

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

Project: 17PL1098

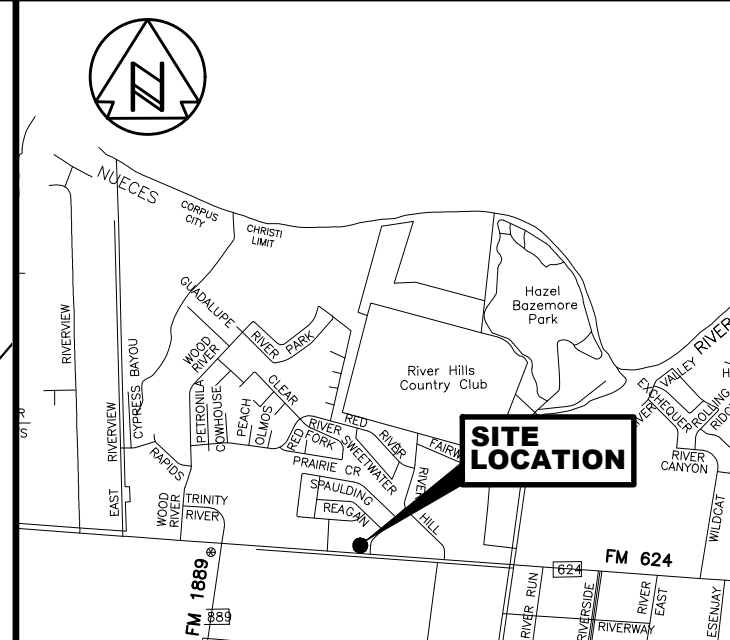
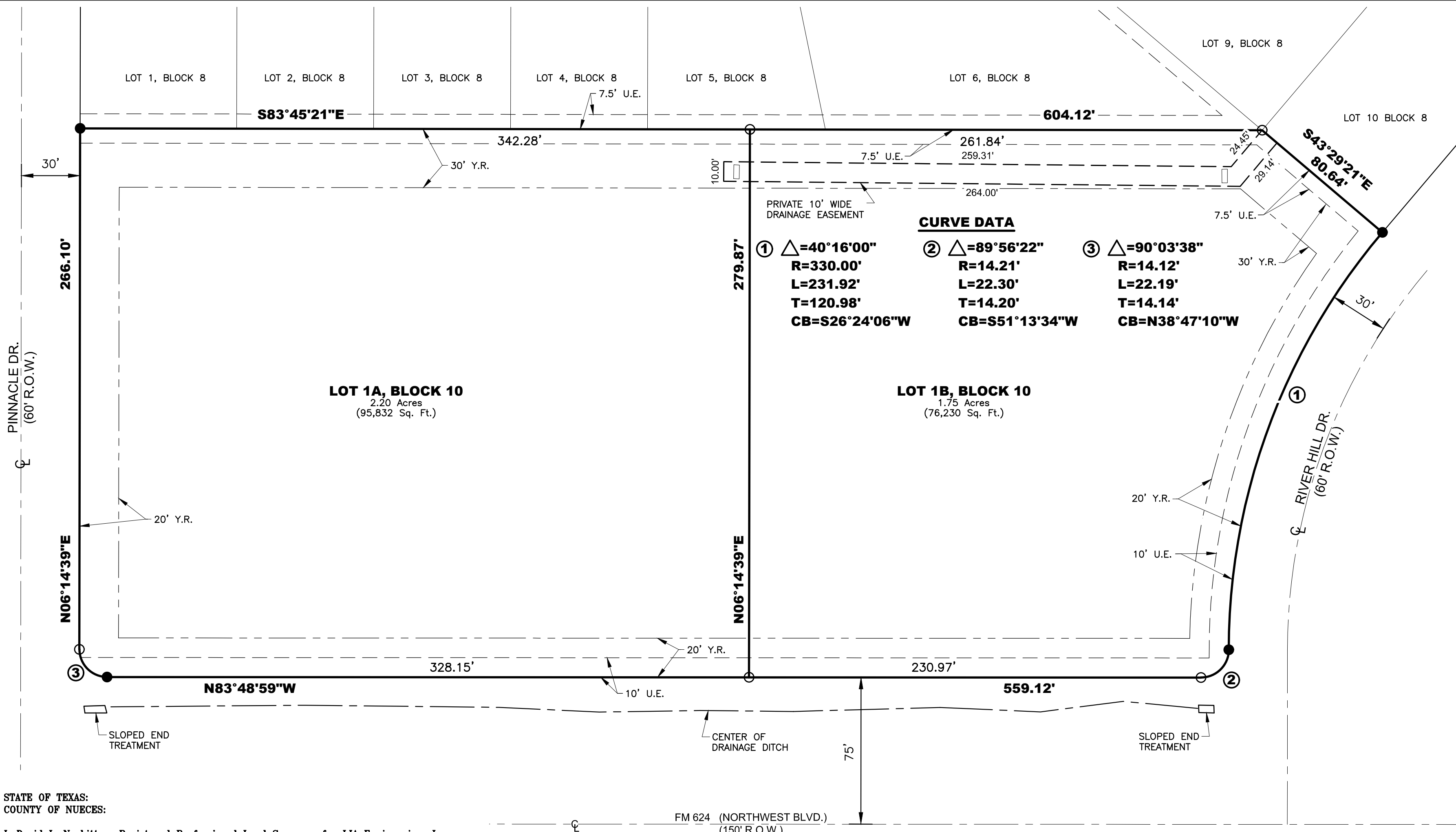
NORTHWEST ESTATES, BLOCK 10, LOTS 1A & 1B (REPLAT – 3.95 ACRES)

