andrea Fernandez	andrea3@cctexas.com	361-826-3584
Bria Whitmire	briaw@corpuschristitx.gov	361-826-3268
Mark Zans	markz2@corpuschristitx.gov	361-826-3553

General Comments

Comment ID	Author : Department	Status	Review Comments	Applicant Response Comments
2	Andrea Fernandez : DS	Closed	Planning: Plat is a Final plat.	
3	Andrea Fernandez : DS	Closed	Planning: This plat is on the 30-day tract for approval, approval with Conditions, or disapproval by 3/19 PC. The deadline for revisions to be submitted in good order is 3/10.	
4	Andrea Fernandez : DS	Closed	Planning: The plat will be recommended as Conditional Approval for Resolution comments received and that have remained Open and unmet.	

Comment ID	Author : Department	Status	Review Comments	Applicant Response Comments
5	Andrea Fernandez : DS	Closed	Planning: A request or response may be made for an additional 30 days for Public Notice plat with a Waiver or to resolve Open comments. This request must be made directly to Development Services within the 30-day initial period.	
6	Andrea Fernandez : DS	Closed	Planning: -Final plat approval is conditional on approval of rezoning of property. -Final plat cannot be approved if rezoning fails.	

[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
7	P001	Note	Andrea Fernandez : DS	Closed	GIS: PL8621 Breezeway Townhomes PUD closes within acceptable engineering standards.	
8	P001	Note	Andrea Fernandez : DS	Closed	CCRTA: This plat is not located along any existing or foreseeably planned CCRTA service route.	
9	P001	Note	Andrea Fernandez : DS	Closed	AEP Transmission: no comment for the subject plat.	
10	P001	Note	Andrea Fernandez : DS	Closed	AEP Tx distribution: no comment	
11	P001	Note	Andrea Fernandez : DS	Closed	Fire comments 1-9: 1 Plat Note: All code reference is based on currently adopted International Fire Code (IFC) 2021 and Corpus Christi Water Distribution Standards. 2 Plat Townhouse construction will be reviewed as commercial property. 3 Plat "Commercial Development shall have a fire flow of 1,500 GPM with 20 psi residual Fire hydrant every 300 feet and operational." 4 Plat 507.5.1 (amendment) Where Required: All premises, other than one-family detached dwellings, where buildings or portions of buildings are located more than 150 feet from a fire hydrant shall be provided with approved on-site hydrants and water mains capable of supplying the fire flow require by the fire official. The minimum arrangement being so as to have a hydrant available for distribution of hose to any portion of building on the premises at distances not exceeding 300 feet. It is noted that a fire hydrant is proposed behind Bldg. 5 5 Plat 912.2.3 (amendment) Proximity to Hydrant: Fire department connections (FDC) for each sprinkler system or standpipe system shall be located not more than 100 feet from the nearest fire hydrant connected to an approved water supply (if required).	

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					<p>6 Plat 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.</p> <p>7 Plat 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.</p> <p>8 Plat 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>9 Infor. 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.</p>	
12	P001	Note	Andrea Fernandez : DS	Closed	<p>Fire comments 10-19:</p> <p>10 Infor. Note: An accessible road and a suitable water supply is required once construction materials are brought on site.</p> <p>11 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. It is noted that the fire apparatus fire lanes are 19 ft wide and do not meet the standard.</p> <p>12 Plat 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>13 Plat "The minimum required width of 20 feet that shall be maintained means a clear unobstructed path that allows the passage of fire</p>	

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					<p>apparatus.</p> <p>1. Where Fire Apparatus Access is constructed to the minimum of 20 feet, no parking is allowed within the fire apparatus lane.</p> <p>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.</p> <p>3. The minimum UDC residential 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>14 Plat 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>15 Infor. 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>16 Infor. "</p> <p>D103.5 Fire apparatus access road gates.(If applicable) 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 (if applicable)"</p> <p>17 Infor. R313.1 Townhouse automatic fire sprinkler systems. An automatic residential fire</p>	

