

To assist plat applicant's surveyors and civil engineers in drafting plats and related documents, below are some of the most common comments that the Technical Review Committee (TRC) makes on plat submittals. To reduce the number of comments you receive on your submittal, please read these comments and draft your submittals with these comments in mind. Note that this document is provided for informational purposes only. Full compliance with the Unified Development Code, state law, and other applicable law are required for plat approval by Planning Commission.

Standard Plat Notes

1. Add the following "Total Platted Area" standard note to the plat: The total platted area contains x.xx acres of land including street dedication.
2. Add the following "Total Platted Area" standard note to the plat: The total platted area contains x.xx acres of land.
3. Add the following "Found Monument" standard note to the plat: Found 5/8 inch iron rods with (color) plastic caps stamped "xxxx xxxxx" at all lot corners except where noted.
4. Add the following "Basis of Bearings" standard note to the plat: Bearings are based on the recorded plat of (Legal Description), a map of which is recorded in Volume XX, Page XX, Map Records of Nueces County, Texas.
5. Add the following "Flood Zone" standard note to the plat: By graphic plotting, this property is in Zone "xxx (xxx)" on Flood Insurance Rate Map, Community Panel No. xxxxxx xxxx x, City of Corpus Christi, Texas, which bears an effective date of July 18, 1985.
6. *If the Y.R. is the UDC-required Y.R.*, then add the following standard note to the plat: "The yard requirement, as depicted, is a requirement of the Unified Development Code and is subject to change as the zoning may change."
7. *If a platted Build Line is more restrictive than the UDC-required Y.R.*, then this is a "Build Line" ("B.L."), not a Yard Requirement under the UDC. Add the following note to the plat: "Consult the City of Corpus Christi Unified Development Code / applicable zoning code to determine current City-required setback/yard requirements, which may vary from the platted Build Line."
8. Add the following "Finished Floor Elevation" (if in A zone) standard note to the plat: Residential structures shall not have a finished floor elevation below xx feet.
9. Add the following standard "Public Open Space" standard note: "If any lot is developed with residential uses, compliance with the open space regulation will be required during the building permit phase."
10. FOR PRELIMINARY PLATS ONLY: On the plat show and label the proposed phasing and scheduling of development. (UDC Section 3.7 Master Preliminary Plat)

HOA

1. If a proposed plat identifies improvements as private, provision shall be made for the establishment of a home owners association or other entity in accordance with the requirements of Subsection 8.1.8, Home Owners Associations, for the proper and continuous operation, maintenance and supervision of such improvements.(UDC 8.1.7)
2. Submit a legal instrument, for a Home Owners Association, for approval by the City Attorney prior to any plat recordation. (UDC 8.1.8)

3. The final plat shall make reference to recorded restrictive covenants which shall provide for the perpetual maintenance of private streets by a home owners association to the same standards as connecting public streets for the safe use of persons using the streets and state that the City has no obligation or intention to ever accept such streets as public right-of-way. Such covenants, as approved by the City, shall not be altered without City approval. The restrictive covenants shall be recorded prior to issuance of the first building permit for the subdivision. (UDC 8.2.1.J.8)
4. The final plat shall contain language whereby the home owners association agrees to release, indemnify, defend and hold harmless any governmental entity for damage to
 - a. Private streets reasonably used by government vehicles
 - b. Injuries or damages to other persons, properties or vehicles claimed as a result of street design or construction

Hold Harmless

1. *For subdivisions with private improvements:* The owners of property in this subdivision shall be responsible for private improvements, including but not limited to, streets, facilities and easements 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.
2. *For subdivisions with private improvements:* UDC 8.2.1.J.14: "The owners of property in this subdivision and any homeowners association or property owners association agree to release, indemnify, defend and hold harmless any governmental entity for damages to: a. Private streets occasioned by the reasonable use of the streets by government service vehicles; or b. injuries or damages to other persons, properties or vehicles claimed as a result of street design or construction."

Private Streets/Facilities/Easements

1. *For subdivisions with private improvements:* This subdivision contains private improvements, including but not limited to, streets, facilities and easements that have not been dedicated to the public or accepted by the City of Corpus Christi or any other local government agency as public rights-of-way. The City of Corpus Christi has no obligation, nor does any other local government agency have any obligation, to maintain, repair, install or construct private improvements within the subdivision. The obligation shall be the sole responsibility of the owners of property in this subdivision.

