

VOSS ENGINEERING, INC.
CIVIL ENGINEERING AND LAND SURVEYING

6838 GREENWOOD ROAD
CORPUS CHRISTI, TX 78415

(361) 854-6202
(361) 853-4696 -FAX

December 5, 2018

To: Development Services
City of Corpus Christi

RE: Don Patricio, Block A, Lot 7R

Sirs,

For the above referenced plat, and by Section 3.8.3.D of the UDC, we are requesting a waiver to the engineering comment of street and sidewalk construction required for Ridgewood Drive.

Referring to Section 8.2.2.B of the UDC, we wish to apply for the waiver of the street and sidewalk construction as per Section 8.2.2.A based on the following factors:

1. This has been an unimproved/undeveloped right-of-way since the plat was filed in 1941.
2. For the whole neighborhood along Ridgewood Drive, there are no existing sidewalks, and a high majority of this ROW is full of trees and brush.
3. The cost of adding these improvements to our client's plans would add tens of thousands of dollars, and all he wanted to do was add an out-building on the property.
4. The granting of said Waiver, and with no improvements existing on said Ridgewood Drive, should not conflict with the Comprehensive Plan and the purposes of said UDC.

If anything else is needed, please contact us.



Ron Voss Jr.

DON PATRICIO
BLOCK A, LOT 7R

BEING A REPLAT OF THE N.W. 80' OF LOTS 7 & 8
AND ALL OF LOTS 45 & 46, BLOCK A, DON PATRICIO
AS RECORDED IN VOLUME 8 PAGE 30 (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 5/8 INCH IRON RODS AT ALL LOT CORNERS, P.C.'S,
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
4. THIS PROPERTY LIES WITHIN FLOOD ZONE C, COMMUNITY
#485464, PANEL 0316C, (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 IS THE
LAGUNA MADRE. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR
THE LAGUNA MADRE AS "EXCEPTIONAL" AND "OYSTER WATERS". TCEQ
ALSO CATEGORIZED THE LAGUNA MADRE AS "CONTACT RECREATION"
USE.
6. TOTAL PLATTED AREA IS 0.454 ACRE WITH STREET DEDICATION.
7. BASIS OF BEARINGS ARE THE BEARINGS FROM
DON PATRICIO
AS RECORDED IN VOLUME 8, PAGE 30 (M.R.N.C.T.).
GRID BEARINGS AND SURFACE DISTANCES SHOWN HEREON ARE
REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS SOUTH
ZONE 4205, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (2011)
EPOCH (2010.00).

STATE OF TEXAS
COUNTY OF NUECES

I, ISMAEL PENA, HEREBY CERTIFY THAT I AM THE OWNER OF
LOT 7R, BLOCK A, DON PATRICIO AS 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 AND STREET DEDICATION IS IN FEE SIMPLE
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 _____, 2018,

ISMAEL PENA
OWNER

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED,
ISMAEL PENA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS 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 _____, 2018.