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					<p>sprinkler system shall be installed in townhouses only when three (3) or more attached dwelling units are constructed, and transient uses (occupancies less than thirty (30) days are allowed).</p> <p>18 Infor. R313.1. Design and installation. Automatic residential fire sprinkler system for townhouses shall be designed and installed in accordance with Sections P2904 or NFPA 13D.</p> <p>19 Plat Commercial development of the property will require further Development Services review.</p>	
19	P001	Note	Andrea Fernandez : DS	Closed	<p>Parks:</p> <p>-Park and Recreations is not responsible for the landscaping or drainage on site for project scope or any other feature of project.</p> <p>-Number of Residential Single Family Homes mentioned in Plat total the amount of (5). If any number of dwelling units changes then fees will be adjusted at time of change and recalculated to provide accurate number for fees.</p> <p>Dwelling Units: 5 Fee: \$462.50 Total Due: \$2,312.50</p>	
20	P001	Note	Andrea Fernandez : DS	Closed	<p>Traffic comments 1-6</p> <p>1 Informational: Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7)</p> <p>2 Informational: "Sidewalks required on both sides of local street as per IDM Chapter 6 - Street Design Requirements. Table 6.2.2 Street Right-of-Way Dimension Standards"</p> <p>3 Informational: The PW-Traffic Department (Right-of-Way Division) is responsible for reviewing and permitting new construction and repairs/modifications to driveways, sidewalks, and curb and gutter. The review and approval of the permit must be approved prior to the issuance of the building permit (issued by DSD). (Refer to Municode Chapter 49-30 for permit requirements.)</p> <p>4 Informational: Public improvement plans shall include all signage and pavement markings needed for traffic operations (e.g. signage, striping, traffic mitigation devices) in addition to standard "regulatory" STOP and street name blade sign installations. Additionally, cul-de-sacs must include either "NO OUTLET" or "DEAD END" signage. Temporary Dead-Ends should include the appropriate object markers and one-way streets must include signage for any one-way designations</p>	

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					<p>and affected side streets. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A</p> <p>5□Informational:□All traffic signs shall be furnished and installed by the Developer in accordance to specifications of, and subject to, latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD), public improvement plan reviews and inspections, by the City. This includes furnishing and installing "STOP" signs. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A. All entries to private streets from public streets shall be clearly signed by the owners or home owners association as a "private street." (Reference UDC Article 8.2.1.J. Private Streets)</p> <p>6□Informational:□The developer or their representative is required to submit a "Street Lighting Plan", indicating the proposed locations and fixture type of street lights, for review and approval to the City's Traffic Engineering Department. All new fixture types will be LED. Street lights shall meet design requirements per the City of Corpus Christi Infrastructure Design Manual (IDM) Chapter 8 - Street Lighting Design Policy and Guidelines.</p>	
21	P001	Note	Andrea Fernandez : DS	Closed	<p>Traffic omments 7-11:</p> <p>7□Informational:□The "Street Lighting Plan" shall indicate all existing street lights within 500-ft (+/-) of proposed street lights along tangent street sections. Preliminary "written" approval of the "Street Lighting Plan", by the City's Traffic Engineering Department, is required before the utility company (AEP or NEC) can start the design of the street lighting system and determine developer fees, which are required for plat recordation. Traffic Engineering issues a Letter of Authorization to the utility company, allowing for construction of the street lighting system, once this process is complete.</p> <p>8□Informational:□A ROW Construction Permit, issued by PW-Traffic Department (Right-of-Way Division), is required for any work obstructing, closing, or occupying public right-of-way (Reference Chapter 49-2). Work within the Right-of-Way without a permit is subject to daily Non-Compliance Fees (Reference Municode Chapter 49).</p> <p>9□Informational:□Any street excavation, utility cut, or utility tap requires a permit issued by the Traffic Department (Right-of-Way Division). Restoration requirements are subject to the street Pavement Condition Index (PCI) and street age. New streets (Any street 0-6 years and / or PCI ≥ 80) will require</p>	

