

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
November 01, 2017**

Project: 17PL1023

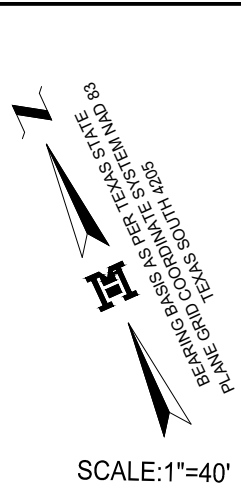
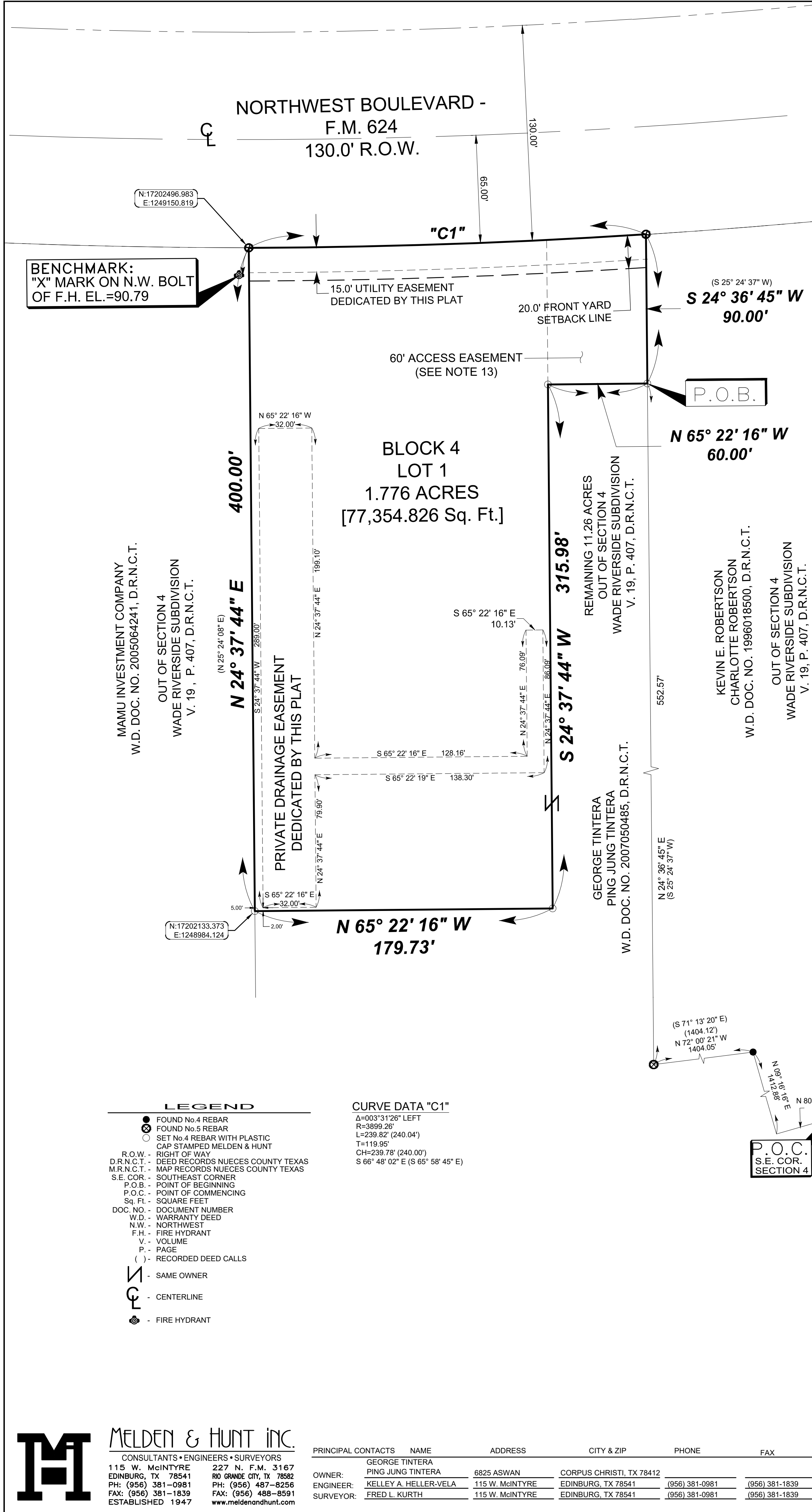
WADE RIVERSIDE SUBDIVISION, BLOCK 1, LOT 1 (FINAL – 1.78 ACRES)

Located west of CR 73 and south of Northwest Boulevard (FM 624)

Applicant: Melden and Hunt, Inc.