NOTARY PUBLIC IN AND FOR NUECES CO., TEXAS

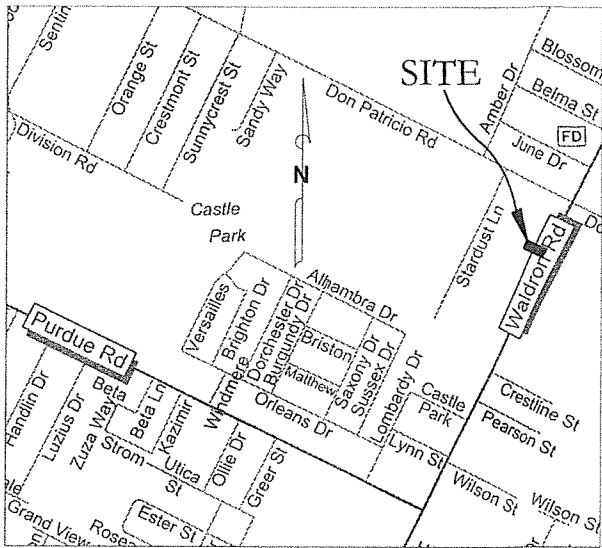
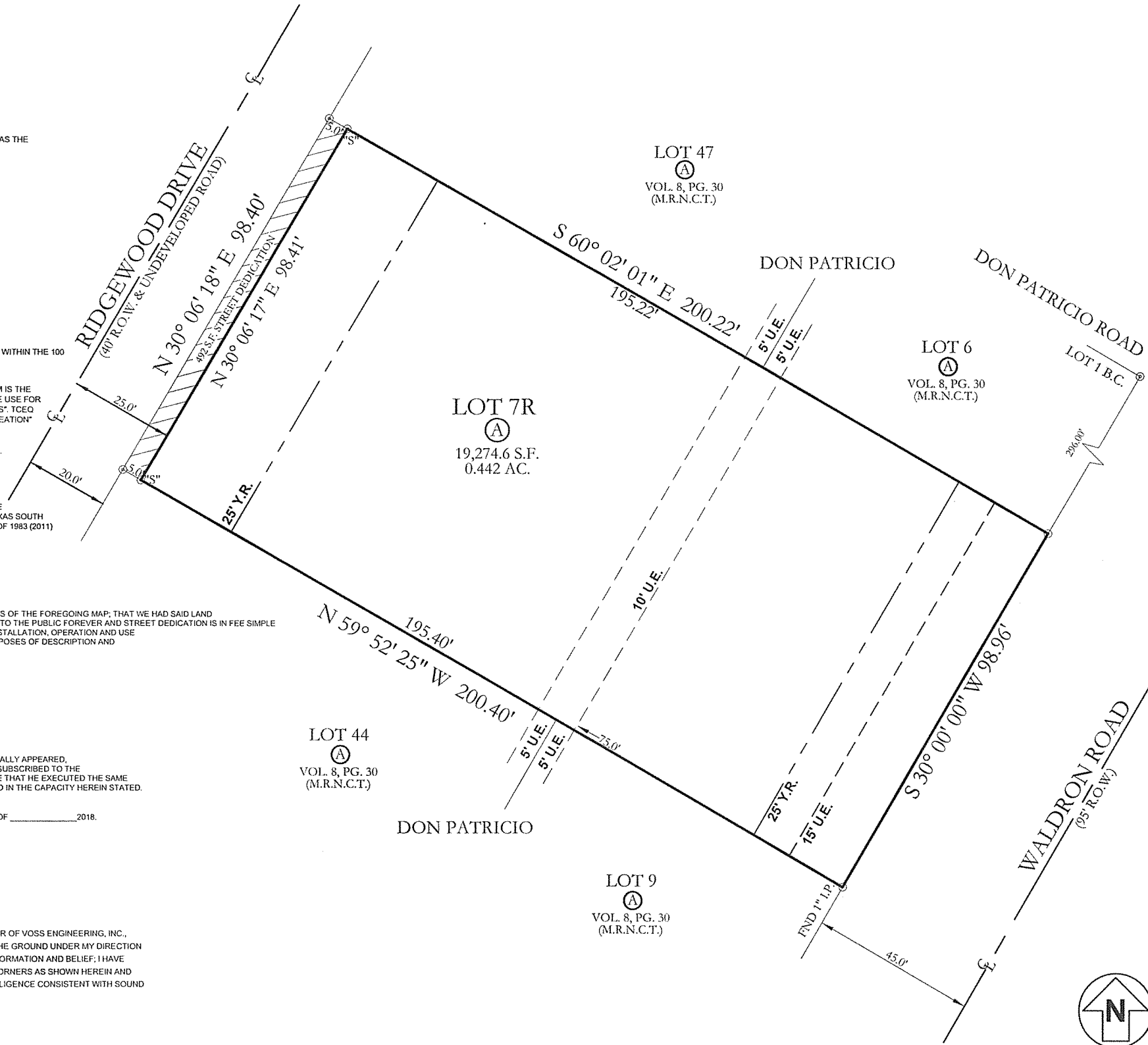
STATE OF TEXAS
COUNTY OF NUECES

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 _____, 2018,

SEAL

RONALD A. VOSS
REGISTERED PROFESSIONAL LAND SURVEYOR No. 2293



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 _____, 2018,

NINA NIXON-MENDEZ, FAICP, SECRETARY

ERIC VILLARREAL, P.E., CHAIRMAN

STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE ____ DAY OF _____, 2018,

WILLIAM J. GREEN, P.E.
DEVELOPMENT SERVICES ENGINEER

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 _____,
2018, WITH IT'S CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY
OFFICE THIS ____ DAY OF _____, 2018 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 _____, 2018.

KARA SANDS, COUNTY CLERK

DEPUTY TO THE COUNTY CLERK

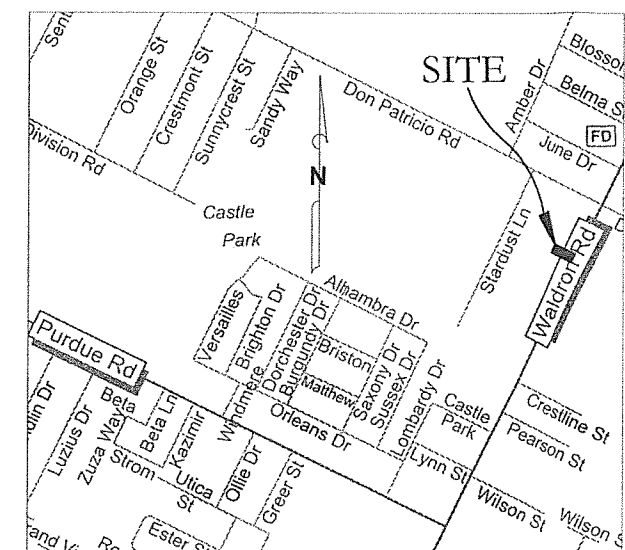
VOSS ENGINEERING, INC.

