



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda - Final

Planning Commission

Wednesday, May 3, 2023

5:30 PM

Council Chambers

The Planning Commission shall be responsible to and act as an advisory body to City Council; shall review and make recommendations to City Council regarding the adoption/implementation of a comprehensive plan; regarding all proposals to adopt/amend land development regulations for the purpose of establishing consistency with the comprehensive plan; regarding zoning or requests for zoning changes in a manner to ensure consistency with the adopted comprehensive plan; regarding the City's annual capital budget and any capital improvement bond program. The Planning Commission also exercises control (approving body) over platting/subdividing land within the corporate limits and the extraterritorial jurisdiction of the City in a manner to ensure the consistency of all plats with the adopted comprehensive plan.

I. Call to Order, Roll Call.

II. PUBLIC COMMENT: Citizens will be allowed to attend and make public comments in person at City Planning Commission meetings. The public is invited to speak on any agenda item and any other items that pertain to the Planning Commission. Comments are limited to three minutes. If you choose to speak during this period, you will not be allowed to speak again when the specific item is being considered in order of the agenda. Electronic media that you would like to use may only be introduced into the City system IF approved by the City's Information Technology (IT) Department at least 24 hours prior to the Meeting. Please contact IT at 826-3211 to coordinate.

III. Approval of Absences. Vice Chairman Miller and Commissioner Munoz.

IV. Approval of Minutes.

1. [23-0765](#) Regular Meeting Minutes of April 19, 2023

Attachments: [4-19-23 Planning Commission DRAFT Meeting Minutes](#)

V. Consent Public Hearing: Discussion and Possible Action (Item A)

NOTICE TO THE PUBLIC: The following Consent Public Hearing consists of items in which City Staff has given a recommendation of approval. The Planning Commission has been furnished with background and support material on each item. All items will be acted upon by one vote without being discussed separately unless a Commissioner has requested to pull a specific item for individual consideration. In any event, the item or items will immediately be withdrawn for individual consideration in its normal sequence after the items not requiring separate discussion have been acted upon. The remaining items will be acted upon by one vote.

A. Plats

2. [23-0729](#) 23PL1033-CONDITIONAL
WHITECAP (PRELIMINARY-Unit 1A, 1B, 1C, 1D, 1E 241.84 ACRES)
Located west of Park Road 22 (SPID) and north of Whitecap Boulevard.
Attachments: [CoverPg 23PL1033 Whitecap Prelim Units 1A, 1B, 1C, 1D, 1E](#)
[Whitecap Prelim \(Units 1A-1E\) Comments.R1](#)
[Whitecap-Prelim.R1](#)
3. [23-0723](#) 23PL1024
PEARSON ADDITION, BLOCK 2, LOT 6 (REPLAT-.25 ACRES)
Located north of Pearson St. and east of Waldron Rd.
Attachments: [CoverPg 23PL1024 Pearson Addition Blk 2 Lot 6](#)
[Blk.2 Lot6 TRCCommentsR1.1](#)
[Final- re-plat Pearson Addition Blk2 Lot 6 \(1\)](#)

Time Extension

4. [23-0764](#) 22PL1091-FIRST REQUEST
SCHANEN ESTATES WEST UNIT 13 (FINAL PLAT-10.006 ACRES)
Located north of Saratoga Boulevard and west of Norchester Street.
Attachments: [CoverPG Schanen Estates West Unit 13](#)
[Schanen Estates Unit 13 final plat](#)
[14041-Extension Request Schanen Estates West Unit 13](#)

VI. Public Hearing: Discussion and Possible Action (Item B)

The following Public Hearing items will be considered individually.

B. Time Extension

5. [23-0784](#) 19PL1096-6th REQUEST
WESTWOOD HEIGHTS UNIT 4 (FINAL-9.06 ACRES)
Located south of Leopard Street and west of Starlite Lane.
Attachments: [CoverPG Westwood Heights Unit 4 \(002\)](#)
[PC Agenda Memo- Westwood Heights Unit 4](#)
[19PL1096 Extension ActionLtr5.4.22](#)
[Plat WESTWOOD UNIT4 PCAPPRVD-11.13.19MTG](#)
[6th Plat Ext-Westwood Heights Letter](#)

VII. Director's Report**VIII. Future Agenda Items**

IX. Adjournment

Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services are requested to contact Ruth Bocchino, at 361-826-3568 or ruthb3@cctexas.com, no later than 48 hours prior to this meeting so that appropriate arrangements can be made.



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes - Draft

Planning Commission

Wednesday, April 19, 2023

5:30 PM

Council Chambers

I. Call to Order, Roll Call:

Chairman Zarghouni called the meeting to order at 5:30 pm and a quorum was established to conduct the meeting, with Vice Chairman Miller and Commissioner Munoz absent.

II. PUBLIC COMMENT: Ben Molina, 2501 SPID, Director of Government Affairs for the Coastal Bend Homebuilders Association, discussed the Airport Hazard Overlay. The Coastal Bend Homebuilders would like to offer their assistance as a resource as the Planning Commission moves forward.

III. Approval of Absences: None.

IV. Approval of Minutes:

1. [23-0698](#) Regular Meeting Minutes of April 5, 2023.

A motion was made by Commissioner York to approve the minutes listed above and seconded by Commissioner Hedrick. The Vote: All Aye. The motion passed.

V. Consent Public Hearing: Discussion and Possible Action (Item A)

Chairman Zarghouni stated Commissioner York would be abstaining from Item 4.

Mark Orozco, Development Services, read the Consent agenda items 2, 3, 5, 6, and 7 into the record as shown below; plat items 2, 3, 5, 6, and 7. The plats satisfy all requirements of the Unified Development Code (UDC)/State Law, and the Technical Review Committee (TRC) staff recommends approval.

Commissioner Lerma asked for detailed information on the layout. Mr. Orozco explained that there was a unit that had more lots, so a majority of the lots were moved to Unit 23. Mr. Dimas stated the line that divides the various units can change over time, and the preliminary and final plat have to have that realignment occur.

After Staff's presentation, Chairman Zarghouni opened the Public Hearing.

Hearing no Public Comments, Chairman Zarghouni closed the Public Hearing.

A motion was made by Commissioner York to approve the Consent Items 2, 3, 5, 6, and 7 as presented by staff and seconded by Commissioner Salazar-Garza. The Vote: All Aye. The motion passed.

Mark Orozco, Development Services, read the Consent agenda item 4 into the record as shown below; plat item 4. The plat satisfies all requirements of the Unified Development Code (UDC)/State Law, and the Technical Review Committee (TRC) staff recommends approval.

After Staff's presentation, Chairman Zarghouni opened the Public Hearing.

Hearing no Public Comments, Chairman Zarghouni closed the Public Hearing.

A motion was made by Commissioner Salazar-Garza to approve the Consent Item 4 as presented by staff and seconded by Commissioner Motaghi. The Vote: Aye: Chairman Zarghouni, Commissioners Mandel, Salazar-Garza, Motaghi, Lerma, and Hedrick. Abstain: Commissioner York. The motion passed.

A. Plats

2. [23-0636](#) 23PL1003
CORPUS CHRISTI LEOPARD ADDITION, BLOCK 1, LOT 1 & 2 (REPLAT-1.76 ACRES)
Located north of Leopard and east of Mountain View Rd.
3. [23-0620](#) 22PL1185
OSO RIVER ESTATES, UNIT 3 (FINAL - 51.55 ACRES)
Located north of Holly Road and east of Ennis Joslin Road.
4. [23-0693](#) 23PL1034
PORT-AYERS SUBURBAN CENTER, BLOCK B-1, LOT 8R (REPLAT-3.55 ACRES)
Located north of Ayers St. east of Port Ave.
5. [23-0696](#) 22PL1033
PRELIMINARY PLAT OF RANCHO VISTA SUBDIVISION
(PRELIMINARY-98.70 ACRES)
Located east of Rodd Field Road and south of Yorktown Boulevard.
6. [23-0691](#) 21PL1065-CONDITIONAL
RANCHO VISTA SUBDIVISION UNIT 23 (FINAL-10.62 ACRES)
Located south of Adler Drive between Rancho Vista Boulevard and Cattlemen Drive.

7. [23-0690](#) 21PL1066-CONDITIONAL
RANCHO VISTA SUBDIVISION, UNIT 24, (FINAL-8.58 ACRES)
Located south of Adler Drive between Rancho Vista Boulevard and Cattlemen Drive.

VI. Director's Report: None.

VII. Future Agenda Items: None.

VIII. Adjournment of Planning Commission.

There being no further business to discuss, the meeting adjourned at 5:39 pm.

IX. Convene Airport Zoning Commission (Planning Commission).

X. Call to Order, Roll Call:

Chairman Zarghouni called the meeting to order at 5:40 pm and a quorum was established to conduct the meeting, with Vice Chairman Miller and Commissioner Munoz absent.

XII. Approval of Absences: None.

XIII. Approval of Airport Zoning Commission Minutes: February 22, 2023

8. [23-0697](#) Airport Zoning Commission Minutes February 22, 2023.

A motion was made by Commissioner York to approve the minutes listed above and seconded by Commissioner Motaghi. The Vote: All Aye. The motion passed.

XIV. Airport Hazard Overlay District

9. [23-0707](#) Airport Hazard Overlay District Presentation.

Andrew Dimas presented the Airport Hazard Overlay District:

Air Installation Compatibility Use Zone (AICUZ) updates occurred in 2009 and were followed by the 2013 Joint Land Use Study (JLUS). The Joint Land Use Study (JLUS) was done in partnership with the United States Navy involving the declaration of various zones including the Safety, Light, Noise, and Vertical Obstruction Subzones of NAS-CC, NOLF Cabaniss, NOLF Waldron, and the Corpus Christi International Airport (CCIA). Further updates occurred with the 2020 AICUZ of NOLF Cabaniss and NOLF Waldron.

Formerly, the Unified Development Code (UDC) via Section 6.5 Air Installations Compatible Use Zones (AICUZ) is used as a guideline during the rezoning process to evaluate the compatibility of land uses within the designated Accident Potential Zones

(APZs) of the AICUZ.

Today, the Unified Development Code (UDC) via Section 6.5 Military Compatibility Area Overlay District (MCAOD) places limitations on land use, density, lighting, noise, and vertical obstructions in around Naval installations.

Safety Subzone (SS): Safety Subzone is a subzone within the within the Airport Hazard Overlay District (AHOD) consisting of the Clear Zone, Accident Potential Zone 1, and Accident Potential Zone 2 based on AICUZ design.

Noise Subzone (NS): Noise Subzone is a subzone within the AHOD consisting of the area located off installation that fall within the noise contours greater than 65 dB DNL noise levels associated with aircraft activities.

Vertical Obstruction Subzone (VOS): Vertical Obstruction Subzone is a subzone within the AHOD consisting of a 3-D geographic area comprised of imaginary surfaces.

Light Zone (LS): Light Subzone is a subzone within the AHOD consisting of areas that may generate ambient light and the direction of light that have the potential to affect operations and controller visibility.

Use Hazards: Electrical/visual interference, glare, smoke, dust, protected airspace, bird strikes, and additional aeronautical review.

Plat Notice: A notice shall be placed on all final plats for properties located within Accident Potential Zone 1 and 2 that the property, either partially or wholly, lies within an Accident Potential Zone and is subject to noise and/or aircraft accident potential which may be objectionable.

Supplemental Information: Whenever any application for a change in zoning in a AHOD is filed, the director of development services should make formal request to the Director of the Corpus Christi International Airport and the United States Navy at least thirty (30) days prior to the zoning commission hearing for any relevant statistics, operational activities information, technical data, or other studies with bearing on the request. Staff encourages the use of the adopted UDC Compatibility Districts for future rezonings.

Commissioner Lerma asked how many existing houses are in the overlay district.

Mr. Dimas stated in Clarkwood, at least 20 homes, a mobile home park, and more outside the area. The GIS maps state those areas are outside of the overlay district.

Commissioner Lerma asked about the level of outreach.

Chairman Zarghouni discussed the notification process; he would like the public to be notified when the zoning changes so the public and land owners know what is happening.

Mr. Dimas stated they will reach out to individuals via letters, signs, and QR codes.

Commissioner Lerma stated that not everyone is tech savvy and don't have computers or cell phones; and we need to get the information to them.

Mr. Dimas stated they will do signs and traditional mailouts.

XV. Director's Report: None.

XVI. Future Agenda Items: None.

XVII. Adjournment of Airport Zoning Commission.

There being no further business to discuss, the meeting adjourned at 5:52 pm.

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
MAY 3, 2023**

PROJECT: 23PL1033-CONDITIONAL

WHITECAP (PRELIMINARY-Unit 1A, 1B, 1C, 1D, 1E 241.84 ACRES)
Located west of Park Road 22 (SPID) and north of Whitecap Boulevard.

Zoned: RS-4.5/PUD

Owner: Diamond Beach Holdings, LLC

Surveyor: LJA Engineering

The applicant proposes to plat to develop a Residential subdivision with a Mixed-Use Development. Upon satisfaction of the remaining conditions and comments in the Plat Review Comments document, the submitted plat will satisfy the requirements of the Unified Development Code and State Law and the Technical Review Committee recommends conditional approval. All comments requiring resolution prior to Planning Commission approval have been addressed.

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Interdepartmental Staff and outside agencies have reviewed and prepared comments for the proposed plat. These comments are intended to be final. All plats must comply with applicable review criteria. All corrected plats must be submitted with a comment resolution (response) letter for staff review.
*****The application will be considered void after 180 days if no comments are submitted responding to distributed TRC comments.*****

Staff Only/District#: MJO/#4
 App Received: March 30, 2023
 TRC Meeting Date: April 6, 2023
 TRC Comments Sent Date: April 7, 2023
 Revisions Received Date (R1): 4-13-23
 Staff Response Date (R1): 4/18/2023
 Revisions Received Date (R2):
 Staff Response Date (R2):
 Planning Commission Date: 5-3-23

Condition Comments to be addressed prior to Final plat approval

Major plats, in compliance with review criteria, are recommended for approval to the Planning Commission by the TRC. Development Services staff will determine when the plat is scheduled for Planning Commission.
 Administrative plats, in compliance with review criteria, are approved by the Director on a rolling basis.

Project: 23PL1033

WHITECAP (PRELIMINARY- Unit 1A, 1B,1C,1D,1E 241.84 ACRES)
 Located west of Park Road 22 (SPID) and north of Whitecap Boulevard.

Zoned: RS-4.5/PUD

Owner: Diamond Beach Holdings, LLC
 Surveyor: LJA Engineering

LJA Responses 04.12.2023

The applicant proposes to plat to develop a Residential subdivision with a Mixed-Use Development.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Plat closes to acceptable engineering standards. (TSPS Manual of Practice Appendix A, Condition 3; Suburban Traverse Error of Closure)	Acknowledged.	Addressed		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat 1	Provide Ordinance no. for plat note 5.	Complete.	Addressed		
2	Plat 1	Remove note 10 as individual SWPPP may be required for infill lots. Subdivisions require an overall SWPPP for the Large scale General Permit for TCEQ	Complete.	Addressed		
3	Plat 1	Indicate where the Private DE's are on the plat in reference to Plat note 8.	Private DE's will be located within Parks only and will be delineated concurrent to Final Platting & Construction Plan preparation. Added preliminary 'placeholder' DE's to this plat.	Addressed		
4	Plat 1	Submit a legal instrument, for a Home Owners Association, for approval by the City Attorney prior to any plat recordation. (UDC 8.1.8)	HOA document preparation is in progress and will be submitted for approval prior to Final Platting.	Addressed		

5	Plat 1	Add a plat note. "This subdivision contains private improvements, including but not limited to, swales and Waste water facilities with easements that have not been dedicated to the public or accepted by the City of Corpus Christi as public rights-of-way. The City of Corpus Christi has no obligation to maintain, repair, install or construct private improvements within the subdivision and shall agree to indemnify, agency from all claims, damages and losses arising out of the construction, reconstruction, maintenance and operation of the private improvements" May need to add Navigational waters as the property is private.	Note added, including reference to the Developer Agreement which is currently being negotiated. Further, we request that the wastewater portion of this comment be addressed at the final platting stage rather than binding the entire development at this preliminary phase. In all other developments Wastewater is considered part of the public improvements owned and operated by the City. The intent is to construct all of the wastewater infrastructure to City standards, just as in other developments around the City. We are requesting that the City maintain the wastewater infrastructure within this development the same way that it is done for others. Please note that the residents within this community will be paying utility bills the same as others around the City. Should some other arrangement be discussed, the referenced Developer Agreement may be executed during the final platting stages.	Addressed; further maintenance obligation to be on Developer Agreement.		
6	Plat 2	Provide Bold type labels for each phase Unit within each Unit boundary for each sheet.	Complete.	Addressed		
6	Plat 2	Provide Flood plain boundaries with labels on plat or verify Plat note 2 indicating entire property is in AE zone. Provide contours in light weight lines on plat.	Complete, noting that the addition of contours necessitated the addition of the existing bulkheads. Additionally, note that the plat displays the contours following the Site Work improvements that are currently nearing completion, while the SWQMP displays the pre-existing contours.	Not addressed. New construction contours to be on Public Improvement plans (Remove from plat). Existing contours requested are by the Prelim plat application checklist. Remove floodplain boundaries from Sheet 1 Phasing Plan. See previous submitted Sheet 1. Do not change as submitted.		
6	Plat 2	Provide legal description, ownership and recording information for adjacent south and north adjacent	Complete.	Addressed		
7	Plat 2	Provide "Private Park" label for Block 5, Lot 2 & 3. Provide "Private" to all Park lots on all sheets.	"Park" label added. General Notes on Sheet 1 designate all parks as private.	Not Addressed. Label as "Private Park" on plat.		
8	Plat 2	Provide lot and block number for Navigable Channel. Area to be included in Final plat and recorded as a Lot. Square footage should be provided. Include Navigable channel to note 8 and additional requested on LD comment #5.	This plat is notated and numbered in accordance with the precedent set by the existing island subdivisions (e.g., see Coquina Bay, Barataria Bay, Point Tesoro, Ports O' Call, etc.). Square footages of Navigable Channels have been added within the plan. Note that assigning lot numbers would 'tie' blocks together across the channels, for example, converting the channel between Units 1A and 1E to a lot would combine Blocks 1, 2, 12, & 14 into a single block. And to the extreme, numbering the channel east of Phase 1B would combine Blocks 7, 11, 15, 16, 17, & 46 into a single block spanning Phases 1B, 1C, 1D, and 1E.	Addressed; further maintenance obligation to be on Developer Agreement.		
9	Plat 2	Adjacent easements to shown and labeled for adjacent properties. (10' UE along Aquarius St. and on north border).	Complete.	Addressed		
	Plat 2	Previous plat references 7.5' UE crossing Unit 1A and 1E. Indicate whether it is closed. If not, then Easement closing by separate document will be required prior to Final plat recording.	Acknowledged.	Addressed		
10	Plat 2	Proposed bio swales to be in Private Drainage Easements labeled on the plat.	Complete. See Land Development Comment 3 above.	No Addressed. Label as "Private DE" on plat.		

11	Plat 2	Lift stations and WW lines to be in easements, whether in Private UE or public UE.	Utility Easements have been added to all lines and will Lift Station easements will be added during the Final Platting/Construction Drawings phase of work to fully encompass the limits of the Lift Station infrastructure.	To be Addressed with Final Plat		
12	Plat 2	Utility lines outside plat boundary to be in an Easement recorded separately and labeled with document number on Final plat. Show easement for force main outside boundary.	Acknowledged, including addition of Offsite Utility Easements for Wastewater, as applicable.	To be Addressed with Final Plat		
13	Plat 3	Provide legal description, ownership and recording information for all adjacent properties on Commodores Dr. and Compass St.	Complete.	For adjacent properties with a recorded plat, only the Subdivision name and volume/page of Plat is required (one label). For properties not platted, the owners name and document number is required for each property. All easements, lot labels, and setback labels should be shown.		
14	Plat 3	Indicate what are the dashed lines parallel with Compass Street. Provide label if need to.	Complete. Labels added.	To be Addressed with Final Plat		
15	Plat 3	Provide and label the centerline for Park Road 22.	Complete.	Addressed		
16	Plat 3	Provide half street distance to platted property for Aquarius St., Commodores Dr. and Compass St.	Complete.	Addressed		
17	Plat 5	Indicate what are the dashed lines parallel with east boundary is for. Provide label if need to.	Complete. Labels added.	To be Addressed with Final Plat		
18	Plat 5	Provide and label the centerline for Park Road 22.	Complete.	Addressed		
19	Plat 5	Provide legal description, ownership and recording information for all adjacent west and east properties	Complete.	For adjacent properties with a recorded plat, only the Subdivision name and volume/page of Plat is required (one label). For properties not platted, the owners name and document number is required for each property. All easements, lot labels, and setback labels should be shown.		
20	Plat 6	Indicate and label the property whether it is a Private Park or Navigational waters. Provide a Block and Lot number.	Complete.	Addressed		
21	Plat 6	Verify the platted lots (dashed) will be listed on the Final plat description with verification of ownership with application.	Acknowledged.	Addressed		

22	Plat 7	Provide legal description, ownership and recording information for all adjacent west and east properties	Complete.	For adjacent properties with a recorded plat, only the Subdivision name and volume/page of Plat is required (one label). For properties not platted, the owners name and document number is required for each property. All easements, lot labels, and setback labels should be shown.		
23	Plat 7	Verify the platted lots (dashed) will be listed on the Final plat description with verification of ownership with application.	Acknowledged.	Addressed		
24	Plat 7	Indicate and label the property whether it is a Private Park or Navigational waters. Provide a Block and Lot number.	Complete.	Addressed		
25	Plat 8	Verify the platted lots (dashed) will be listed on the Final plat description with verification of ownership with application.	Acknowledged.	Addressed		
26	Plat 8	Indicate and label the property whether it is a Private Park or Navigational waters. Provide a Block and Lot number.	Complete.	Addressed		
27	Plat 8	Provide half street distance to platted property for Dasmarias Dr. and Whitecap Boulevard.	Complete.	Not Addressed.		
28	Plat 8	Provide legal description, ownership and recording information for all adjacent east properties	Acknowledged.	For adjacent properties with a recorded plat, only the Subdivision name and volume/page of Plat is required (one label). For properties not platted, the owners name and document number is required for each property. All easements, lot labels, and setback labels should be shown.		
29	Plat 9	Indicate and label the property whether it is a Private Park or Navigational waters. Provide a Block and Lot number.	Complete.	Addressed		
30	Plat 9	Verify the platted lots (dashed) will be listed on the Final plat description with verification of ownership with application.	Acknowledged.	Addressed		
31	Plat 9	Provide and label the centerline for Park Road 22 and Cruiser Street.	Acknowledged.	Addressed		
32	Plat 9	Provide legal description, ownership and recording information for all adjacent east properties	Acknowledged.	For adjacent properties with a recorded plat, only the Subdivision name and volume/page of Plat is required (one label). For properties not platted, the owners name and document number is required for each property. All easements, lot labels, and setback labels should be shown.		

33	Utility Plan	On Utility plan, indicate what utilities are existing and which are proposed by providing these labels.	Existing and Proposed Utilities are defined graphically and noted in the legend. Additionally, existing utility notations have been added.	To be Addressed with Final Plat		
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34	Plat (all sheets)	Remove or correct the bold dotted lines as Bearings and distances for the boundary. Boundary is not checked by GIS for closure.			
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PLANNING/Environment & Strategic Initiatives (ESI)

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	---	Addressed		

DEVELOPMENT SERVICES ENGINEERING

Action	Yes	No
Public Improvements Required?		
Water	Yes with Final Plat	
Fire Hydrants	Yes with Final Plat	
Wastewater	Yes with Final Plat	
Manhole	Yes with Final Plat	
Stormwater	Yes with Final Plat	
Sidewalks	Yes with Final Plat	
Streets	Yes with Final Plat	

Refer to UDC Section 3.8.3.D Waivers if applicable.

Applicant Response on Waiver:

DEVELOPMENT SERVICES ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Development on this site shall manage storm water drainage caused by the development of the property, drainage directed to the property by ultimate development, and drainage naturally flowing onto and through the property per UDC 8.2.8.B.2	Acknowledged. Specifically, the underground drainage from Barataria Bay (west of Dasmariñas) is to be accepted by the Preserve freshwater ponds, which will then overflow via underground infrastructure to the Navigable Channels.	Accepted.		
2	SWQMP	Note 7 of the SWQMP states no known wetlands. Verify through the US Fish and Wildlife Service National Wetlands Inventory and the US Army Corps of Engineers and delineate any wetland areas within the plat boundaries on the preliminary plat.	Per review by Robert W. Heinly, Chief, Policy Analysis Branch, US Army Corps of Engineers, in his review of subject SWG-1996-02901, dated April 15, 2021: "we have determined that the subject site does not contain waters of the United States". See attached Jurisdictional Determination letter.	Accepted.		

UTILITIES ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Water construction is required for Final platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards	Acknowledged.	To be addressed on Public Improvement plans.		
2	Utility plan	Proposed Fire hydrants need to be spaced 600 LF apart in residential areas. Hydrant locations should be shown on the plan.	Fire hydrant placement will be in accordance with residential requirements. Preliminary hydrant locations have been added to the Utility Plans.	To be addressed on Public Improvement plans.		
3	Plat	Wastewater construction is required for Final platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards	Acknowledged.	To be addressed on Public Improvement plans.		

4	Plat	It appears there will be three lift stations in these phases. Will these lift stations be private? There appears to be no dedicated easement around these lift stations.	All lift stations will be placed within Utility Easements. Maintenance responsibilities for facilities will be established in a future Developer Agreement (in progress).	Upon further review, it was confirmed that these lift stations shall be part of the private infrastructure maintained and repaired by the HOA. TIRZ supported infrastructure included mobility projects only. Provide Private easements on the plat.		
5	Utility plan	No service connections can be made directly to manholes.	Acknowledged.	To be addressed on Public Improvement plans.		

TRAFFIC ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Informational:	Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7)	Acknowledged.	Addressed.		
2	Informational:	Public improvement plans shall include all signage and pavement markings needed for traffic operations (e.g. signage, striping, traffic mitigation devices) in addition to standard "regulatory" STOP and street name blade sign installations. Additionally, cul-de-sacs must include either "NO OUTLET" or "DEAD END" signage. Temporary Dead-Ends should include the appropriate object markers and one-way streets must include signage for any one-way designations and affected side streets. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A	Acknowledged. Additionally, temporary dead-ends, resulting from the phasing of the project, that approach a canal will be provided with a Type III barricade in lieu of end-of-road object markers to further ensure vehicular safety.	To be addressed on Public Improvement plans.		
3	Informational:	All traffic signs shall be furnished and installed by the Developer in accordance to specifications of, and subject to, latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD), public improvement plan reviews and inspections, by the City. This includes furnishing and installing "STOP" signs. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A	Acknowledged.	To be addressed on Public Improvement plans.		
4	Informational:	Pavement markings shall be installed within the scope of the subdivision in accordance to specifications of, and subject to, latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD), public improvement plan reviews and inspections, by the City. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A	Acknowledged.	To be addressed on Public Improvement plans.		
5	Informational:	Pavement markings shall be installed within the scope of the subdivision on all streets classified as a collector (C1) or higher on the City's Urban Transportation Plan Map. Streets not designated as a collector (C1) or higher, but constructed with a 40-foot width (back-of-curb to back-of-curb) will be subject to specifications stated in public improvement plan review. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A	Acknowledged.	To be addressed on Public Improvement plans.		
6	Informational:	Raised blue pavement markers in accordance with the latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD)," shall be installed in the center of a street or safety lane at fire hydrant locations. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A	Acknowledged.	To be addressed on Public Improvement plans.		
7	Informational:	The developer or their representative is required to submit a "Street Lighting Plan", indicating the proposed locations and fixture type of street lights, for review and approval to the City's Traffic Engineering Department. All new fixture types will be LED. Street lights shall meet design requirements per the City of Corpus Christi Infrastructure Design Manual (IDM) Chapter 8 - Street Lighting Design Policy and Guidelines.	Acknowledged.	To be addressed on Public Improvement plans.		