Engineer: Melden and Hunt, Inc.

The applicant proposes to plat the property in order to construct a Dollar General Store. The submitted plat satisfies the requirements of the Unified Development Code and State Law and the Technical Review Committee recommends approval.



FINAL PLAT WADE RIVERSIDE SUBDIVISION BLOCK 4, LOT 1

BEING A RESUBDIVISION OF 1.776 ACRES [77,354.826 Sq. Ft.]
OUT OF SECTION 4 WADE RIVERSIDE SUBDIVISION
V. A, P. 48, M.R.N.C.T. AND V. 19, P. 407, D.R.N.C.T.
CORPUS CHRISTI, NUECES COUNTY, TEXAS

GENERAL PLAT NOTES & RESTRICTIONS

- FLOOD ZONE STATEMENT: THIS PROPERTY LIES WITHIN ZONE "C". ZONE "C" IS DESCRIBED AS:
AREAS OF 100-YEAR FLOOD, AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD. COMMUNITY-PANEL NUMBER: 485494 0256 C MAP REVISED: MARCH 18, 1985
- THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- MINIMUM FINISH FLOOR NOTE:
MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATION FOR ALL BUILDING IMPROVEMENTS SHALL BE 18" ABOVE TOP OF CURB AT CENTER OF LOT
- BENCH MARK NOTE: FIRE HYDRANT LOCATED ON THE SOUTH SIDE OF NORTHWEST BLVD. AT THE NORTHWEST CORNER OF LOT 1. ELEVATION: 90.79, NORTHING: 17202496.983, EASTING: 1249150.819.
- DRAINAGE NOTE:
IN ACCORDANCE WITH THE CITY OF CORPUS CHRISTI DRAINAGE REQUIREMENTS, THIS DEVELOPMENT IS REQUIRED TO OBTAIN A TOTAL OF C.F. (0.134 AC. 5,841 SQ.FT.) OF STORM WATER RUNOFF DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS STATED IN THE DRAINAGE REPORT.
- DETENTION AREAS MAINTENANCE NOTE:
PROPOSED DETENTION AREAS SHALL BE MAINTAINED BY THE LOT OWNER(S), AND SHALL BE PROVIDED ACCORDING TO DRAINAGE REPORT.
- EASEMENTS NOTE:
NO STRUCTURES SHALL BE PERMITTED OVER ANY EASEMENTS. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER GRASS OR FLOWERS), AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE EASEMENT.
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN REQUIREMENTS.
- SITE PLAN MUST BE REVIEWED/APPROVED BY THE CITY OF CORPUS CHRISTI PRIOR TO ISSUANCE OF BUILDING PERMIT FOR COMMERCIAL DEVELOPMENTS.
- THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM LOT 1 IS THE NUECES RIVER UPSTREAM OF THE GALLEN SALTWATER INTRUSION DAM LOCATED 1.1 MILES FROM NUECES BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THIS SEGMENT OF THE NUECES RIVER AS "HIGH". TCEQ ALSO CATEGORIZED THE NUECES RIVER AS "CONTACT RECREATION" USE. ADDITIONAL WATER QUALITY PROTECTION MEASURES MUST BE OBSERVED FOR THIS RECEIVING WATER DUE TO THE TCEQ DESIGNATION AS A "PUBLIC WATER SUPPLY".
- DRIVEWAY ACCESS TO F.M. 624 SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS OF TEXAS DEPARTMENT OF TRANSPORTATION.
- IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.
- ACCESS EASEMENT SHOWN ON BLOCK 4, LOT 1 WILL BE DEDICATED BY SEPARATE INSTRUMENT TO PROVIDE ACCESS TO THE REMAINDER 11.26 ACRES OUT OF SECTION 4, WADE RIVERSIDE SUBDIVISION, VOL. 19, PG. 407, D.R.N.C.T.
- WATER SERVICE FOR THIS SITE WILL BE PROVIDED BY A WATER WELL AND PERMITTED THROUGH TCEQ, MEETING BOTH STATE AND LOCAL REQUIREMENTS.
- BEARING BASIS AS PER TEXAS STATE PLANE GRID COORDINATE SYSTEM NAD 83, TEXAS SOUTH 4205. ELEVATION DATUM AS PER NAVD 88 (GEOID 2003).

