

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

Project: 17PL1107

MORNINGSIDE, BLOCK 8, LOT 1R (FINAL – 0.244 ACRES)

Located north of Texan Trail and west of Santa Fe Street.

Applicant: Southern Builders Co., LLC

Engineer: Voss Engineering, LLC

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

MORNINGSIDE
BLOCK 8, LOT 1R

BEING A PLAT OF A PORTION OF
LOTS 1 & 2 , BLOCK 8
MORNINGSIDE
AS RECORDED IN VOLUME 7 PAGE 2 (M.R.N.C.T.),
CORPUS CHRISTI, NUECES COUNTY, TEXAS

NOTES:

1. YARD REQUIREMENTS AS DEPICTED ARE A REQUIREMENT OF
THE UNIFIED DEVELOPMENT CODE AND SUBJECT TO CHANGE, AS THE
ZONING MAY CHANGE.
2. FOUND 1 INCH IRON PIPE AT ALL LOT CORNERS.
P.T.'S, BLOCK CORNERS ETC., UNLESS OTHERWISE SPECIFIED.
3. AC. DENOTES ACRES OF LAND
S.F. DENOTES SQUARE FEET OF LAND
Y.R. DENOTES YARD REQUIREMENTS
B.L. DENOTES BUILDING LINE
U.E. DENOTES UTILITY EASEMENT
D.E. DENOTES DRAINAGE EASEMENT
C.L. DENOTES CENTERLINE OF ROADWAY
B.C. DENOTES BLOCK CORNER
D.H. DENOTES DRILL HOLE
S DENOTES SET 5/8" I.R.
+ DENOTES GRADE ELEVATIONS
I.R. DENOTES IRON ROD
4. THIS PROPERTY LIES WITHIN FLOOD ZONE C, COMMUNITY
#485464, PANEL 0169C, (CITY OF CORPUS CHRISTI), AND IS NOT WITHIN THE 100
YEAR FLOOD PLAIN. REFER TO MAP INDEX DATED 07/18/85
5. 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
"OYSTER WATERS". TCEQ ALSO CATEGORIZED THE CORPUS CHRISTI BAY
AS "CONTACT RECREATION" USE.
6. TOTAL PLATTED AREA IS 0.2454 ACRE WITH STREET DEDICATION.
7. BASIS OF BEARINGS ARE THE BEARINGS FROM
MORNINGSIDE
AS RECORDED IN VOLUME 7, PAGE 2 (M.R.N.C.T.)

STATE OF TEXAS
COUNTY OF NUECES

WE, SOUTHERN BUILDERS CO. LLC, HEREBY CERTIFY THAT WE ARE THE OWNERS OF
LOT 1R, BLOCK 8, EMBRACED WITHIN THE BOUNDS OF THE FOREGOING MAP; THAT WE HAD SAID LAND
SURVEYED AS SHOWN; THAT STREETS AS SHOWN ARE DEDICATED TO THE PUBLIC FOREVER;
THAT ALL EASEMENTS ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION AND USE
OF THE PUBLIC UTILITIES; THAT THIS MAP WAS MADE FOR THE PURPOSES OF DESCRIPTION AND
DEDICATION.

THIS THE ____ OF _____, 2017.

CHRIS P. MONTALVO
OWNER & REGISTERED AGENT

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY
APPEARED CHRIS P. MONTALVO, KNOWN TO ME TO BE THE PERSON WHOSE NAMES
SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME
FOR THE PURPOSES AND CONSIDERATION HEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 2017

NOTARY PUBLIC IN AND FOR NUECES CO., TEXAS

STATE OF TEXAS
COUNTY OF NUECES

I, RONALD A. VOSS, A REGISTERED PROFESSIONAL LAND SURVEYOR OF VOSS ENGINEERING, INC.,
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 HEREIN AND
TO COMPLETE SUCH OPERATIONS WITH DUE AND REASONABLE DILIGENCE CONSISTENT WITH SOUND
PROFESSIONAL PRACTICE.

THIS THE ____ OF _____, 2017.

SEAL

RONALD A. VOSS
REGISTERED PROFESSIONAL LAND SURVEYOR No. 2293

STATE OF TEXAS
COUNTY OF NUECES

WE CHARTER BANK DO HEREBY CERTIFY THAT
WE ARE THE HOLDERS OF A LIEN ON LOT 1R, BLOCK 8
OWNED BY SOUTHERN BUILDERS CO. LLC, AND THAT WE APPROVE
OF THE SUBDIVISION AND DEDICATION FOR THE
PURPOSE AND CONSIDERATIONS EXPRESSED