8	Informational:	The "Street Lighting Plan" shall indicate all existing street lights within 500-ft (+/-) of proposed street lights along tangent street sections. Preliminary "written" approval of the "Street Lighting Plan", by the City's Traffic Engineering Department, is required before the utility company (AEP or NEC) can start the design of the street lighting system and determine developer fees, which are required for plat recordation. Traffic Engineering issues a Letter of Authorization to the utility company, allowing for construction of the street lighting system, once this process is complete.	Acknowledged.	To be addressed on Public Improvement plans.		
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FLOODPLAIN						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	---	Addressed.		

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Fire comments reflect all aspects of the Planned Unit Development	Acknowledged.	Addressed.		
2	Note	Note: All code reference is based on currently adopted International Fire Code (IFC) 2015 and Corpus Christi Water Distribution Standards.	Acknowledged.	Addressed.		
3	Note	507.3 Fire flow. Fire flow requirements for buildings or portions of buildings and facilities shall be determined by an approved method. Note: The Corpus Christi Water Distribution Standards are the current guide for fire flow requirements.	Acknowledged.	Addressed.		
4	Plat	Fire flow for residential areas require 750 GPM with 20 psi residual	Acknowledged.	To be addressed on Public Improvement plans.		
5	Plat	507.5.1 Exception 1: Group R-3 (one- or two-family dwellings): Fire hydrants to be located every 600 feet apart.	Acknowledged.	To be addressed on Public Improvement plans.		
6	Plat	Mercantile/Commercial areas require a fire flow of 1,500 GPM with 20 psi residual.	Acknowledged.	To be addressed on Public Improvement plans.		
7	Plat	507.5.1 (amendment) Where Required: All premises, other than one-family detached dwellings, where buildings or portions of buildings are located more than 150 feet from a fire hydrant shall be provided with approved on-site hydrants and water mains capable of supplying the fire flow require by the fire official. The minimum arrangement being so as to have a hydrant available for distribution of hose to any portion of building on the premises at distances not exceeding 300 feet.	Acknowledged.	To be addressed with Site Development		
8	Plat	507.5.4 Obstruction. Unobstructed access to fire hydrants shall be maintained at all times. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants. Note: Hose lay from a hydrant will not cross an arterial street.	Acknowledged.	To be addressed with Site Development		
9	Plat	912.2.3 (amendment) Proximity to Hydrant: Fire department connections (FDC) for each sprinkler system or standpipe system shall be located not more than 100 feet from the nearest fire hydrant connected to an approved water supply.	Acknowledged.	To be addressed with Site Development		

10	Plat	503.1.1 (amendment) Buildings and facilities: Approved fire apparatus access roads shall be provided for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall allow access to three (3) sides of buildings in excess of fifteen thousand (15,000) square feet and all sides for buildings in excess of thirty thousand (30,000) square feet.	Acknowledged.	To be addressed with Site Development		
11	Plat	503.1.1 (amendment): During construction, when combustibles are brought on to the site in such quantities as deemed hazardous by the fire official, access roads and a suitable temporary supply of water acceptable the fire department shall be provided and maintained.	Acknowledged.	To be addressed with Site Development		
12	Plat	3310.1 Required access. Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available.	Acknowledged.	To be addressed with Site Development		
13	Plat	D102.1 Access and loading. Facilities, buildings, or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.	Acknowledged.	To be addressed with Site Development		
14	Note	Current UDC requirements call for a 28 ft. wide street curb to curb. Note the following directions:	Acknowledged.	To be addressed with Site Development		
15	Plat	503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders and an unobstructed vertical clearance of not less than 13 feet 6 inches.	Acknowledged.	To be addressed with Site Development		
16	plat	D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.	Acknowledged.	To be addressed with Site Development		
17	Note	Note: The minimum required width of 20 feet means clear unobstructed path that allows the passage of fire apparatus. A street that is constructed to the minimum of 20 feet means that no parking can be allowed on both sides of the street. Where a fire hydrant is located on the street, the minimum road width is 26 feet unobstructed. In this instance, no parking is allowed on one side of the street. If parking is allowed along a street, the minimum width required is 32 feet. Any obstruction can seriously affect emergency service response.	Acknowledged.	To be addressed with Site Development		
18	Plat	503.4 Obstruction of fire apparatus access roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in sections D103 shall always be maintained.	Acknowledged.	To be addressed with Site Development		

19	Plat	503.3 Marking: Where required by the fire code official, approved signs, or other approved notices the include the words NO PARKING-FIRE LANE shall be provided for fire apparatus access roads to identify such roads to prohibit the obstruction thereof. The designation of a fire lane can be marked with conspicuous signs which have the words:” Fire Lane-No Parking” at 50-foot intervals. In lieu of signs, fire lanes may be marked along curbing with the wording, “Fire Lane-No Parking” at 15-foot intervals.	Acknowledged.	To be addressed with Site Development		
20	Plat	503.2.5 Dead ends. Dead-end fire apparatus access roads more than 150 feet in length shall be provided with an approved area for turning around fire apparatus.	Acknowledged.	To be addressed with Site Development		
21	Plat	Table D103.4 Requirements for Dead-end fire apparatus access roads. Turnaround provisions shall be provided with a 96-foot diameter cul-de-sac.	Acknowledged.	To be addressed on Public Improvement plans.		
22	Note	An addition of a island in a cul-de-sac may require the diameter to be increased if fire apparatus turn radius cannot navigate around the street. Note turning radius diminsions below	Acknowledged.	To be addressed on Public Improvement plans.		
23	Note	The Fire Department will not accept a hammerhead design as a turnaround provisions.	Acknowledged.	To be addressed on Public Improvement plans.		
24	Plat	If applicable: D103.5 Fire apparatus access road gates. Gates securing the fire apparatus access roads shall comply with all the following criteria: Single gate width shall not be less than 20 feet. 12 feet gate width is required for a divided roadway. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official. Note: The use of a Knox Gate Switch is currently required by the Fire Official. Methods of locking shall be submitted for approval by the fire code official. Note: The Knox Padlock is currently required by the Fire Official. Electric gate operators, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed, and installed to comply with the requirements of ASTM F 2200.	Acknowledged.	To be addressed with Site Development		
25	Plat	D105.1 Where required. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.	Acknowledged.	To be addressed with Site Development		
26	Plat	D105.2 Width. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof.	Acknowledged.	To be addressed with Site Development		
27	Plat	D105.3 Proximity to building. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.	Acknowledged.	To be addressed with Site Development		

28	Plat	D105.4 Obstructions. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official.	Acknowledged.	To be addressed with Site Development		
29	Plat	D106.1 Projects having more than 100 dwelling units. Multiple-family residential projects having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads.	Acknowledged.	To be addressed with Site Development		
30	Plat	D107.1 One- or two-family dwelling residential developments. Developments of one- or two-family dwellings where the number of dwelling units exceeds 50 shall be provided with two separate and approved fire apparatus access roads.	Acknowledged.	To be addressed with Site Development		
31	Plat	IFC 503.1.2 Additional access. The fire code official is authorized to require more than one fire apparatus access road based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access.	Acknowledged.	To be addressed with Site Development		
32	Note	To meet the criteria for Single Family Townhouse use: each townhome is to be separately platted with separate address. Non-transient use. Construction requires 2-hour fire separation between units. Transient use would require a 13D fire sprinkler system to be installed.	Acknowledged.	To be addressed with Site Development		
33	Note	Note: The turning radius for fire apparatus should not be less than 45 degrees and curb to curb 36 feet. Layout of the street design should not result in acute angles that would prevent fire apparatus from completing a turn without having to back up to negotiate the turn.	Acknowledged.	To be addressed on Public Improvement plans.		
34	Note	During time of construction, streets that terminate in a dead-end are to be provided with temporary turnarounds in accordance with the above requirements. The temporary turnaround may be removed upon completion of the street.	Acknowledged.	To be addressed on Public Improvement plans.		
35	Note	Comments are not to be considered all-inclusive. Development of the property will require further Development Services review.	Acknowledged.	Addressed.		

GAS

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	---	Addressed.		

SOLID WASTE

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment	---	Addressed.		

PARKS

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	---	Addressed.		

REGIONAL TRANSPORTATION AUTHORITY

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
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1	Plat	This (PUD) is located along and immediately adjacent to out bound bus stop 1900 served by Route 65 Padre Island Connection. This stop is located along the west right-of-way line of Compass Dr. approximately 465 ft south of the Commodores Dr. intersection with Compass Dr. Please note that this stop consist of only a sign/pole assembly and concrete ADA ramp landing pad and is completely within the Compass Dr. ROW. Should any adjustments be required or a request for relocation of this existing bus stop, a future meeting with CCRTA staff to discuss necessary or desired alterations will be warranted.	Acknowledged. The current plan, as shown on the approved Master Preliminary Plat, does not affect the existing Bus Stop. If, during the development of the commercial areas, a relocation is required, we will coordinate with CCRTA.	Addressed.		
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NAS-CORPUS CHRISTI						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	---	Addressed.		

CORPUS CHRISTI INTERNATIONAL AIRPORT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	---	Addressed.		

AEP-TRANSMISSION						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	AEP requests to see centerline of Transmission Line as well as referencing the volume and page of Transmission Line. Once that first step is done we will follow up with our comments for required ROW widths. There has been an amended easement done to this property. Please see attached documents.	The referenced easements have been added to the plat. Additionally, we have been in communication with AEP since July 2022, including video conferences and exchange of CAD drawings, coordinating the development's electrical infrastructure design and installation.	To be Addressed with Final Plat		

AEP-DISTRIBUTION						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	---	Addressed.		

TXDOT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	---	Addressed.		

NUECES ELECTRIC						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	---	Addressed.		

INFORMATIONAL

Comments noted below apply to the preliminary site/utility/transportation plan and preliminary storm water quality management plan (SWQMP) as observations for information only.

These comments should be considered during subsequent site and public infrastructure development but may be required as a condition for plat consideration by the Planning Commission for approval.

Additional comments may be issued with the subsequent submittal plans associated with the property development.

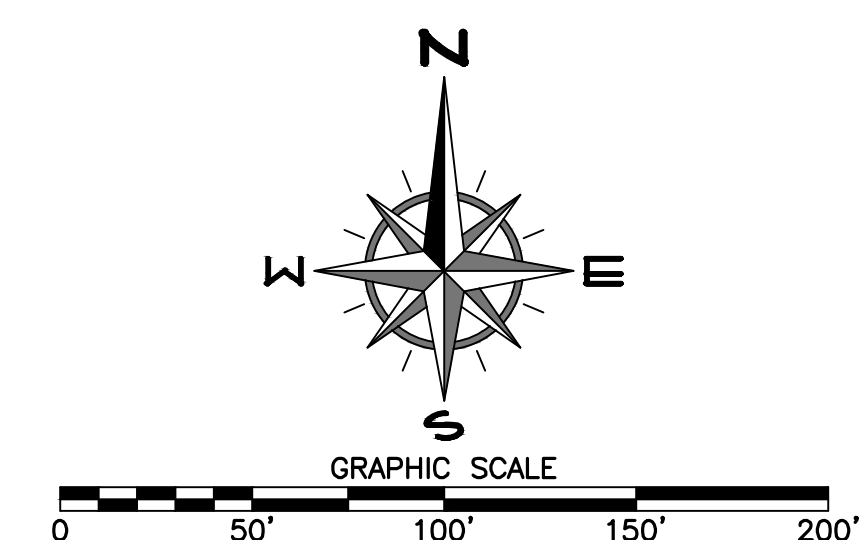
LAND DEVELOPMENT

1. Prior to recordation, provide a tax certificate indicating that all taxes have a \$0.00 balance, along with the submittal of the original tracing.

Preliminary Plat
WHITECAP
NORTH PADRE ISLAND

[illegible]

(Sheet 1 of 9)



PROPERTY OWNER:
DIAMOND BEACH HOLDINGS, LLC
5615 KIRBY DRIVE, HOUSTON, TX 77005

DEVELOPER:
ASHLAR DEVELOPMENT
400 EAST LAS COLINAS BLVD., STE. 1075, IRVING, TX 75038

ENGINEER:
LUA ENGINEERING, INC.
5350 S. STAPLES ST., STE. 425, CORPUS CHRISTI, TX 78411
JEFFREY C. COYM, P.E. TXPE#01983

SURVEYOR:
LUA ENGINEERING, INC.
5350 S. STAPLES ST., STE. 425, CORPUS CHRISTI, TX 78411
ALBERT E. FRANCO, JR., P.E., R.P.L.S. TXRPLS#4471

NOTES

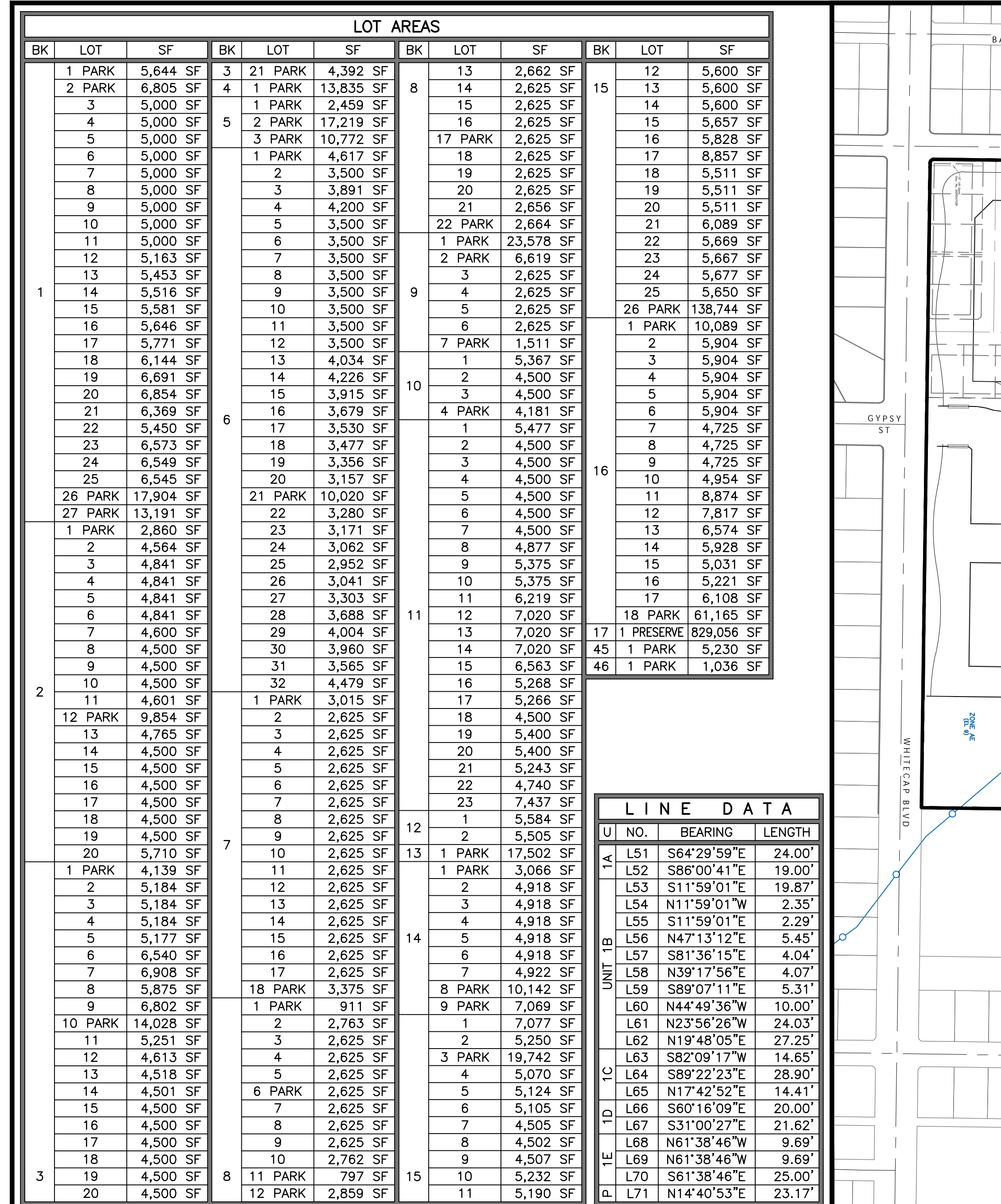
1. TOTAL AREA TO BE PLATTED IN FIVE MASTER PHASES, WITH EACH MASTER PHASE HAVING A NUMBER OF SUB-UNITS IS: 241.81 ACRES, 241.81 ACRES, 241.81 ACRES, 241.81 ACRES, AND 241.81 ACRES. MASTER PHASE 1 SHALL BE PLATTED IN 5 UNITS.
2. FEMA MAP NUMBER 48356502755D, OCTOBER 13, 2022 DESIGNATES THE ENTIRETY OF THE PROPERTY AS ZONE AE WITH BASE FLOOD ELEVATION OF 3.0 AND 3.5 FEET ABOVE THE FLOOD INSURANCE RATE MAP. RESIDENTIAL STRUCTURES MUST BE 1 FOOT ABOVE THE BASE FLOOD ELEVATION. THE PROPERTY IS LOCATED WITHIN THE UNINCORPORATED BOUNDARY MAP AND IS FURTHER SUBJECT TO ADDITIONAL REGULATIONS CONTAINED IN THE CORPUS CHRISTI FLOOD HAZARD PREVENTION CODE.
3. IN ADDITION TO THE REQUIREMENTS OF NOTE 2 ABOVE, THE FINISHED FLOOR ELEVATION MUST BE A MINIMUM OF 18 INCHES ABOVE THE BASE FLOOD ELEVATION.
4. THE RECEIVING WATERS FOR THE STORM WATER RUNOFF FROM THE PROPERTY IS THE LAAGUNA MADRE. THE TCEQ HAS CLASSIFIED THIS PROPERTY AS USE TYPE 1. THE PROPERTY IS NOT LOCATED IN AN OYSTER WATERS. TCEQ ALSO CATEGORIZED THE LAAGUNA MADRE AS CONTACT RECREATION USE.
5. DEVELOPMENT WITHIN THIS PROPERTY SHALL BE EFFECTUALLY CONFORMING WITH THE UNIFIED DEVELOPMENT CODE DESCRIBED IN PLANNED UNIT DEVELOPMENT (PUD) ORDINANCE 032890, SPECIFICALLY CHAPTER 2022. THE UNIFIED DEVELOPMENT CODE AND THE UNIFIED DEVELOPMENT STANDARDS NOT ADDRESSED IN THE PLANNED UNIT DEVELOPMENT SHALL COMPLY WITH THE UNIFIED DEVELOPMENT CODE.
6. THE ENTIRE PROPERTY LIES WITHIN THE CITY LIMITS OF THE CITY OF CORPUS CHRISTI.
7. THE YARD REQUIREMENT, AS DEPICTED ON THE PLAT, IS IN CONFORMANCE WITH THE UNIFIED DEVELOPMENT CODE (UDC) 24.02.02, 24.02.04, 24.02.05, 24.02.06, 24.02.07, 24.02.08, 24.02.09, 24.02.10, 24.02.11, 24.02.12, 24.02.13, 24.02.14, 24.02.15, 24.02.16, 24.02.17, 24.02.18, 24.02.19, 24.02.20, 24.02.21, 24.02.22, AND THE UNIFIED DEVELOPMENT CODE (UDC) AND SUBJECT TO THE UDC AS AN ADDITIONAL CITY OF CORPUS CHRISTI SUB-10-FT. YARD UDC REQUIREMENTS APPLY (NOT SHOWN).
8. PRIVATE DRIVE EASEMENTS SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION, AND THE CITY OF CORPUS CHRISTI.
9. ALL BEARINGS BASED ON GLOBAL POSITIONING SYSTEM, TEXAS STATE PLANE NAD 83, TEXAS SOUTH ZONE 4205.
10. LOTS DESIGNATED AS "PARK" ARE PRIVATE PARKS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
11. NO DRIVEWAY ACCESS SHALL BE PERMITTED TO AQUARIUS DRIVE.
12. FRONT YARD REQUIREMENTS SHALL BE 10-FT AS NOTED ON THE PLAT AND ON THE ENLARGED LOT PLANS THIS SHEET, FURTHER, THE NOTE THAT PRIVATE GARAGES, DETACHED OR ATTACHED, SHALL BE LOCATED WITHIN THE SUBDIVISION AND SHALL BE A STREET RIGHT-OF-WAY, ALSO AS NOTED ON SAID ENLARGED LOT PLANS.
13. STREET NAMES TO BE PROVIDED WITH FINAL PLATS.
14. THIS SUBDIVISION CONTAINS PRIVATE IMPROVEMENTS, TO BE NOTED ON FINAL PLATS AND CONSTRUCTION PLANS, INCLUDING BUT NOT LIMITED TO, PLATS, THAT WILL BE PROVIDED TO THE PUBLICLY ACCEPTED BY THE CITY OF CORPUS CHRISTI AS A CONDITION OF THE CITY'S OBLIGATION TO MAINTAIN, REPAIR, OR INSTALL OR CONSTRUCT OR MAINTAIN IMPROVEMENTS WITHIN THE SUBDIVISION AND SHALL BE TO INDEMNIFY AGENCY FROM ALL CLAIMS, DAMAGES, AND LOSSES OF ANY KIND, INCLUDING REASONABLE ATTORNEY'S FEES, COSTS OF MAINTENANCE, AND OPERATION OF THE PRIVATE IMPROVEMENTS. ACCORDANCE WITH THE APPLICABLE DEVELOPER AGREEMENT WHICH IS A PART OF THE RECORDING INSTRUMENT.

SINGLE FAMILY:				
	LOTS	AREA	PARKS	AREA
PHASE 1A	23	2,984.96 AC.	3	0.8701 AC.
PHASE 1B	64	8,532.00 AC.	10	2,015.53 AC.
PHASE 1C	16	2,162.64 AC.	2	1.6358 AC.
PHASE 1D	27	3,365.52 AC.	4	4.0334 AC.
PHASE 1E	70	8,104.08 AC.	11	2,072.24 AC.
PRESERVE	0	0 AC.	1	16.0518 AC.
PUBLIC USE /DEDICATION:				
	NANGUABLE		R.O.W.	
	CHANCE	AREA	CENTERLINE	AREA
PHASE 1A	17,695	0 LF	0	0.0000 AC.
PHASE 1B	3,255.58	3,048 LF	3,960.4	3.9604 AC.
PHASE 1C	0 AC.	777 LF	1,070.4	1.0704 AC.
PHASE 1D	1,751.58	1,866 LF	2,176.6	2.1766 AC.
PHASE 1E	7,243.93	3,372 LF	3,815.1	3.8151 AC.
PRESERVE	2,491.98	0 LF	0	0.0000 AC.

