



June 21, 2022

Braselton Development, Ltd
5337 Yorktown Boulevard
Suite 10D
Corpus Christi, Tx 78413

RE: 22PL1035
Rancho Vista Subdivision Unit 25
(Final – 20.29 Acres)

**DEVELOPMENT
SERVICES**

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

Administration
Fax 361-826-3006

Land Development
Fax 361-826-3571

Project Management
Fax 361-826-3006

Building Permits
Fax 361-826-4375

Dear Sir / Madam:

On Wednesday, **June 15, 2022**, the Planning Commission held a public hearing on your land subdivision located east of Rodd Field Road and south of Yorktown Boulevard. After reviewing facts and taking public testimony, the Planning Commission **approved** the referred plat.

The final plat must be recorded with the Nueces County Clerk's office by **June 15, 2023**. **Please note this letter will be the only notification of the plat expiration date.** A final plat shall not expire if construction of improvements has been initiated and substantial progress continues toward completion of the improvements.

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

	Requirements/Fees/Credits	Fees
1.	Water Lot fee (97 lots x \$200.20/lot)	\$19,419.40
2.	Wastewater Lot fee (97 lots x \$432.30/lot)	\$41,933.10
3.	Public Improvement Plans, Construction and Acceptance are required for improvements including Water, Wastewater, Stormwater, Fire Hydrant(s) Manhole(s), Streets, Sidewalk(s) .	
4.	Community Enrichment Fund fee = (0.97 acre) x (Fair Market Value/acre or \$62,500/acre, if Fair Market Value is not provided)	\$60,625.00
	Park Development fee: (97 units x \$200.00/unit)	\$19,400.00
5.	Prior to recordation coordinate with AEP on street light fees and provided confirmation of payment.	
6.	Prior to recordation, show the document number on the utility easements dedicated by separate instrument for Blocks 29 & 47	
7.	CD (<i>Include the plat in .pdf AND .dwg formats</i>)	
8.	Recording fee for one page (+ \$50.00 for any additional pages)	\$60.00
9.	Provide a <u>tax certificate</u> with submittal of the original tracing indicating all taxes are current.	
10.	Any other requirements in prior Technical Review Committee or Staff or governmental agency or utility comments, or City ordinance, code, regulation, law or policy, that must be met prior to recordation	

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

Please note this letter will be the only notification of the plat expiration date. A final plat shall not expire if construction of improvements has been initiated and substantial progress continues toward completion of the improvements. If you have any questions regarding the above, please call Gloria Garcia at (361) 826-3525.

Sincerely,
Mark J. Orozco
Sr. City Planner

MJO: gg

cc: Urban Engineering