STAFF REPORT

Case No. 0416-03
HTE No. 16-10000012

Planning Commission Hearing Date: April 20, 2016

Applicant & Legal Description	**Applicant/Owner:** Magellan Terminals Holdings, LP **Legal Description/Location:** Lots 22-26, 34-42 and 55-56, Country Club Place, located on the north side of Interstate Highway 37, between Up River Road and Poth Lane.
Zoning Request	**From**: "RS-6" Single-Family 6 District, "ON" Office District and "RM-1" Multifamily 1 District **To**: "IL" Light Industrial District **Area**: 4.8 acres **Purpose of Request**: To allow light industrial uses.

Existing Zoning and Land Uses		**Existing Zoning District**	**Existing Land Use**	**Future Land Use**
	Site	"RS-6" Single-Family 6 District, "ON" Office District and "RM-1" Multifamily 1 District	Vacant and Office	Low Density Residential
	North	"RS-6" Single-Family 6 and "ON" Office District	Vacant	Low Density Residential and Professional Office
	South	"RS-6" Single-Family 6 District and "CN-1" Neighborhood Commercial District	Vacant and Low Density Residential	Commercial and Low Density Residential
	East	"RS-6" Single-Family 6	Vacant	Low Density Residential
	West	Outside City Limits	Heavy Industrial	Heavy Industrial

ADP, Map & Violations	**Area Development Plan**: The subject property is located within the boundaries of the Westside Area Development Plan and is planned for low density residential uses. The proposed rezoning to the "IL" Light Industrial District is not consistent with the adopted Future Land Use Map or the Westside Area Development Plan. **Map No.**: 049045 **Zoning Violations**: None
Transportation	**Transportation and Circulation**: The subject property has approximately 715 feet of street frontage along the north side of Interstate Highway 37 Access Road, which is an "F1" Freeway/Expressway.

Street R.O.W.

Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume (2013)
Interstate Highway 37 Access Road	"F1" Freeway/ Expressway	400' ROW Paved-Varies	310' ROW 260' paved	1,697 ADT

<u>Staff Summary</u>:

Requested Zoning: The applicant is requesting a rezoning from the "RS-6" Single-Family 6 District to the "IL" Light Industrial District to allow industrial uses.

Development Plan: The applicant is proposing rezoning to the "IL" Light Industrial District to accommodate office and warehousing uses to support existing industrial development as well as to create opportunity for future development typically found in a light industrial district.

Existing Land Uses & Zoning: The subject property is zoned "RS-6" Single-Family 6 District, "ON" Office District and "RM-1" Multifamily 1 District and is vacant except for one lot which consists of medium density residential. To the north is zoned "RS-6" Single-Family 6 and "ON" Office District and is vacant. South of the subject property is zoned "RS-6" Single-Family 6 District, "ON" Office District and "RM-1" Multifamily 1 District and consists of the northbound side of Interstate Highway 37 Access Road. To the east is vacant land zoned "RS-6" Single-Family 6 and west of the subject property is Outside City Limits and consists of heavy industrial uses.

AICUZ: The subject property is **<u>not</u>** located in one of the Navy's Air Installation Compatibility Use Zones (AICUZ).

Plat Status: The subject property is platted.

Comprehensive Plan & Area Development Plan Consistency: The subject property is located within the boundaries of the Westside Area Development Plan (ADP). The proposed rezoning to the "IL" Light Industrial District is not consistent with the Westside ADP or the adopted Future Land Use Plan's designation of the property as low density residential. In this case, however, it is clear that a change to the Future Land Use Map is warranted. The following are policies that warrant consideration in deliberating on this matter.

- Infill development should be encouraged on vacant tracts within developed areas (Comprehensive Plan Residential Policy Statement H)
- Incompatible industrial and commercial land uses should not abut residential areas (Comprehensive Plan Residential Policy Statement I)
- Provide adequate and suitably-zoned land for both light and heavy industries (Comprehensive Plan Industrial Policy Statement A)
- High-intensity commercial and industrial areas should be buffered to provide transition from residential areas through the existence of (b) public institutional buildings (d) scale of design. (Westside Area Development Plan, Policy Statement C.5).
- Industrial properties should be required to minimize undesirable "spillover effects" into residential and commercial areas (this includes noise, air pollution, negligent visual blight, etc.) by means of property layout and organization of activities by screening and maintaining buffer areas or zones for their activities. (Westside Area Development Plan, Policy Statement C.6).