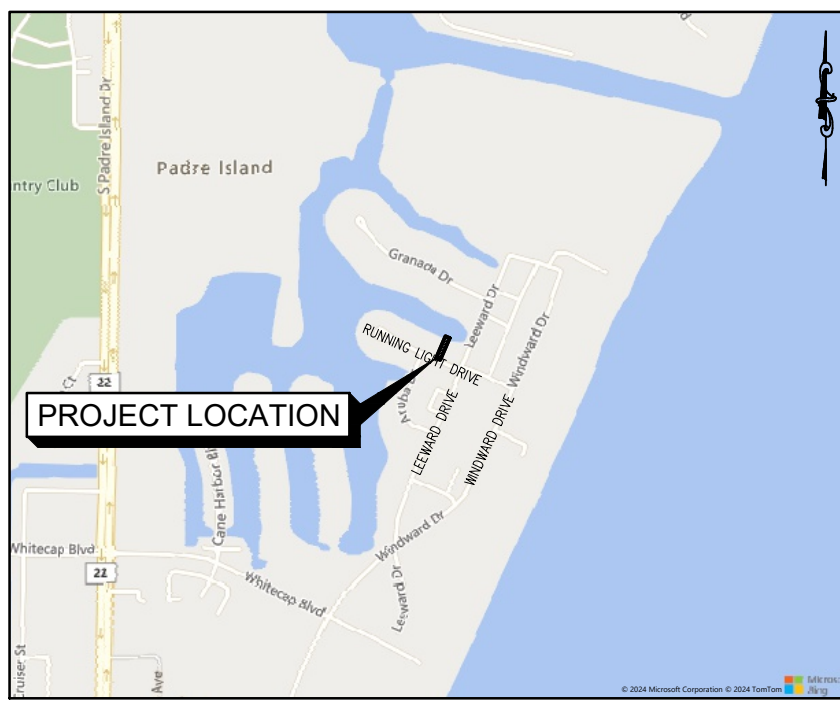
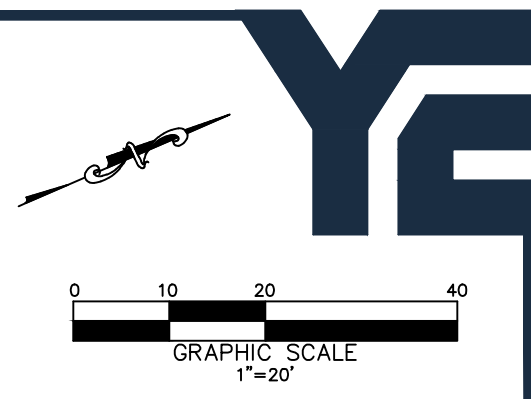
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					<p>restoration of 25-ft beyond the outermost edge of the excavation and up to curb to curb repair. Older streets (Any street > 6 years or PCI < 80) will require restoration of 10-ft beyond the outermost edge of the excavation and up to full lane (Refer to Municode Section 49-47-1).</p> <p>10 Informational: Culd-de-Sacs shall conform to access management standards outlined in Article 8 of the UDC (UDC 8.2.1 G)</p> <p>11 - The developer can reach out to ROWManagement@cctexas.com for further assistance regarding the ROW Construction Permit they will be required to submit prior to any temporary and / or permanent driveway off Yorktown Blvd.</p> <p>The ROW Construction permit must be submitted and approved prior to any form of construction within City ROW.</p> <p>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).</p> <p>If you have any further questions, please feel free to contact ROW / Traffic at your convenience.</p>	
22	P001	Note	Mark Zans : LD	Closed	<p>Fire comments: updated 5/2/25</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. It is noted that the fire apparatus fire lanes are 16.5' and 18' and do not meet the standard.</p>	
24	P001	Note	Mark Zans : LD	Closed	<p>Fire comment#2 - updated 5/2/25</p> <p>"The minimum required width of 20 feet that shall be maintained means a clear unobstructed path that allows the passage of fire apparatus.</p> <p>1. Where Fire Apparatus Access is constructed to the minimum of 20 feet, no parking is allowed within the fire apparatus lane.</p> <p>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.</p> <p>3. The minimum UDC residential 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>	
25	P001	Note	Mark Zans : LD	Closed	<p>Fire comment #3: updated 5/2/25</p>	