STATE OF TEXAS
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, FRED L. KURTH, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF WADE RIVERSIDE SUBDIVISION, BLOCK 4, LOT 1, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 11-21-16, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

DATED THIS THE ____ DAY OF _____, 20____.

FRED L. KURTH, R.P.L.S. #4750
DATE SURVEYED: 11-21-16
SURVEY JOB No. 16182.08

P.O.C.
S.E. COR.
SECTION 4

METES AND BOUNDS DESCRIPTION

BEING A RESUBDIVISION OF 1.776 ACRES [77,354.826 SQUARE FEET] OUT OF SECTION 4 WADE RIVERSIDE SUBDIVISION VOLUME A, PAGE 48, MAP RECORDS NUECES COUNTY TEXAS AND VOLUME 19, PAGE 407, DEED RECORDS NUECES COUNTY TEXAS, CORPUS CHRISTI, NUECES COUNTY, TEXAS, WHICH SAID 1.776-ACRE TRACT IS A PART OR PORTION OUT OF A CERTAIN (13.3-ACRE) TRACT CONVEYED TO GEORGE TINTERA AND PING JUNG TINTERA, BY VIRTUE OF A WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2007050485, NUECES COUNTY OFFICIAL RECORDS, SAID 1.776 ACRES [77,354.826 SQUARE FEET] ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 4, WADE RIVERSIDE SUBDIVISION, ALSO BEING THE SOUTHEAST CORNER OF A CERTAIN (214.84-ACRE) TRACT CONVEYED TO SIDNEY L. PISHOP, JR., BY VIRTUE OF A WARRANTY DEED RECORDED IN VOLUME 1864, PAGE 301, NUECES COUNTY OFFICIAL RECORDS:

THENCE, N 80° 55' 21" W A DISTANCE OF 30.00 FEET;

THENCE, N 09° 12' 09" E ALONG THE WEST RIGHT-OF-WAY LINE OF WRIGHT MORAVEK ROAD, A DISTANCE OF 1,412.88 FEET TO A NO. 4 REBAR FOUND ON THE EASTERLY NORTHEAST CORNER OF SAID (13.3-ACRE) TRACT AND THE SOUTHEAST CORNER OF A CERTAIN TRACT CONVEYED TO KEVIN E. ROBERTSON AND CHARLOTTE ROBERTSON, BY VIRTUE OF A WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 1996018500, NUECES COUNTY OFFICIAL RECORDS;

THENCE, N 72° 00' 21" W (S 71° 13' 20" E DEED CALL) ALONG THE SOUTHERNMOST NORTH LINE OF SAID (13.3-ACRE) TRACT AND THE SOUTH LINE OF SAID TRACT CONVEYED TO KEVIN E. ROBERTSON AND CHARLOTTE ROBERTSON, A DISTANCE OF 1,404.05 FEET (1,404.12 FEET DEED CALL) TO A NO. 5 REBAR FOUND ON AN INSIDE CORNER OF SAID (13.3-ACRE) TRACT;

THENCE, N 24° 36' 45" E (S 25° 24' 37" W DEED CALL) ALONG THE WESTERNMOST EAST LINE OF SAID (13.3-ACRE) TRACT AND THE WEST LINE OF SAID TRACT CONVEYED TO KEVIN E. ROBERTSON AND CHARLOTTE ROBERTSON, A DISTANCE OF 552.57 FEET TO A NO. 4 REBAR SET FOR THE SOUTHERNMOST NORTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, N 65° 22' 16" W A DISTANCE OF 60.00 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;

2. THENCE, S 24° 37' 44" W A DISTANCE OF 315.98 FEET TO A NO. 4 REBAR SET FOR THE SOUTHEAST CORNER OF THIS TRACT;

3. THENCE, N 65° 22' 16" W A DISTANCE OF 179.73 FEET TO A NO. 4 REBAR SET [NORTHING: 17202133.373, EASTING: 1248984.124] ON THE WEST LINE OF SAID (13.3-ACRE) TRACT, FOR THE SOUTHWEST CORNER OF THIS TRACT;