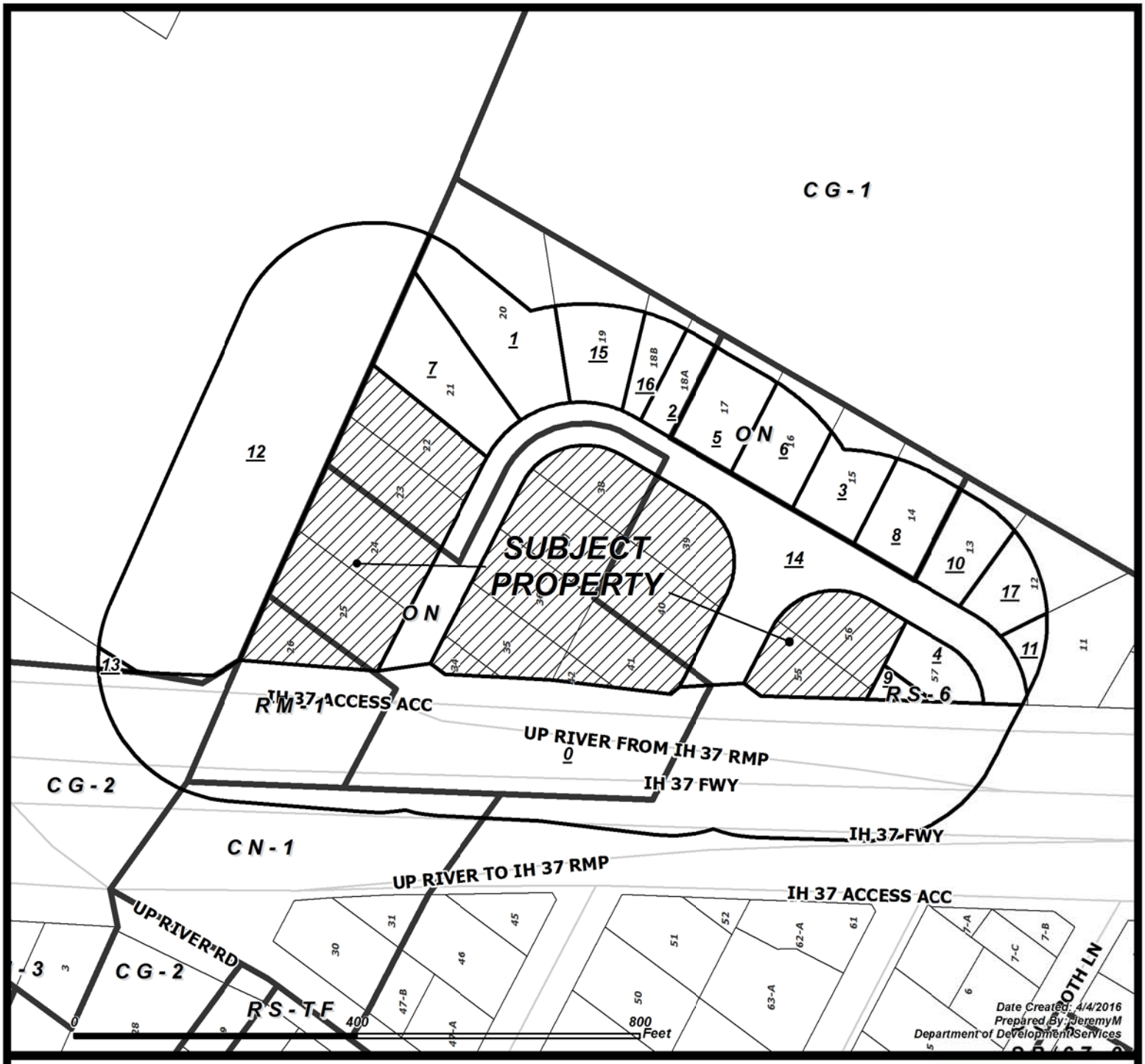
Department Comments:

- The proposed rezoning deviates from the Comprehensive Plan Future Land Use map, however, based on existing development, lack of redevelopment of the subject property and ownership patterns in the immediate vicinity, a change to the Future Land Use Map is warranted.
- The subject property is located in an abandoned single-family subdivision in a heavy industrial area of Corpus Christi adjacent to Refinery Row. Ownership records with the Nueces County Appraisal District indicate the lots in the neighborhood currently are owned by several different industrial companies, including Citgo Refining and Chemicals, Flint Hills Resources and Mark West Javelina Co., LLC. It is staff's opinion the abandoned neighborhood should be rezoned and redeveloped to provide uses needed to support industry, meanwhile also establishing compatibility with existing uses.
- It is staff's opinion that the proposed rezoning would not negatively impact the surrounding residential properties even though the property to be rezoned is not consistent with the Future Land Use Plan's designation of the property as a low density residential use. There are no homes in the neighborhood, which has remained empty of any redevelopment for years.
- An "IL" Light Industrial District would allow uses that are compatible with the neighboring industrial users to the north and west abutting the abandoned residential subdivision.
- The property to be rezoned is suitable for uses permitted by the zoning district that would be applied by the proposed amendment.

Staff Recommendation:
Approval of the change of zoning from the “RS-6” Single-Family 6 District, “ON” Office District and “RM-1” Multifamily 1 District to the “IL” Light Industrial District.

Public Notification	Number of Notices Mailed – 18 within 200-foot notification area 5 outside notification area ***As of April 14, 2016:*** In Favor – 0 inside notification area – 0 outside notification area In Opposition – 0 inside notification area – 0 outside notification area Totaling 0.00% of the land within the 200-foot notification area in opposition.

Attachments:
1. Location Map (Existing Zoning & Notice Area)
2. Application
3. Public Comments Received (if any)



CASE: 0416-03

ZONING & NOTICE AREA

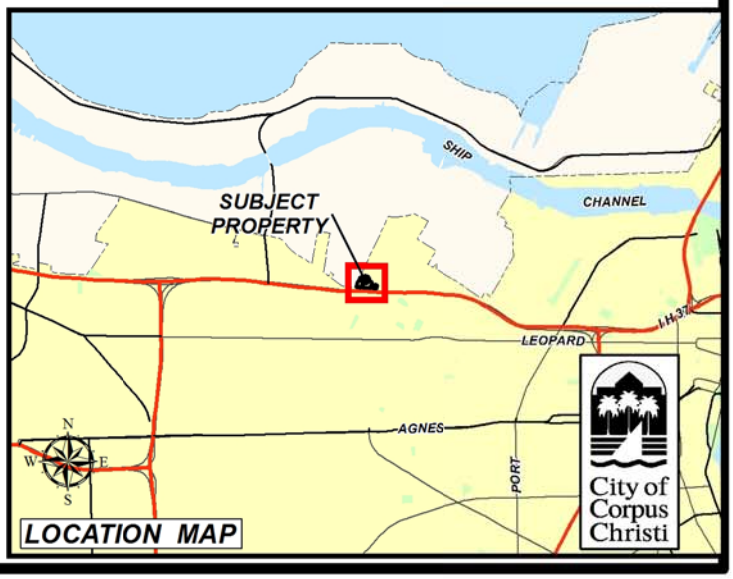
RM-1	Multifamily 1	IL	Light Industrial
RM-2	Multifamily 2	IH	Heavy Industrial
RM-3	Multifamily 3	PUD	Planned Unit Dev. Overlay
ON	Professional Office	RS-10	Single-Family 10
RM-AT	Multifamily AT	RS-6	Single-Family 6
CN-1	Neighborhood Commercial	RS-4.5	Single-Family 4.5
CN-2	Neighborhood Commercial	RS-TF	Two-Family
CR-1	Resort Commercial	RS-15	Single-Family 15
CR-2	Resort Commercial	RE	Residential Estate
CG-1	General Commercial	RS-TH	Townhouse
CG-2	General Commercial	SP	Special Permit
CI	Intensive Commercial	RV	Recreational Vehicle Park
CBD	Downtown Commercial	RMH	Manufactured Home
CR-3	Resort Commercial		
FR	Farm Rural		
H	Historic Overlay		
BP	Business Park		