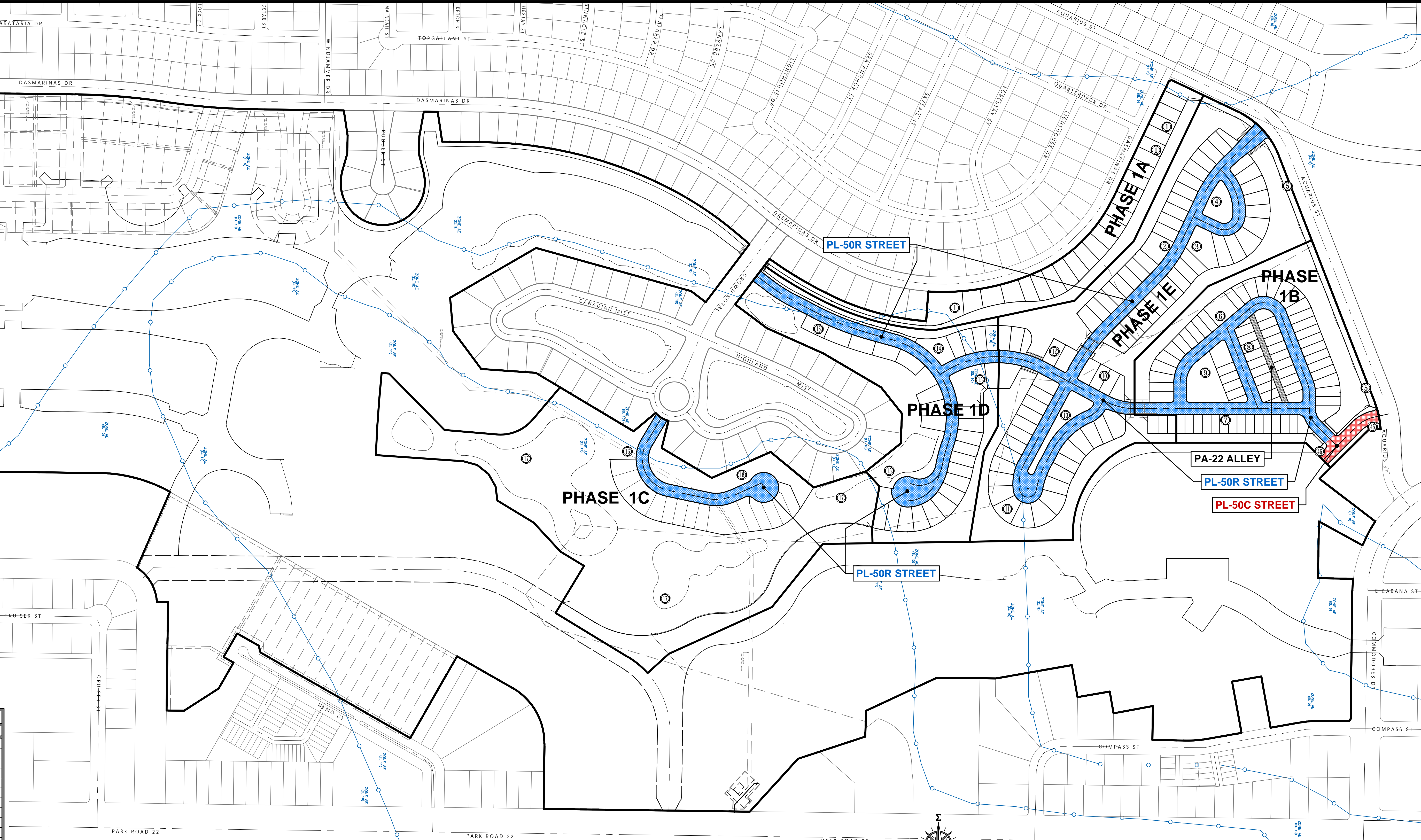


LJA ENGINEERING
TEXAS ENGINEERING FIRM F-1386
TEXAS SURVEYING FIRM 10014001
5350 S. Staples Street, Suite 425
Corpus Christi, Texas 78411
phone.361.991.8550

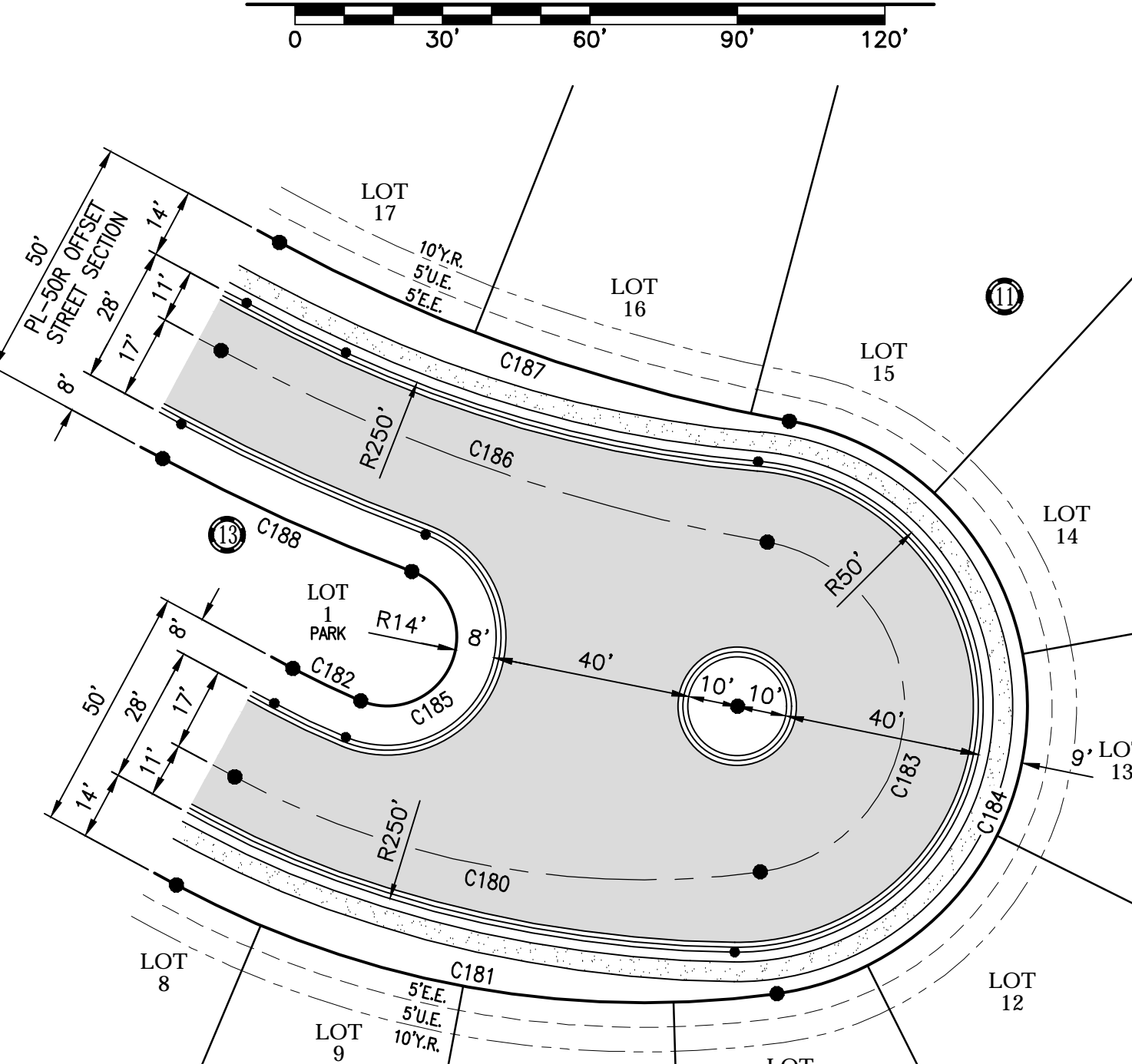
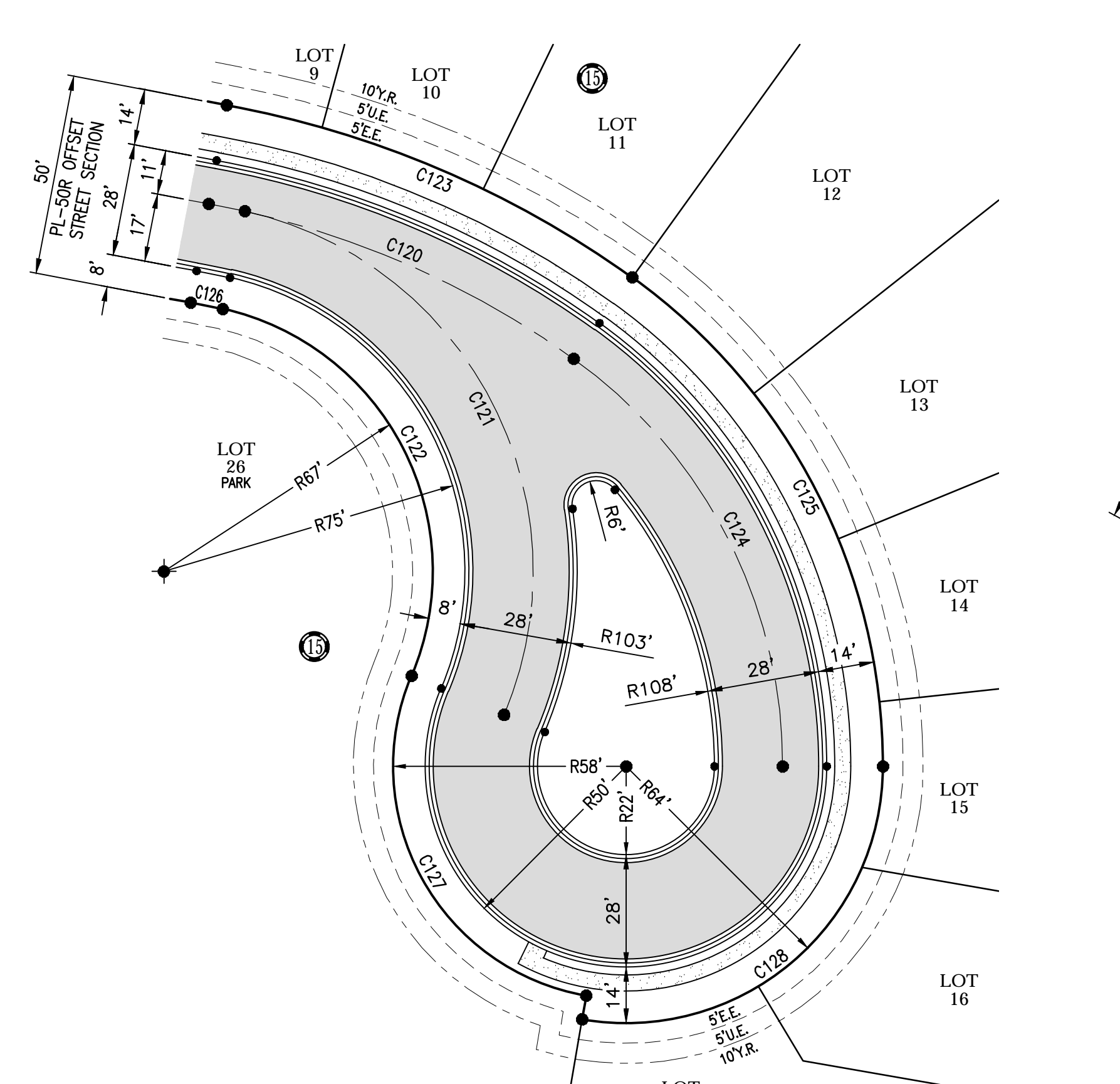
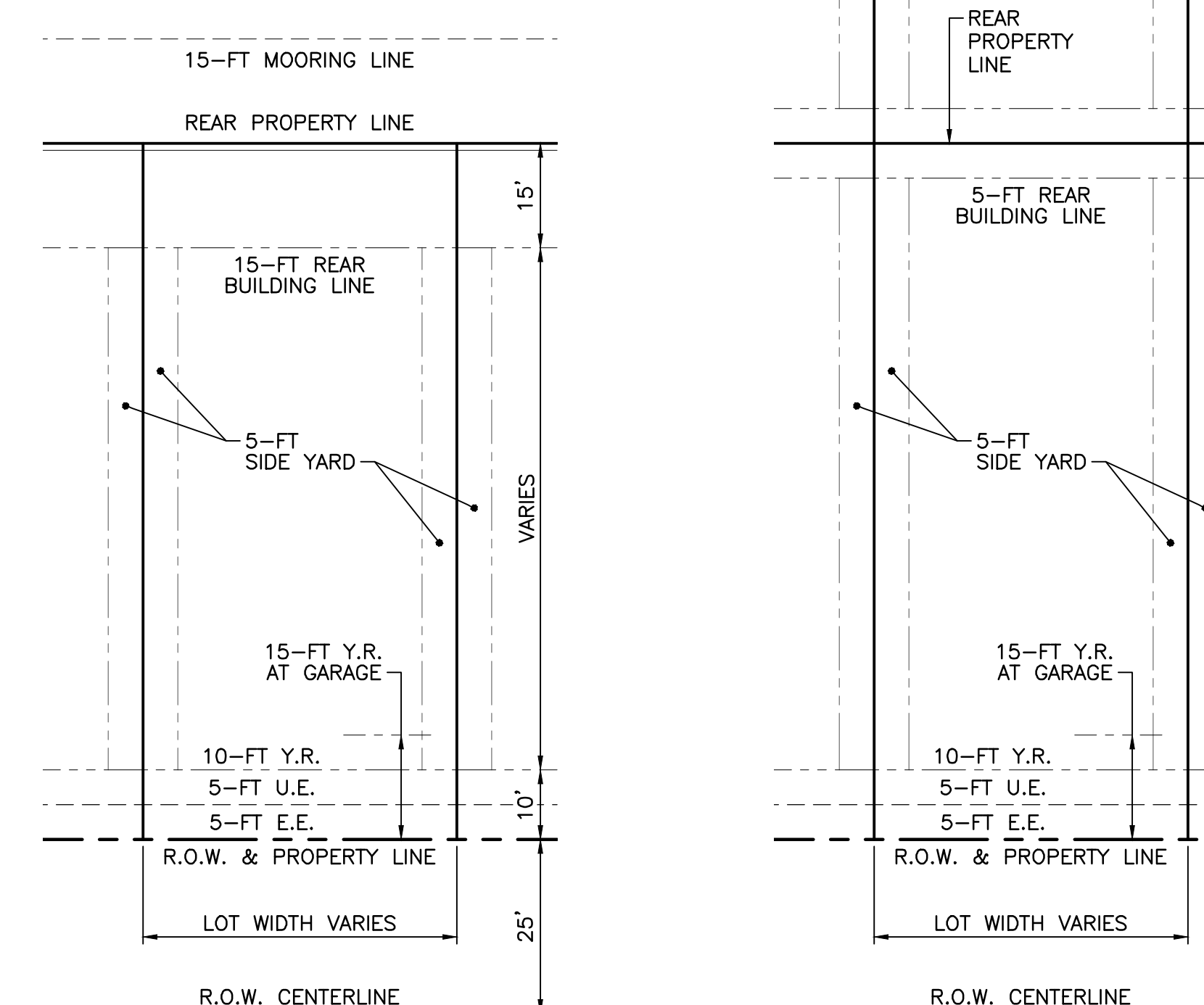
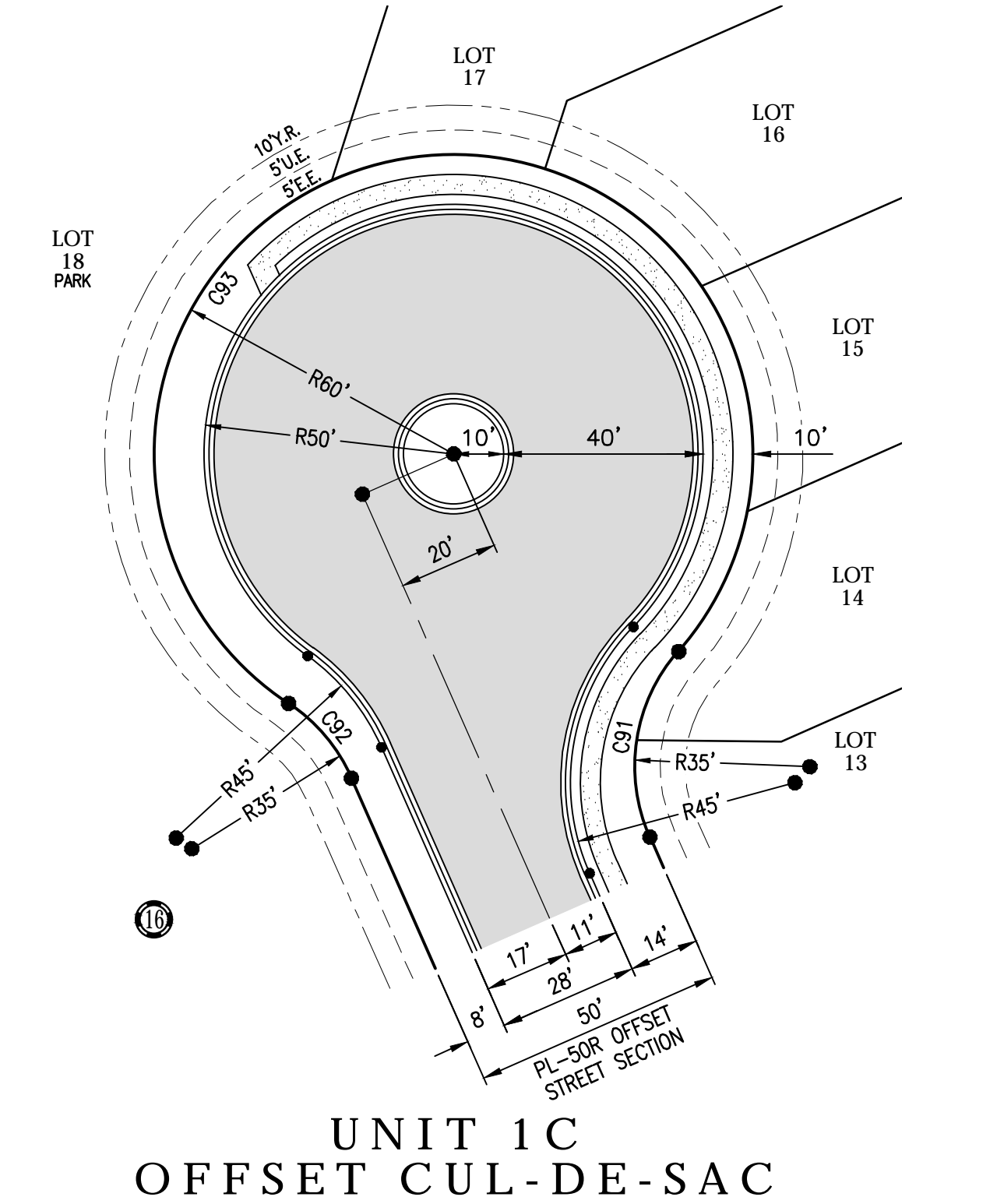
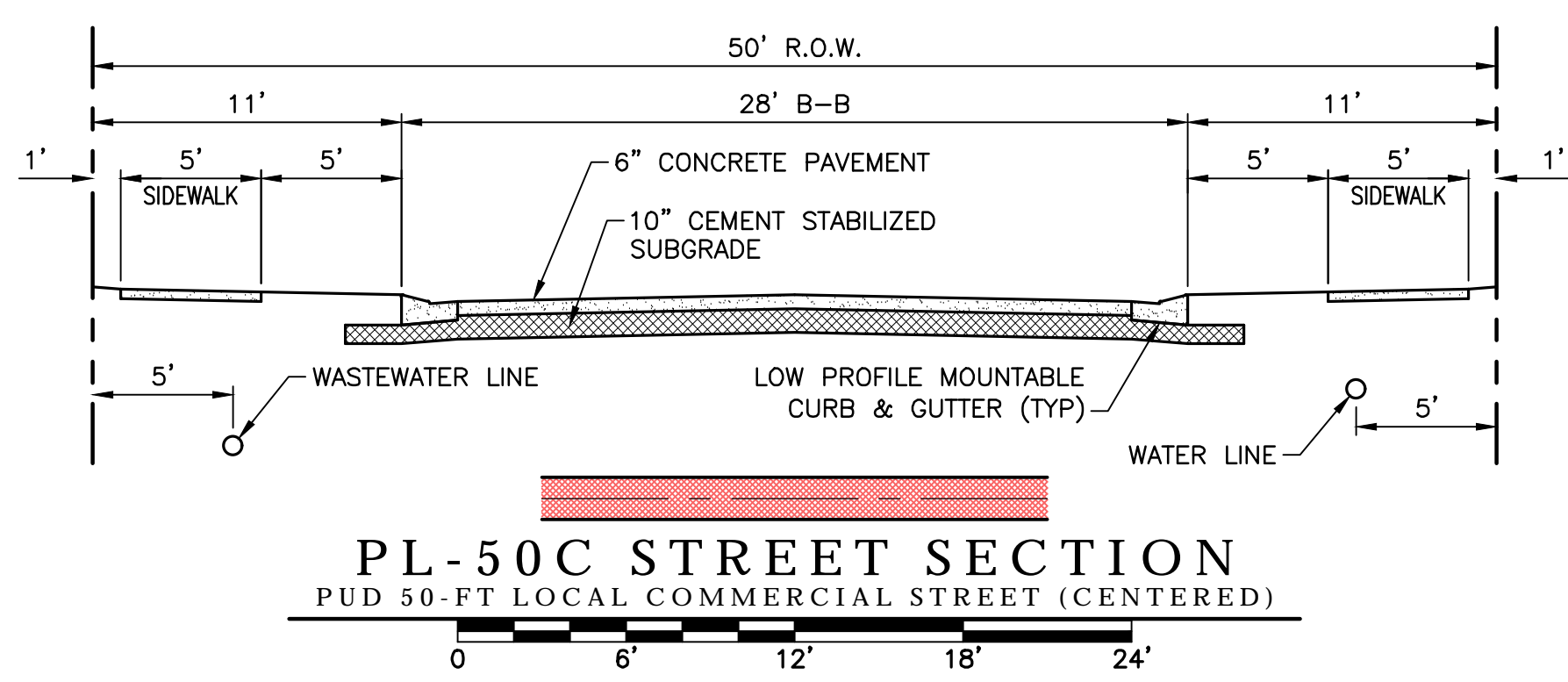
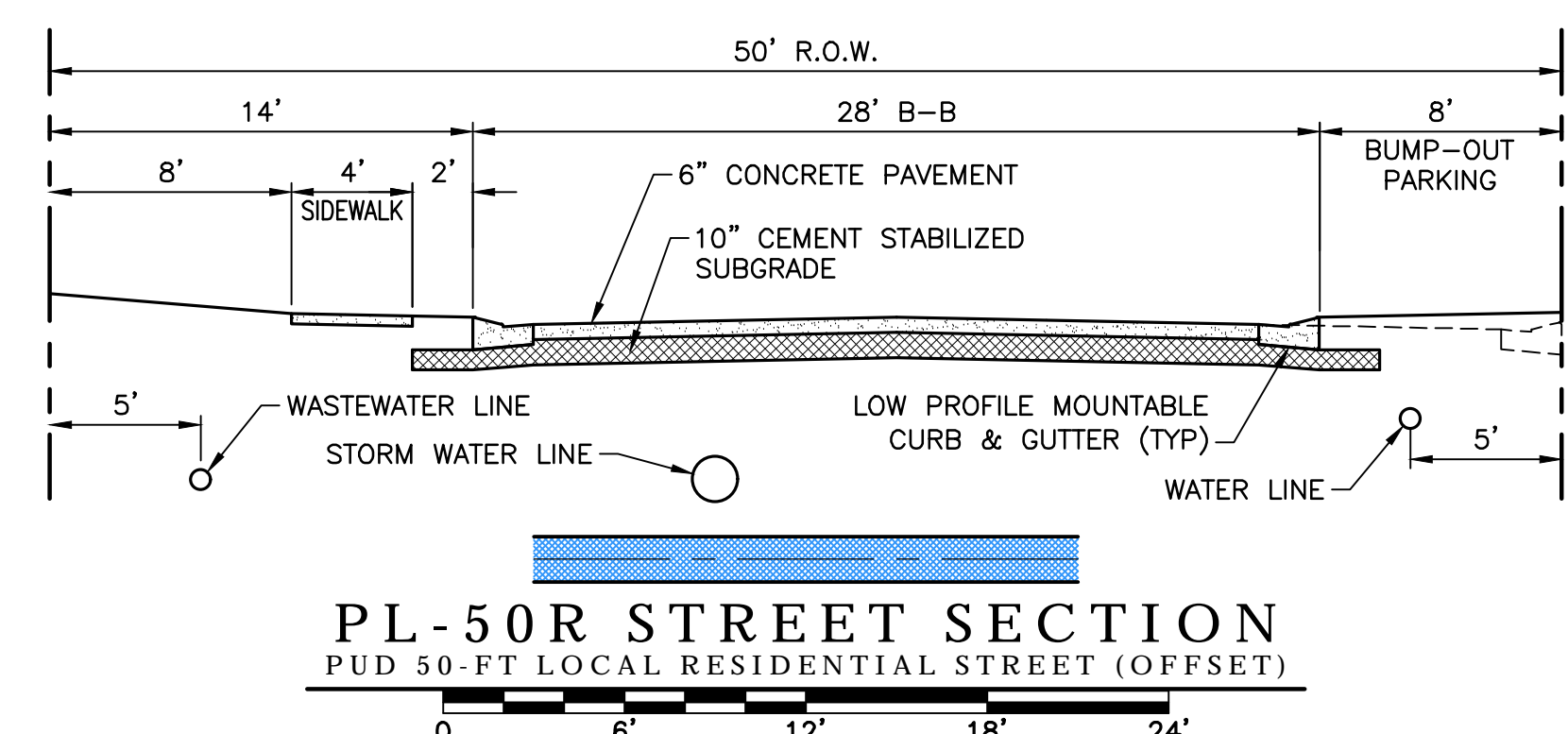
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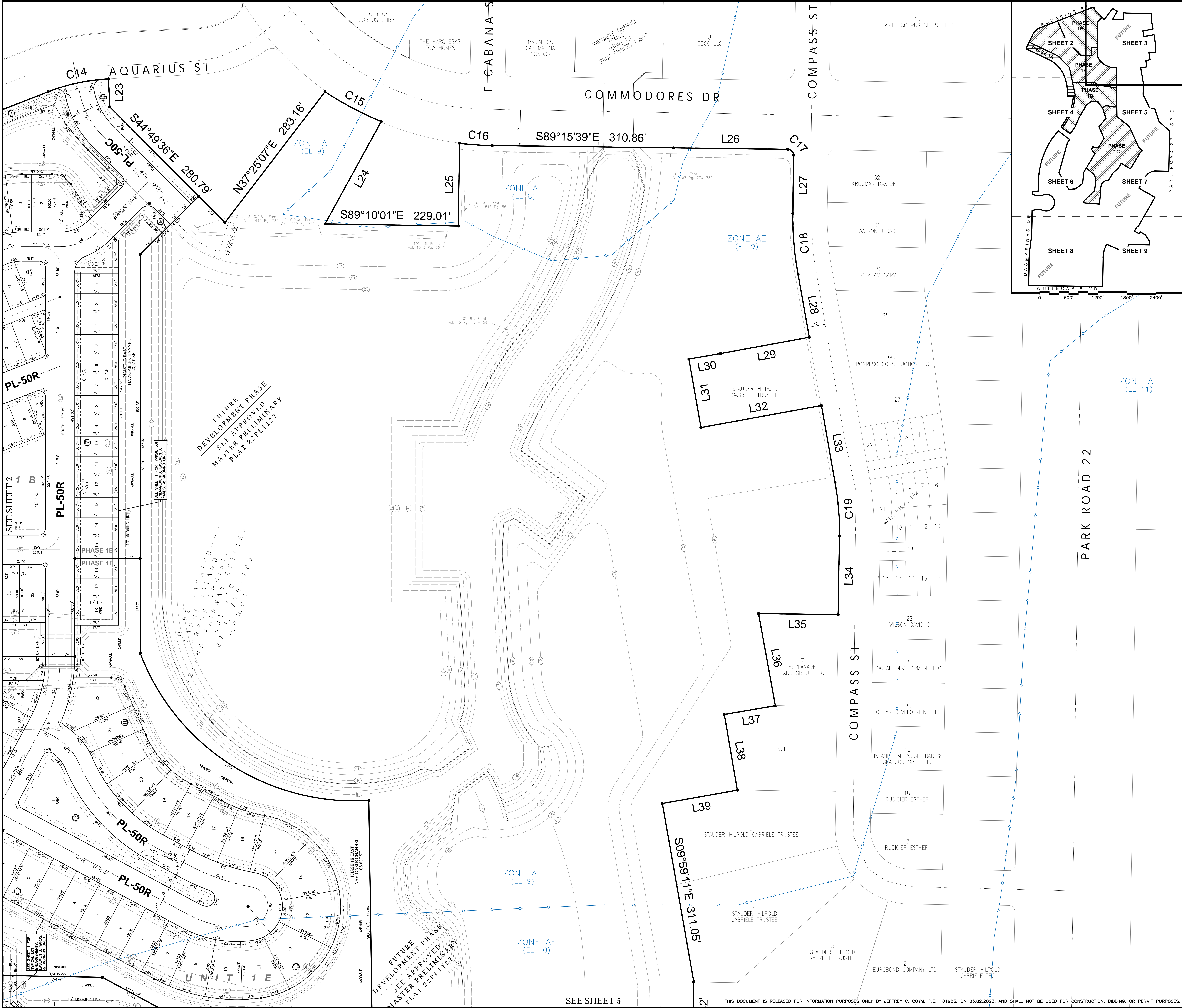
INTERNAL CURVE DATA														
U. NO.	C. NO.	RADIUS	CHORD	TANGENT	CHORDS	CH. BEARING	U. NO.	C. NO.	RADIUS	CHORD	TANGENT	CHORD	CH. BEARING	
C31	23228'28"	10960	446.85	226.65	44.83	S14°06'28"E	C101	960'21"	15.00	25.99	17.65	22.86	N07°27'56"E	
C32	23243'38"	10960	446.85	226.65	44.83	S14°06'28"E	C102	958'58"	15.00	25.99	17.65	22.86	N04°59'56"E	
C33	18523'44"	723.00	238.10	120.19	23.22	S55°03'42"E	C103	213'26'26"	50.00	186.56	95.41	187.44	N53°41'46"E	
C34	4620'34"	261.00	111.21	111.71	20.50	S22°07'07"E	C104	423'29'27"	475.00	205.65	103.51	20.35	N04°40'17"E	
C35	26'15'18"	663.89	364.22	154.83	30.96	N12°24'27'30"E	C105	213'26'26"	525.00	197.89	100.16	186.62	N51°04'34"E	
C36	21'12'10"	100.00	29.17	18.31	3.71	S89°21'29"E	C106	116'10'41"	85.00	184.21	110.68	129.13	N57°59'08"E	
C37	21'04'10"	175.00	64.35	32.54	9.98	S60°32'46"E	C107	85'12'29"	10.00	14.87	9.20	13.54	N87°59'15"E	
C38	21'04'10"	1075.90	394.62	199.55	39.41	S14°44'31"E	C108	18'00'00"	10.00	16.68	13.22	16.08	N00°39'59"E	
C39	10'03'54"	1737.10	306.15	156.97	30.72	S34°33'07"E	C109	53'35'18"	225.00	209.23	112.87	201.77	N68°10'29"E	
C40	23'22'10"	100.00	29.17	18.31	3.71	S89°21'29"E	C110	16'10'41"	85.00	184.21	110.68	129.13	N57°59'08"E	
C41	9'27'20"	15.00	25.48	17.06	22.53	S60°39'15"E	C111	45'24'20"	250.00	198.12	104.59	192.98	N72°06'41"E	
C42	32'30'35"	143.00	81.97	42.15	80.85	S28°19'18"E	C112	11'40'10"	60.00	115.91	86.77	98.71	N29°50'34"E	
C43	32'30'35"	118.00	67.64	34.78	66.72	S28°24'18"E	C113	30'41'10"	35.00	67.61	50.63	57.58	N28°50'34"E	
C44	32'30'35"	118.00	67.64	34.78	66.72	S28°24'18"E	C114	16'10'41"	85.00	184.21	110.68	129.13	N57°59'08"E	
C45	9'00'00"	15.00	23.56	15.00	21.21	N89°43'59"E	C115	9'00'00"	10.00	15.71	10.00	14.14	S70°30'31"E	
C46	9'00'00"	15.00	23.56	15.00	21.21	N10°10'24"E	C116	9'00'00"	10.00	15.71	10.00	14.14	S19°59'59"E	
C47	44'39'56"	35.00	73.54	36.77	71.68	S67°35'12"E	C117	19'00'00"	502.00	167.79	84.69	167.01	N54°52'59"E	
C48	23'22'10"	100.00	29.17	18.31	3.71	S89°21'29"E	C118	18'00'00"	17.00	19.43	14.77	18.69	N04°59'56"E	
C49	50'44'36"	69.00	53.98	28.46	52.62	S67°35'12"E	C119	19'00'03"	527.00	176.15	88.90	175.33	S54°45'28"E	
C50	68'20'19"	30.00	35.78	20.36	33.70	S34°10'09"E	C120	16'17'50"	79.00	226.98	114.26	226.22	N53°29'51"E	
C51	9'00'00"	12.00	18.85	12.00	16.97	N45°00'00"E	C121	16'17'50"	823.00	234.09	117.84	233.30	N53°29'51"E	
C52	21'12'10"	100.00	29.17	18.31	3.71	S89°21'29"E	C122	16'17'50"	85.00	184.21	110.68	129.13	N57°59'08"E	
C53	21'15'01"	175.00	27.82	14.07	26.78	S72°22'30"E	C123	9'00'00"	10.00	15.71	10.00	14.14	N16°38'46"E	
C54	21'15'01"	125.00	46.26	23.40	41.40	S72°22'30"E	C124	9'00'00"	10.00	15.71	10.00	14.14	S73°21'14"E	
C55	10'58'58"	75.00	14.66	10.51	12.22	S14°15'34"E	C125	9'00'00"	10.00	15.71	10.00	14.14	S73°21'14"E	
C56	10'58'58"	100.00	190.21	140.14	162.80	S14°15'34"E	C126	9'00'00"	10.00	15.71	10.00	14.14	S73°21'14"E	
C57	10'11'01"	10.00	12.40	7.14	11.62	S74°44'26"E	C127	27'15'59"	425.00	202.25	103.08	200.35	N144°15'15"E	
C58	10'58'58"	120.00	22.82	16.82	19.74	S14°15'34"E	C128	27'15'59"	375.00	178.64	94.95	176.78	N144°15'15"E	
C59	14'01'10"	140.00	29.17	18.31	3.71	S89°21'29"E	C129	18'00'00"	17.00	19.43	14.77	18.69	N04°59'56"E	
C60	49'46'09"	115.00	98.98	53.34	96.78	S65°06'56"E	C130	18'00'00"	200.00	126.63	65.30	124.15	N79°43'38"E	
C61	49'46'09"	165.00	143.32	76.34	138.86	S65°06'56"E	C131	05'50'16"	150.00	15.28	7.65	15.28	N64°33'54"E	
C62	9'00'00"	12.00	18.85	12.00	16.97	N45°00'00"E	C132	18'00'14'53"	34.00	96.08	213.51	87.15	N01°14'23"E	
C63	21'12'10"	100.00	29.17	18.31	3.71	S89°21'29"E	C133	18'00'14'53"	59.00	166.75	330.50	116.53	N01°14'23"E	
C64	11'11'50"	10.00	23.00	17.54	19.81	N55°37'31"E	C134	18'00'14'53"	14.15	44.98		28.30	N12°26'53"E	
C65	68'44'50"	12.00	12.00	6.84	11.29	S34°22'30"E	C135	18'00'14'53"	375.00	118.44	59.62	117.75	N00°40'59"E	
C66	16'35'57"	336.49	97.88	49.29	93.53	N36°29'38"E	C136	18'00'14'53"	350.00	110.36	55.44	109.80	N70°40'45"E	
C67	16'35'57"	336.49	97.88	49.29	93.53	N36°29'38"E	C137	18'00'14'53"	350.00	110.36	55.44	109.80	N70°40'45"E	
C68	21'11'50"	225.00	83.45	42.21	82.97	S72°22'30"E	C138	18'00'14'53"	350.00	110.36	55.44	109.80	N70°40'45"E	
C69	12'45'43"	200.00	323.60	209.88	289.58	S22°22'08"E	C139	36'02'51"	275.00	182.61	94.82	179.28	N42°37'20"E	
C70	21'20'12"	985.00	217.10	110.20	216.60	S24°00'30"E	C140	36'02'51"	325.00	215.62	112.06	211.47	N42°37'20"E	
C71	21'20'12"	985.00	217.10	110.20	216.60	S24°00'30"E	C141	36'02'51"	325.00	215.62	112.06	211.47	N42°37'20"E	
C81	53'05'43"	170.00	157.54	84.94	151.96	S33°35'14"E	C142	36'02'51"	325.00	215.62	112.06	211.47	N42°37'20"E	
C82	77'37'36"	260.00	352.25	209.24	325.93	S35°36'29"E	C143	36'02'51"	325.00	215.62	112.06	211.47	N42°37'20"E	
C83	72'29'57"	75.00	94.97	55.87	86.4	N64°30'56"E	C144	36'02'51"	325.00	215.62	112.06	211.47	N42°37'20"E	
C84	72'29'57"	75.00	94.97	55.87	86.4	N64°30'56"E	C145	36'02'51"	325.00	215.62	112.06	211.47	N42°37'20"E	
C85	10'02'26"	130.00	24.71	18.32	21.91	S66°18'54"E	C146	36'02'51"	325.00	215.62	112.06	211.47	N42°37'20"E	
C86	10'02'26"	155.00	29.98	21.46	25.44	N66°18'54"E	C147	36'02'51"	325.00	215.62	112.06	211.47	N42°37'20"E	
C87	10'02'26"	105.00	19.93	14.71	17.01	N66°18'54"E	C148	36'02'51"	325.00	215.62	112.06	211.47	N42°37'20"E	
C88	10'02'26"	105.00	19.93	14.71	17.01	N66°18'54"E	C149	36'02'51"	325.00	215.62	112.06	211.47	N42°37'20"E	
C89	35'36'06"	175.00	107.64	56.19	107.00	N06°00'22"E	C150	36'02'51"	325.00	215.62	112.06	211.47	N42°37'20"E	
C90	35'36'06"	125.00	77.67	40.14	76.43	N06°00'22"E	C151	36'02'51"	325.00	215.62	112.06	211.47	N42°37'20"E	
C91	6'05'56"	35.00	39.76	22.34	42.95	N86°00'33"E	C152	36'02'51"	325.00	215.62	112.06	211.47	N42°37'20"E	
C92	35'36'06"	175.00	107.64	56.19	107.00	N40°07'34"E	C153	36'02'51"	325.00	215.62	112.06	211.47	N42°37'20"E	
C93	27'44'49"	60.00	290.84			N82°25'27"E	C154	36'02'51"	325.00	215.62	112.06	211.47	N42°37'20"E	
C101	90'00'20"	10.00	15.71	10.00	14.14	N0°52'57"E	C155	36'02'51"	325.00	215.62	112.06	211.47	N42°37'20"E	
C102	89'59'32"	10.00	15.71	10.00	14.14	S82°03'35"E	C156	36'02'51"	325.00	215.62	112.06	211.47	N42°37'20"E	
C103	89'59'32"	10.00	15.71	10.00	14.14	S82°03'35"E	C157	36'02'51"	325.00	215.62	112.06	211.47	N42°37'20"E	
C104	93'35'33"	682.00	113.55	57.06	113.72	S32°20'21"E	C158	36'02'51"	325.00	215.62	112.06	211.47	N42°37'20"E	
C105	93'35'33"	632.00	105.50	52.88	105.38	S32°20'21"E	C159	36'02'51"	325.00	215.62	112.06	211.47	N42°37'20"E	
C106	11'51'11"	114.00	236.99	118.62	236.57	S21°37'28"E	C160	36'02'51"	325.00	215.62	112.06	211.47	N42°37'20"E	
C107	11'51'11"	114.00	236.99	118.62	236.57	S21°37'28"E	C161	36'02'51"	325.00	215.62	112.06	211.47	N42°37'20"E	
C108	11'51'11"	1119.50	231.61	116.32	240.01	S21°37'28"E	C162	36'02'51"	325.00	215.62	112.06	211.47	N42°37'20"E	
C109	93'35'43"	323.00	52.74	34.93	47.90	N62°29'24"E	C163	36'02'51"	325.00	215.62	112.06	211.47	N42°37'20"E	
C110	93'35'43"	294.00	468.60	31.73	43.45	N62°29'24"E	C164	36'02'51"	325.00	215.62	112.06	211.47	N42°37'20"E	
C111	93'35'43"	294.00	468.60	31.73	43.45	N62°29'24"E	C165	36'02'51"	325.00	215.62	112.06	211.47	N42°37'20"E	
C112	45°45'51"	348.00	271.77	147.57	217.95	N86°18'20"E	C166	36'02'51"	325.00	215.62	112.06	211.47	N42°37'20"E	
C113	32°45'52"	400.00	233.28	120.06	229.95	N15°37'21"E	C167	36'02'51"	325.00	215.62	112.06	211.47	N42°37'20"E	
C114	1°14'37'59"	230.00	204.86	100.05	202.32	N15°37'21"E	C168	36'02'51"	325.00	215.62	112.06	211.47	N42°37'20"E	
C115	06'03'50"	425.00	4.34	2.17	4.34	N00°47'42"E	C169	36'02'51"	325.00	215.62	112.06	211.47	N42°37'20"E	
C117	08'57'53"	575.00	89.97	45.08	89.87	N75°11'41"E	C170	36'02'51"	325.00	215.62	112.06	211.47	N42°37'20"E	
C118	08'57'53"	600.00	93.88	47.03	93.78	N75°11'41"E	C171	36'02'51"	325.00	215.62	112.06	211.47	N42°37'20"E	
C119	08'57'53"	600.00	93.88	47.03	93.78	N75°11'41"E	C172	36'02'51"	325.00	215.62	112.06	211.47	N42°37'20"E	
C120	25'22'26"	225.00	96.64	50.65	88.83	S66°59'24"E	C173	36'02'51"	325.00	215.62	112.06	211.47	N42°37'20"E	
C121	11'00'11'21"	92.00	160.87	110.01	141.85	N22°14'20"E	C174	36'02'51"	325.00	215.62	112.06	211.47	N42°37'20"E	
C122	11'00'11'21"	92.00	117.16	80.12	102.79	N22°14'20"E	C175	36'02'51"	325.00	215.62	112.06	211.47	N42°37'20"E	
C123	54'18'11"	125.00	207.22	102.79	210.01	N22°14'20"E	C176	36'02'51"	325.00	215.62	112.06	211.47	N42°37'20"E	
C124	54'18'11"	125.00	118.47	64.11	114.09	N27°09'06"E	C177	36'02'51"	325.00	215.62	112.06	211.47	N42°37'20"E	
C125	54'18'11"	150.00	142.17	76.93	136.90	N27°09'06"E	C178	36'02'51"	325.00					