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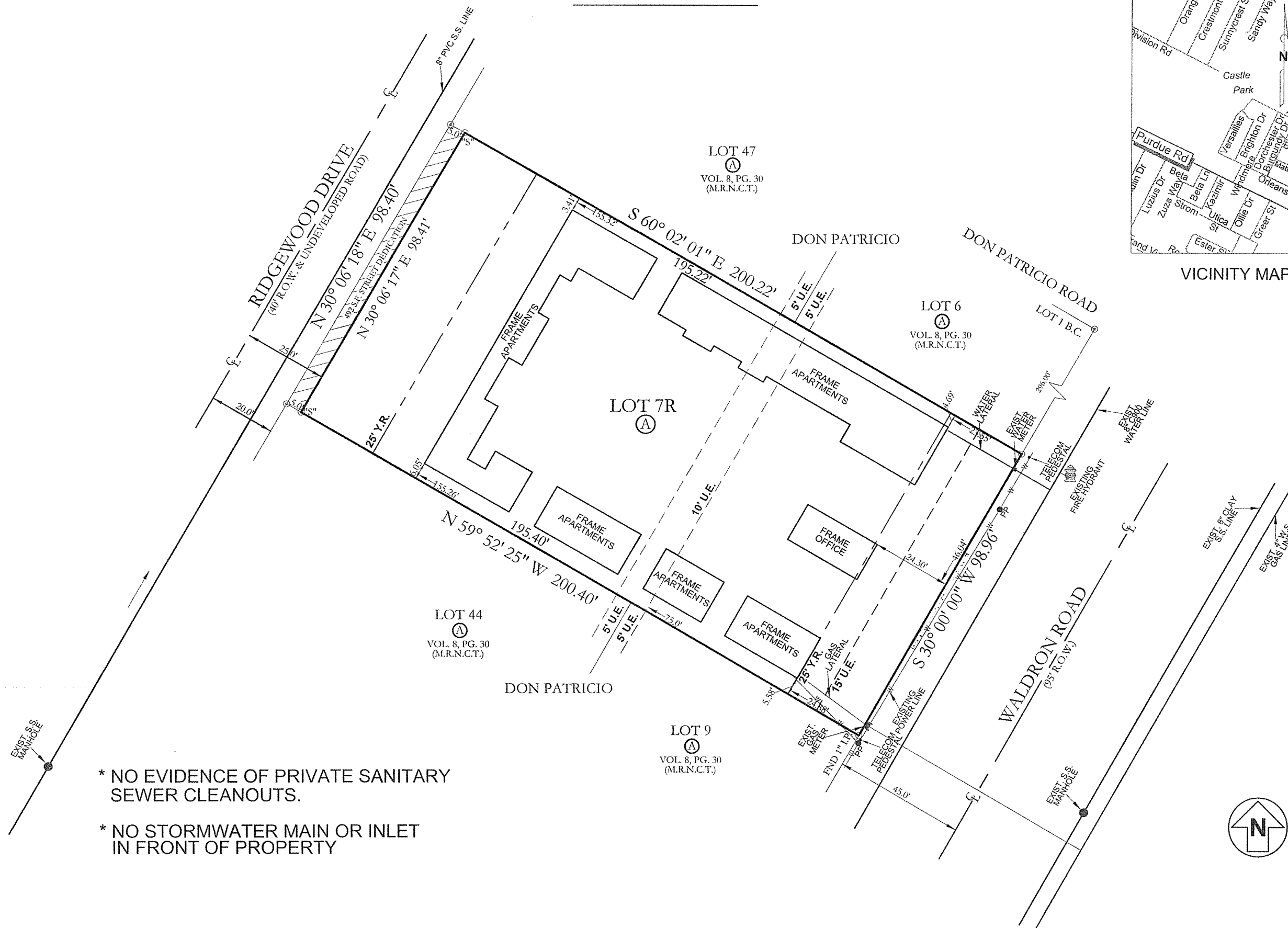


DATE:	REVISED:	OFFICE:	JOB #:
10/15/2018		RV & PP	18-3516
FIRM NO. F-166			

UTILITY PLAN

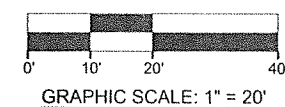


VICINITY MAP (NTS)



* NO STORMWATER MAIN OR INLET
IN FRONT OF PROPERTY

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