



# **Wastewater Acreage Fee Exemption Ybarra Terrace Lot 1**

City Council Presentation  
June 25, 2019

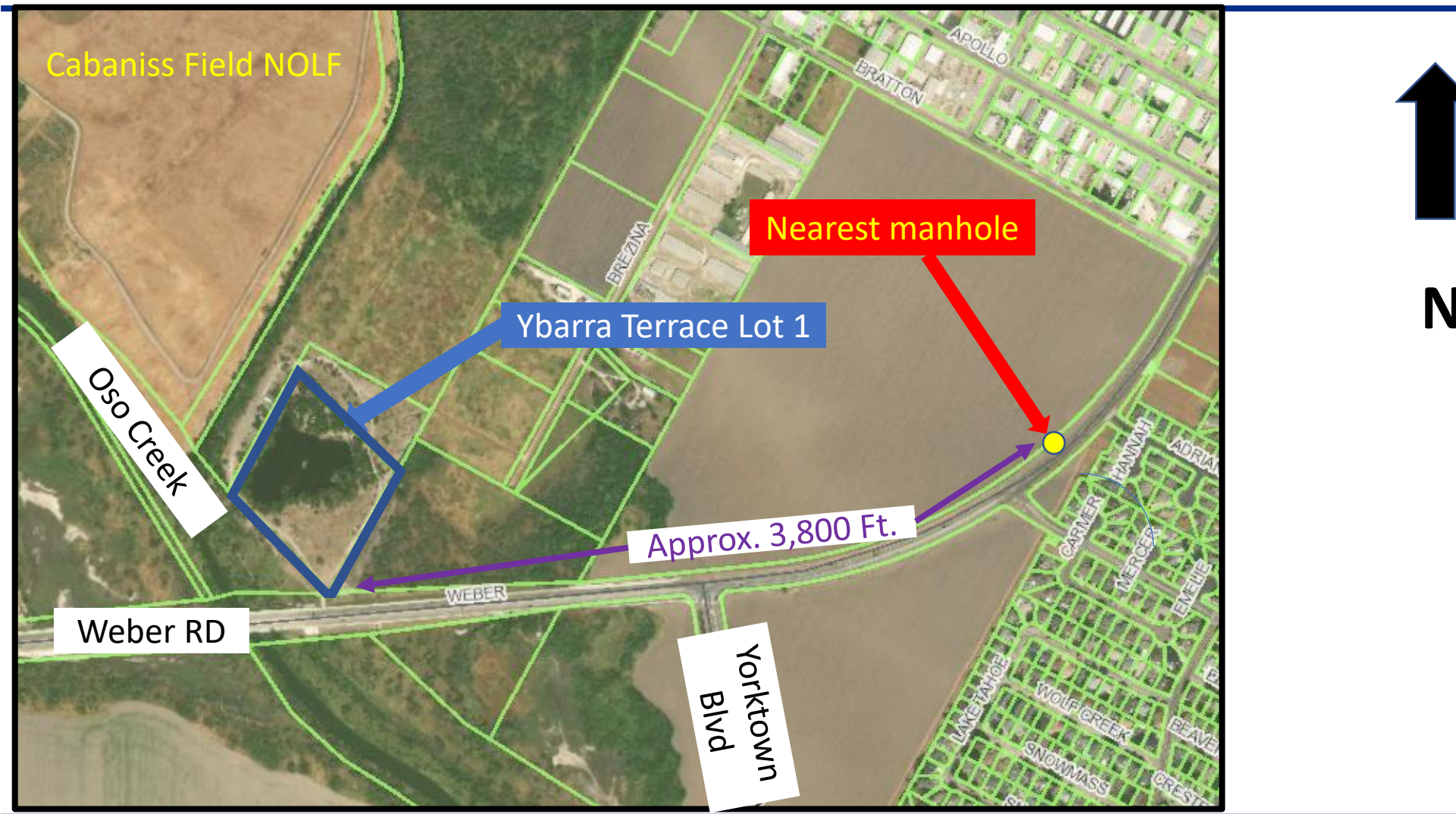


# Vicinity Map





# Aerial of Master Plan-Required Wastewater Construction







# Planning Commission Recommendation

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## **Approval** of Wastewater Acreage Fees Exemption, subject to Sanitary Sewer Agreement



# Plat: Ybarra Terrace Lot 1

**LOCATION MAP**  
SCALE: 1"=500'

STATE OF TEXAS  
COUNTY OF NUECES

I, ESTHER CASTILLO YBARRA, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN HEREON FREE OF ALL LIENS THAT I HAVE HAD SAID PROPERTY SURVEYED AS SHOWN FOR THE PURPOSES OF DESCRIPTION AND SEPARATION, ALL UTILITY PROVISIONS, RIGHT-OF-WAY, ETC., TO THE PUBLIC FOR THE OPERATION & MAINTENANCE OF PUBLIC STREETS AND UTILITIES.

THIS THE DAY OF \_\_\_\_\_, 2019.

