

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

Project: 17PL1074

SOUTH SHORE COURTYARDS (REPLAT – 7.858 ACRES)

Located South of Ocean Drive and west of Ocean View Place.

Applicant: SBC Development Company, Inc., Michael B. Schmidt, President

Engineer: LJA Engineering

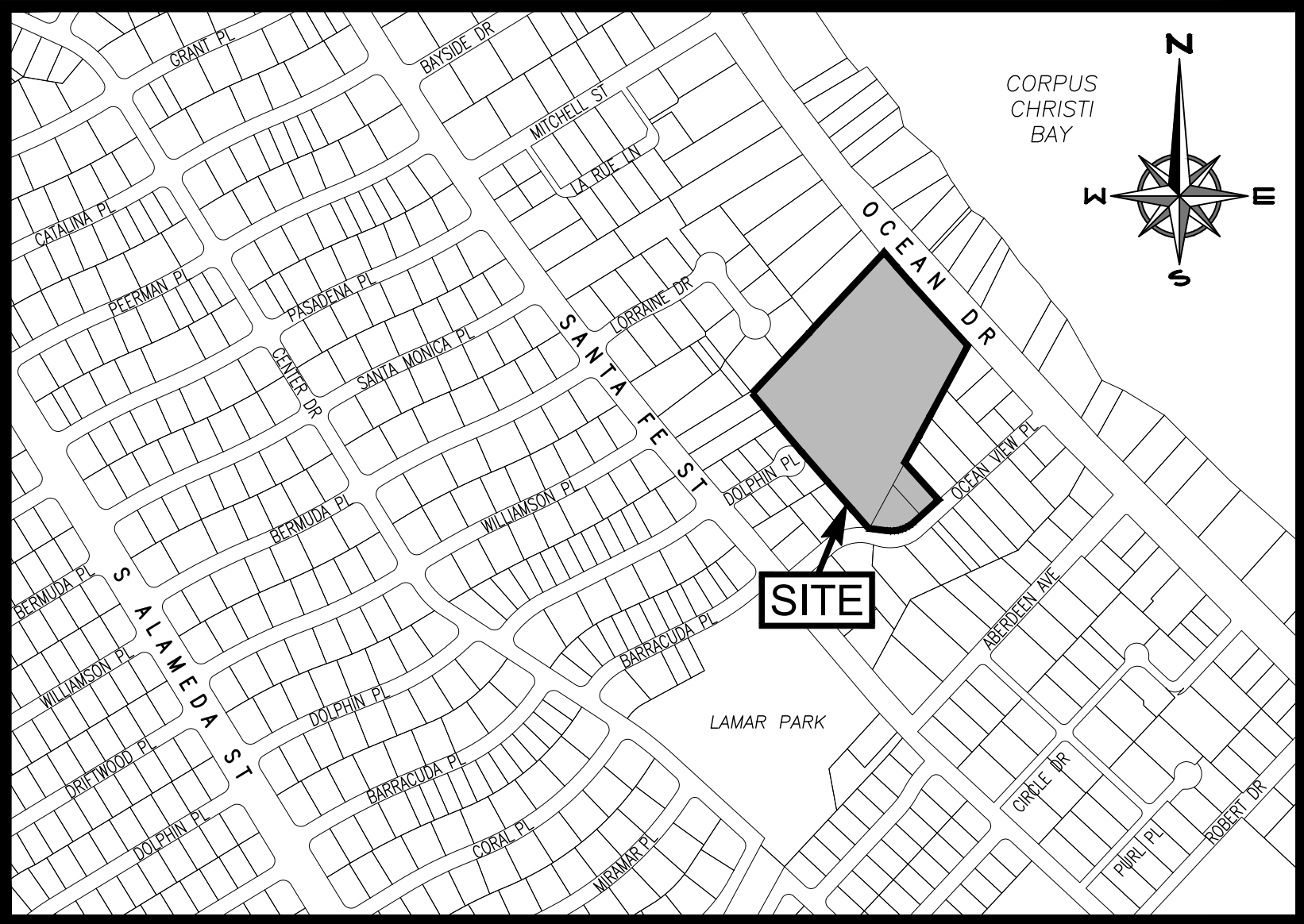
The applicant proposes to replat the property in order to construct 14 single-family residential lots and four non-buildable, private lots. The submitted plat satisfies the requirements of the Unified Development Code and State Law and the Technical Review Committee recommends approval.

STATE OF TEXAS
COUNTY OF NUECES
I, Most Reverend Wm Micheal Mulvey, STL, DD, Bishop of The Diocese of Corpus Christi, do hereby certify that I am the owner of the property referred to as SOUTH SHORE COURTYARDS; that I have had said property surveyed and subdivided as shown; that easements as shown are dedicated to the public use for the installation, operation, and use of public utilities; and I adopt this plat for the purposes of description and dedication this ____ day of _____, 2017.

Most Reverend Wm Michael Mulvey, STL, DD
Bishop of The Diocese of Corpus Christi

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BEING A REPLAT OF 7.858 ACRES OUT OF SOUTH SHORE PLACE LOT 1, A MAP OF WHICH IS RECORDED IN VOLUME 41, PAGE 21, MAP RECORDS OF NUECES COUNTY, TEXAS, AND OCEAN VIEW ESTATES LOTS 20 AND 21, A MAP OF WHICH IS RECORDED IN VOLUME 10, PAGE 44, MAP RECORDS OF NUECES COUNTY, TEXAS.