PHASING & STREET RIGHT-OF-WAY PLAN



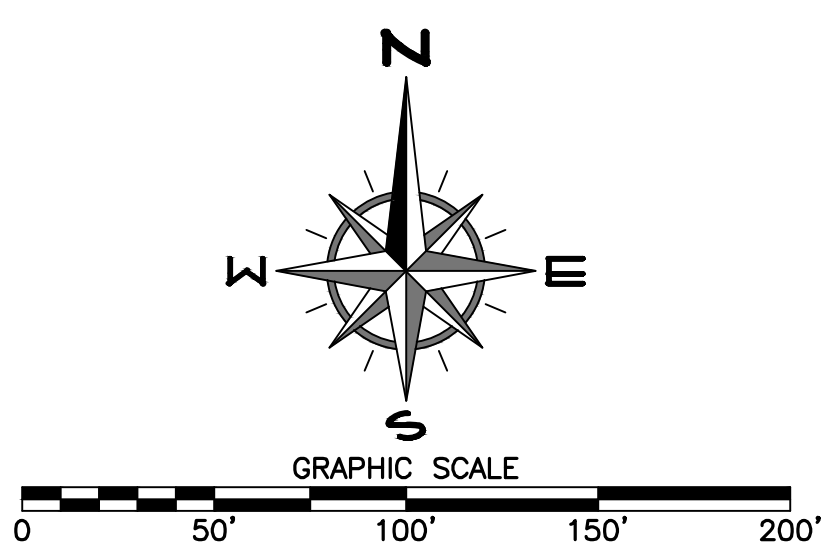
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Preliminary Plat
WHITECAP
NORTH PADRE ISLAND

BEING 241.836 ACRES OUT OF A PORTION OF TRACT 27C AND 27D OF THE PADRE ISLAND - CORPUS CHRISTI ISLAND FAIRWAY ESTATES, HEREAFTER REFERRED TO AS P.I.C.C.I.F.E., LOTS 27C AND 27D, A MAP OF WHICH IS RECORDED IN VOL. 67, PG. 779-785, MAP RECORDS, NUECES COUNTY, TEXAS, A PORTION OF P.I.C.C.I.F.E., BLOCKS 45 & 46, A MAP OF WHICH IS RECORDED IN VOL. 42, PG. 153-154, MAP RECORDS, NUECES COUNTY, TEXAS, A PORTION OF P.I.C.C.I.F.E., BLOCK 3, A MAP OF WHICH IS RECORDED IN VOL. 40, PG. 145-146, MAP RECORDS, NUECES COUNTY, TEXAS, ALL OF P.I.C.C.I.F.E., BLOCKS 37, 38, 39, AND 40, A MAP OF WHICH IS RECORDED IN VOL. 41, PG. 128-129, MAP RECORDS, NUECES COUNTY, TEXAS, A PORTION OF P.I.C.C.I.F.E., BLOCKS 24-35, A MAP OF WHICH IS RECORDED IN VOL. 40, PG. 154-159, MAP RECORDS, NUECES COUNTY, TEXAS, A PORTION OF P.I.C.C.I.F.E., BLOCKS 43 & 44, A MAP OF WHICH IS RECORDED IN VOL. 42, PG. 10-11, MAP RECORDS, NUECES COUNTY, TEXAS, AND PORTIONS OF P.I.C.C.I.F.E., BLOCKS 34, 35, AND 36, A MAP OF WHICH IS RECORDED IN VOL. 40, PG. 183-184, MAP RECORDS, NUECES COUNTY, TEXAS, SAID BLOCKS 26, 35, 36, 43, 44, AND A PORTION OF BLOCK 34 NOW VACATED AS PER PLAT RECORDED IN VOL. 67, PG. 686, MAP RECORDS, NUECES COUNTY, TEXAS, SAID 241.836 ACRES ALSO BEING REFERENCED IN CORRECTION WARRANTY DEED, DOC. NO. 2018045542, OFFICIAL RECORDS, NUECES COUNTY, TEXAS, AND DESCRIBED BY METES & BOUNDS OF A 28.629 ACRE TRACT (TRACT 1), A 72.316 ACRE TRACT (TRACT 2), A 74.440 ACRE TRACT (TRACT 3), AND A 30.884 ACRE TRACT (TRACT 4), AND SPECIAL WARRANTY DEED, DOC. NO. 2022027962, OFFICIAL RECORDS, NUECES COUNTY, TEXAS, AND DESCRIBED BY METES & BOUNDS OF A 39.60 ACRE TRACT, SAID & EXCEPT 3.766 ACRES OF A 60-FOOT WIDE STREET TRACT, ALSO KNOWN AS 'AQUARIUS STREET RE-ALIGNMENT', RECORDED IN DOC. NO. 2011039226, OFFICIAL RECORDS, NUECES COUNTY, TEXAS.

(Sheet 3 of 9)



LJA ENGINEERING

TEXAS ENGINEERING FIRM F-1386

TEXAS SURVEYING FIRM 10014001

5350 S. Staples Street, Suite 425

Corpus Christi, Texas 78411

phone: 361.991.8550

www.LJA.com

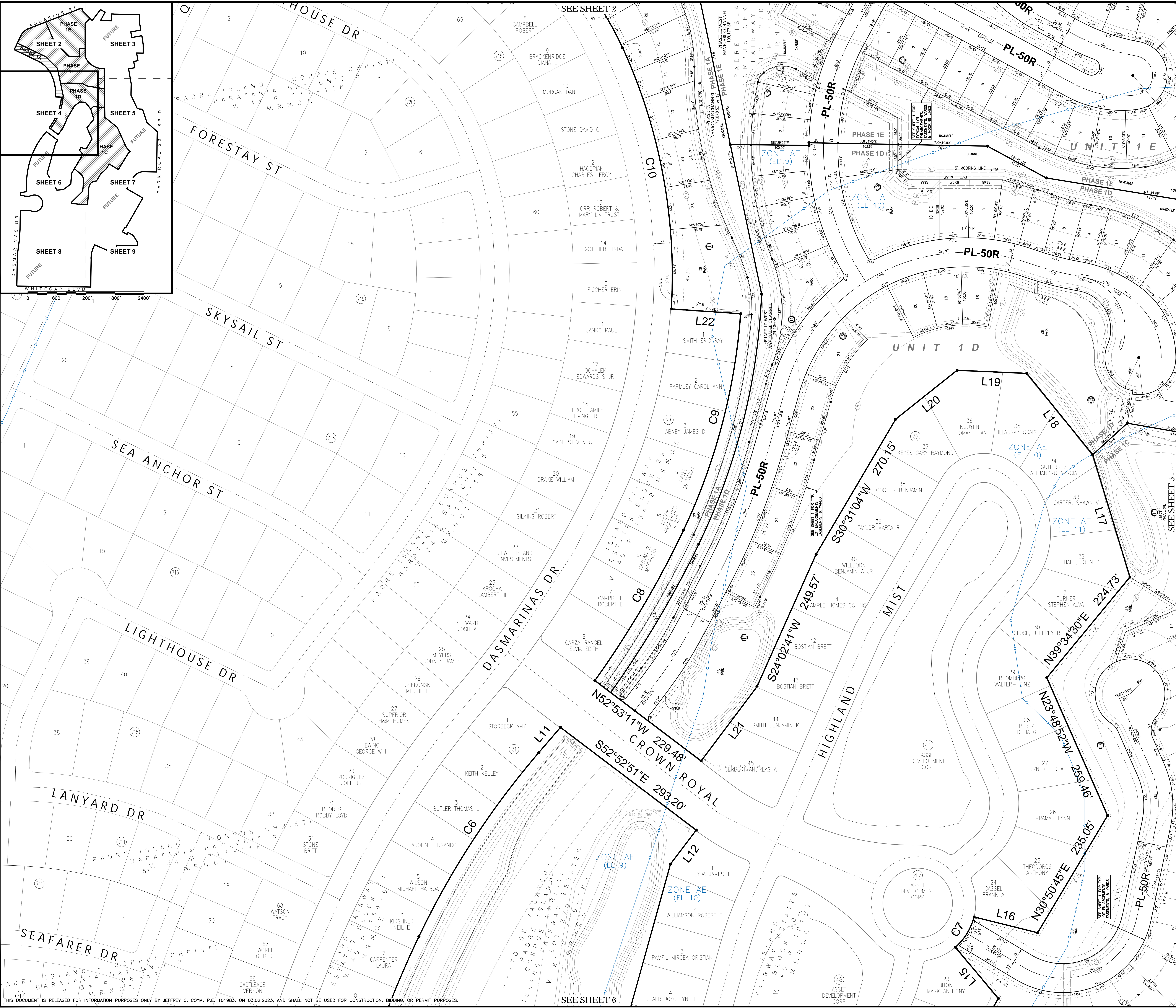
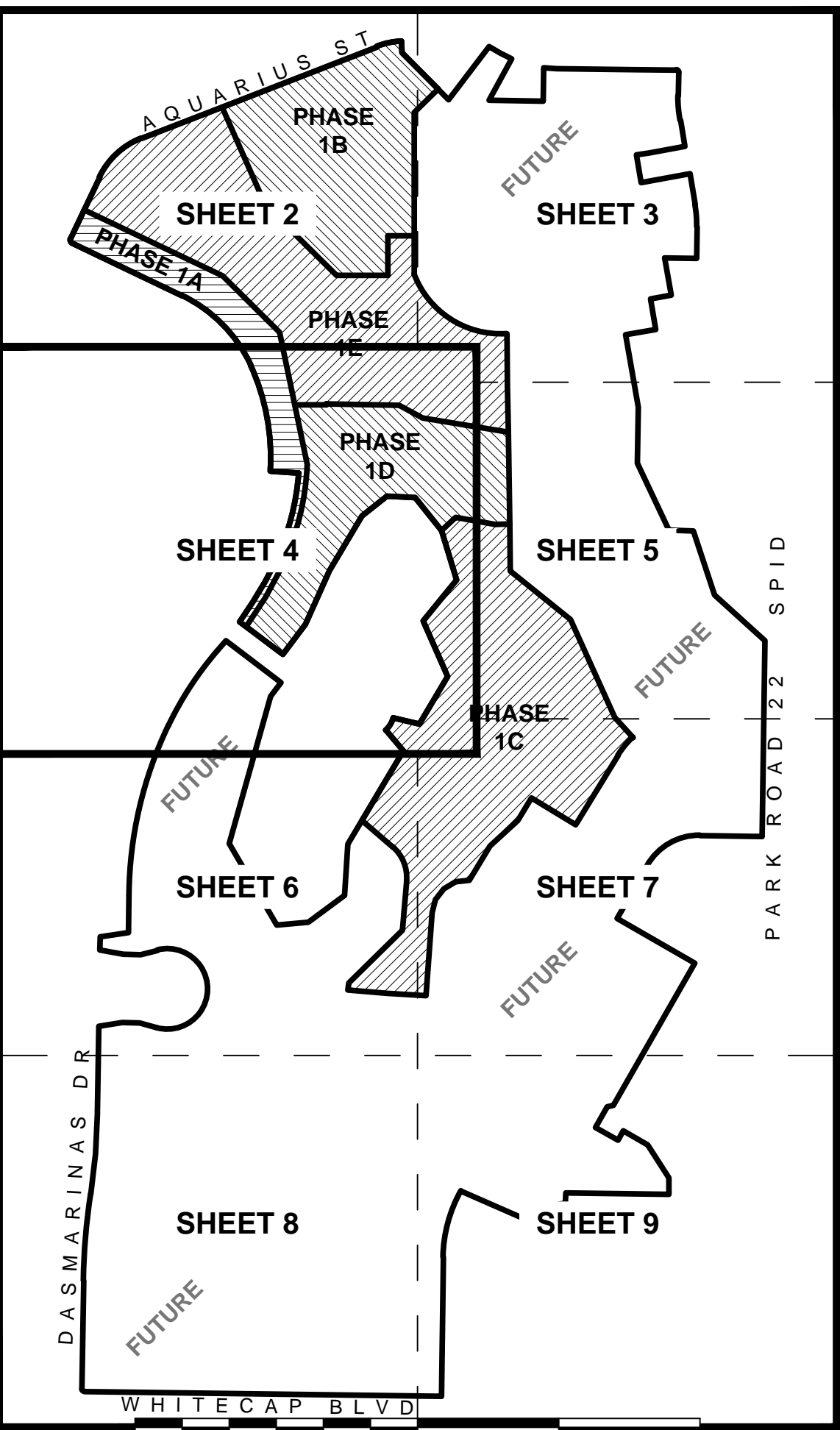
LJA C986-21143

BOUNDARY LINE DATA					
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N07°12'31"E	9.87'	L26	S89°15'39"E	310.86'
L2	N81°19'28"E	101.69'	L27	S00°42'49"W	99.93'
L3	S89°05'55"E	74.31'	L28	S10°06'06"E	110.22'
L4	S74°13'03"E	74.31'	L29	S79°38'09"W	155.16'
L5	S75°49'07"W	74.25'	L30	S80°04'16"W	54.93'
L6	N89°11'10"W	73.86'	L31	S09°55'44"E	119.53'
L7	N79°52'11"W	101.66'	L32	N79°37'29"E	210.45'
L8	N00°43'06"E	55.99'	L33	S09°59'42"E	133.72'
L9	N81°30'14"E	121.50'	L34	S00°54'41"W	135.04'
L10	N00°56'05"E	159.98'	L35	N89°09'11"W	136.86'
L11	N40°34'27"E	57.24'	L36	S10°22'07"E	160.91'
L12	S37°05'42"W	73.43'	L37	S80°14'25"W	89.00'
L13	N84°46'44"E	135.17'	L38	S09°45'35"E	132.00'
L14	N53°19'48"E	190.19'	L39	S79°55'10"W	130.87'
L15	N40°01'58"W	115.07'	L40	S87°44'57"E	104.73'
L16	S76°03'33"E	112.87'	L41	S29°47'00"W	170.73'
L17	N16°54'25"W	220.32'	L42	S29°52'05"E	87.94'
L18	N39°02'15"W	180.41'	L43	S78°11'24"W	27.65'
L19	N87°28'42"W	120.19'	L44	S29°47'04"W	100.29'
L20	S51°27'50"W	135.13'	L45	S59°59'36"E	109.90'
L21	S36°57'46"W	160.17'	L46	N28°38'51"E	45.99'
L22	N86°00'41"W	119.90'	L47	S60°12'57"E	120.20'
L23	S02°16'21"E	47.77'	L48	S32°44'41"E	165.63'
L24	S28°44'12"W	200.97'	L49	S00°41'24"W	70.34'
L25	N07°49'34"E	141.97'	L50	S02°01'48"W	44.63'