Shared Access (Commercial)

1. Access rights to parking areas and driveways are hereby granted to all adjoining commercial properties.

Shared Access (Residential)

1. Access rights to driveways are hereby granted to all adjoining residential properties.

Certificates

1. City Certificate/Signature Block for administratively-approved plats:
2. Development Services Engineer Signature Certificate/Signature Block:

STATE OF TEXAS
COUNTY OF NUECES

The final plat of the herein described property was approved by the Development Services Engineer of the City of Corpus Christi, Texas. This the ____ day of _____, 20____.

William J. Green, P.E.
Development Services Engineer

3. City Certificate/Signature Block for Planning Commission-approved plats:

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 Planning Commission. This the ____ day of _____, 20____.

Eric Villarreal, P.E.
Chairman

Nina Nixon-Mendez, F.A.I.C.P.
Secretary

4. City-County Health Department Certificate/Signature Block (for plats not on city sewer system):

STATE OF TEXAS
COUNTY OF NUECES

Approved by the Corpus Christi-Nueces County Health Department. This the ____ day of _____, 20____. Any private sewage system shall be approved by the Corpus Christi-Nueces County Health Department prior to installation.

Lauren Rabe, MPA
Nueces County Health Department

Required Utility Easements

1. 15-foot U.E. required along arterial streets.
2. 10-foot U.E. required along collector streets.
3. Side and rear easements must total 15 feet on a single lot.
4. Dedicate a 15-foot maintenance strip along Master Channel ## (per UDC 8.2.3.B.5).

Transportation Plan/Roadways

1. Provide a temporary turnaround on all dead-end streets.
2. Informational: The Transportation Plan designates Road as an "A1" Arterial (95-foot right-of-way).
3. Delineate the entire right-of-way width and half-distance to the centerline for Road.

TXDOT ROADWAYS

1. Add the following note to the plat: Property must comply with TxDOT's Traffic Access Management Plan.
2. Include the State Highway designation for State maintained roadways. Place it after the street name in parentheses.

Plat Consistency

1. Show and label the two found monuments on the plat.
2. Add a note on the plat indicating the flood zone of the property on the plat.
3. Show one-foot contours or spot elevations on the plat.
4. Provide the location, width, and name of existing streets, blocks, lots, alleys, easements, building lines, and water courses with principal dimensions, or other significant features within 200 feet of the plat.
5. Show and label all utility easements dedicated by separate instruments.
6. Prior to recordation, show the document number for utility easements and temporary right-of-way easements dedicated by separate instrument.
7. Water Distribution System acreage fee – _____ acres x \$719.00/acre = \$_____
8. Wastewater System acreage fee – _____ acres x \$1,571.00/acre = \$_____
9. Wastewater Pro-Rata – _____ linear feet (LF) x \$12.18/LF = \$_____
10. Water Pro-Rata - _____ LF x \$10.53/LF = \$_____
11. Payment of street light fees are to be required at time of plat recording.
12. Prior to recordation, provide a tax certificate indicating that all taxes have a \$0.00 balance, along with the submittal of the original tracing.

General

1. Replace predecessor name of Development Services Director / Planning Commission Secretary name with "Nina Nixon-Méndez, F.A.I.C.P., Secretary."
2. Replace predecessor name of Development Services Engineer with "William J. Green, P.E. Development Services Engineer."
3. Add the following note on the plat: Water and Wastewater fees shall be paid prior to recordation of the final plat.
4. Replace "zoning ordinance" with "Unified Development Code (UDC)."
5. Prior to recordation, provide a tax certificate indicating that all taxes have a \$0.00 balance, along with the submittal of the original tracing.
6. A Beach Construction Certificate will be required for a building permit. Contact the Department of Development Services for application.
7. Informational: This plat requires a Public Notice.
8. Informational: This plat does not require a Public Notice.
9. No comment.
10. No comments were received.

Standard Storm Water Receiving Notes

1. Add the following Corpus Christi Bay Drainage Basin "Receiving Water" standard note to the plat: The receiving water for the storm water runoff from this property is the Corpus Christi Bay. The TCEQ has classified the aquatic life use for the Corpus Christi Bay as "exceptional" and "oyster waters". TCEQ also categorized the Corpus Christi Bay as "contact recreation" use.
2. Add the following Corpus Christi Inner Harbor Drainage Basin "Receiving Water" standard note to the plat: 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".