ESTHER CASTILLO YBARRA

STATE OF TEXAS  
COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY  
ESTHER CASTILLO YBARRA

THIS THE DAY OF \_\_\_\_\_, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF NUECES

I, MURRAY BASS, JR., LICENSED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE & BELIEF.

THIS THE 12TH DAY OF APRIL, 2019.

**NOTES**

1. THE PROPERTY IS ZONED T10 FARM RURAL.
2. THE WATERSHED REQUIREMENT AS SET FORTH IN A REQUIREMENT OF THE UNITED DEVELOPMENT CODE ORDINANCE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
3. BARRS OF FLOODING IN STATE OF TEXAS, LAURET ORLE, SOUTH ZONE, AND 1983 ESTABLISHED BY STATE OBSERVATION AND OPUS SELECTION BY NOS. ELEVATIONS HEREIN TO NAVD 1983.
4. THE SUBJECT PROPERTY LIES IN ZONE AE FLOOD PLAIN BOUNDARIES HAVE BEEN OBTAINED FROM FEMA PANEL 48058-C 0510-D DATED OCTOBER 23, 2018 (SHRIMP FLOODWAY).
5. THE FLOODING WATER FOR THE STORM WATER RUNOFF FROM THE PROPERTY IS THE OSO CREEK. THE FLOODING HAS NOT CLAIMED THE AGRI-CULTURE LIFE USE FOR THE OSO CREEK, BUT IT IS RECOGNIZED AS AN ENVIRONMENTALLY SENSITIVE AREA. THE OSO CREEK FLOODS FREQUENTLY INTO THE OSO BAY. THE FLOODING CLAIMED THE AGRI-CULTURE LIFE USE FOR THE OSO BAY AS "ENVIRONMENTAL" AND "CIVIL" WAREHOUSE AND CATERING THE FLOODING WATER AS "CIVIL" RECREATION USE.
6. IF THE PROPERTY WERE TO BE SUBMITTED, COMPLIANCE WITH THE PUBLIC OPEN SPACE REGULATIONS WILL BE REQUIRED AS APPLICABLE.

**YBARRA TERRACE LOT 1**

BEING A TRACT OF A LAND BEING OUT OF LOT 3, SECTION 12, AND LOT 1, SECTION 18 OF THE BROWMAN COLONY LANDS RECORDED IN VOLUME 47, PAGE 86, MAY RECORDS, NUECES COUNTY, TEXAS AND MORE PARTICULARLY DESCRIBED IN DOCUMENTS DEED RECORDS OF NUECES COUNTY, TEXAS CONTAINING 9.04 ACRES.