BOUNDARY CURVE DATA					
NO.	Δ	RADIUS	LENGTH	TANGENT	CHORD
C1	90°27'24"	9.98'	15.76'	10.06'	14.17'
C2	08°00'35"	2652.84'	370.85'	185.73'	370.55'
C3	07°38'43"	2559.67'	341.55'	171.03'	341.30'
C4	209°54'23"	169.95'	622.62'	—	328.39'
C5	25°06'31"	1698.20'	744.20'	378.17'	738.26'
C6	15°11'13"	1430.48'	379.17'	190.70'	378.06'
C7	34°09'20"	104.62'	62.28'	32.06'	61.26'
C8	10°02'48"	1718.01'	301.27'	151.02'	300.88'
C9	21°00'26"	1056.90'	387.52'	195.96'	385.35'
C10	28°07'40"	940.79'	461.85'	235.68'	457.23'
C11	38°27'31"	617.68'	425.59'	221.62'	417.23'
C12	89°57'56"	15.00'	23.55'	14.99'	21.21'
C13	43°17'02"	330.00'	249.30'	130.94'	243.41'
C14	18°31'58"	330.00'	106.74'	53.84'	106.28'
C15	11°09'02"	562.51'	109.43'	54.89'	109.26'
C16	06°33'37"	493.90'	56.55'	28.31'	56.52'
C17	89°58'58"	10.00'	15.70'	10.00'	14.14'
C18	10°52'08"	553.81'	105.06'	52.89'	104.90'
C19	11°32'50"	463.32'	93.39'	46.85'	93.23'
C20	60°59'25"	254.65'	271.07'	149.27'	258.45'
C21	52°37'04"	179.52'	164.86'	88.76'	159.13'
C22	28°01'30"	601.61'	294.26'	150.14'	291.34'

SEE SHEET 5

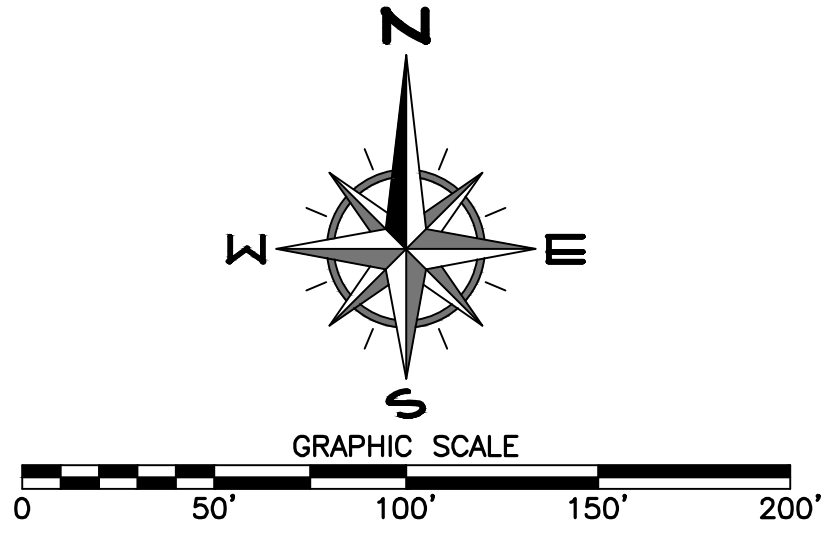
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Preliminary Plat WHITECAP NORTH PADRE ISLAND

BEGING 241.836 ACRES OUT OF A PORTION OF TRACT 27C AND 27D OF THE PADRE ISLAND - CORPUS CHRISTI ISLAND FAIRWAY ESTATES, HEREINAFTER REFERRED TO AS P.I.C.C.I.F.E., LOTS 27C AND 27D, A MAP OF WHICH IS RECORDED IN VOL. 67, PG. 773-785, MAP RECORDS, NUECES COUNTY, TEXAS, A PORTION OF P.I.C.C.I.F.E., BLOCKS 45 & 46, A MAP OF WHICH IS RECORDED IN VOL. 42, PG. 153-154, MAP RECORDS, NUECES COUNTY, TEXAS, A PORTION OF P.I.C.C.I.F.E., BLOCK 3, A MAP OF WHICH IS RECORDED IN VOL. 40, PG. 145-146, MAP RECORDS, NUECES COUNTY, TEXAS, A PORTION OF P.I.C.C.I.F.E., BLOCKS 37, 38, 39, AND 40, A MAP OF WHICH IS RECORDED IN VOL. 41, PG. 128-129, MAP RECORDS, NUECES COUNTY, TEXAS, A PORTION OF P.I.C.C.I.F.E., BLOCKS 24-25, A MAP OF WHICH IS RECORDED IN VOL. 40, PG. 154-159, MAP RECORDS, NUECES COUNTY, TEXAS, A PORTION OF P.I.C.C.I.F.E., BLOCKS 43 & 44, A MAP OF WHICH IS RECORDED IN VOL. 42, PG. 10-11, MAP RECORDS, NUECES COUNTY, TEXAS, AND PORTIONS OF P.I.C.C.I.F.E., BLOCKS 34, 35, AND 36, A MAP OF WHICH IS RECORDED IN VOL. 40, PG. 183-184, MAP RECORDS, NUECES COUNTY, TEXAS, SAID BLOCKS 26, 35, 36, 43, 44, AND A PORTION OF BLOCK 34 NOW VACATED AS PER PLAT RECORDED IN VOL. 67, PG. 686, MAP RECORDS, NUECES COUNTY, TEXAS, SAID 241.836 ACRES ALSO BEING REFERENCED IN CORRECTION WARRANTY DEED, DOC. NO. 2018045542, OFFICIAL RECORDS, NUECES COUNTY, TEXAS, AND DESCRIBED BY METES & BOUNDS OF A 28.629 ACRE TRACT (TRACT 1), A 72.316 ACRE TRACT (TRACT 2), A 74.440 ACRE TRACT (TRACT 3), AND A 30.884 ACRE TRACT (TRACT 4), AND SPECIAL WARRANTY DEED, DOC. NO. 2022027962, OFFICIAL RECORDS, NUECES COUNTY, TEXAS, AND DESCRIBED BY METES & BOUNDS OF A 39.60 ACRE TRACT, SAID & EXCEPT 3.786 ACRES OF A 60-FOOT WIDE STREET TRACT, ALSO KNOWN AS AQUARIUS STREET RE-ALIGNMENT, RECORDED IN DOC. NO. 2011039226, OFFICIAL RECORDS, NUECES COUNTY, TEXAS.

(Sheet 4 of 9)

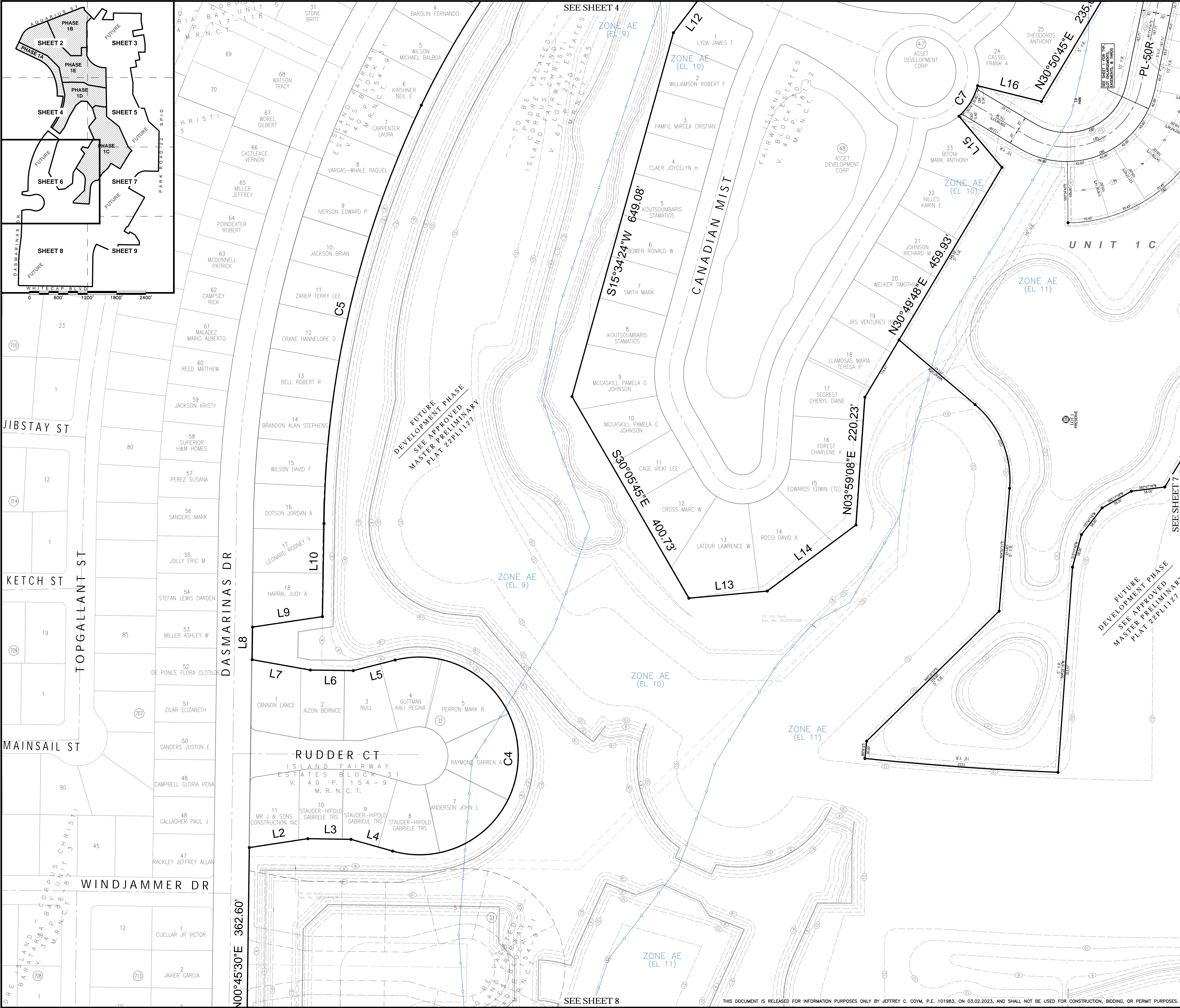


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5350 S. Staples Street, Suite 425
Corpus Christi, Texas 78411
phone.361.991.8550
www.LJA.com

LJA C986-21143

BOUNDARY LINE DATA					
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N07°12'31"E	9.87'	L26	S89°15'33"E	198.76'
L2	N81°19'28"E	101.69'	L27	S00°42'49"W	99.93'
L3	S89°05'55"E	74.31'	L28	S10°06'06"E	110.22'
L4	S74°13'03"E	74.31'	L29	S79°38'09"W	155.16'
L5	S75°49'07"W	74.25'	L30	S80°04'16"W	54.93'
L6	N89°11'10"W	73.86'	L31	S09°55'44"E	119.53'
L7	N79°52'11"W	101.66'	L32	N79°37'29"E	210.45'
L8	N00°43'06"E	55.99'	L33	S09°59'42"E	133.72'
L9	N81°30'14"E	121.50'	L34	S09°54'41"W	135.04'
L10	N00°56'05"E	159.98'	L35	N89°09'11"W	136.86'
L11	N40°34'27"E	57.24'	L36	S10°22'07"E	160.91'
L12	S37°05'42"W	73.43'	L37	S80°14'25"W	89.00'
L13	N84°46'44"E	135.17'	L38	S02°45'35"E	132.00'
L14	N53°19'48"E	190.19'	L39	S79°55'10"W	130.87'
L15	N40°01'58"W	115.07'	L40	S87°44'57"E	104.73'
L16	S78°03'33"E	112.87'	L41	S29°47'00"W	170.73'
L17	N16°42'25"W	220.32'	L42	S29°52'06"W	87.94'
L18	N39°02'15"W	180.41'	L43	S78°11'24"W	27.65'
L19	N87°28'42"W	120.19'	L44	S29°47'04"W	100.29'
L20	S51°27'50"W	135.13'	L45	S59°39'36"E	109.90'
L21	S36°57'48"W	160.17'	L46	N29°38'51"E	45.99'
L22	N86°00'41"W	119.90'	L47	S60°12'57"E	120.20'
L23	S02°16'21"E	47.77'	L48	S32°44'41"E	165.63'
L24	S28°44'12"W	200.97'	L49	S00°41'24"W	70.34'
L25	N07°49'34"E	141.97'	L50	S02°01'48"W	44.63'

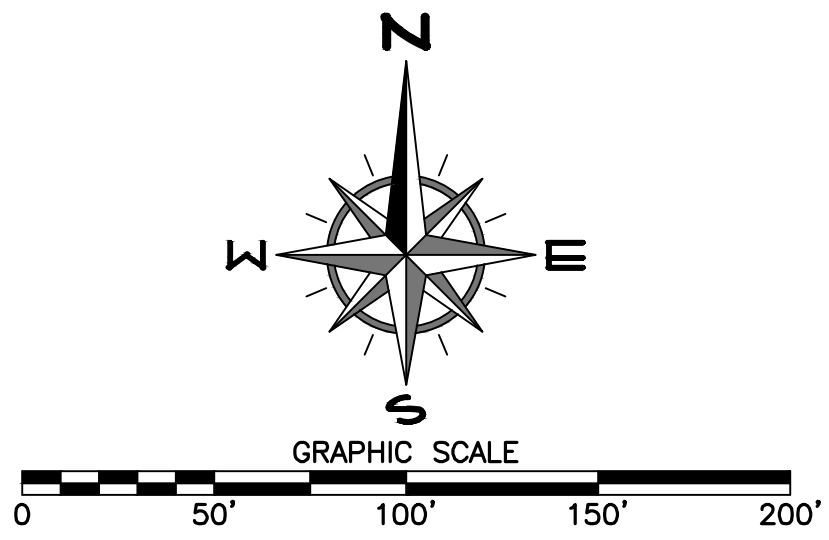
BOUNDARY CURVE DATA					
NO.	Δ	RADIUS	LENGTH	TANGENT	CHORD
C1	90°27'24"	9.98'	15.76'	10.06'	14.17'
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C5	25°06'31"	1698.20'	744.20'	378.17'	N13°06'15"E
C6	15°11'13"	1430.48'	379.17'	190.70'	S37°06'58"E
C7	34°09'20"	104.62'	62.28'	32.09'	S13°30'06"W
C8	1°02'48"	1718.10'	301.27'	151.02'	S00°88' S03°32'33"W
C9	21°00'26"	1056.90'	387.52'	195.96'	S85°35' S14°46'48"W
C10	28°07'40"	940.79'	461.85'	235.68'	457.23' N10°33'02"W
C11	32°27'31"	617.98'	425.59'	221.62'	N44°45'25"E
C12	89°57'56"	15.00'	23.55'	14.99'	N19°31'01"W
C13	43°17'02"	330.00'	249.30'	130.94'	243.41' N47°06'27"E
C14	18°31'58"	330.00'	106.74'	53.84'	106.28' N78°00'59"E
C15	11°09'02"	562.51'	109.43'	54.89'	109.26' N82°06'00"W
C16	06°33'37"	49.390'	56.55'	28.31'	56.52' N86°16'00"W
C17	88°58'58"	10.00'	15.70'	10.00'	14.14' N44°16'50"W
C18	1°05'08"	553.81'	105.06'	52.89'	104.90' N04°55'45"W
C19	11°32'55"	463.32'	93.39'	46.85'	93.23' N04°17'22"W
C20	60°59'25"	254.65'	271.07'	149.27'	258.45' S80°13'32"W
C21	52°37'04"	179.52'	164.86'	88.76'	159.13' N59°36'20"E
C22	28°01'30"	601.61'	294.28'	150.14'	291.34' N15°04'01"E



Preliminary Plat WHITECAP NORTH PADRE ISLAND

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(Sheet 6 of 9)



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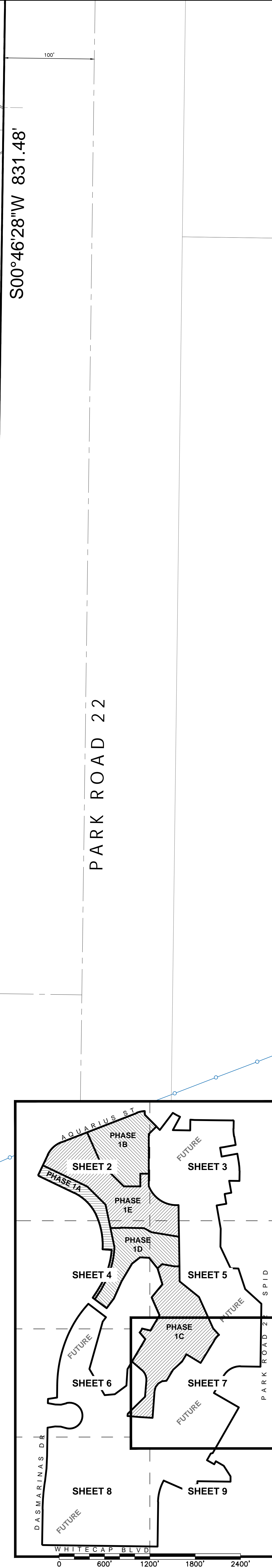
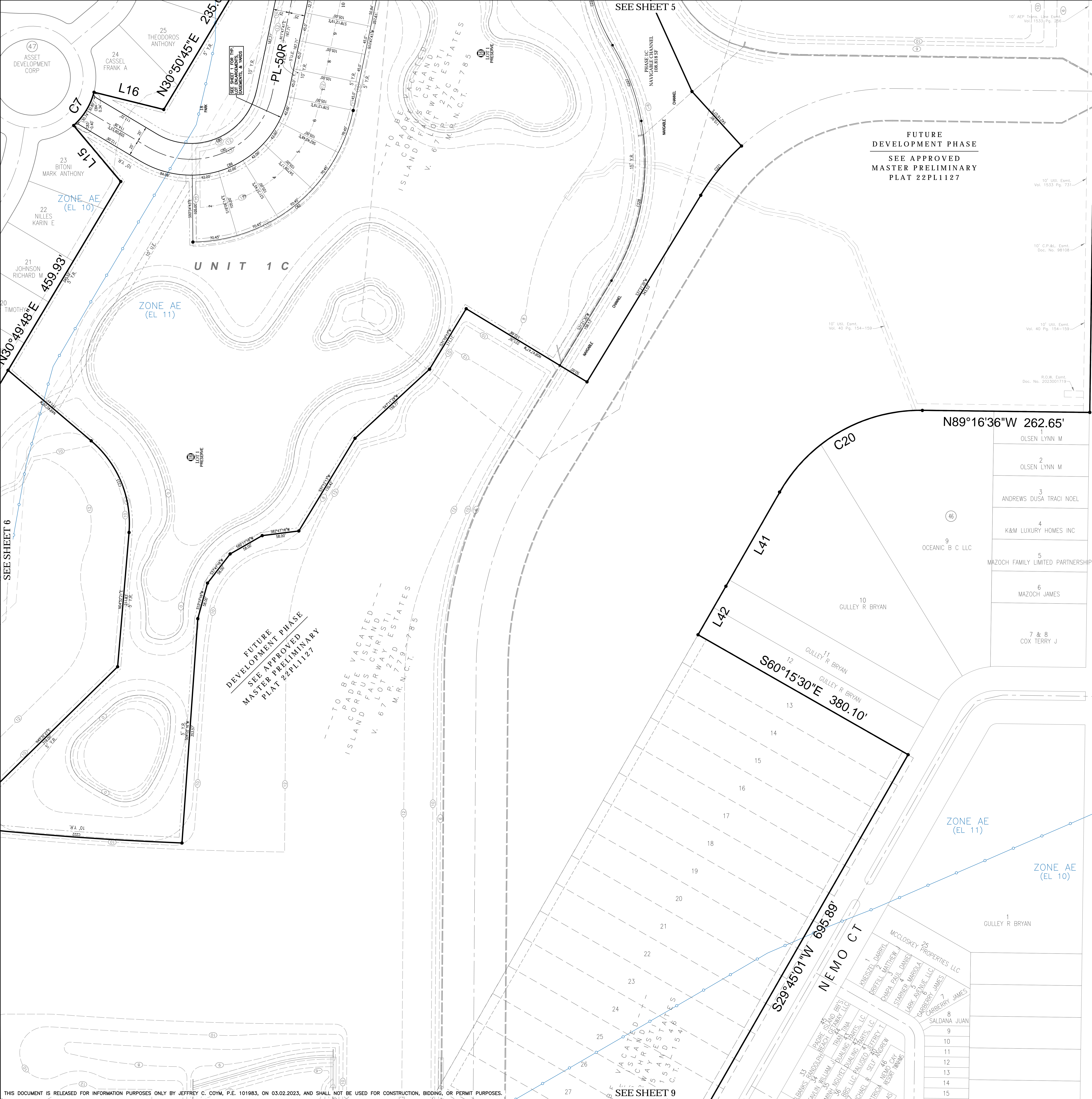
phone: 361.991.8550

www.LJA.com

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BOUNDARY LINE DATA					
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L3	S89°05'55"E	74.31'	L28	S10°06'06"E	110.22'
L4	S74°13'03"E	74.31'	L29	S79°38'09"W	155.16'
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L7	N79°52'11"W	101.66'	L32	N79°37'29"E	210.45'
L8	N00°43'06"E	55.99'	L33	S09°59'42"E	133.72'
L9	N81°30'14"E	121.50'	L34	S00°54'41"W	135.04'
L10	N00°56'05"E	159.98'	L35	N89°09'11"W	136.86'
L11	N40°34'27"E	57.24'	L36	S10°22'07"E	160.91'
L12	S37°05'42"W	73.43'	L37	S80°14'25"W	89.00'
L13	N84°46'44"E	135.17'	L38	S09°45'35"E	132.00'
L14	N53°19'48"E	190.19'	L39	S79°55'10"W	130.87'
L15	N40°01'58"W	115.07'	L40	S87°44'57"E	104.73'
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L22	N86°00'41"W	119.90'	L47	S60°12'57"E	120.20'
L23	S02°16'21"E	47.77'	L48	S32°44'41"E	165.63'
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L25	N07°49'34"E	141.97'	L50	S02°01'48"W	44.63'

BOUNDARY CURVE DATA							
NO.	Δ	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING	
C1	90°27'24"	9.98'	15.76'	10.06'	14.17'	N43°40'56"W	
C2	08°00'35"	2652.84'	370.85'	185.73'	370.55'	N04°48'03"E	
C3	07°38'43"	2359.67'	341.55'	171.03'	341.30'	S04°48'55"W	
C4	209°54'23"	169.95'	622.62'	---	328.39'	N00°46'04"E	
C5	25°06'31"	1698.20'	744.20'	378.17'	738.26'	N13°06'15"E	
C6	15°11'13"	1430.48'	379.17'	190.70'	378.06'	N33°06'58"E	
C7	34°06'20"	104.62'	62.28'	32.09'	61.36'	S31°30'06"W	
C8	10°02'48"	1718.10'	301.27'	151.02'	300.88'	S30°32'33"W	
C9	21°00'26"	1056.90'	387.52'	195.96'	385.35'	S14°46'46"W	
C10	28°07'40"	940.79'	461.85'	235.68'	457.23'	N10°33'02"W	
C11	38°27'31"	617.98'	425.59'	221.62'	417.23'	S44°45'25"E	
C12	89°57'56"	15.00'	23.55'	14.99'	21.21'	N19°31'01"W	
C13	43°17'02"	330.00'	249.30'	130.94'	243.41'	N47°06'27"E	
C14	18°31'58"	330.00'	106.74'	53.84'	106.28'	N78°00'59"E	
C15	11°09'02"	562.11'	109.43'	54.89'	109.26'	N52°08'50"W	
C16	06°33'37"	493.90'	56.55'	28.31'	56.52'	N86°16'00"W	
C17	88°58'58"	10.00'	15.70'	10.00'	14.14'	N44°18'50"W	
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Preliminary Plat
WHITECAP
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C15	11°09'02"	562.11'	109.43'	64.89'	109.26'	N82°08'00"W
C16	06°33'37"	49.390'	56.55'	28.31'	56.52'	N86°16'00"W
C17	88°58'58"	10.00'	15.70'	10.00'	14.14'	N44°18'50"W
C18	11°05'08"	553.81'	105.06'	104.90'	104.90'	N04°55'45"W
C19	11°32'55"	463.32'	93.39'	46.85'	93.23'	N04°17'20"W
C20	60°59'25"	254.65'	271.07'	149.27'	258.45'	S80°13'32"W
C21	52°37'04"	179.52'	164.86'	88.76'	159.13'	N59°36'20"E
C22	28°01'30"	601.61'	294.26'	150.14'	291.34'	N15°04'01"E

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
MAY 3, 2023**

PROJECT: 23PL1024

PEARSON ADDITION, BLOCK 2, LOT 6 (REPLAT-.25 ACRES)

Located north of Pearson St. and east of Waldron Rd.

Zoned: RS-6

Owner: Tyler Bradford

Surveyor: Mercer & Assoc., Edna, Texas, Lynn Eng. (Local CC company)

The applicant proposes to plat the property to build single family house; replacing home that was previously demolished. The submitted plat satisfies the requirements of the Unified Development Code and State Law, and the Technical Review Committee recommends approval. All comments requiring resolution prior to Planning Commission approval have been addressed.

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Interdepartmental Staff and outside agencies have reviewed and prepared comments for the proposed plat. These comments are intended to be final. All plats must comply with applicable review criteria. All corrected plats must be submitted with a comment resolution (response) letter for staff review. *****The application will be considered void after 180 days if no comments are submitted responding to distributed TRC comments.*****

Staff Only/District#: MZ / 4

App Received: 3/6/2023

TRC Meeting Date: 3/23/2023

TRC Comments Sent Date: 3/27/2023

Revisions Received Date (R1): 4-14-23

Staff Response Date (R1): 4-17-23

Comments all addressed PC Date Set

Revisions Received Date (R2):

Staff Response Date (R2):

Planning Commission Date: 5-3-23

Major plats, in compliance with review criteria, are recommended for approval to the Planning Commission by the TRC. Development Services staff will determine when the plat is scheduled for Planning Commission.

Administrative plats, in compliance with review criteria, are approved by the Director on a rolling basis.

Project: 23PL1024

Pearson Addition Blk. 2, Lot 6 (Replat – .25 ACRES)

Located north of Pearson Treet and east of Waldron Rd.

Zoned: RS-6

Comments updated per Mark O. 3/24/23

Owner: Tyler Bradford

Surveyor: Mercer & Assoc. Edna, Texas Lynn Eng. (Local CC company)

The applicant proposes to plat the property to build single family house; replacing home that was previously demolished.

GIS					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1	Plat	No comment	n/a	Addressed	

LAND DEVELOPMENT					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1	Plat	Plat title to read, "Pearson Addition, Block 2, Lot 6"; move "Replat" to beginning of plat description.	revision made to plat	Prior to recordation add "Block 2" to lot label above lot 6.	
2	Plat	Add typical plat notes on the plat. Please see City of Corpus Christi/ Platting final/replat template for notes language.	revision made to plat	Addressed	
3	Plat	Provide the yard requirement note as per Template and Common plat review comments on Development services website.	revision made to plat	Addressed	
4	Plat	Provide the total area note as per Template and Common Plat review comments on DS website.	revision made to plat	Addressed	
5	Plat	Provide the correct Receiving water for the storm water runoff.	revision made to plat	Addressed	
6	Plat	Place Y.R. line on plat. Front yard Y.R. is 25'. Label the line.	revision made to plat	Addressed	
7	Plat	Hatch the 5' street dedication area. Label the square footage and acreage of the area. Provide dimensions.	revision made to plat	Addressed	
8	Plat	Remove the fence line from plat.	revision made to plat	Addressed	
9	Plat	Provide a Lot label above the acreage; add square footage of lot.	revision made to plat	Addressed	
10	Fees	Single Family Water Lot Fees: 0.24 Ac. x 220.22 = \$220.22		Prior to recordation	
11	Fees	Single Family WasteWater Lot Fees: 0.24 Ac x 475.33 = \$475.33		Prior to recordation	

PLANNING/Environment & Strategic Initiatives (ESI)						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment	n/a	Addressed		

DEVELOPMENT SERVICES ENGINEERING		
Action	Yes	No
Public Improvements Required?		No
Water		No, existing w/service connection
Fire Hydrants		No
Wastewater		No, existing OSSF
Manhole		No
Stormwater		No
Sidewalks		No, meets UDC 8.2.2.C
Streets		No

Refer to UDC Section 3.8.3.D Waivers if applicable.

