

**TECHNICAL REVIEW PLAT REQUIREMENTS  
REGULAR PLANNING COMMISSION MEETING  
November 15, 2017**

**Project: 17PL1040**

MAHAN ACRES, BLOCK 2, LOT 15A (REPLAT – 1.285 ACRES)

Located north of McArdle Road and east of Kostoryz Road.

Applicant: Arnold Zuniga, Pastor and President of The Lord is Peace Worship Center of Corpus Christi

Engineer: Tradewinds Consulting Group

The applicant proposes to plat the property to combine three lots into one lot in order to obtain building permits. 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

THE LORD IS PEACE WORSHIP CENTER OF CORPUS CHRISTI, A NON-PROFIT CORPORATION, HEREBY CERTIFIES THAT I AM/WE ARE THE OWNERS OF MAHAN ACRES, BLOCK 2, LOT 15A, CORPUS CHRISTI, NUECES COUNTY, TEXAS; THAT I HAVE HAD SAID LAND SURVEYED AND SUBDIVIDED AS SHOWN ON THE FOREGOING MAP; THAT ALL STREETS AND ALLEYS SHOWN ARE DEDICATED TO THE USE OF THE PUBLIC; THAT ALL UTILITY EASEMENTS SHOWN HEREON ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION AND USE OF THE PUBLIC UTILITIES; THAT THE FOREGOING MAP HAS BEEN PREPARED FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

ARNOLD S. ZUNIGA Sr. (PRESIDENT)

STATE OF TEXAS  
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED ANDREA LIMKE AND PAUL LIMKE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE,

THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF NUECES

I, EDWARD L. SAMPLE, A REGISTERED PROFESSIONAL LAND SURVEYOR, HAVE PREPARED THE FOREGOING MINOR PLAT OF LOT 15A, BLOCK 2, MAHAN ACRES, NUECES COUNTY, TEXAS. FROM A SURVEY MADE ON THE GROUND, UNDER MY SUPERVISION, THAT THIS PLAT IS TRUE AND CORRECT AND THAT ALL LOT CORNERS ARE ESTABLISHED AS SHOWN HEREON,

THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

EDWARD L. SAMPLE  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS LICENSE No. 3534

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.

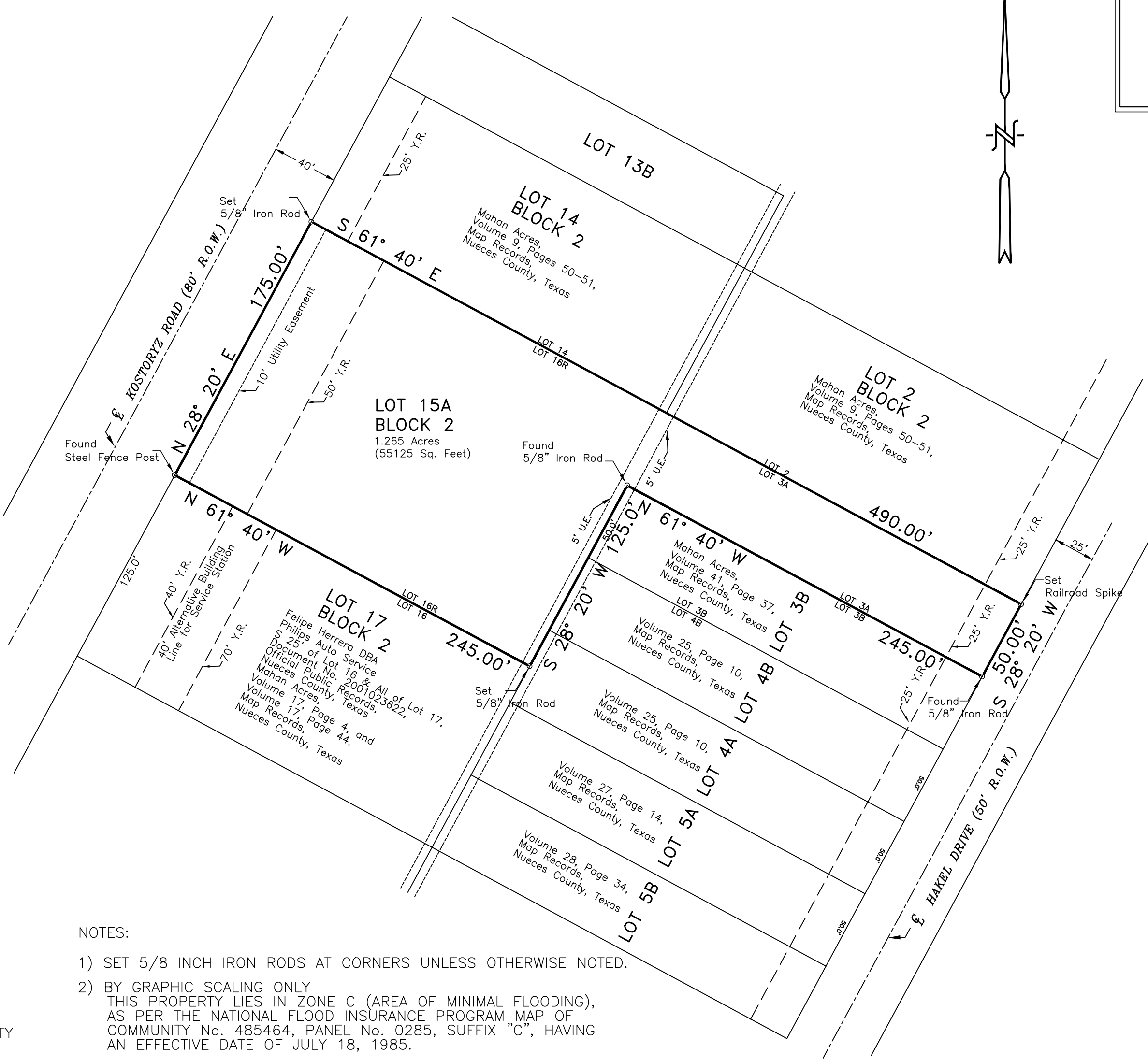
THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