4. THENCE, N 24° 37' 44" E (N 25° 24' 08" W DEED CALL) ALONG THE WEST LINE OF SAID (13.3-ACRE) TRACT AND THE EAST LINE OF A CERTAIN TRACT CONVEYED TO MAMU INVESTMENT COMPANY, BY VIRTUE OF A WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2005064241, NUECES COUNTY OFFICIAL RECORDS, A DISTANCE OF 400.00 FEET TO A NO. 5 REBAR FOUND [NORTHING: 17202496.983, EASTING: 1249150.819] ON THE NORTHWEST CORNER OF SAID (13.3-ACRE) TRACT AND THE NORTHEAST CORNER OF SAID TRACT CONVEYED TO MAMU INVESTMENT AND THE SOUTH RIGHT-OF-WAY LINE OF NORTHWEST BOULEVARD - F.M. 624, FOR THE NORTHWEST CORNER OF THIS TRACT;

5. THENCE, IN A SOUTHEASTERLY DIRECTION, ALONG THE NORTHERNMOST NORTH LINE OF SAID (13.3-ACRE) TRACT AND THE SOUTH RIGHT-OF-WAY LINE OF NORTHWEST BOULEVARD - F.M. 624, AND ALONG A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 003°31'26", A RADIUS OF 3,899.26 FEET, AN ARC LENGTH OF 239.82 FEET (240.04 FEET DEED CALL), A TANGENT OF 119.95 FEET, AND A CHORD THAT BEARS S 66° 48' 02" E (S 65° 58' 45" E DEED CALL) A DISTANCE OF 239.78 FEET (240.00 FEET DEED CALL) TO A NO. 5 REBAR FOUND ON THE WESTERNMOST NORTHEAST CORNER OF SAID (13.3-ACRE) TRACT AND THE NORTHWEST CORNER OF SAID TRACT CONVEYED TO KEVIN E. ROBERTSON AND CHARLOTTE ROBERTSON, FOR THE NORTHERNMOST NORTHEAST CORNER OF THIS TRACT;

6. THENCE, S 24° 36' 45" W (S 25° 24' 37" W DEED CALL) ALONG THE WESTERNMOST EAST LINE OF SAID (13.3-ACRE) TRACT AND THE WEST LINE OF SAID TRACT CONVEYED TO KEVIN E. ROBERTSON AND CHARLOTTE ROBERTSON, A DISTANCE OF 90.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 1.776 ACRES [77,354.826 SQUARE FEET] OF LAND, MORE OR LESS.

STATE OF TEXAS
COUNTY OF NUECES

THIS 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 _____, 2017.

ERIC VILLAREAL, P.E.
CHAIRMAN

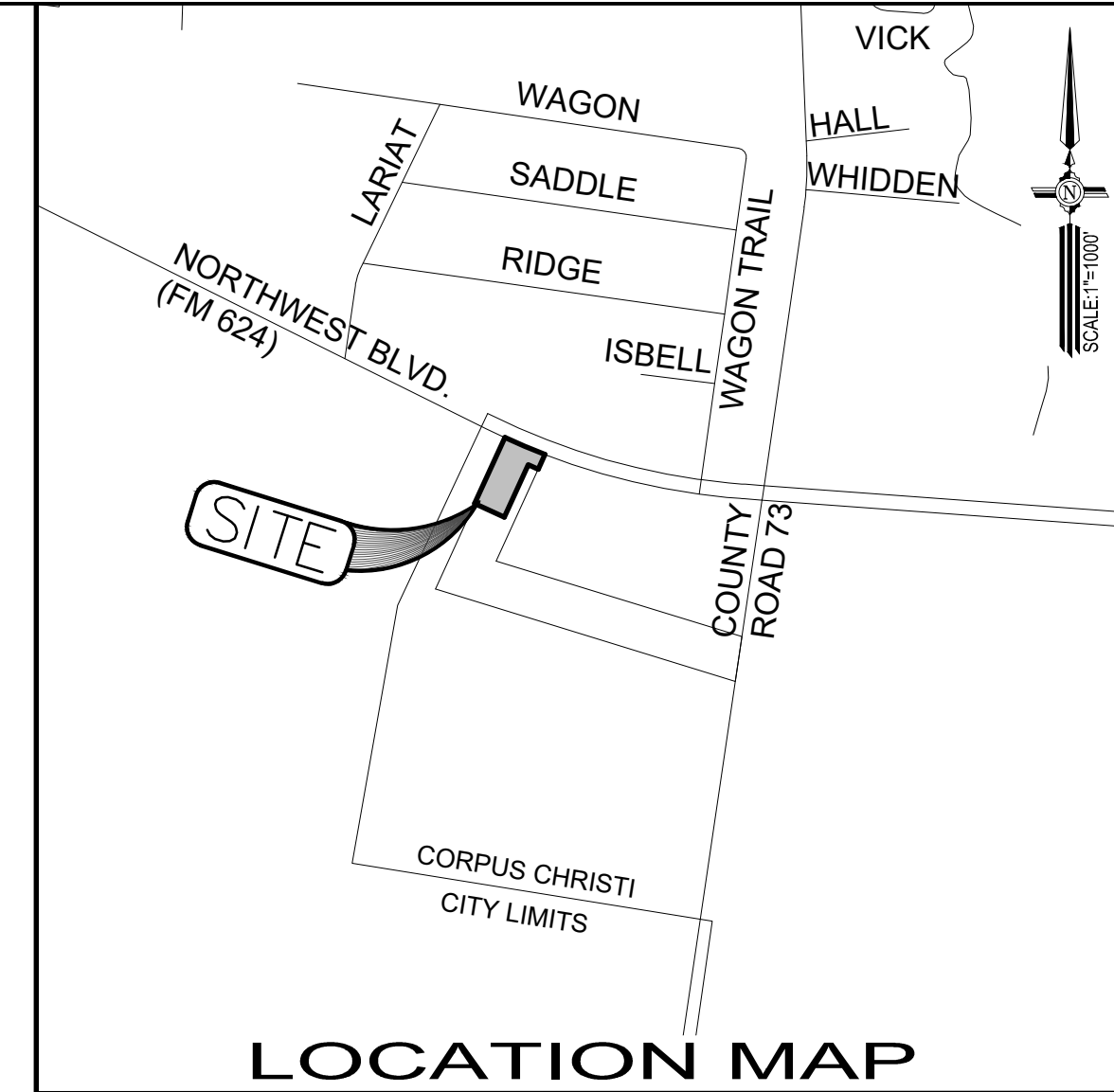
WILLIAM J. GREEN, P.E.
INTERIM SECRETARY