Located north of Northwest Boulevard and west of River Hill Drive.

Applicant: Goodwill Industries of South Texas, Inc.

Engineer: LJA Engineering, Inc.

The applicant proposes to plat the property in order to subdivide the property into two commercial lots. The submitted plat satisfies the requirements of the Unified Development Code and State Law and the Technical Review Committee recommends approval.



VICINITY MAP N.T.S.

- NOTES:
1. BASIS OF BEARING OF THIS SURVEY MATCH THOSE AS SHOWN ON THE PLAT OF NORTHWEST ESTATES, A MAP OF WHICH IS RECORDED IN VOL. 52, PG. 55-56, M.R.N.C.T.
 2. PARENTHESES INDICATE CALLED BEARINGS AND / OR DISTANCES.
 3. ● FOUND 5/8\"/>

STATE OF TEXAS:
COUNTY OF NUECES:

I, David L. Nesbitt, a Registered Professional Land Surveyor for LJA Engineering, Inc., have prepared the foregoing map from surveys made on the ground under my direction & that it is true and correct to the best of my knowledge, information & belief; I have been engaged under contract to set all lot & block corners as shown hereon & to complete such operations with due & reasonable diligence consistent with sound professional practice.

LJA Engineering, Inc.

David L. Nesbitt R.P.L.S., L.S.L.S.
License No. 5302

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, this _____ day of _____, 2017.

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

STATE OF TEXAS:
COUNTY OF NUECES:

This final plat of the herein described property was approved by the Planning Commission of the City of Corpus Christi, Texas, this _____ 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 & for Nueces County, Texas, hereby certify that the foregoing map of Northwest Estates, Block 10, Lots 1A & 1B dated the _____ day of _____, 2017, with its certificate of authentication was filed for record in my office this _____ day of _____, 2017, at _____ o'clock _____ m. & duly recorded in Volume _____ Pages _____, Map Records of Nueces County, Texas. Witness my hand & seal of said Court at office in Corpus Christi, Texas, this _____ day of _____, 2017.

Kara Sands, Nueces County Clerk

Doc#

PLAT OF NORTHWEST ESTATES BLOCK 10, LOTS 1A & 1B

BEING A REPLAT OF LOT 1, BLOCK 10, OF NORTHWEST ESTATES SUBDIVISION, A MAP OF WHICH IS RECORDED IN VOLUME 52, PAGES 55 - 56, MAP RECORDS, NUECES COUNTY, TEXAS.

STATE OF TEXAS:
COUNTY OF NUECES:

We, John Owen, President and Peter Avots, Secretary of Goodwill Industries of South Texas, Inc., hereby certify that we are the owners of Northwest Estates, Block 10, Lots 1A & 1B Nueces County, Texas, & that all easements as shown are dedicated, to the public for the installation, operation, and maintenance of public utilities & we adopt this plat for the purposes of description & dedication this _____ day _____, 2017.

John Owen, President

Peter Avots, Secretary

STATE OF TEXAS:
COUNTY OF NUECES:

Before me, the undersigned authority, on this day personally appeared John Owen, President, known to me to be the person whose name is subscribed to the foregoing instrument of writing, & he acknowledged to me that he executed the same for the purposes & considerations therein expressed & in the capacity stated. Given under my hand & seal of office, this _____ day of _____, 2017.

Notary Public

STATE OF TEXAS:
COUNTY OF NUECES:

Before me, the undersigned authority, on this day personally appeared Peter Avots, Secretary, known to me to be the person whose name is subscribed to the foregoing instrument of writing, & he acknowledged to me that he executed the same for the purposes & considerations therein expressed & in the capacity stated. Given under my hand & seal of office, this _____ day of _____, 2017.

Notary Public

LJA ENGINEERING

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Email: LJASouthcc@lja.com

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www.lja.com

SURVEY DATE: JULY 5, 2017
SURVEY PREPARED: SEPTEMBER 15, 2017
LJA JOB: 12854
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SHEET 1 OF 1