CHAIRMAN: ERIC VILLARREAL, PE.

INTERIM SECRETARY: WILLIAM J. GREEN, PE.

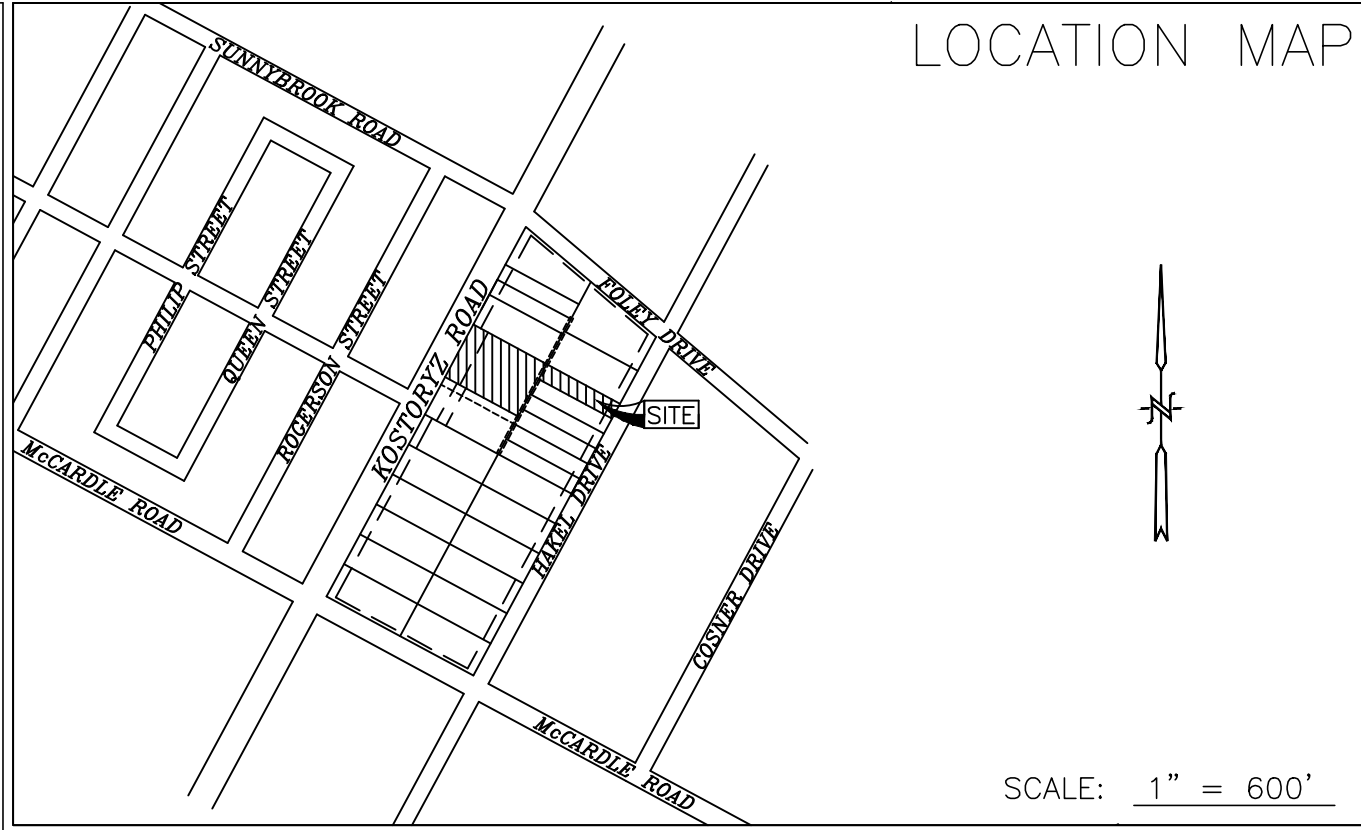
MINOR PLAT OF  
MAHAN ACRES  
BLOCK 2, LOT 15A