STATE OF TEXAS
COUNTY OF NUECES

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

DATED THIS THE ____ DAY OF _____, 2017.

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



STATE OF TEXAS
COUNTY OF NUECES
WE, THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS WADE RIVERSIDE SUBDIVISION, BLOCK 4, LOT 1, AN ADDITION TO THE CITY OF CORPUS CHRISTI, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, SEWER LINES, WATER COURSES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I WILL CAUSE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF CORPUS CHRISTI, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT OR THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF CORPUS CHRISTI.

GEORGE TINTERA

PING JUNG TINTERA

STATE OF TEXAS
COUNTY OF NUECES:

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME, FIRST DULY SWORN AND DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREBY EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 20____.

NOTARY PUBLIC, NUECES COUNTY, TEXAS
MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF NUECES:

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME, FIRST DULY SWORN AND DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREBY EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 20____.

NOTARY PUBLIC, NUECES COUNTY, TEXAS
MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF NUECES

APPROVED BY THE CORPUS CHRISTI-NUECES COUNTY HEALTH DEPARTMENT. THIS THE ____ DAY OF _____, 2017. ANY PRIVATE WATER SUPPLY AND/OR SEWAGE SYSTEM SHALL BE APPROVED BY THE CORPUS CHRISTI-NUECES COUNTY HEALTH DEPARTMENT PRIOR TO INSTALLATION.

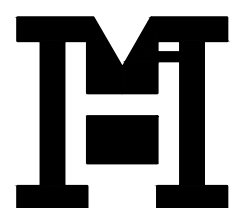
LAUREN RABE, MPA
NUECES COUNTY HEALTH DEPARTMENT

STATE OF TEXAS
COUNTY OF NUECES

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, HEREBY CERTIFY THAT THE FORE GOING INSTRUMENT DATED THIS THE ____ DAY OF _____, 2017, WITH THIS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THE ____ DAY OF _____, 2017, AT ____ O'CLOCK AND DULY RECORDED ON ____ DAY OF _____, 2017 AT ____ O'CLOCK ____ M. IN VOLUME ____ PAGE ____ (M.R.N.C.T.)

WITNESS MY HAND AND SEAL OF OFFICE IN CORPUS CHRISTI, TEXAS. THIS THE ____ DAY OF _____, 2017.

KARA SANDS, COUNTY CLERK



MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
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FAX: (956) 381-1839 FAX: (956) 488-8591
ESTABLISHED 1947 www.meldenandhunt.com

DRAWN BY ____ S.A. ____ DATE ____ 10-10-17 ____
SURVEYED, CHECKED ____ DATE ____
FINAL CHECK ____ DATE ____