Applicant Response on Waiver:	no waiver needed	noted
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DEVELOPMENT SERVICES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	GIS does not show wastewater in the area, and is too small a lot for septic. Is the site served by wastewater? Wastewater construction with manhole may be required.	approved LTC by county	Accepted.		
2	Plat	There is public water across the frontage of the property, but the nearest fire hydrant is on Waldron, over 600' away. Fire Hydrant construction may be required for site development.	See above staff resolution	Accepted. To be addressed by public/private infrastructure improvements upon development.		
3	Plat	Existing roadway is only 13' wide, may need to provide improvements to roadway for emergency vehicles such as fire trucks.	See above staff resolution	Accepted. To be addressed by public/private infrastructure improvements upon development.		

UTILITIES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Water construction is not required for platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards).	ok	Addressed		
2	Plat	Wastewater construction is required for platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards). Per the current Laguna Shores Wastewater Master Plan, wastewater service would need to be extended from an existing manhole at Lola Johnson and Jamaica Dr to provide wastewater service to the 525 Pearson property. Owner should be required to provide a letter from the County Health Department stating that a septic system is now being used on the property. If the Owner wishes to continue to use a septic system for wastewater service and the OSSF meets TCEQ Rule §285.4 (b)(1) for existing small lots, approval from the County allowing continued use of the onsite septic system will be required.	OSSF License to construct has been issued by Nueces Co. and has been receipted by Mark Orozco and Blasa. Contact Manuel Garcia at health dept. to verify if needed.	No, existing OSSF		

TRAFFIC ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7)	will comply	Accepted. To be addressed by public/private infrastructure improvements upon development.		

FLOODPLAIN						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment	n/a	Addressed		

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Infor	Water Distribution Standards: Fire flow for residential areas require 750 GPM with 20 psi residual	ok	Accepted. To be addressed by public/private infrastructure improvements upon development.		
2	Infor	507.5.1 Exception 1: Group R-3 (one- or two-family dwellings): Fire hydrants to be located every 600 feet apart .	ok	Accepted. To be addressed by public/private infrastructure improvements upon development.		
3	Infor	The Fire Dept will not attempt to shut down an arterial road to obtain water supplies from a hydrant. The hydrant across the street on Waldron is not accessible and is more than 600 ft. away. The next closet hydrant is also more than 600 ft. away. The water line on Pearson Street is a 4-inch main and cannot support a fire hydrant. At the corner of Pearson and Waldron is a 6-inch water main. We may require a hydrant at this location to meet on site development.	ok. i was told distance determination would be done by permitting when distance is checked to back of home.	Accepted. To be addressed by public/private infrastructure improvements upon development.		

GAS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment	n/a	Addressed		

PARKS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment	n/a	Addressed		

REGIONAL TRANSPORTATION AUTHORITY						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	n/a	Addressed		

NAS-CORPUS CHRISTI						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment	n/a	Addressed		

CORPUS CHRISTI INTERNATIONAL AIRPORT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	1.6 miles from Waldron Field NOLF. The location is not within any approach path or clear zone. The location is within the Vertical obstruction subzone and military compatibility area of the airfield.	n/a	Addressed		

AEP-TRANSMISSION						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment	n/a	Addressed		

AEP-DISTRIBUTION						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment	n/a	Addressed		

TXDOT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment	n/a	Addressed		

NUECES ELECTRIC					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1	Plat	No comment	n/a	Addressed	

INFORMATIONAL

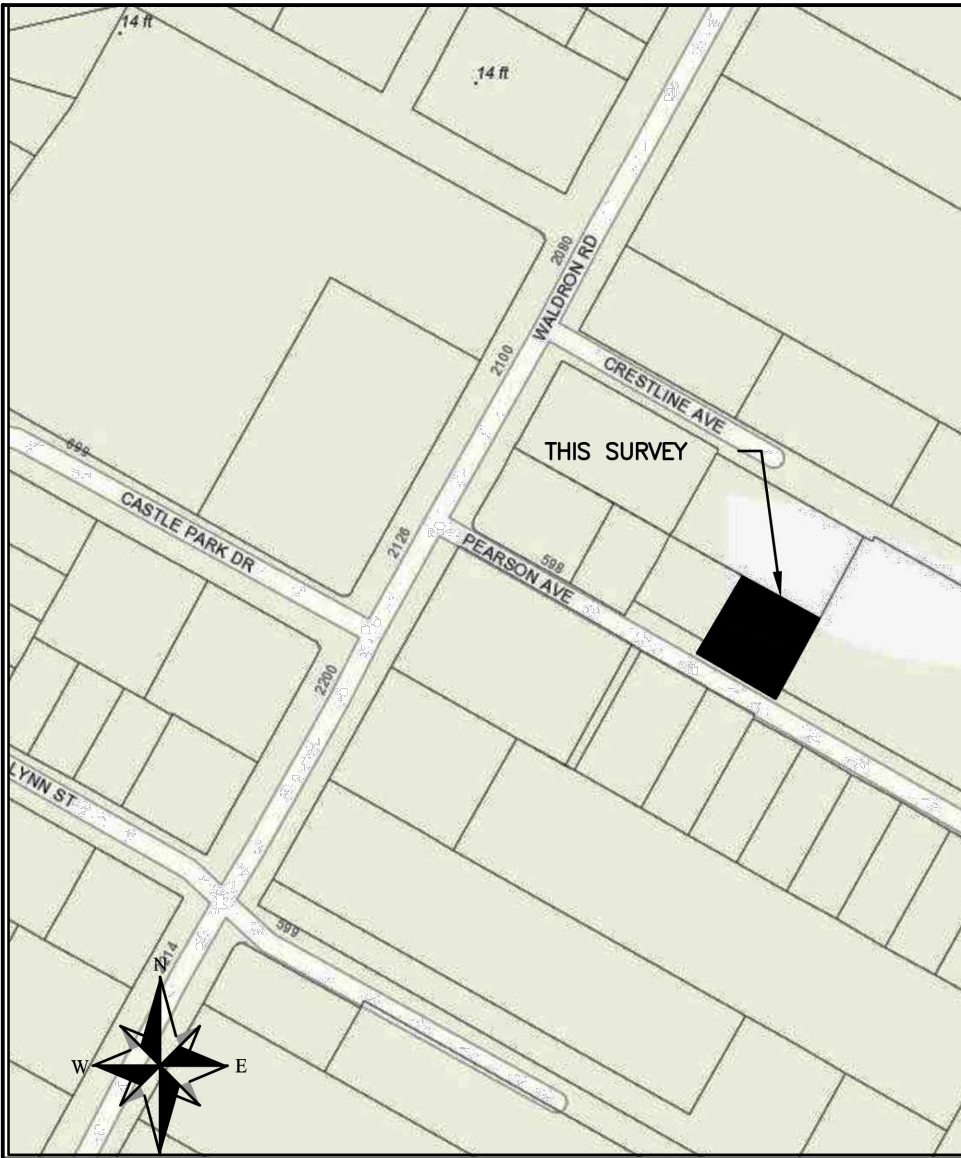
Comments noted below apply to the preliminary site/utility/transportation plan and preliminary storm water quality management plan (SWQMP) as observations for information only.

These comments should be considered during subsequent site and public infrastructure development but may be required as a condition for plat consideration by the Planning Commission for approval.

Additional comments may be issued with the subsequent submittal plans associated with the property development.

LAND DEVELOPMENT

1. Prior to recordation, provide a tax certificate indicating that all taxes have a \$0.00 balance, along with the submittal of the original tracing.



VICINITY MAP

STATE OF TEXAS
COUNTY OF NUECES

I, _____, DO HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREIN; THAT ALL EASEMENTS AND RIGHT-OF-WAYS AS SHOWN ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF PUBLIC STREETS AND UTILITIES, AND I ADOPT THIS PLAT FOR THE PURPOSES OF DESCRIPTION AND DEDICATION. THIS _____ DAY OF _____, 202____.

TYLER BRADFORD
OWNER

STATE OF TEXAS
COUNTY OF NUECES COUNTY

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE SIGNATURE IS MADE ON THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, GIVEN UNDER MY HAND AND SEAL OF OFFICE.
AT _____ THIS _____ DAY OF _____.

NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF NUECES

I, JOHN D. MERCER, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT. TO THE BEST OF MY KNOWLEDGE AND ABILITY, AND THAT IT WAS PREPARED FROM A SURVEY MADE ON THE GROUND IN SEPTEMBER, 2022.



JOHN D. MERCER
RPLS REGISTRATION No. 1924

STATE OF TEXAS
COUNTY OF NUECES

THE PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE DEVELOPMENT SERVICES ENGINEER OF THE CITY OF CORPUS CHRISTI, TEXAS. THIS _____ DAY OF _____, 202____.

BRIA A. WHITMIRE, P.E., CFM, CPM
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS
COUNTY OF NUECES

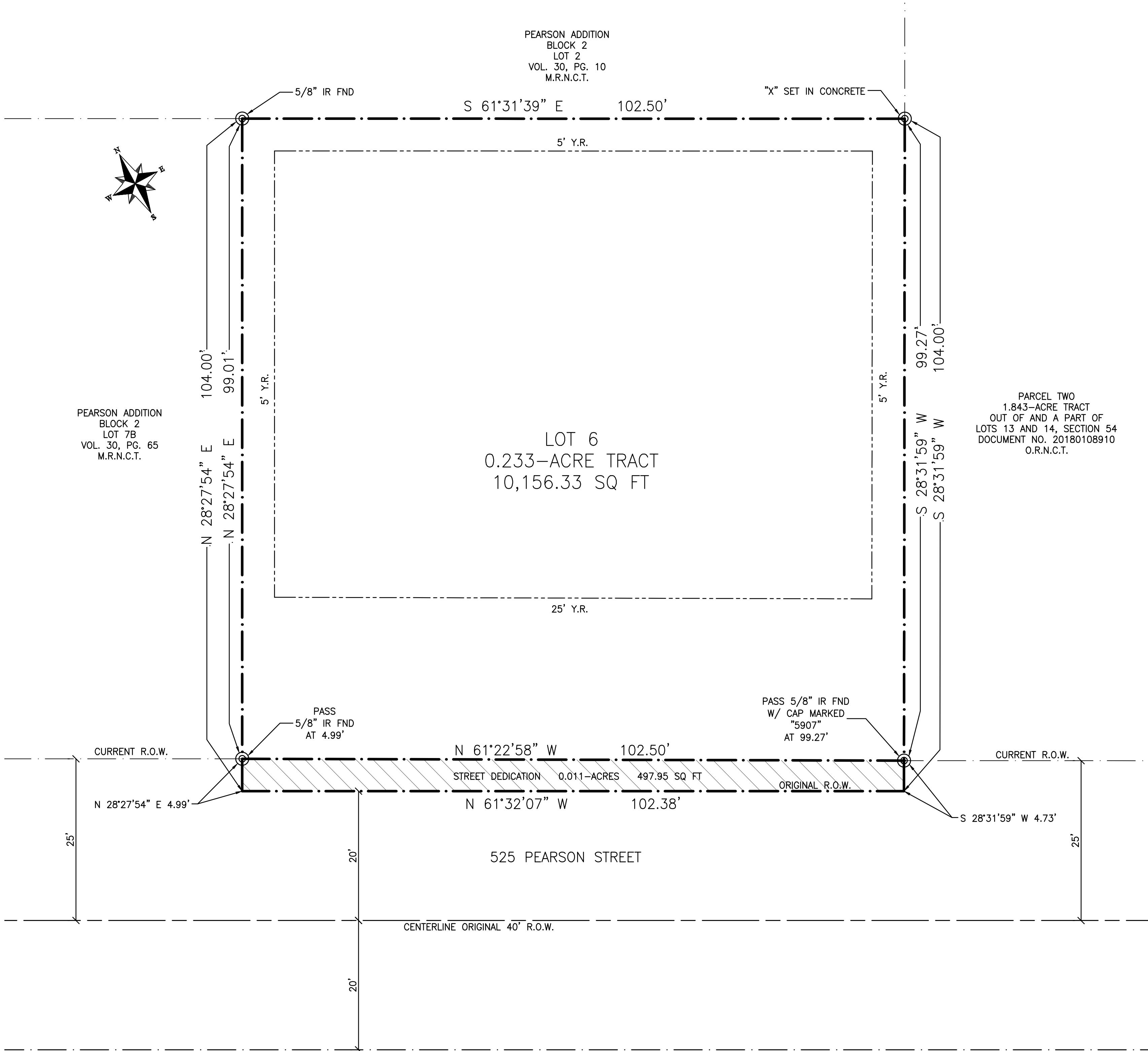
THE PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE PLANNING COMMISSION ON BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS. THIS _____ DAY OF _____, 202____.

KAMRAN ZARGHOUNI
CHAIRMAN

AL RAYMOND III, A.L.A.
SECRETARY

RE-PLAT OF PEARSON ADDITION BLOCK TWO (2), LOT SIX (6)

BEING A RE-PLAT OF A 0.245-ACRE TRACT OF LAND OUT OF LOTS THIRTEEN (13) AND FOURTEEN (14), SECTION 54, OF THE FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, AS SHOWN ON A MAP RECORDED IN VOLUME A, PAGES 41 - 43 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS



* METES AND BOUNDS DESCRIPTION *

BEING A 0.245-ACRE TRACT OF LAND OUT OF AND A PART OF LOTS THIRTEEN (13) AND FOURTEEN (14), SECTION 54, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, A SUBDIVISION IN THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED IN VOLUME A, PAGES 41 - 43 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS AND FURTHER BEING OUT OF AND A PART OF THAT CERTAIN CALLED 11.104-ACRE TRACT OF LAND DESCRIBED IN VOLUME 539, PAGE 113, DEED RECORDS OF NUECES COUNTY, TEXAS, AND THIS 0.245-ACRE TRACT BEING THE SAME TRACT OF LAND DESCRIBED IN DEED RECORDED AS DOCUMENT NO. 2022037142, OFFICIAL RECORDS OF NUECES COUNTY, TEXAS, AND THIS 0.245-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN THE ORIGINAL NORTH RIGHT-OF-WAY LINE OF PEARSON STREET, A PUBLIC RIGHT-OF-WAY BEING 40 FEET WIDE, SAID POINT BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE ALONG THE NORTHWEST BOUNDARY LINE OF THE HEREIN DESCRIBED TRACT, NORTH 28°27'54" EAST, AT A DISTANCE OF 4.99 FEET, PASS A 5/8 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF LOT 7B, BLOCK TWO (2), PEARSON ADDITION AS RECORDED IN VOLUME 30, PAGE 65 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS, SAID ROD BEING IN THE ORIGINAL NORTH RIGHT-OF-WAY LINE OF PEARSON STREET AND CONTINUING FOR A TOTAL DISTANCE OF 104.00 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF LOT 7B, SAID ROD BEING IN THE SOUTHWEST BOUNDARY LINE OF LOT 2, BLOCK TWO (2), PEARSON ADDITION AS RECORDED IN VOLUME 30, PAGE 10 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS, AND SAID ROD ALSO BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE ALONG THE NORTHEAST BOUNDARY LINE OF THE HEREIN DESCRIBED TRACT, SAME BEING THE SOUTHWEST BOUNDARY LINE OF THE AFOREMENTIONED LOT 2, SOUTH 61°31'39" EAST, FOR A DISTANCE OF 102.50 FEET TO A "X" SET IN CONCRETE AT THE SOUTHEAST CORNER OF SAID LOT 2, SAID ROD BEING IN THE NORTHWEST LINE OF A CALLED 1.843-ACRE TRACT OF LAND OUT OF AND A PART OF LOTS 13 AND 14, SECTION 54, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS AS RECORDED IN DOCUMENT NO. 20180108910 OF THE OFFICIAL RECORDS OF NUECES COUNTY, TEXAS, SAID ROD ALSO BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE ALONG THE SOUTHEAST BOUNDARY LINE OF THE HEREIN DESCRIBED TRACT, SAME BEING THE NORTHWEST BOUNDARY LINE OF THE AFOREMENTIONED 1.843-ACRE TRACT, SOUTH 28°31'59" WEST, AT A DISTANCE OF 99.27 FEET, PASS A 5/8 INCH IRON ROD WITH CAP MARKED "5907" FOUND FOR THE SOUTHWEST CORNER OF SAID 1.843-ACRE TRACT, SAID ROD BEING IN THE CURRENT NORTH RIGHT-OF-WAY LINE OF PEARSON STREET AND CONTINUING FOR A TOTAL DISTANCE OF 104.00 FEET TO A POINT ON THE ORIGINAL NORTH RIGHT-OF-WAY LINE OF PEARSON STREET, SAID POINT BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE ALONG THE SOUTHWEST BOUNDARY LINE OF THE HEREIN DESCRIBED TRACT, SAME BEING THE ORIGINAL NORTH RIGHT-OF-WAY LINE OF PEARSON STREET, NORTH 61°32'07" WEST, FOR A DISTANCE OF 102.38 FEET, TO THE POINT OF BEGINNING, CONTAINING IN AREA 0.245-ACRES OF LAND, MORE OR LESS.

* NOTES *

1. THE ENTIRE PROPERTY LIES WITHIN THE CITY LIMITS OF THE CITY OF CORPUS CHRISTI.
2. THE TOTAL AREA TO BE PLATTED CONTAINS 0.245-ACRES OF LAND INCLUDING ANY DEDICATION.
3. THE YARD REQUIREMENT, AS DEPICTED ON THE PLAT, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE (UDC) AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
4. GRID BEARINGS AND 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, CORRECTED TO HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET.
5. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE LAGUNA MADRE DRAINAGE BASIN. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE LAGUNA MADRE DRAINAGE BASIN AS "OYSTER WATERS USE" AND "FISH CONSUMPTION USE".
6. BY GRAPHIC PLOTTING, THIS ENTIRE PROPERTY LIES WITHIN ZONE "X" ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 4854640545, CITY OF CORPUS CHRISTI, TEXAS, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 13, 2022.

* LEGEND *

Y.R.
O.R.N.C.T.
M.R.N.C.T.
©
YARD REQUIREMENT
OFFICIAL RECORDS OF NUECES COUNTY, TEXAS
MAP RECORDS OF NUECES COUNTY, TEXAS
PROPERTY CORNER

STATE OF TEXAS
COUNTY OF NUECES
I, _____, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, HEREBY CERTIFY THAT THE FOREGOING MAP DATED THE _____ DAY OF _____, 202____, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THIS _____ DAY OF _____, 202____, AT _____ O'CLOCK _____ M. AND DULY RECORDED IN VOLUME _____, PAGE _____, MAP RECORDS OF NUECES COUNTY, TEXAS. WITNESS MY HAND AND SEAL OF SAID COURT AT OFFICE IN CORPUS CHRISTI, TEXAS. THIS THE _____ DAY OF _____, 202____.

DOCUMENT NO: _____

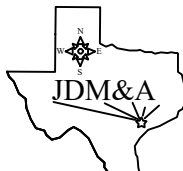
KARA SANDS, COUNTY CLERK
NUECES COUNTY, TEXAS

DEPUTY

JOHN D. MERCER & ASSOCIATES
CONSULTING ENGINEERS
TEXAS REGISTERED ENGINEERING FIRM F-324

118 EAST MAIN STREET
EDNA, TX 77957

361-782-7121



E2631

GRAPHIC SCALE



1 : 10

**TIME EXTENSION
REGULAR PLANNING COMMISSION MEETING
MAY 3, 2023**

PROJECT: 22PL1091-**FIRST REQUEST**

SCHANEN ESTATES WEST UNIT 13 (FINAL PLAT-10.006 ACRES)

Located north of Saratoga Boulevard and west of Norchester Street.

Owner: Superior H & H Development

Surveyor/Engineer: Bass & Welsh

The Planning Commission originally approved the above plat on July 27, 2022. This is the **first** request for an extension (expires on July 27, 2023). A maximum of 2 extensions may be granted (UDC 3.8.3E). We recommend a 1-year extension.

The applicant states: "I would appreciate your requesting the planning commission approve a one-year plat approval extension for the subject plat. The plans have been prepared and submitted to the City, but approval thereof may not happen until after the present expiration date."

STATE OF TEXAS §
COUNTY OF NUECES §

WE, SUPERIOR H AND H DEVELOPMENT, LLC, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LAND EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING PLAT, SUBJECT TO A LIEN IN FAVOR OF _____, THAT WE HAVE HAD SAID LAND SURVEYED AND SUBDIVIDED AS SHOWN, THAT STREETS AND EASEMENTS AS SHOWN HAVE BEEN HERETOFORE DEDICATED, OR IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PUBLIC USE FOREVER, THAT THIS PLAT WAS MADE FOR THE PURPOSES OF DESCRIPTION AND DEDICATION.

THIS THE ____ DAY OF _____, 20____.

HAMED MOSTAGHASI, MEMBER

HADI MOSTAGHASI, MEMBER

STATE OF TEXAS §
COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY HAMED MOSTAGHASI, MEMBER OF SUPERIOR H AND H DEVELOPMENT, LLC.

THIS THE ____ DAY OF _____, 20__.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

STATE OF TEXAS §
COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY HADI MOSTAGHASI, MEMBER OF SUPERIOR H AND H DEVELOPMENT, LLC.

THIS THE ____ DAY OF _____, 20__.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

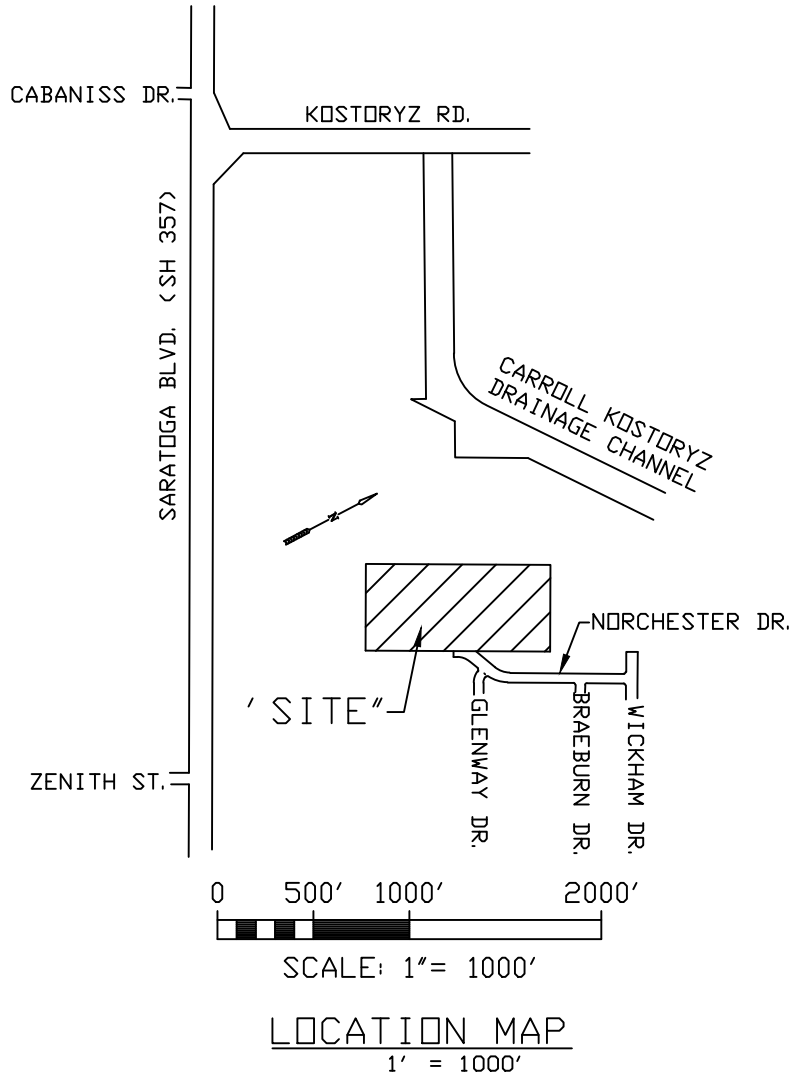
STATE OF TEXAS §
COUNTY OF NUECES §

I, NIXON M. WELSH, REGISTERED PROFESSIONAL LAND SURVEYOR OF BASS & WELSH ENGINEERING, HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION, IS TRUE AND CORRECT AND THAT WE HAVE BEEN ENGAGED TO SET ALL LOT CORNERS UPON COMPLETION OF SUBDIVISION CONSTRUCTION IMPROVEMENTS WITHOUT DELAY.

THIS THE ____ DAY OF _____, 20____.

NIXON M. WELSH, REGISTERED
PROFESSIONAL LAND SURVEYOR,
TEXAS NUMBER 2211

1. SET 5/8" IRON RODS AT ALL LOT CORNERS, EXCEPT WHERE OTHERWISE NOTED.
2. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSD CREEK. THE TCEQ HAS NOT CLASSIFIED THE AQUATIC LIFE USE FOR THE OSD CREEK, BUT IT IS RECOGNIZED AS AN ENVIRONMENTALLY SENSITIVE AREA. THE OSD CREEK FLOWS DIRECTLY INTO THE OSD BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE FOR THE OSD BAY AS "EXCEPTIONAL" AND "OYSTER WATERS" AND CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
3. THE BASIS OF BEARINGS IS THE STATE OF TEXAS LAMBERT GRID, SOUTH ZONE, NAD 1983.
3. THE SUBJECT SITE IS IN ZONE "C" AS SHOWN ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 485464 0283 C. CITY OF CORPUS CHRISTI, TEXAS, WHICH BEARS AN EFFECTIVE DATE OF JULY 18, 1985.
4. THE SUBJECT SITE CONTAINS 10.006 ACRES INCLUDING STREET DEDICATIONS.
5. THE YARD REQUIREMENT AS DEPICTED IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
6. ACCESS PROHIBITED ONTO NORCHESTER DRIVE FROM BLOCK 1, LOT 1; BLOCK 2, LOTS 5 & 6; AND BLOCK 3, LOTS 5 & 6.
7. THE PROPERTY WILL BE SUBJECT TO AIRCRAFT NOISE, FLYOVERS, AND VIBRATIONS (WITHIN APZ-2).



