

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
October 04, 2017**

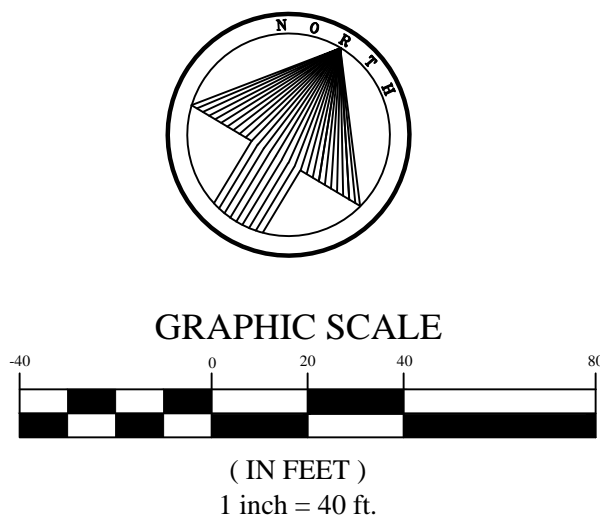
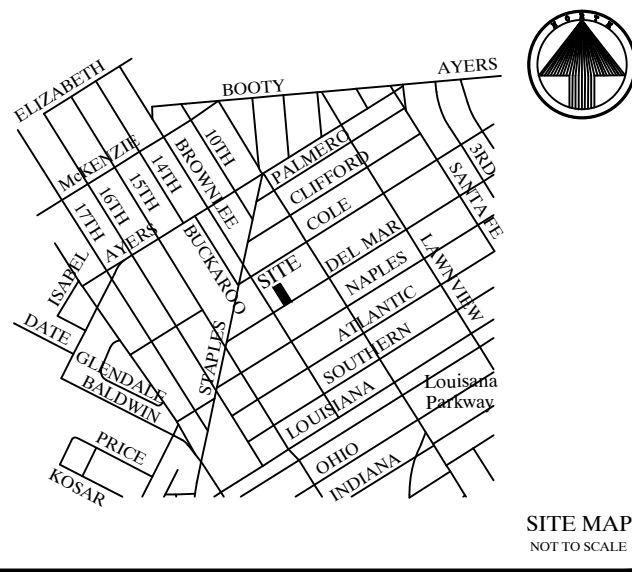
Project: 17PL1095

DEL MAR BLOCK 34, LOT 9A (FINAL REPLAT – 0.250 ACRE)

Located east of Brownlee Street and north of Del Mar Boulevard.

Applicant: Jeffery G. Stone
Surveyor: Brister Surveying

The applicant proposes to plat the property in order to obtain a building permit for construction. The submitted plat satisfies the requirements of the Unified Development Code and State Law and the Technical Review Committee recommends approval.