CURVE DATA TABLE						
No.	Δ	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	49°12'48"	110.00'	94.48'	50.38'	91.61'	N72°34'44"E
C2	2°29'26"	11619.20'	505.07'	252.57'	505.03'	S40°41'50"E
C3	1°50'16"	5779.58'	185.38'	92.70'	185.37'	S41°06'12"E
C4	32°08'57"	161.02'	90.35'	46.40'	89.17'	N11°36'01"W
C5	39°07'10"	125.00'	85.35'	44.41'	83.70'	N22°13'49"W
C6	43°06'49"	75.00'	56.44'	29.63'	55.11'	N20°14'00"W
C7	90°00'00"	15.00'	23.56'	15.00'	21.21'	N86°47'24"W
C8	90°00'00"	15.00'	23.56'	15.00'	21.21'	N03°12'36"E
C9	17°38'50"	56.00'	17.25'	8.69'	17.18'	N25°37'51"W
C10	43°06'49"	100.00'	75.25'	39.51'	73.48'	N20°14'00"W

LINE DATA TABLE		
No.	BEARING	DISTANCE
L1	N86°47'24"W	16.44'
L2	N39°34'25"E	40.17'
L3	S01°19'25"W	17.81'
L4	S01°19'25"W	18.68'
L5	N47°57'09"E	3.39'
L6	N48°12'36"E	23.50'
L7	N41°47'24"W	35.00'
L8	N48°12'36"E	23.50'
L9	N48°12'36"E	7.34'
L10	S01°19'25"W	7.52'
L11	S01°19'25"W	59.65'
L12	N28°39'45"E	4.17'

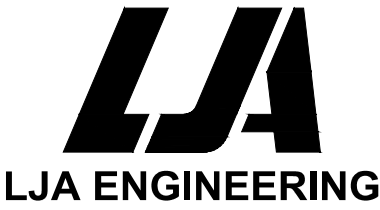
STATE OF TEXAS
COUNTY OF NUECES
This plat approved by the Planning Commission of the City of Corpus Christi, Texas, this the ____ day of _____, 2017.

Eric Villarreal, P.E.
Chairman

William J. Green, P.E.
Interim Secretary

STATE OF TEXAS
COUNTY OF NUECES
This final plat of the herein described property was approved by the Department of Development Services of the City of Corpus Christi, Texas, this the ____ day of _____, 20____.

Ratna Pottumuthu, P.E., LEED AP
Development Services Engineer



TBPE FIRM REGISTRATION NO. F-1386
TBPLS FIRM REGISTRATION NO. 10016600
820 Buffalo Street, Corpus Christi, Texas 78401
P.O. Box 2927, Corpus Christi, Texas 78403
phone.361.887.8851 fax.361.887.8855
www.LJA.com

- NOTES
1. TOTAL PLATTED AREA CONTAINS 7.858 ACRES INCLUDING STREET DEDICATION.
 2. THE ENTIRE PROPERTY LIES WITHIN THE CITY LIMITS OF THE CITY OF CORPUS CHRISTI.
 3. BY GRAPHIC PLOTTING ONLY, THE ENTIRE PROPERTY IS LOCATED WITHIN FEMA ZONE 'C' ON THE FEDERAL EMERGENCY MANAGEMENT MAP COMMUNITY PANEL NUMBER 485464 0301 C, DATED JULY 18, 1985, AND IS SUBJECT TO CHANGE.
 4. THE RECEIVING WATERS 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' AND CATEGORIZED THE RECEIVING WATER AS 'CONTACT RECREATION' USE.
 5. EASEMENTS SHOWN ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION AND USE OF PUBLIC UTILITIES.
 6. THE YARD REQUIREMENT, AS DEPICTED ON THE PLAT, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE (UDC) AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
 7. BEARINGS SHOWN ARE BASED ON THE NORTH LINE OF SOUTH SHORE PLACE, AS RECORDED IN VOLUME 41, PAGE 21, M.R.N.C.T.
 8. THE FINISHED FLOOR ELEVATION MUST BE A MINIMUM OF 18 INCHES ABOVE THE CENTERLINE OF THE ADJACENT ROADWAY FOR OVERFLOW PROTECTION.
 9. THE OWNER OF EACH LOT IS RESPONSIBLE FOR STORM WATER POLLUTION PREVENTION PLAN PER TCEQ REQUIREMENTS.
 10. BLOCK 2, LOTS 13, 14, 15 & 16 ARE NON-BUILDABLE PRIVATE LOTS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

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 of SOUTH SHORE COURTYARDS, dated the ____ day of _____, 20____, with its certificate of authentication was filed for record in my office this ____ day of _____, 20__ at ____ o'clock ____m. and duly recorded in Volume ____, Page(s) ____, Map Records of Nueces County, Texas. Witness my hand and seal of said court at office in Corpus Christi, Texas, this the ____ day of _____, 20____.

Document No. _____

Kara Sands, County Clerk
Nueces County, Texas

By: _____
Deputy

STATE OF TEXAS
COUNTY OF NUECES
I, Albert E. Franco Jr., a Registered Professional Land Surveyor, 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 hereon and to complete such operations with due and reasonable diligence consistent with sound professional practice.

This the ____ day of _____, 2017.

Albert E. Franco Jr., R.P.L.S. #4471

FEMA FLOOD ZONE _____ ZONE C

_____ PROPERTY LINE
_____ R.O.W. CENTERLINE
_____ BLOCK LINE
_____ LOT LINE
_____ YARD REQUIREMENT
_____ EASEMENT
_____ ADJACENT PROPERTY LINE
_____ INTERIOR LOT LINE
_____ CENTERLINE
_____ SET 5/8" IRON ROD
_____ FOUND MONUMENTS

NOTE: ALL INTERIOR CORNERS SET 5/8" IRON ROD

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