PLAT OF SCHANEN ESTATES WEST UNIT 13

A 10.006 ACRE PORTION, MORE OR LESS, OF LOTS 5 & 6, SECTION 9, BOHEMIAN COLONY LANDS, A MAP OF WHICH IS RECORDED IN VOLUME "A", PAGE 48, MAP RECORDS, NUECES CO., TX. AND LOT 2, BLOCK 1, SARATOGA MEDICAL CENTER SUBDIVISION, A MAP OF WHICH IS RECORDED IN VOLUME 57, PAGES 78 AND 79, SAID MAP RECORDS AND BEING THE SAME TRACT OF LAND DESCRIBED BY DEED AS CONTAINING 10.000 ACRES IN DOCUMENT NO. 2014027684, OFFICIAL RECORDS OF SAID COUNTY

NUECES COUNTY, TEXAS
BASS & WELSH ENGINEERING
FIRM NO. F-52, 3054 S. ALAMEDA ST.
CORPUS CHRISTI, TEXAS 78404

DATE PLOTTED: 06/30/22
COMP. NO.: PLAT-SH1.DWG
JOB NO.: 14041
SCALE: 1" = 50'
PLAT SCALE: SAME
SHEET 1 OF 2

STATE OF TEXAS §
COUNTY OF NUECES §

WE, _____ (NAME), HEREBY CERTIFY THAT WE ARE THE HOLDERS OF A LIEN ON THE LAND EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING MAP AND THAT WE APPROVE THE SUBDIVISION AND DEDICATION FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

BY: _____

TITLE: _____

STATE OF TEXAS §
COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____ (NAME), .

_____, (TITLE), OF _____

THIS THE ____ DAY OF _____, 20____.

NOTARY PUBLIC, IN AND FOR THE
STATE OF TEXAS

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

BRETT F. FLINT, P.E.
DEVELOPMENT SERVICES 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 _____, 20____.

DAN DIBBLE
CHAIRMAN

AL RAYMOND, III, AIA
SECRETARY

STATE OF TEXAS §
COUNTY OF NUECES §

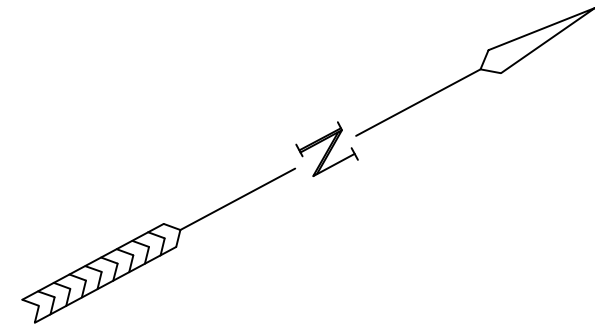
I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE ____ DAY OF _____, 20____ WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THE ____ DAY OF _____, 20____ AT ____ O'CLOCK _____.M., AND DULY RECORDED THE ____ DAY OF _____, 20____ AT ____ O'CLOCK _____.M. IN THE MAP RECORDS OF SAID COUNTY IN VOLUME ____, PAGE ____, INSTRUMENT NUMBER _____.

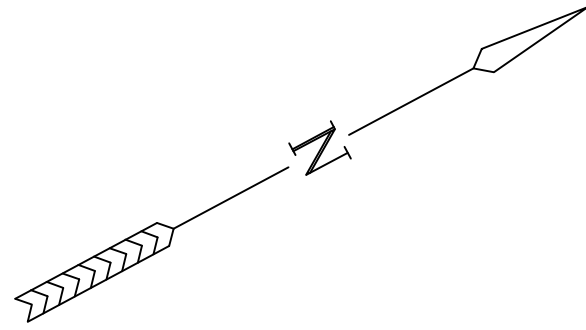
WITNESS MY HAND AND SEAL OF THE COUNTY COURT IN AND FOR SAID COUNTY AT OFFICE IN CORPUS CHRISTI, NUECES COUNTY, TEXAS, THE DAY AND YEAR LAST WRITTEN.

BY: _____
DEPUTY

KARA SANDS, CLERK
COUNTY COURT
NUECES COUNTY, TEXAS

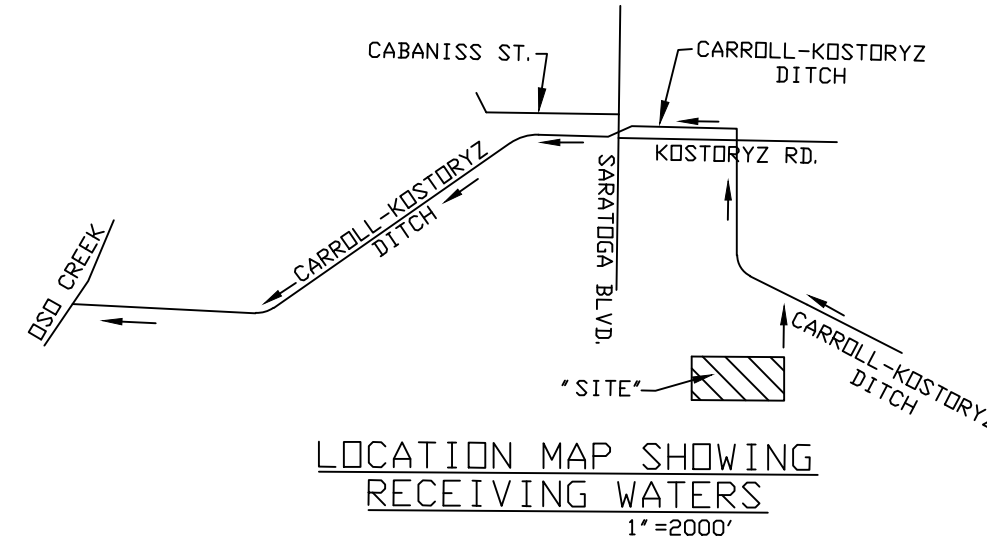
Approved by the Planning
Commission on July 27,
2022





NOTES:

1. A STORM WATER POLLUTION PREVENTION PLAN WILL BE SUBMITTED WITH THE CONSTRUCTION PLANS FOR ANY PROJECT OF (1) ACRE OF GREATER OR A STORM WATER POLLUTION CONTROL PLAN IF LESS THAN ONE (1) ACRE.
2. THERE ARE NO KNOWN NATURAL WATER BODIES, JURISDICTIONAL WETLANDS, ENDANGERED SPECIES HABITAT, STATE SUBMERGED LANDS OR CRITICAL DUNES ON THE SITE.
3. PRESENTLY THE LAND IS VACANT AND IT IS PROPOSED TO BE USED FOR SINGLE FAMILY RESIDENTIAL.
4. DESCRIPTION OF SITE DRAINAGE: THE SITE IS NEARBY AND DRAINS INTO THE CARROLL KOSTORYZ DRAINAGE CHANNEL AS INDICATED. NO OTHER PROPERTIES DRAIN THRU THE SUBJECT SITE ACCORDING TO THE MASTER DRAINAGE PLAN.
5. THIS DEVELOPMENT MEETS THE CITY'S MASTER DRAINAGE PLAN. THE PROPOSED DRAINAGE WILL NOT ADVERSELY AFFECT THE DRAINAGE PATTERN OR DESIGN OF THE ADJACENT PROPERTIES.



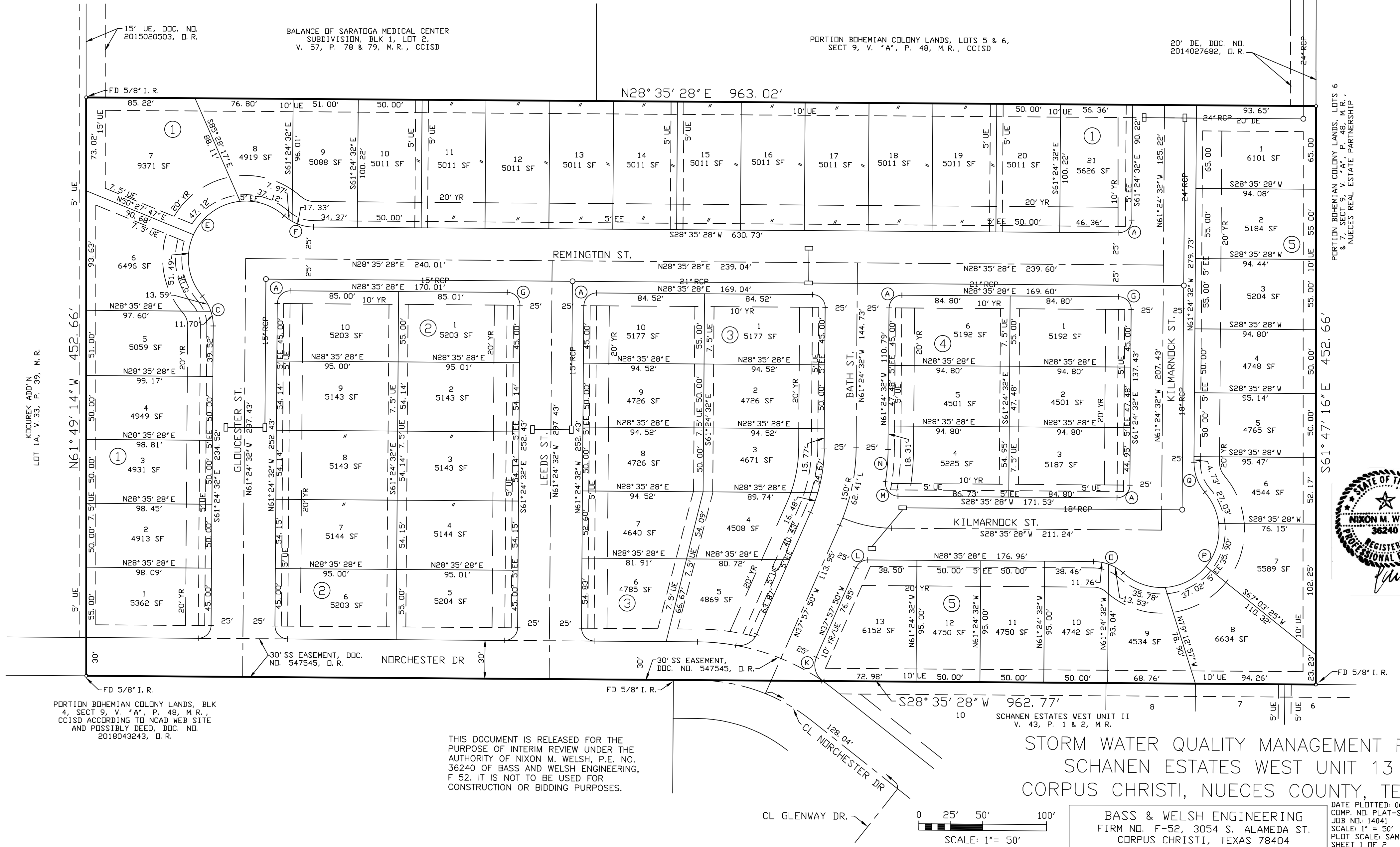
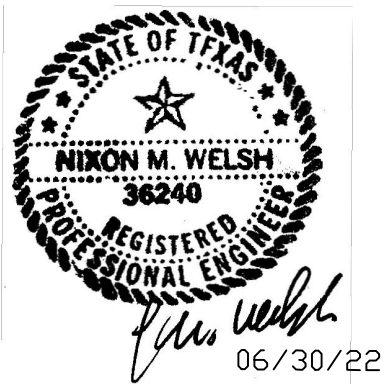
CONTINUED ON
FOLLOWING SHEET
MATCH LINE

BALANCE OF SARATOGA MEDICAL CENTER
SUBDIVISION, BLK 1, LOT 2,
V. 57, P. 78 & 79, M.R., CCISD

PORTION BOHEMIAN COLONY LANDS, LOTS 5 & 6,
SECT 9, V. "A", P. 48, M.R., CCISD

20' DE, DOC. NO.
2014027682, D. R.

PORTION BOHEMIAN COLONY LANDS, LOTS 6
& 7, SECT 9, V. "A", P. 48, M.R.,
NUECES REAL ESTATE PARTNERSHIP



STORM WATER QUALITY MANAGEMENT PLAN
SCHANEN ESTATES WEST UNIT 13
CORPUS CHRISTI, NUECES COUNTY, TEXAS

BASS & WELSH ENGINEERING
FIRM NO. F-52, 3054 S. ALAMEDA ST.
CORPUS CHRISTI, TEXAS 78404

DATE PLOTTED: 06/30/22
COMP. NO. PLAT-SH2 AS SWQMP
JOB NO: 14041
SCALE: 1" = 50'
PLOT SCALE: SAME
SHEET 1 OF 2

THIS DOCUMENT IS RELEASED FOR THE
PURPOSE OF INTERIM REVIEW UNDER THE
AUTHORITY OF NIXON M. WELSH, P.E. NO.
36240 OF BASS AND WELSH ENGINEERING,
F 52. IT IS NOT TO BE USED FOR
CONSTRUCTION OR BIDDING PURPOSES.

MARY CARROLL HIGH SCHOOL
TRACT, BLK 1, LOT 1, V. 69, P.
333 & 334, M.R.

CITY DRAINAGE ROW PARCEL,
TRACT 2, V. 1206, P. 488,
D. R. , 4. 440 AC.

CITY DRAINAGE ROW PARCEL, V.
1180, P. 537, D. R. , 0. 29 AC.

CITY DRAINAGE ROW PARCEL,
V. 1309, P. 315, D. R.
(NO ACREAGE GIVEN)

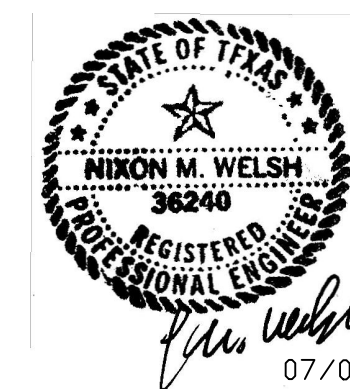
CITY DRAINAGE ROW PARCEL,
DOC. NO. 723447, V. 1180,
P. 534, D. R. , 0. 0769 AC.

PORTION BOHEMIAN COLONY LANDS, LOTS 5 & 6,
SECT 9, V. "A", P. 48, M. R. AND PORTION
SARATOGA MEDICAL CENTER SUBDIVISION, BLK
1, LOT 2, V. 57, P. 78 & 79, M. R. , CCISD,
DOC. NO. 2019045155, D. R. , 15. 325 AC.

PORTION BOHEMIAN COLONY LANDS, LOTS 5 & 6,
SECT 9, V. "A", P. 48, M. R. AND PORTION
SARATOGA MEDICAL CENTER SUBDIVISION, BLK
1, LOT 2, V. 57, P. 78 & 79, M. R. , CCISD,
DOC. NO. 2019045155, D. R. , 15. 325 AC.

PORTION BOHEMIAN COLONY LANDS, LOTS 6
& 7, SECT 9, V. "A", P. 48, M. R. ,
NUECES REAL ESTATE PARTNERSHIP

20' DE, DOC. NO.
2014027682, D. R.



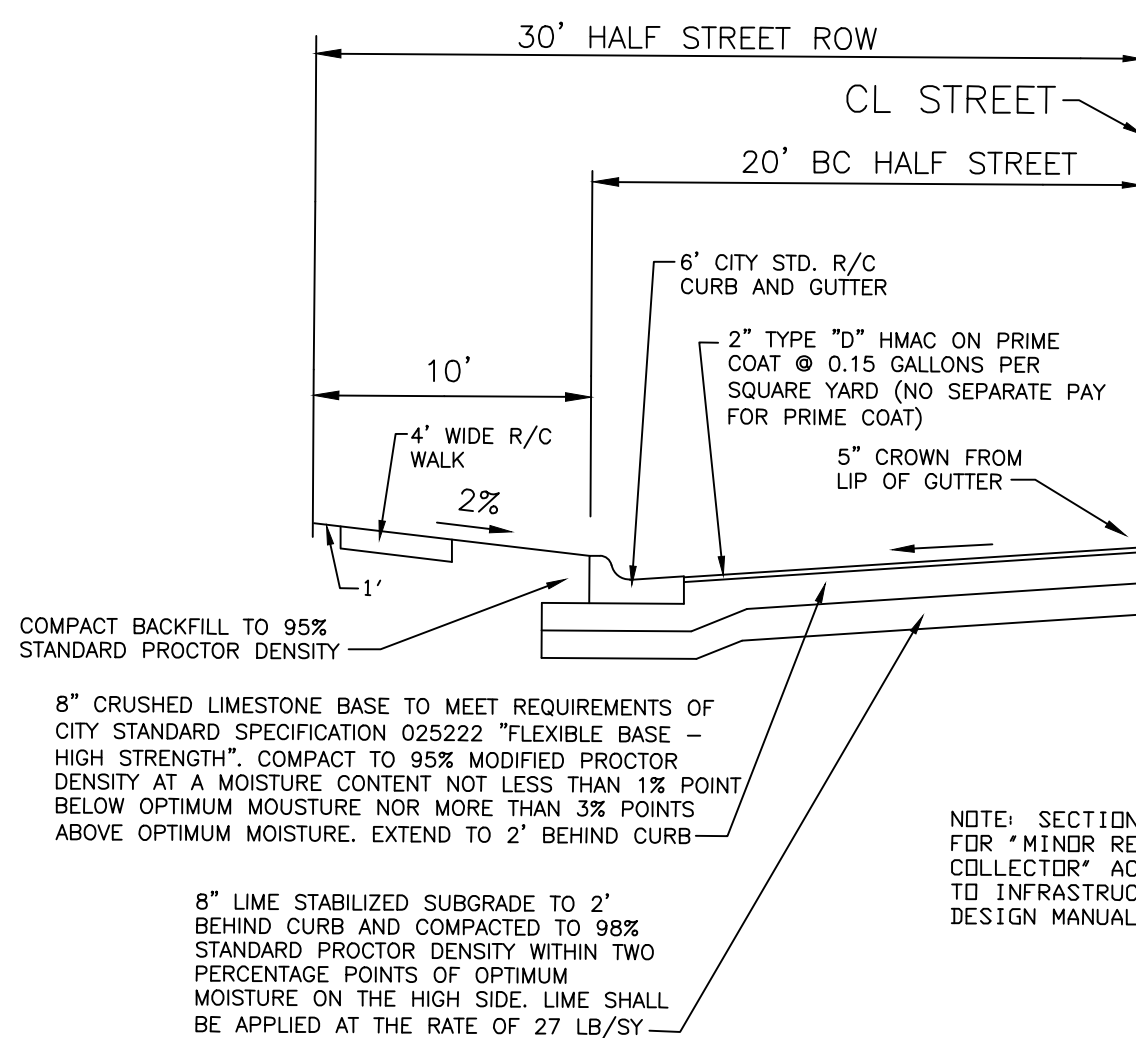
THIS DOCUMENT IS RELEASED FOR THE
PURPOSE OF INTERIM REVIEW UNDER THE
AUTHORITY OF NIXON M. WELSH, P.E. NO.
36240 OF BASS AND WELSH ENGINEERING, F
52. IT IS NOT TO BE USED FOR CONSTRUCTION
OR BIDDING PURPOSES.

SWQMP AND TYPICAL STREET SECTIONS SCHANEN ESTATES WEST UNIT 13 CORPUS CHRISTI, NUECES COUNTY, TEXAS

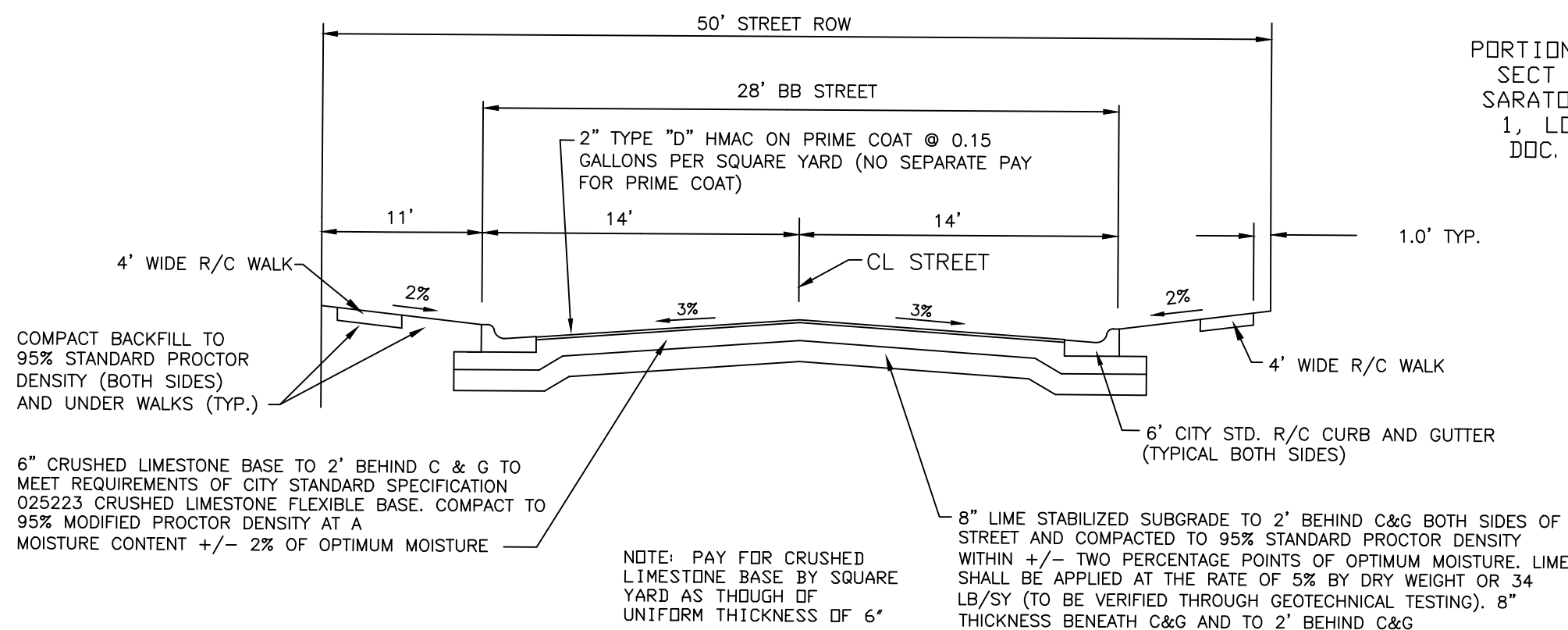
0 25' 50' 100'
SCALE: 1"= 50'

BASS & WELSH ENGINEERING
FIRM NO. F-52, 3054 S. ALAMEDA ST.
CORPUS CHRISTI, TEXAS 78404

DATE PLOTTED: 07/07/22
COMP. NO. PLAT-SH3 AS SWQMP
JOB NO: 14041
SCALE: 1" = 50'
PLOT SCALE: SAME
SHEET 2 OF 2



TYPICAL HALF-STREET SECTION - 30' ROW
NTS



TYPICAL STREET SECTION - 50' ROW
NTS

HYDROLOGY PARAMETERS - DEVELOPED

5 YR 10.0 AC X 0.55 X 3.09 = 17.0 CFS
25 YR 10.0 AC X 0.55 X 4.04 = 22.2 CFS
100 YR 10.0 AC X 0.55 X 4.81 = 26.5 CFS

HYDROLOGY PARAMETERS - UNDEVELOPED

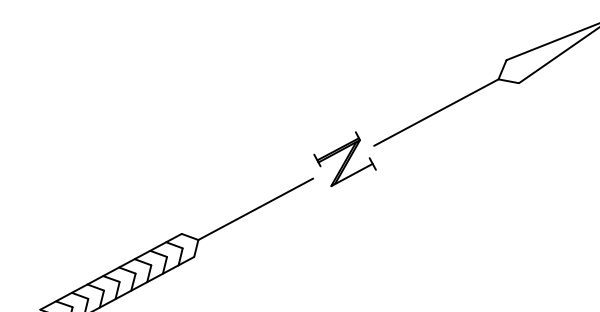
5 YR 10.0 AC X 0.3 X 3.09 = 9.3 CFS
25 YR 10.0 AC X 0.3 X 4.04 = 12.1 CFS
100 YR 10.0 AC X 0.3 X 4.81 = 14.4 CFS

PROJECT DESCRIPTION

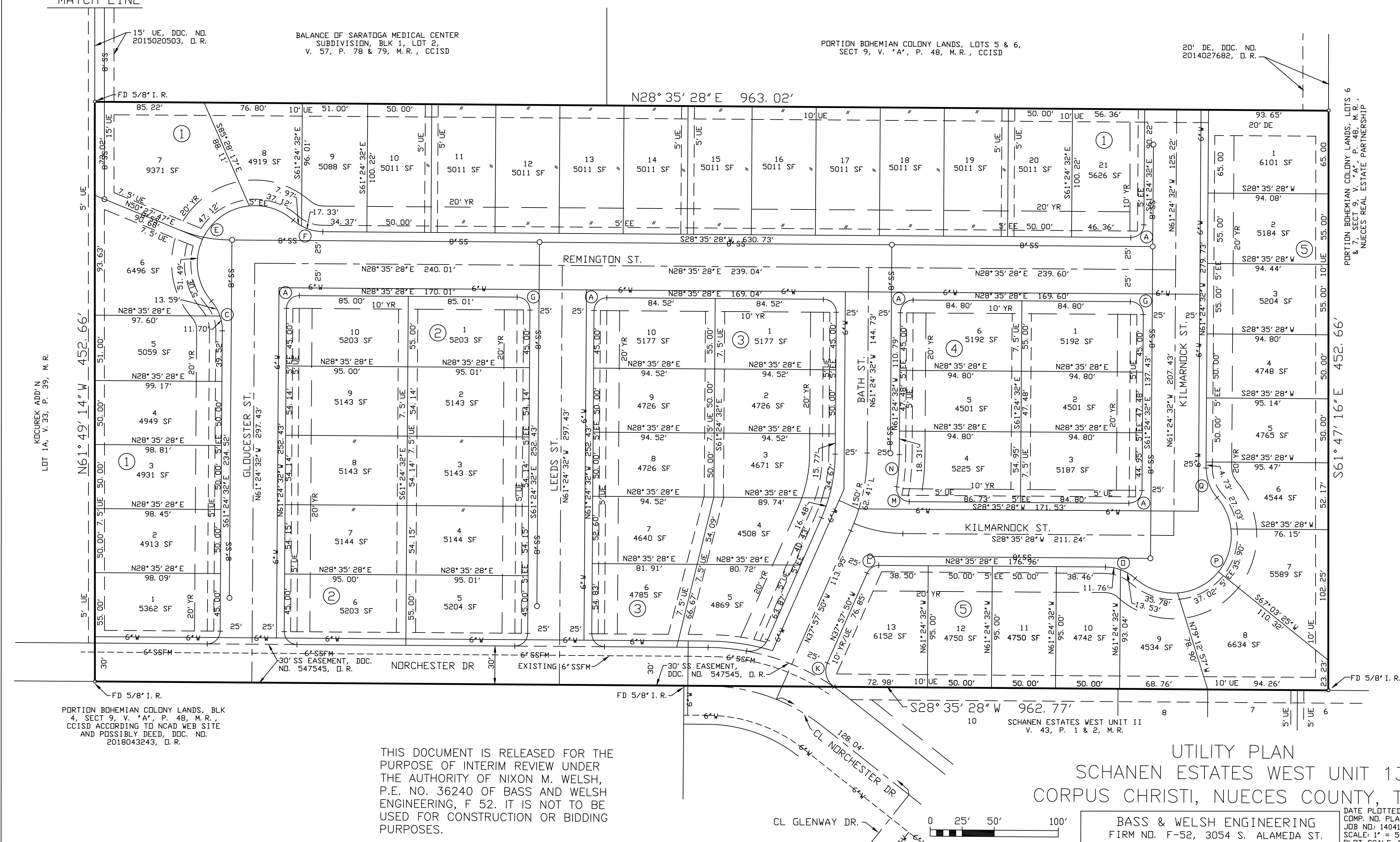
LAND USE - VACANT UNDEVELOPED
LAND USE - SINGLE FAMILY RESIDENTIAL DEVELOPED

BASIS OF HYDRAULIC DESIGN

1961 ADOPTED MASTER PLAN (SAME AS ADOPTED 1970
AND 1982 PLANS). FLOWS FROM THESE PLANS MEET OR
EXCEED FLOWS GENERATED FROM INFRASTRUCTURE DESIGN
MANUAL (10m)