3. Add the following Gulf of Mexico Drainage Basin “Receiving Water” standard note to the plat: The receiving water for the storm water runoff from this property is the Gulf of Mexico. The TCEQ has classified the aquatic life use for the Gulf of Mexico as “exceptional” and “oyster waters”. TCEQ also categorized the Gulf of Mexico as “contact recreation” use.
4. Add the following Laguna Madre Drainage Basin “Receiving Water” standard note to the plat: The receiving water for the storm water runoff from this property is the Laguna Madre. The TCEQ has classified the aquatic life use for the Laguna Madre as “exceptional” and “oyster waters”. TCEQ also categorized the Laguna Madre as “contact recreation” use.
5. Add the following Nueces Bay Drainage Basin “Receiving Water” standard note to the plat: The receiving water for the storm water runoff from this property is the Nueces Bay. The TCEQ has classified the aquatic life use for the Nueces Bay as “exceptional” and “oyster waters”. TCEQ also categorized the Nueces Bay as “contact recreation” use.
6. Add the following Nueces River Drainage Basin “Receiving Water” standard note to the plat (select appropriate statement a or b):
 - a. The receiving water for the storm water runoff from this property is the Nueces River upstream of the Calallen Saltwater Intrusion Dam located 1.1 miles from Nueces Bay. The TCEQ has classified the aquatic life use for this segment of the Nueces River as “high”. TCEQ also categorized the Nueces River as “contact recreation” use. Additional water quality protection measures must be observed for this receiving water due to the TCEQ designation as a “public water supply.”
 - b. The receiving water for the storm water runoff from this property is the Nueces River downstream of the Calallen Saltwater Intrusion Dam located 1.1 miles from Nueces Bay. The TCEQ has classified the aquatic life use for this segment of the Nueces River as “high”. TCEQ also categorized the Nueces River as “contact recreation” use.
7. Add the following Oso Bay Drainage Basin “Receiving Water” standard note to the plat: The receiving water for the storm water runoff from this property is the Oso Bay. The TCEQ has classified the aquatic life use for the Oso Bay as “exceptional” and “oyster waters”. TCEQ also categorized the receiving water as “contact recreation” use.
8. Add the following Oso Creek Drainage Basin “Receiving Water” standard note to the plat: The receiving water for the storm water runoff from this property is the Oso Creek. The TCEQ has not classified the aquatic life use for the Oso Creek, but it is recognized as an environmentally sensitive area. The Oso Creek flows directly into the Oso Bay. The TCEQ has classified the aquatic life use for the Oso Bay as “exceptional” and “oyster waters” and categorized the receiving water as “contact recreation” use.
9. Add the following West Oso Creek Drainage Basin “Receiving Water” standard note to the plat: The receiving water for the storm water runoff from this property is the West Oso Creek. The TCEQ has not classified the aquatic life use for the West Oso Creek, but it is recognized as an environmentally sensitive area. The West Oso Creek flows into the Oso Bay. The TCEQ has classified the aquatic life use for the Oso Bay as “exceptional” and “oyster waters” and categorized the receiving water as “contact recreation” use.

PLAT REVIEW COMMENTS (PARKS)

1. Comply with Public Open Space Regulations when filing for a final plat.
2. Add the following as an additional note to the plat: “If any lot is developed with residential uses, compliance with the Public Open Space regulations will be required during the building permit phase.”

PLAT REVIEW COMMENTS (GIS)

1. No special characters (dashes, apostrophes, periods, slashes, tildes, etc.) may be used. A space may replace the special character.

2. The recorded plat and permit applications will be in compliance with the Unified Development Code Section 4.4.3. Residential Development Standards; Table 4.4.3.A. Residential Development (Two-Family and Townhouse districts); Attached, Two-Family, per City Ordinance 029770 dated March 19, 2013. A plat note to this effect will be added to the plat.
3. Boundary does not close.
4. All traffic islands are to be private with each having a block and lot number (if on a private street).
5. Label the right of way widths and centerline dimensions for all streets shown on the plat.
6. The plat closes within acceptable engineering standards.
7. Provide and label the required yard requirement lines not shown on the plat.
8. Label the complete and correct legal description of the adjacent properties.