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					it is noted that the plat has slightly changed the fire access road width to 20 ft. Be advised that this is the absolute minimum width of a fire apparatus road and therefore no parking will be allowed on this access lane and shall be appropriately posted as a No Parking area. Note comment #16 Note also that the fire department would need access to the dock in the event of a dock or boat fire. The Fire Marshal will consider allowing this development provided that a 4 inch standpipe and hose connections be installed at this site. You may contact the Fire Mashal's Office for further direction.	
26	P001	Note	Mark Zans : LD	Closed	Fire comment #3: updated 5/2/25 it is noted that the plat has slightly changed the fire access road width to 20 ft. Be advised that this is the absolute minimum width of a fire apparatus road and therefore no parking will be allowed on this access lane and shall be appropriately posted as a No Parking area. Note comment #16 Note also that the fire department would need access to the dock in the event of a dock or boat fire. The Fire Marshal will consider allowing this development provided that a 4 inch standpipe and hose connections be installed at this site. You may contact the Fire Mashal's Office for further direction.	
27	P001	Note	Mark Zans : LD	Closed	Updated comment 4/20/2026 - In note #7 please remove the words 'or the designated common area. As worded now this conflicts with note #9.	
28	P001	Note	Mark Zans : LD	Closed	Updated comments 4/20/2026: Please provide a copy of the HOA documents for review.	
29	P001	Note	Mark Zans : LD	Closed	Updated comment 4/20/26 Please dimension half street distance.	
15	P001	Note	Caleb Wong : STREET	Closed	PW STR: A person shall be held responsible for damage to and in public right-of-way for the criteria outlined in Sec. 49-39-9 in the City's Municipal Code and will be held responsible for restoring the City assets per Municipal Code Sec. 49-47-1, Sec. 49-54-6 and Sec. 49-49-3. For further information, please email ROWManagement@cctexas.com.	

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16	P001	Note	Caleb Wong : STREET	Closed	PW STR: Please refer to City of Corpus Christi Standards and Specifications for proposing roadwork, curb and gutter, sidewalk, utilities, etc and have the standards included in the plan set and the specifications referenced. Wherever available, please include a table of contents for which standards and specifications were used.	
1	P001	Note	Bria Whitmire : WW	Closed	<p>Improvements Required for Recordation, per UDC 8.1.4.</p> <ul style="list-style-type: none"> A. Streets: No Sidewalks: No B. Water: No Fire hydrants: No C. Wastewater: No D. Stormwater: No E. Public open space: No F. Permanent monument markers: No <p>Please note, improvements required should be constructed to city standards, found in Article 8 and the IDM.</p>	

FINAL PLAT OF BREEZEWAY TOWN HOMES P.U.D.

0.29 ACRES OUT OF PADRE ISLAND SECTION E, BLOCK 3, LOTS 27,
AS RECORDED IN VOLUME 38, PAGES 25-26 OF THE MPA RECORDS OF NUECES COUNTY, TEXAS