**LEGEND**

- 1. E. STATE HIGHWAY
- 2. F. FLOOD PLAIN
- 3. G. FLOOD PLAIN
- 4. H. FLOOD PLAIN
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- 581. VQ. FLOOD PLAIN
- 582. VR. FLOOD PLAIN
- 583. VS. FLOOD PLAIN
- 584. VT. FLOOD PLAIN
- 585. VU. FLOOD PLAIN
- 586. VV. FLOOD PLAIN
- 587. VW. FLOOD PLAIN
- 588. VX. FLOOD PLAIN
- 589. VY. FLOOD PLAIN
- 590. VZ. FLOOD PLAIN
- 591. WA. FLOOD PLAIN
- 592. WB. FLOOD PLAIN
- 593. WC. FLOOD PLAIN
- 594. WD. FLOOD PLAIN
- 595. WE. FLOOD PLAIN
- 596. WF. FLOOD PLAIN
- 597. WG. FLOOD PLAIN
- 598. WH. FLOOD PLAIN
- 599. WI. FLOOD PLAIN
- 600. WJ. FLOOD PLAIN
- 601. WK. FLOOD PLAIN
- 602. WL. FLOOD PLAIN
- 603. WM. FLOOD PLAIN
- 604. WN. FLOOD PLAIN
- 605. WO. FLOOD PLAIN
- 606. WP. FLOOD PLAIN
- 607. WQ. FLOOD PLAIN
- 608. WR. FLOOD PLAIN
- 609. WS. FLOOD PLAIN
- 610. WT. FLOOD PLAIN
- 611. WU. FLOOD PLAIN
- 612. WV. FLOOD PLAIN
- 613. WW. FLOOD PLAIN
- 614. WX. FLOOD PLAIN
- 615. WY. FLOOD PLAIN
- 616. WZ. FLOOD PLAIN
- 617. XA. FLOOD PLAIN
- 618. XB. FLOOD PLAIN
- 619. XC. FLOOD PLAIN
- 620. XD. FLOOD PLAIN
- 621. XE. FLOOD PLAIN
- 622. XF. FLOOD PLAIN
- 623. XG. FLOOD PLAIN
- 624. XH. FLOOD PLAIN
- 625. XI. FLOOD PLAIN
- 626. XJ. FLOOD PLAIN
- 627. XK. FLOOD PLAIN
- 628. XL. FLOOD PLAIN
- 629. XM. FLOOD PLAIN
- 630. XN. FLOOD PLAIN
- 631. XO. FLOOD PLAIN
- 632. XP. FLOOD PLAIN
- 633. XQ. FLOOD PLAIN
- 634. XR. FLOOD PLAIN
- 635. XS. FLOOD PLAIN
- 636. XT. FLOOD PLAIN
- 637. XU. FLOOD PLAIN
- 638. XV. FLOOD PLAIN
- 639. XW. FLOOD PLAIN
- 640. XX. FLOOD PLAIN
- 641. XY. FLOOD PLAIN
- 642. XZ. FLOOD PLAIN
- 643. YA. FLOOD PLAIN
- 644. YB. FLOOD PLAIN
- 645. YC. FLOOD PLAIN
- 646. YD. FLOOD PLAIN
- 647. YE. FLOOD PLAIN
- 648. YF. FLOOD PLAIN
- 649. YG. FLOOD PLAIN
- 650. YH. FLOOD PLAIN
- 651. YI. FLOOD PLAIN
- 652. YJ. FLOOD PLAIN
- 653. YK. FLOOD PLAIN
- 654. YL. FLOOD PLAIN
- 655. YM. FLOOD PLAIN
- 656. YN. FLOOD PLAIN
- 657. YO. FLOOD PLAIN
- 658. YP. FLOOD PLAIN
- 659. YQ. FLOOD PLAIN
- 660. YR. FLOOD PLAIN
- 661. YS. FLOOD PLAIN
- 662. YT. FLOOD PLAIN
- 663. YU. FLOOD PLAIN
- 664. YV. FLOOD PLAIN
- 665. YW. FLOOD PLAIN
- 666. YX. FLOOD PLAIN
- 667. YY. FLOOD PLAIN
- 668. YZ. FLOOD PLAIN
- 669. ZA. FLOOD PLAIN
- 670. ZB. FLOOD PLAIN
- 671. ZC. FLOOD PLAIN
- 672. ZD. FLOOD PLAIN
- 673. ZE. FLOOD PLAIN
- 674. ZF. FLOOD PLAIN
- 675. ZG. FLOOD PLAIN
- 676. ZH. FLOOD PLAIN
- 677. ZI. FLOOD PLAIN
- 678. ZJ. FLOOD PLAIN
- 679. ZK. FLOOD PLAIN
- 680. ZL. FLOOD PLAIN
- 681. ZM. FLOOD PLAIN
- 682. ZN. FLOOD PLAIN
- 683. ZO. FLOOD PLAIN
- 684. ZP. FLOOD PLAIN
- 685. ZQ. FLOOD PLAIN
- 686. ZR. FLOOD PLAIN
- 687. ZS. FLOOD PLAIN
- 688. ZT. FLOOD PLAIN
- 689. ZU. FLOOD PLAIN
- 690. ZV. FLOOD PLAIN
- 691. ZW. FLOOD PLAIN
- 692. ZX. FLOOD PLAIN
- 693. ZY. FLOOD PLAIN
- 694. ZZ. FLOOD PLAIN

**GRAPHIC SCALE**  
(1" = 100')  
1 inch = 100 feet

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

WILLIAM J. COHEN, P.E.  
REGISTERED SURVEY ENGINEER

DATE

STATE OF TEXAS  
COUNTY OF NUECES

THE 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 \_\_\_\_\_, 2019.

ESTHER CASTILLO YBARRA  
CHAIRMAN

NEW YORK-VENTURE, PROP  
SECRETARY

**BASS & WELSH ENGINEERING**  
CONSULTING ENGINEERS AND SURVEYORS  
3034 SOUTH ALAMOSA STREET 78404  
P.O. BOX 6397 78466-6397  
TELEPHONE (361) 882-5521  
FACSIMILE (361) 882-1285  
FIRM REGISTRATION NO. P-452 (ENGINEERING)  
FIRM REGISTRATION NO. 100027-00 (SURVEYING)  
CORPUS CHRISTI, TEXAS

APPROVED BY THE CORPUS CHRISTI-NUECES COUNTY HEALTH COMMISSION.  
THIS THE DAY OF \_\_\_\_\_, 2019, ANY PRIVATE  
WATER SUPPLY AND/OR SEWER SYSTEM SHALL BE  
CONSIDERED THE CORPUS CHRISTI-NUECES COUNTY HEALTH COMMISSION PRIOR TO INSTALLATION.

PUBLIC HEALTH ENGINEER

STATE OF TEXAS  
COUNTY OF NUECES

I, PARR SANDS, CLERK OF THE COUNTY COURT IN AND FOR SAID  
COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED  
THE DAY OF \_\_\_\_\_, 2019 WITH ITS CERTIFICATE OF  
AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THE DAY  
OF \_\_\_\_\_, 2019 AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ IN THE  
MAY RECORDS OF SAID COUNTY IN VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_  
INSTRUMENT NUMBER \_\_\_\_\_

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

BY: \_\_\_\_\_ DATA SANDS  
CLERK OF THE COUNTY COURT  
NUECES COUNTY, TEXAS

YBARRA TERRACE LOT 1

SHEET 1 OF 1