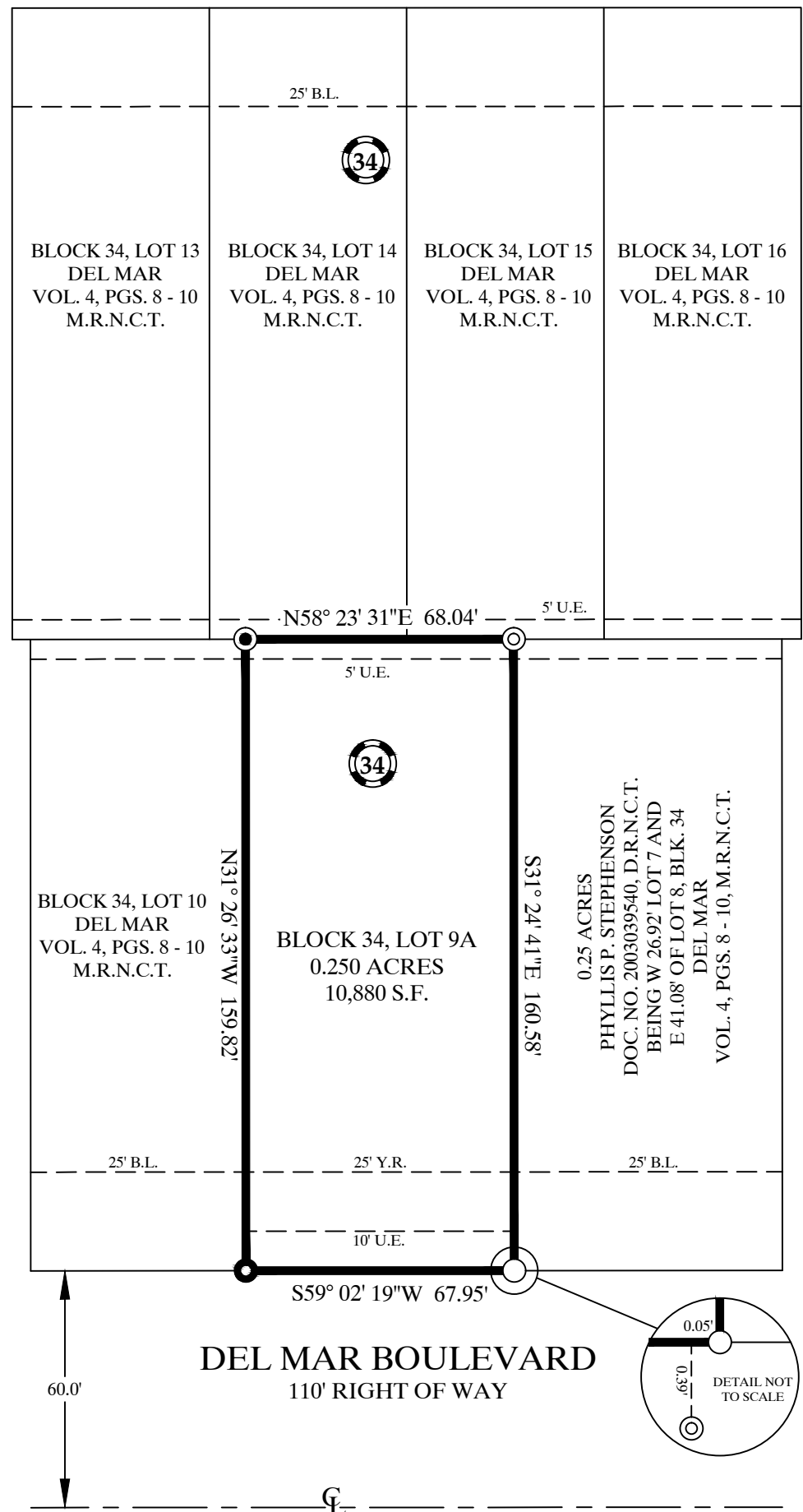


PLAT OF
DEL MAR
BLOCK 34, LOT 9A

BEING A FINAL REPLAT OF A 0.250 ACRE TRACT BEING ALL
OF LOT 9 AND THE WEST 13.46 FEET OF LOT 8, BLOCK 34,
DEL MAR, AS SHOWN ON A PLAT RECORDED IN VOLUME 4,
PAGES 8 - 10, MAP RECORDS NUECES COUNTY, TEXAS.



Brister Surveying
4455 South Padre Island Drive Suite 51
Corpus Christi, Texas 78411
Office 361-850-1800
Fax 361-850-1802
bristersurveying@corpus.twcba.com
Firm Registration No. 10072800



NOTES:

- 1.) 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 "OYSTERS WATERS". TCEQ ALSO CATEGORIZED THE CORPUS CHRISTI BAY AS "CONTACT RECREATION" USE.
- 2.) BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "C" ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 485464 0169 C, NUECES COUNTY, TEXAS, WHICH BEARS AN EFFECTIVE DATE OF JULY 18, 1985 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.
- 3.) BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (93) 4205 DATUM
- 4.) THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE (UDC) AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- 5.) THE TOTAL PLATTED AREA IS 0.250 ACRES.
- 6.) SET 5/8" IRON ROD = IRON ROD SET WITH YELLOW PLASTIC CAP LABELED BRISTER SURVEYING.

STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE _____ DAY OF _____, 2017

RATNA POTTUMUTHU, P.E., LEED, AP
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS
COUNTY OF NUECES

I, JEFFREY G. STONE, DO HEREBY CERTIFY THAT I AM THE
OWNER OF THE PROPERTY SHOWN HEREON, I HAVE HAD SAID
LAND SURVEYED AS SHOWN ON THE FOREGOING MAP. THIS MAP
HAS BEEN PREPARED FOR THE PURPOSE OF DESCRIPTION AND
DEDICATION.

THIS THE _____ DAY OF _____, 2017

JEFFREY G. STONE, OWNER

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, JEFFREY G. STONE, ON THIS DAY PERSONALLY
APPEARED THE PEOPLE WHOSE NAME ARE SUBSCRIBED TO THE
FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT
THEY EXECUTED THE SAME AS THE ACT AND DEED OF SAID
LANDS FOR THE PURPOSE AND CONSIDERATION THEREIN
EXPRESSED, AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS THE _____ DAY OF _____, 2017

NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE _____ DAY OF _____, 2017

WILLIAM J. GREEN, P.E.
INTERIM SECRETARY

ERIC VILLARREAL, P.E.
CHAIRMAN

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 _____, 2017, WITH ITS
CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY
OFFICE THE _____ DAY OF _____, 2017 AT _____ O'CLOCK ____M IN
SAID COUNTY IN VOLUME _____, PAGE _____ MAP RECORDS.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT, IN AND FOR SAID
COUNTY AT MY OFFICE, IN CORPUS CHRISTI, TEXAS, THE DAY AND YEAR
LAST WRITTEN.

NO. _____
FILED FOR RECORD

KARA SANDS, CLERK
NUECES COUNTY, TEXAS

AT _____ O'CLOCK ____M

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 _____, 2017

RONALD E. BRISTER
REGISTERED PROFESSIONAL LAND SURVEYOR



- = PROPERTY CORNER
- = FOUND DRILLHOLE
- ⊙ = FOUND 1" IRON PIPE
- ⊗ = FOUND 5/8" IRON ROD