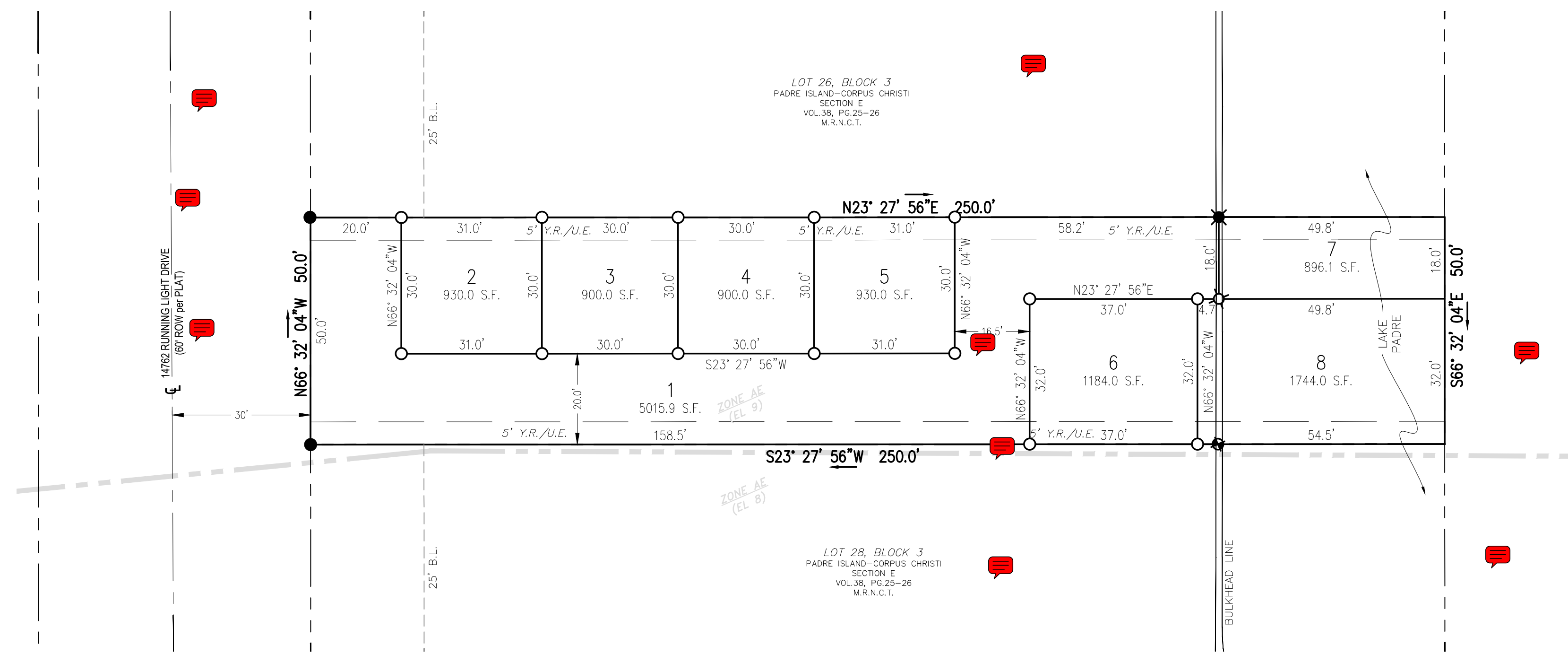


LOCATION MAP
SCALE: 1" = 2,000'

- SURVEYOR'S NOTES:**
- THE TOTAL PLATTED AREA CONTAINS 0.29 ACRES OF LAND.
 - A 5/8" DIAMETER STEEL REBAR WAS SET AT EVERY CORNER, EXCEPT OTHERWISE SPECIFIED.
 - 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 48355C0755G, MAP REVISED OCTOBER 13TH 2022, THE SUBJECT PROPERTY IS LOCATED IN ZONE AE (9), BASE FLOOD ELEVATION DETERMINE.
 - 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.

- LEGEND**
- 5/8" INCH IRON ROD SET
 - 5/8" INCH IRON ROD FOUND
 - ⊗ DRILL HOLE SET
 - ⊘ DRILL HOLE FOUND
 - ✕ "X" CHISEL MARK FOUND