THIS THE ____ DAY OF _____, 2017

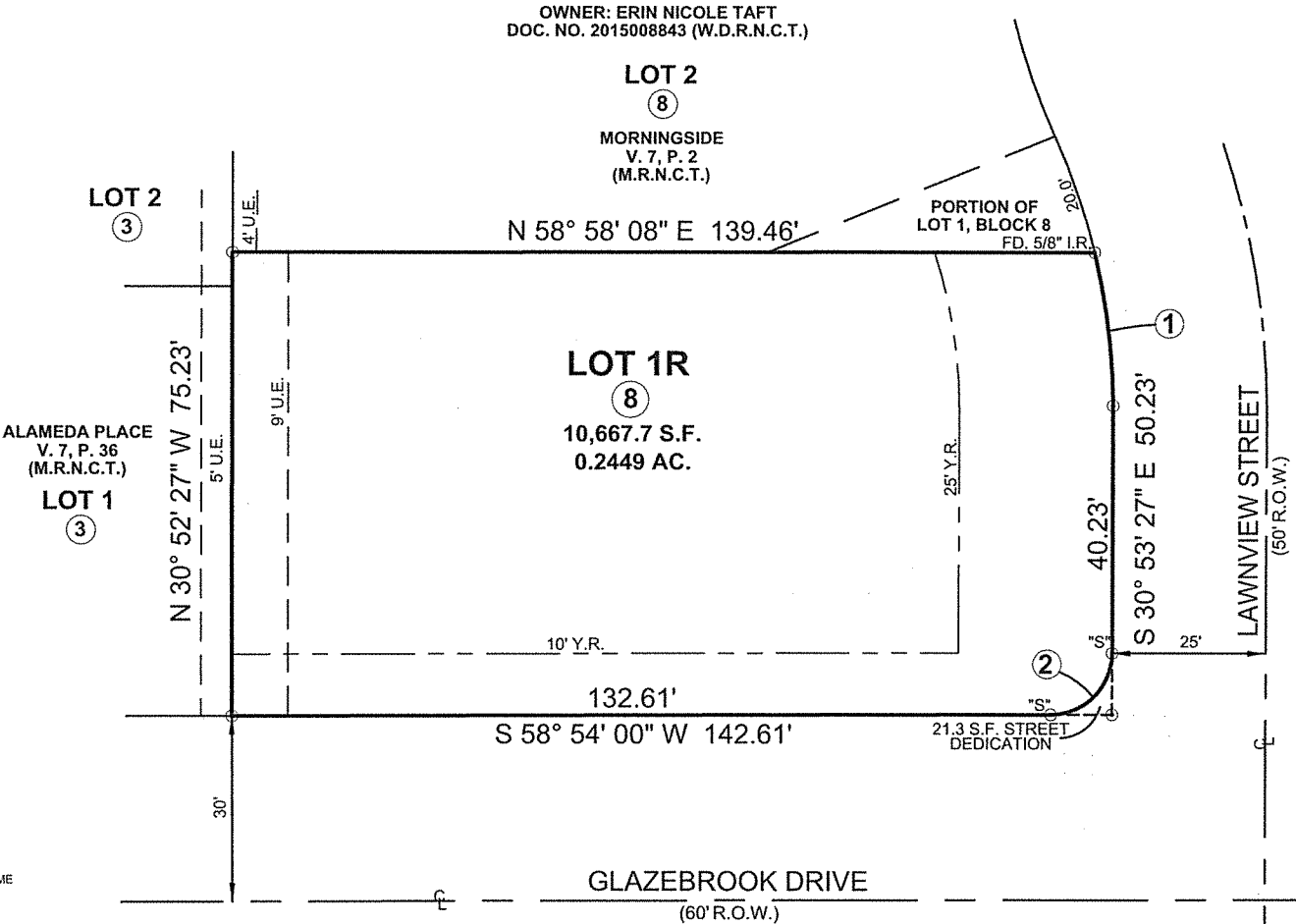
EXECUTIVE LOAN OFFICER

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED
KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT
OF RECORD AND THAT HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES
AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY STATED

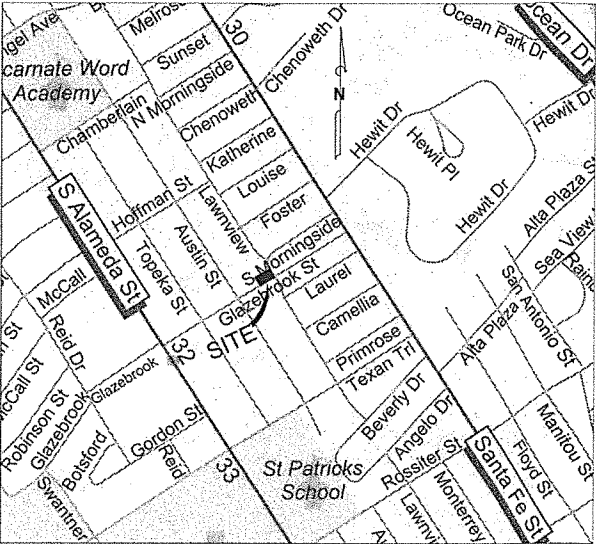
THIS THE ____ DAY OF _____, 2017

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



CURVE DATA

①	②
$\Delta = 13^{\circ}32'18''$	$\Delta = 90^{\circ}12'33''$
$R = 106.14'$	$R = 10.00'$
$L_A = 25.08'$	$L_A = 15.74'$
$T = 12.60'$	$T = 10.04'$
$Lc = S38^{\circ}04'09''E 25.02'$	$Lc = S14^{\circ}00'16''W 14.17'$



VICINITY MAP (NTS)

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.

WILLIAM J. GREEN, P.E., INTERIM SECRETARY

ERIC VILLAREAL, P.E., CHAIRMAN

STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE ____ OF _____, 2017.

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

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 INSTRUMENT DATED THE ____ DAY OF
_____, 2017, WITH IT'S CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY
OFFICE THIS ____ DAY OF _____, 2017 AT ____ O'CLOCK ____ M AND DULY
RECORDED 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

DEPUTY TO THE COUNTY CLERK



VOSS ENGINEERING, INC.

ENGINEERING AND LAND SURVEYING
6838 GREENWOOD DRIVE, CORPUS CHRISTI, TEXAS 78415
PHONE: (361)854-6202 FAX: (361)853-4696



GRAPHIC SCALE: 1" = 20'

DATE:

10/04/2017

REVISED:

OFFICE:

RV & RG

JOB #:

17-9275

FIRM NO. F-166