BEING A REPLAT OF LOT 3A, LOT 15, AND LOT 16A, BLOCK 2, MAHAN ACRES, AS SHOWN BY MAPS OF RECORD, LOT 3A FOUND IN VOLUME 41, PAGE 37, MAP RECORDS, NUECES COUNTY, TEXAS. LOT 15, FOUND IN VOLUME 17, PAGE 4, MAP RECORDS, NUECES COUNTY, TEXAS. LOT 16A FOUND IN VOLUME 42, PAGE 2, MAP RECORDS, NUECES COUNTY, TEXAS.



NOTES:

- 1) SET 5/8 INCH IRON RODS AT CORNERS UNLESS OTHERWISE NOTED.
- 2) BY GRAPHIC SCALING ONLY  
THIS PROPERTY LIES IN ZONE C (AREA OF MINIMAL FLOODING), AS PER THE NATIONAL FLOOD INSURANCE PROGRAM MAP OF COMMUNITY No. 485464, PANEL No. 0285, SUFFIX "C", HAVING AN EFFECTIVE DATE OF JULY 18, 1985.
- 3) THE YARD REQUIREMENT AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- 4) THIS TRACT CONTAINS 1.265 ACRE. (55,125.00 Sq. Ft.).
- 5) THE RECEIVING WATERS FOR STORM WATER FROM THIS PROPERTY IS 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) IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.
- 7) SHOULD ANY ADJUSTMENTS TO BUS STOP # 851 AND OR ANY OF THE ASSOCIATED EQUIPMENT A FUTURE MEETING WITH CCRTA STAFF WILL BE NEEDED TO DISCUSS WHETHER ALTERATIONS ARE WARRANTED.



STATE OF TEXAS  
COUNTY OF NUECES

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

THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

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

STATE OF TEXAS  
COUNTY OF NUECES

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE \_\_\_\_ DAY OF \_\_\_\_\_, 2017, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE \_\_\_\_ DAY OF \_\_\_\_\_, 2017 AT \_\_\_\_ O'CLOCK \_\_.M. AND DULY RECORDED THE \_\_\_\_ DAY OF \_\_\_\_\_, 2017 AT \_\_\_\_ O'CLOCK \_\_. M. IN SAID COUNTY IN VOLUME \_\_\_\_, PAGE \_\_\_\_, MAP RECORDS.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT, IN AND FOR SAID COUNTY, AT OFFICE IN CORPUS CHRISTI, TEXAS, THE DAY AND YEAR LAST WRITTEN.

No. \_\_\_\_\_  
FILED FOR RECORD

KARA SANDS, COUNTY CLERK  
NUECES COUNTY, TEXAS.

BY: \_\_\_\_\_  
DEPUTY

AT \_\_\_\_ O'CLOCK \_\_.M.



GRAPHIC SCALE  
1" = 60'

LEGEND

- = Found 5/8" I. Rod
- = Set 5/8" I. Rod
- ⌒ = Centerline

SCALE: 1" = 20'  
DATE: Sept. 29, 2017

TRADEWINDS CONSULTING GROUP  
5321 CRESTWICK DRIVE,  
CORPUS CHRISTI, TEXAS 78413  
(361) 658-5353