- GENERAL NOTES:**
- DEVELOPMENT WITHIN THE PLATTED AREA SHALL ADHERE TO THE STANDARDS OUTLINED IN THE GOVERNING PLANNED UNIT DEVELOPMENT (PUD) AS ADOPTED BY CITY COUNCIL UNDER ORDINANCE 033791.
 - DEVELOPMENT STANDARDS NOT EXPLICITLY ADDRESSED IN THE GOVERNING P.U.D. 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.
 - THE CONVEYANCE TO ANY GRANTEE OF ANY LOT WITHIN THE BREEZEWAY TOWN HOMES, P.U.D. SHALL INCLUDE MEMBERSHIP IN THE HOMEOWNER'S ASSOCIATION WHICH SHALL HOLD TITLE TO ALL COMMON AREAS IN THE SUBDIVISION.
 - THE COMMON AREA, LOT 1, SHALL BE A PRIVATE ACCESS, DRAINAGE, AND UTILITY EASEMENT.
 - BALCONIES & EVES WILL BE PERMITTED TO EXTEND OVER THE PROPERTY LINE AND INTO LOT 1 (COMMON AREA) PROVIDED THE FIRE LANE PORTION OF LOT 1 (ALONG EAST SIDE OF LOTS 2-5) MAINTAINS A 20-FOOT WIDE FIRE LANE WITH 13-FOOT HEIGHT CLEARANCE.
 - THE CITY OF CORPUS CHRISTI HAS NO RESPONSIBILITY FOR REPAIR AND MAINTENANCE OF UTILITY LINES INSIDE THE BREEZEWAY TOWN HOMES, P.U.D., UNLESS SUCH UTILITIES ARE PUBLIC AND ARE IN A PUBLIC UTILITY EASEMENT.
 - THE HOME OWNERS ASSOCIATION RESERVES THE RIGHT TO INSTALL SUCH ITEMS AS FENCES, GATES, WALLS, SECURITY SYSTEMS, SPRINKLERS, AND ANY OTHER IMPROVEMENT AS LONG AS IT DOES NOT UNREASONABLY INTERFERE WITH NORMAL CITY UTILITY AND DRAINAGE MAINTENANCE WORK.
 - THIS SUBDIVISION CONTAINS PRIVATE IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, STREETS, UTILITIES AND EASEMENTS THAT HAVE NOT BEEN DEDICATED TO THE PUBLIC OR ACCEPTED BY THE CITY OF CORPUS CHRISTI OR ANY OTHER LOCAL GOVERNMENT AGENCY AS PUBLIC RIGHTS-OF-WAY. THE CITY OF CORPUS CHRISTI HAS NO OBLIGATION, NOR DOES ANY OTHER LOCAL GOVERNMENT AGENCY HAVE ANY OBLIGATION, TO MAINTAIN, REPAIR, INSTALL OR CONSTRUCT PRIVATE IMPROVEMENTS WITHIN THE SUBDIVISION AND SHALL AGREE TO INDEMNIFY, AGENCY FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE AND OPERATION OF THE PRIVATE IMPROVEMENTS.
 - PRIVATE STREETS AND PRIVATE UTILITIES SHALL BE MAINTAINED BY THE HOA IN PERPETUITY, AND SHALL BE MATINAINED IN ACCORDANCE WITH THE STANDARDS GOVERNING PUBLIC STREETS AND PUBLIC UTILITIES. THE CITY OF CORPUS CHRISTI HAS NO OBLIGATION OR INTENTION TO EVER ACCEPT SUCH PRIVATE STREETS AS PUBLIC RIGHT-OF-WAY.
 - LOTS 7 AND 8 DO NOT PERMIT RESIDENTIAL STRUCTURES BUT DO PERMIT DECKS, DOCKS, AND OTHER WATER ORIENTED USES.



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 _____ 2026.

BRIA WHITMIRE, PE, CFM, CPM
DEVELOPMENT SERVICES' ENGINEER

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 _____ 2026.

CYNTHIA SALAZAR-GARZA
CHAIRMAN

MICHAEL DICE
SECRETARY

STATE OF TEXAS
COUNTY OF NUECES

I, JAMES D. CARR, A REGISTERED PROFESSIONAL LAND SURVEYOR FOR J. CARR LAND SURVEYING, HAVE PREPARED THE FOREGOING MAP FROM A 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 HEREON AND TO COMPLETE SUCH OPERATIONS WITH DUE AND REASONABLE DILIGENCE CONSISTENT WITH SOUND PROFESSIONAL PRACTICE.

THIS THE _____ DAY OF _____ 20____

JAMES D. CARR, R.P.L.S.

TEXAS LICENSE NO. 6458
J.CARR LAND SURVEYING
TBPELS FIRM NO. 10194750
361-248-1850
INFO@CARRLANDSURVEY.COM

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. AND DULY RECORDED THE _____ DAY OF _____ 2026, AT _____ O'CLOCK _____M., IN VOLUME _____, PAGE _____, MAP RECORDS NUECES COUNTY, TEXAS.

KARA SANDS, COUNTY CLERK
NUECES COUNTY, TEXAS

AT _____ O'CLOCK _____M.
_____, 2026

BY: _____ DEPUTY

STATE OF TEXAS
COUNTY OF NUECES

I, JOHN TOMPKINS, HEREBY CERTIFIES THAT I AM THE OWNER 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.

THIS THE _____ DAY OF _____ 2026.

JOHN TOMPKINS

STATE OF TEXAS
COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY JOHN TOMPKINS

THIS THE _____ DAY OF _____ 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



9708 S. PADRE ISLAND DR., SUITE A-200 | CORPUS CHRISTI | TEXAS | 78418
361-245-9400 | YORKENG.COM | TEXAS ENGINEERING FORM F-22043
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