CONTINUED ON
FOLLOWING SHEET
MATCH LINE

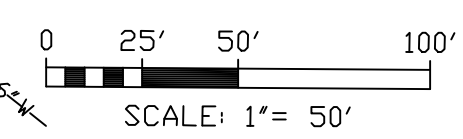


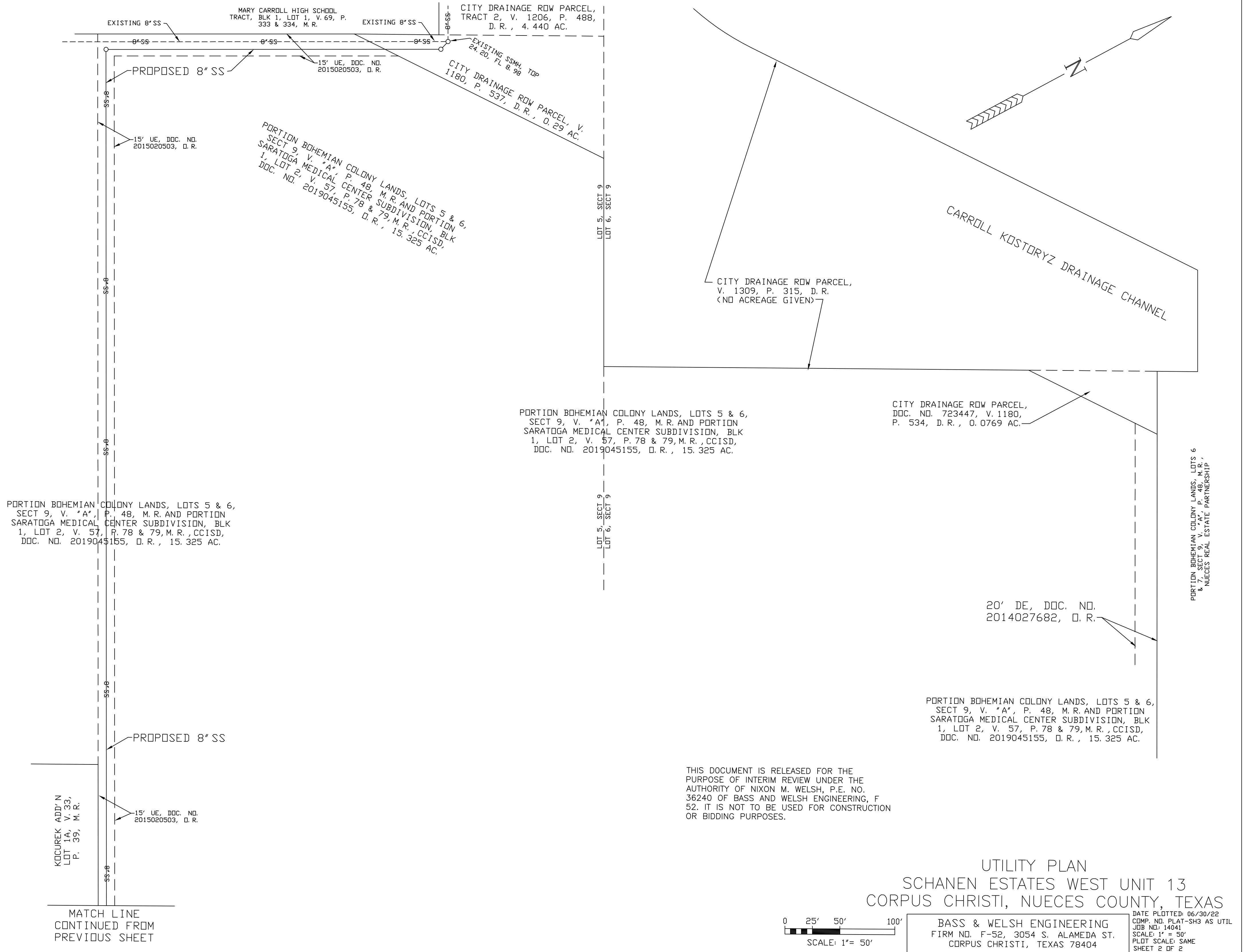
THIS DOCUMENT IS RELEASED FOR THE
PURPOSE OF INTERIM REVIEW UNDER
THE AUTHORITY OF NIXON M. WELSH,
P.E. NO. 36240 OF BASS AND WELSH
ENGINEERING, F 52. IT IS NOT TO BE
USED FOR CONSTRUCTION OR BIDDING
PURPOSES.

UTILITY PLAN
SCHANEN ESTATES WEST UNIT 13
CORPUS CHRISTI, NUECES COUNTY, TEXAS

BASS & WELSH ENGINEERING
FIRM NO. F-52, 3054 S. ALAMEDA ST.
CORPUS CHRISTI, TEXAS 78404

DATE PLOTTED: 06/30/22
COMP. NO. PLAT-SH2 AS UTIL
JOB NO: 14041
SCALE: 1" = 50'
PLOT SCALE: SAME
SHEET 1 OF 2





MURRAY BASS, JR., P.E., R.P.L.S.
NIXON M. WELSH, P.E., R.P.L.S.
www.bass-welsh.com

3054 S. ALAMEDA, ZIP 78404
361 882-5521 ~ FAX 361 882-1265
e-mail: murrayjr@aol.com
e-mail: nixmw@aol.com

BASS & WELSH ENGINEERING
Engineering Firm Reg. No. F-52
Surveying Firm Reg. No. 100027-00
P.O. Box 6397
Corpus Christi, TX 78466-6397

April 21, 2023
14041-Extension.doc

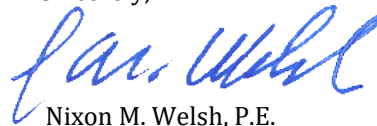
Mark Orozco
City of Corpus Christi
Department of Development Services
2406 Leopard St.
Corpus Christi, Texas 78408

Subject: Schanen Estates West Unit 13

Dear Mark:

I would appreciate your requesting the planning commission approve a one-year plat approval extension for the subject plat. The plans have been prepared and submitted to the City but approval thereof may not happen until after the present expiration date. Rick will bring you the required extension fee of \$330 plus 4.5% surcharge (\$14.85).

Sincerely,



Nixon M. Welsh, P.E.

NMW:sab

**TIME EXTENSION
REGULAR PLANNING COMMISSION MEETING
MAY 3, 2023**

PROJECT: 19PL1096-6th REQUEST

WESTWOOD HEIGHTS UNIT 4 (FINAL-9.06 ACRES)

Located south of Leopard Street and west of Starlite Lane.

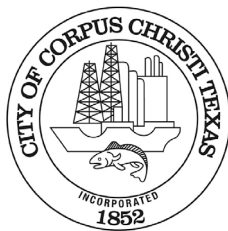
Owner: Devonshire Custom Homes, Inc.

Surveyor/Engineer: Bass & Welsh.

The Planning Commission originally approved the above plat on November 13, 2019 (expires May 4, 2023). This is the sixth request for a one-year extension.

- 1st Request-Expired 11/13/2020
- 2nd Request-Expired 5/13/2021
- 3rd Request-Expired 11/13/2021
- 4th Request-Expired 5/13/2022
- 5th Request-Expires 5/4/2023

The applicant states there has been movement on getting the reimbursement processed, and would greatly appreciate consideration for a plat time extension. Updated cost estimates for the reimbursement agreement were received on January 29, 2023, and staff has requested that the incomplete application submitted on May 2, 2022, be updated.



AGENDA MEMORANDUM

Public Hearing for the Planning Commission Meeting of May 3, 2023

DATE: April 26, 2023

TO: Nina Nixon-Mendez, Asst. Director of Development Services

FROM: Mark Orozco, Planner III, Development Services
MarkOr@cctexas.com
(361) 826-3921

<p style="text-align: center;">6th Plat Time Extension as a Result of Insufficient Progress on Construction of Improvements Westwood Heights Unit 4-Final Plat (19PL1096)</p>

REQUEST:

The applicant is requesting a plat extension for Westwood Heights Unit 4-Final Plat (19PL1096). The latest approved Extension has provided until May 4, 2023, to have the plat recorded. If the Planning Commission approves the Plat extension this will extend the plat to May 4, 2024. This represents a 12-month extension.

BACKGROUND:

An extension was granted by the Planning Commission on May 4, 2022 extending the plat to May 4, 2023. Public Improvement plans for the plat were approved on December 15, 2020. The past two plat extension requests for year 2021 and 2022 stated that there was a substantial price inflation for construction as well as scarce availability of Contractors.

A Reimbursement Agreement application was submitted in late 2021. The Reimbursement Agreement application lacked the submittal and approval of a Cost Estimate for the construction items. The construction items listed on the Cost Estimate are plat requirements for the continuation of the street with extension of the utilities to the adjacent cross street.

Construction has not commenced as UDC Section 8.5, states that the reimbursement agreement must be approved by the City Council before the developer starts construction.

ZONING: The plat is zoned RS-6 Single Family 6 for 40 Residential Units along Sunny Drive.

The applicant asserts the following for extending the plat expiration date:

- Substantial progress is being made on the approval of the Reimbursement Agreement.
- With the plat expiration of May 4, 2023, applicant is requesting a (1) year plat extension

for getting Reimbursement Agreement approved by City Council and commencing Construction of the platting requirements.

STAFF RECOMMENDATION:

Staff recommends approval of the Plat Extension. The applicant had delayed his application for trust fund reimbursement because he indicated he was getting updated cost estimates for public improvements. Cost estimates were received on January 29, 2023. Staff has requested that the application be updated.

LIST OF SUPPORTING DOCUMENTS:

- Applicant's (6) Plat Extension Request Letters.
- Approval Letter from Staff to Applicant, Dated 5/5/2022



May 5, 2022

Devonshire Custom Homes, Inc.
2129 Airline Road
Corpus Christi, TX 78414

**DEVELOPMENT
SERVICES**

2406 Leopard
First Floor
Corpus Christi
Texas 78408
Phone 361-826-3240
www.cctexas.com

Administration
Fax 361-826-3006

Land Development
Fax 361-826-3571

Project Management
Fax 361-826-3006

Building Permits
Fax 361-826-4375

RE: 19PL1096
WESTWOOD HEIGHTS UNIT 4
(Final – 9.06 Acres)

Dear Mr. Zarghooni:

On Wednesday, **May 4, 2022**, the Planning Commission held a public hearing on your request for a 12-month time extension on the land subdivision located south of Leopard Street and west of Starlite Lane that was approved by Planning Commission on November 13, 2019. After reviewing facts and taking public testimony, the Planning Commission **approved** your request for a twelve-month time extension. **The plat will expire on May 4, 2023. Please note this letter will be the only notification of the plat expiration date.**

To expedite the processing of building permits, changes to street names will no longer be accepted once the Planning Commission takes action on the final plat. If you have any questions regarding the above, please call Mark Orozco at (361) 826-3921.

Sincerely,

Mark J. Orozco

Mark J. Orozco
Senior City Planner
Development Services

MJO:

cc: Bass and Welsh Engineering
3054 S. Alameda Street
Corpus Christi, TX 78404

STATE OF TEXAS §
COUNTY OF NUECES §
WE, DEVONSHIRE CUSTOM HOMES, INC., HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LAND EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING PLAT, SUBJECT TO A LIEN IN FAVOR OF _____ THAT WE HAVE HAD SAID LAND SURVEYED AND SUBDIVIDED AS SHOWN, THAT STREETS AND EASEMENTS AS SHOWN HAVE BEEN HERETOFORE DEDICATED, OR IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PUBLIC USE FOREVER AND THAT THIS PLAT WAS MADE FOR THE PURPOSES OF DESCRIPTION AND DEDICATION.

THIS THE _____ DAY OF _____, 20____,

NAVID ZARGHOONI, PRESIDENT

STATE OF TEXAS §
COUNTY OF NUECES §
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY NAVID ZARGHOONI, PRESIDENT OF DEVONSHIRE CUSTOM HOMES, INC.

THIS THE _____ DAY OF _____, 20____,

NOTARY PUBLIC, IN AND FOR THE
STATE OF TEXAS

STATE OF TEXAS §
COUNTY OF NUECES §
I, NIXON M. WELSH, REGISTERED PROFESSIONAL LAND SURVEYOR OF BASS & WELSH ENGINEERING, HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION, IS TRUE AND CORRECT AND THAT WE HAVE BEEN ENGAGED TO SET ALL LOT CORNERS UPON COMPLETION OF SUBDIVISION CONSTRUCTION IMPROVEMENTS WITHOUT DELAY.

THIS THE _____ DAY OF _____, 20____,

NIXON M. WELSH, R. P. L. S.

STATE OF TEXAS §
COUNTY OF NUECES §
WE, _____ (NAME), HEREBY CERTIFY THAT WE ARE THE HOLDERS OF A LIEN ON THE LAND EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING MAP AND THAT WE APPROVE THE SUBDIVISION AND DEDICATION FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

BY: _____

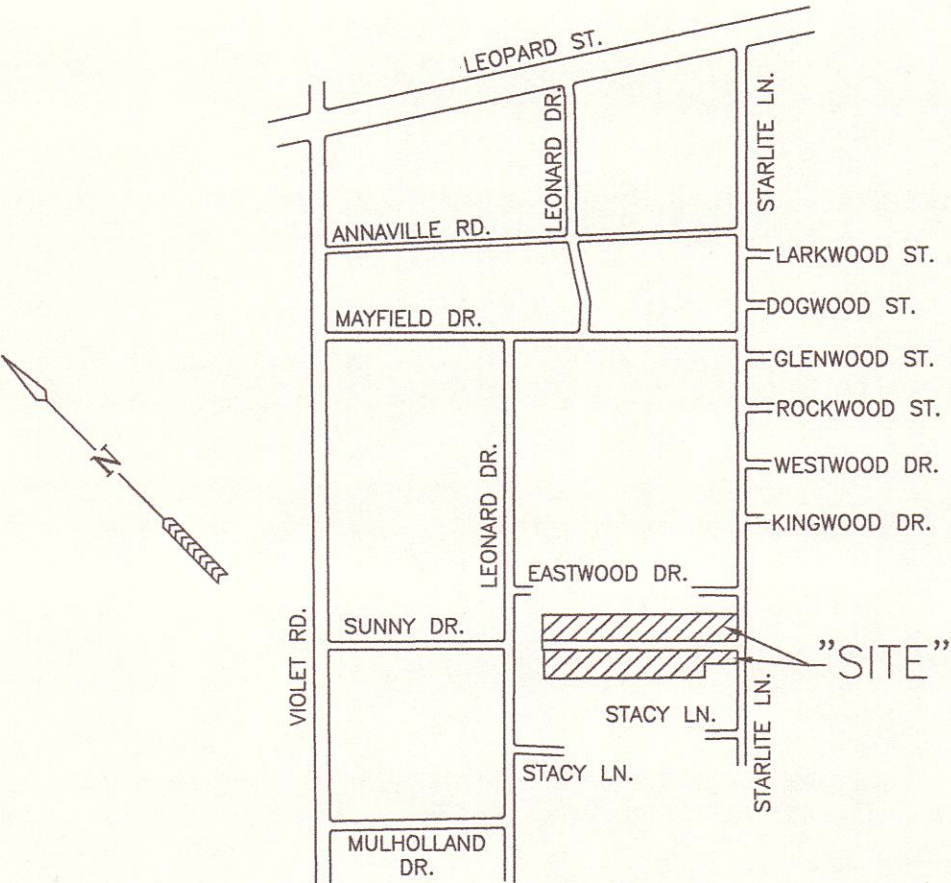
TITLE: _____

STATE OF TEXAS §
COUNTY OF NUECES §
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____ (NAME),

_____, (TITLE), OF _____

THIS THE _____ DAY OF _____, 20____,

NOTARY PUBLIC, IN AND FOR
THE STATE OF TEXAS



LOCATION MAP
1"=1200'

PLAT OF WESTWOOD HEIGHTS UNIT 4

A 4.744 ACRE TRACT IN BLOCK 1 AS SHOWN ON THE FOLLOWING SHEET, A PORTION OF NUECES GARDENS NO. 2, LOT 43, A MAP OF WHICH IS RECORDED IN VOLUME 10, PAGE 8, MAP RECORDS, NUECES COUNTY, TEXAS AND A 4.315 ACRE TRACT IN BLOCK 2 AS SHOWN ON THE FOLLOWING SHEET, A PORTION OF LOT 42, SAID NUECES GARDENS NO. 2, FOR A TOTAL OF 9.059 ACRES INCLUDING STREET DEDICATIONS

CORPUS CHRISTI, NUECES COUNTY, TEXAS

BASS & WELSH ENGINEERING
SURVEY REG. NO. 100027-00,
TX ENGINEERING REG. NO. F-52
3054 S. ALAMEDA STREET, CORPUS CHRISTI, TEXAS 78404

DATE PLOTTED: 10/10/19
COMP. NO. PLAT-SH.DWG
JOB NO. 18073
SCALE: 1" = 60'
PLOT SCALE: SAME
SHEET 1 OF 2

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

GABRIEL HINOJOSA, P.E.
DEVELOPMENT SERVICES 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 _____, 20____,

ERIC VILLARREAL, P.E.
CHAIRMAN

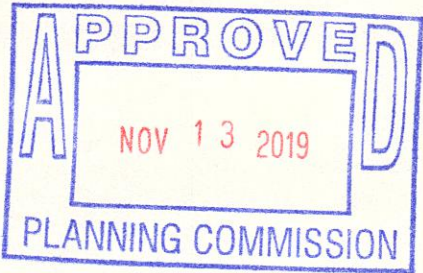
NINA NIXON-MÉNDEZ, FAICP
SECRETARY

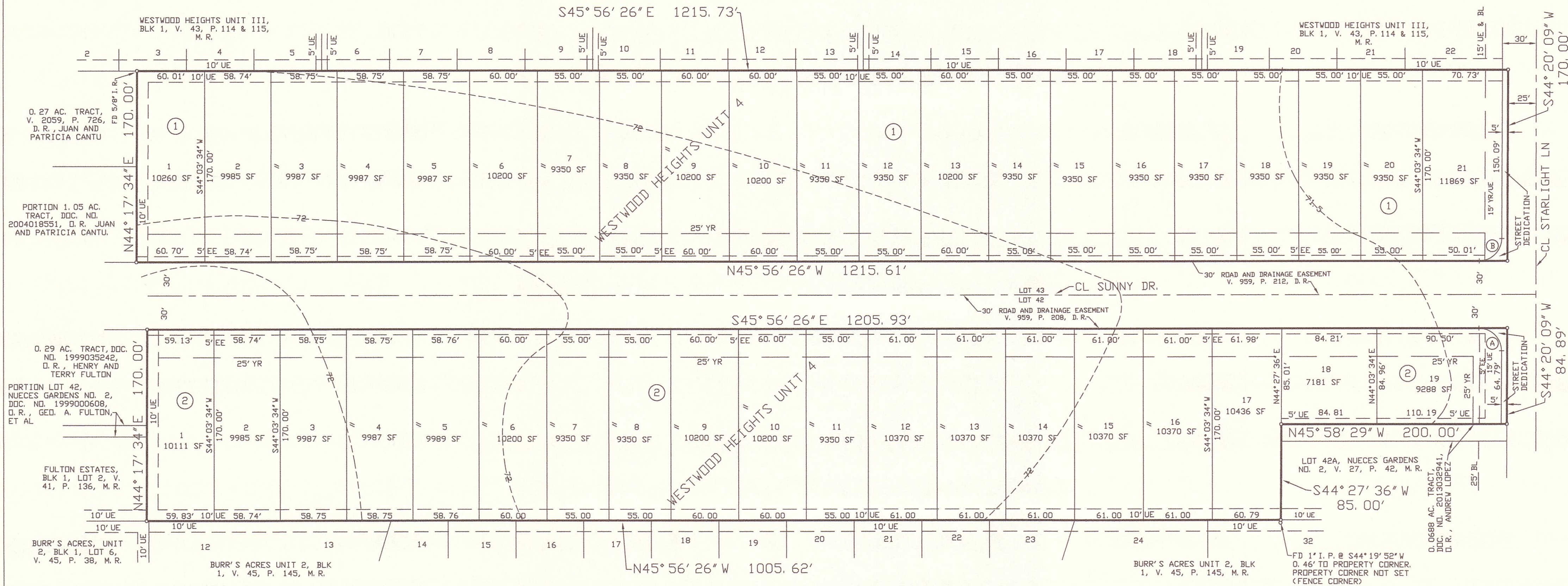
STATE OF TEXAS §
COUNTY OF NUECES §
I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE _____ DAY OF _____, 20____ WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____, 20____ AT _____ O'CLOCK _____M., AND DULY RECORDED THE _____ DAY OF _____, 20____ AT _____ O'CLOCK _____M. IN THE MAP 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: _____

DEPUTY

KARA SANDS, CLERK
COUNTY COURT
NUECES COUNTY, TEXAS





- NOTES:
1. THE BASIS OF BEARINGS IS THE STATE OF TEXAS LAMBERT GRID, SOUTH ZONE, NAD 1983.
 2. THE SUBJECT SITE IS DEPICTED IN FEMA MAP 48355C0280G (10/23/15), ZONE X, 0.2% ANNUAL CHANCE FLOOD.
 3. THE SUBJECT SITE CONTAINS 4.744 ACRES IN BLOCK 1 AND 4.315 ACRES IN BLOCK 2, FOR A TOTAL OF 9.059 ACRES INCLUDING STREET DEDICATIONS.
 4. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE CORPUS CHRISTI INNER HARBOR. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE CORPUS CHRISTI INNER HARBOR AS 'INTERMEDIATE'.
 5. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
 6. SET 5/8" IRON RODS AT ALL LOT CORNERS UNLESS OTHERWISE INDICATED. ALL IRON RODS SET CONTAIN PLASTIC CAPS LABELED 'BASS AND WELSH ENGINEERING'.
 7. THE MINIMUM FINISHED FLOOR ELEVATION FOR STRUCTURES ON LOTS THIS SUBDIVISION SHALL BE 21' ABOVE THE HIGHEST CENTER OF FRONTING STREET PAVING ELEVATION.
 8. THERE ARE NO KNOWN NATURAL WATER BODIES, JURISDICTIONAL WETLANDS, ENDANGERED SPECIES HABITAT, STATE SUBMERGED LANDS OR CRITICAL DUNES ON THE SITE.
 9. NO DRIVEWAY ACCESS TO STARLIGHT LANE.
 10. LOT 21, BLOCK 1 & LOT 19, BLOCK 2 MUST BE REQUIRED TO ADHERE TO VISIBILITY TRIANGLE REQUIREMENTS OF UDC SECTION 4.2.9.

CURVE DATA

(A)	(B)
D=90°16'35"	D=89°43'25"
R=20.00'	R=20.00'
T=20.10'	T=19.90'
L=31.51'	L=31.32'
CB=N00°48'08"W	CB=S89°11'52"W
CH=28.35'	CH=28.22'



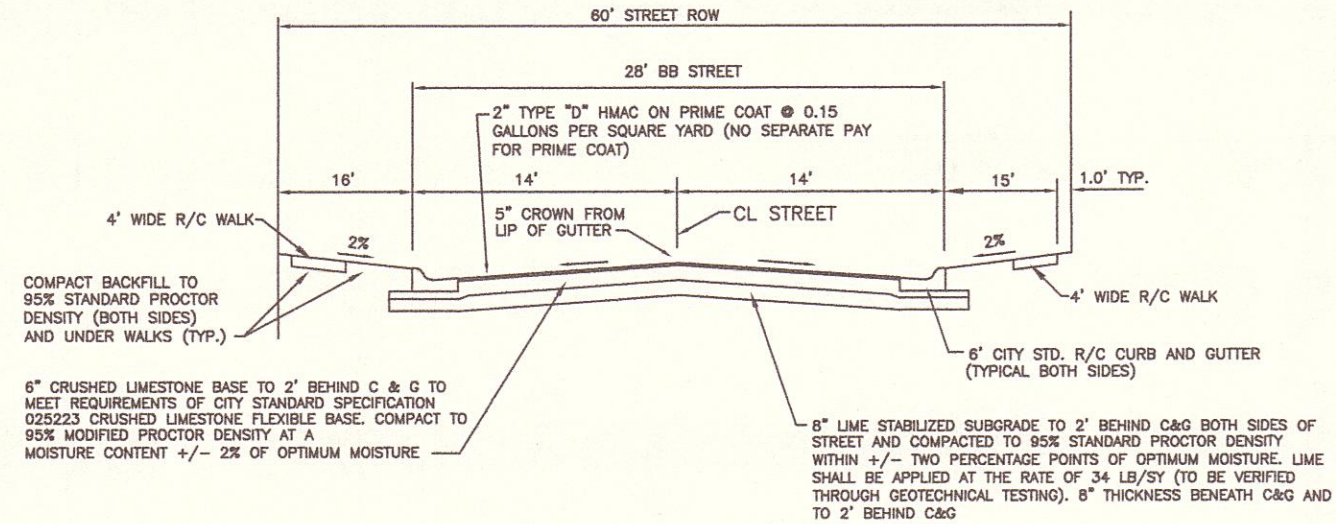
PLAT OF
WESTWOOD HEIGHTS UNIT 4

A 4.744 ACRE TRACT IN BLOCK 1, A PORTION OF NUECES GARDENS NO. 2, LOT 43, A MAP OF WHICH IS RECORDED IN VOLUME 10, PAGE 8, MAP RECORDS, NUECES COUNTY, TEXAS AND A 4.315 ACRE TRACT IN BLOCK 2, A PORTION OF LOT 42, SAID NUECES GARDENS NO. 2, FOR A TOTAL OF 9.059 ACRES INCLUDING STREET DEDICATIONS.

CORPUS CHRISTI, NUECES COUNTY, TEXAS

BASS & WELSH ENGINEERING
FIRM NO. F-52, 3054 S. ALAMEDA ST.
CORPUS CHRISTI, TEXAS 78404

DATE PLOTTED: 10/23/19
COMP. NO.: PLAT-SH2
JOB NO.: 18073
SCALE: 1" = 60'
PLOT SCALE: SAME
SHEET 2 OF 2



TYPICAL STREET SECTION - 60' ROW
NTS

**DEVONSHIRE CUSTOM HOMES, INC.
NAVID ZARGHOONI**

April 25, 2023

**Mark Orozco
Development Services
2406 leopard st suite 100
Corpus Christ Tx, 78408**

Subject: Westwood Heights unit 4 plat extension

**Dear Mark, I like to request a plat extension for Westwood heights unit4.
Please accept this letter as my request that the planning commission grant the subject
plat a 1 year approval extension. There has been some movement on getting this
reimbursement approved and processed. Mr Grayson Allen has been working on
getting this approval push thur . Unfortunately due to the time frame we are requesting
an extension. I Would greatly appreciate your corporation to getting this done, our goal
is to move past this and start construction
Enclosed is a payment for \$330 for the extension fee.**

Thank you



Devonshire Custom Homes, Inc.