

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

Project: 17PL1089

ROYAL OAK UNIT 1 (FINAL – 20.55 ACRES)

Located south of Leopard Street and west of Rand Morgan Road (FM 2922).

Applicant: MPM Development, LP

Engineer: Bass and Welsh Engineering

The applicant proposes to plat the property in order to develop 86 single family residential units. The submitted plat satisfies the requirements of the Unified Development Code and State Law and the Technical Review Committee recommends approval.



THIS THE _____ DAY OF _____, 20____.

THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC, IN AND FOR THE
STATE OF TEXAS

WE, _____ (NAME), HEREBY CERTIFY THAT WE ARE THE HOLDERS OF A LIEN ON THE LAND EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING MAP AND THAT WE APPROVE THE SUBDIVISION AND DEDICATION FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

BY: _____

STATE OF TEXAS § TITLE: _____

COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____ (NAME)

_____, (TITLE), OF _____

THIS THE _____ DAY OF _____, 20____.

STATE OF TEXAS §

COUNTY OF NUECES §

I, NIXON M. WELSH, REGISTERED PROFESSIONAL LAND SURVEYOR OF BASS & WELSH ENGINEERING, HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION, IS TRUE AND CORRECT AND THAT WE HAVE BEEN ENGAGED TO SET ALL LOT CORNERS UPON COMPLETION OF SUBDIVISION CONSTRUCTION IMPROVEMENTS WITHOUT DELAY.

THIS THE _____ DAY OF _____, 20____.

NIXON M. WELSH, R. P. L. S.

STATE OF TEXAS §

COUNTY OF NUECES §

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

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

STATE OF TEXAS § _____
DATE

COUNTY OF NUECES §

THE 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 _____, 20____

ERIC VILLARREAL, P.E.	WILLIAM J. GREEN, P.E.
CHAIRMAN	INTERIM SECRETARY

WILLIAM J. GREEN, P.E.
INTERIM SECRETARY

STATE OF TEXAS §

COUNTY OF NUECES §

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR SAID COUNTY, DO HEREBY CERTIFY TH

THE FOREGOING INSTRUMENT DATED THE _____ DAY OF _____, 20____ WITH I

CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____

_____, 20____ AT _____ O'CLOCK _____,M., AND DULY RECORDED T

_____ DAY OF _____, 20____ AT _____ O'CLOCK _____,M. IN THE MAP RECORD _____

OF SAID COUNTY IN VOLUME _____, PAGE _____, INSTRUMENT NUMBER _____.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT IN AND FOR SAID COUNTY AT OFFICE IN _____

CORPUS CHRISTI, NUECES COUNTY, TEXAS, THE DAY AND YEAR LAST WRITTEN.

BY: _____

DEPUTY KARA SANDS, CLERK

COUNTY COURT

NUECES COUNTY, TEXAS



A 17.848 ACRE TRACT OF LAND, MORE OR LESS, A PORTION OF LOTS 3, 6 AND 11, ARTEMUS ROBERTS SUBDIVISION, A MAP OF WHICH IS RECORDED IN VOLUME 3, PAGE 41, MAP RECORDS, NUECES COUNTY, TX AND A 2.729 ACRE TRACT OF LAND, MORE OR LESS, A PORTION OF LOTS 3, 6, 11 AND 14, SAID ARTEMUS ROBERTS SUBDIVISION

BASS & WELSH ENGINEERING
FIRM NO. F-52, 3054 S. ALAMEDA ST.
CORPUS CHRISTI, TEXAS 78404

DATE PLOTTED: 9/1/17
COMP. NO.: PLAT-SHT1
JOB NO.: 16047
SCALE: 1" = 50'
PLAT SCALE: SAME
SHEET 1 OF 3

PORTION ARTEMUS ROBERTS SUB., V. 3, P. 41, M.R., LOTS 1 - 28, BRAMAN RANCHES LLC, ACCORDING TO CITY GIS WEB SITE AND DEED, DOC. NO. 1998054745, O. R.

LOT 11, LOT 14, LOT 6, LOT 3

DRAINAGE EASEMENT & ROW, 2.712 AC.

N89° 12' 33" E 1879.52'

S89° 12' 33" W 653.45'

S75° 14' 38" W 62.15'

S89° 12' 33" W 1165.77'

1145.77'

1859.52'

N89° 10' 45" E 90.00'

S00° 49' 15" E 43.63'

S00° 49' 15" E 35.00'

20' X 35' STREET DEDICATION, 700 SF

CL RAND MORGAN ROAD

42.398 AC. TRACT, DOC. NO. 2017008364, O. R., MPM DEVELOPMENT, LP

N

THIS PORTION OF DRAINAGE EASEMENT/ROW, DOC. NO. 2003045766, O. R., CLOSED BY CITY COUNCIL, DOC. NO. , O. R.

FD 5/8" I. R. WITH PLASTIC CAP LABELED BRISTER SURVEYING

SET 5/8" I. R.

N89° 12' 33" E 75.00'

N00° 47' 27" W 100.00'

S89° 12' 33" W 50.00'

NORTHWEST CROSSING UNIT 7 V. 68, P. 282 & 283, M. R.

NORTHWEST CROSSING UNIT 6 V. 66, P. 150 & 151, M. R.

NORTHWEST CROSSING UNIT 5 V. 66, P. 67 & 68, M. R.

NORTHWEST CROSSING UNIT 3 V. 63, P. 53 & 54, M. R.

NORTHWEST CROSSING UNIT 1 V. 62, P. 1 & 2, M. R.

DATE PLOTTED: 9/12/17
COMP. NO.: PLAT-SH3.DWG
JOB NO.: 16047
SCALE: 1" = 100'
PLOT SCALE: SAME
SHEET 3 OF 3

BASS & WELSH ENGINEERING
FIRM NO. F-52, 3054 S. ALAMEDA ST.
CORPUS CHRISTI, TEXAS 78404

PLAT OF
ROYAL OAK UNIT 1 (CONTINUED)
CORPUS CHRISTI, NUECES COUNTY, TEXAS

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NORTHWEST CROSSING UNIT 6 V. 66, P. 150 & 151, M. R.

NORTHWEST CROSSING UNIT 5 V. 66, P. 67 & 68, M. R.

NORTHWEST CROSSING UNIT 3 V. 63, P. 53 & 54, M. R.

NORTHWEST CROSSING UNIT 1 V. 62, P. 1 & 2, M. R.

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JOB NO.: 16047
SCALE: 1" = 100'
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SHEET 3 OF 3

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CORPUS CHRISTI, TEXAS 78404

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CORPUS CHRISTI, NUECES COUNTY, TEXAS

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S00°49'15"E 35.00'

20' X 35' STREET DEDICATION, 700 SF

CL RAND MORGAN ROAD

S00°49'15"E 875.00'

N00°47'27"W 660.00'

S00°47'27"E 660.00'

N89°12'33"E 75.00'

SET 5/8" I. R.

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CORPUS CHRISTI, NUECES COUNTY, TEXAS

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