Subject Property with 200' buffer

Owners in favor

4 Owners within 200' listed on attached ownership table

X Owners in opposition



1610000012

REZONING APPLICATION

Development Services Dept.
P.O. Box 9277
Corpus Christi, Texas 78469-9277
(361) 826-3240
Located at 2406 Leopard Street

Office Use Only

Case No.: 0416-03 Map No.: 049045

PC Hearing Date: 4-20-16 Proj.Mgr:

Hearing Location: City Hall, Council Chambers, 1201 Leopard Street
Hearing Time: 5:30 p.m.

** A MAXIMUM OF FIVE REZONINGS CASES ARE SCHEDULED PER HEARING.*
** INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.*

1. Applicant: Magellan Terminals Holdings, L.P. Contact Person: Michael C. Pearson
Mailing Address: One Williams Center, OTC 9
City: Tulsa, OK State: OK ZIP: 74172 Phone: ( )
E-mail: [redacted] Cell: ( )

2. Property Owner(s): Magellan Terminals Holdings, L.P. Contact Person: Michael C. Pearson
Mailing Address: One Williams Center, OTC 9
City: Tulsa State: OK ZIP: 74172 Phone: ( )
E-mail: [redacted] Cell: ( )

3. Subject Property Address: See Attached Sheet Area of Request (SF/acres): 209, 128 sf/4.801Ac
Current Zoning & Use: ON & RS-6, VACANT Proposed Zoning & Use: IL
12-Digit Nueces County Tax ID: See - Attached -
Subdivision Name: Country Club Place Block: Lot(s): See Attached List
Legal Description if not platted: N/A

4. Submittal Requirements:
- [x] **Early Assistance Meeting**: Date Held 01/19/16 ; with City Staff Steven Rhea, Ratna Pottumutho, Bill Green
- [x] **Land Use Statement** [x] **Disclosure of Interest** [x] **Copy of Warranty Deed**

IF APPLICABLE:
- [ ] Peak Hour Trip Form (if request is inconsistent with Future Land Use Plan)
- [ ] Site Plan for PUD or Special Permit
- [ ] Metes & Bounds Description with exhibit if property includes un-platted land (sealed by RPLS)
- [ ] Lien Holder Authorization
- [ ] Appointment of Agent Form if landowner is not signing this form

I certify that I have provided the City of Corpus Christi with a *complete* application for review; that I am authorized to initiate this rezoning as or on behalf of the Property Owner(s); and the information provided is accurate.

Michael Pearson
Owner or Agent's Signature

Michael Pearson
Applicant's Signature

MICHAEL PEARSON
Owner or Agent's Printed Name

MICHAEL PEARSON
Applicant's Printed Name

Office Use Only: Date Received: 3-16-16 Received By: BKP ADP: WS
Rezoning Fee: 1692.50 + PUD Fee Ø + Sign Fee 10.00 = Total Fee $1702.50
No. Signs Required 1 @ $10/sign Sign Posting Date:

MAGELLAN TERMINALS HOLDINGS, L.P.

I, the undersigned, SUZANNE H. COSTIN, Secretary of Magellan NGL, LLC, a Delaware limited liability company (the "Company") and general partner of Magellan Terminals Holdings, L.P. (the "Partnership"), do hereby certify that Michael C. Pearson serves as Vice President of Technical Services of the Company and is authorized to execute contracts, applications for change in zoning, disclosure of interests and any other related documentation pertaining to property zoning in or near the City of Corpus Christi for and on behalf of the Company and the Partnership.

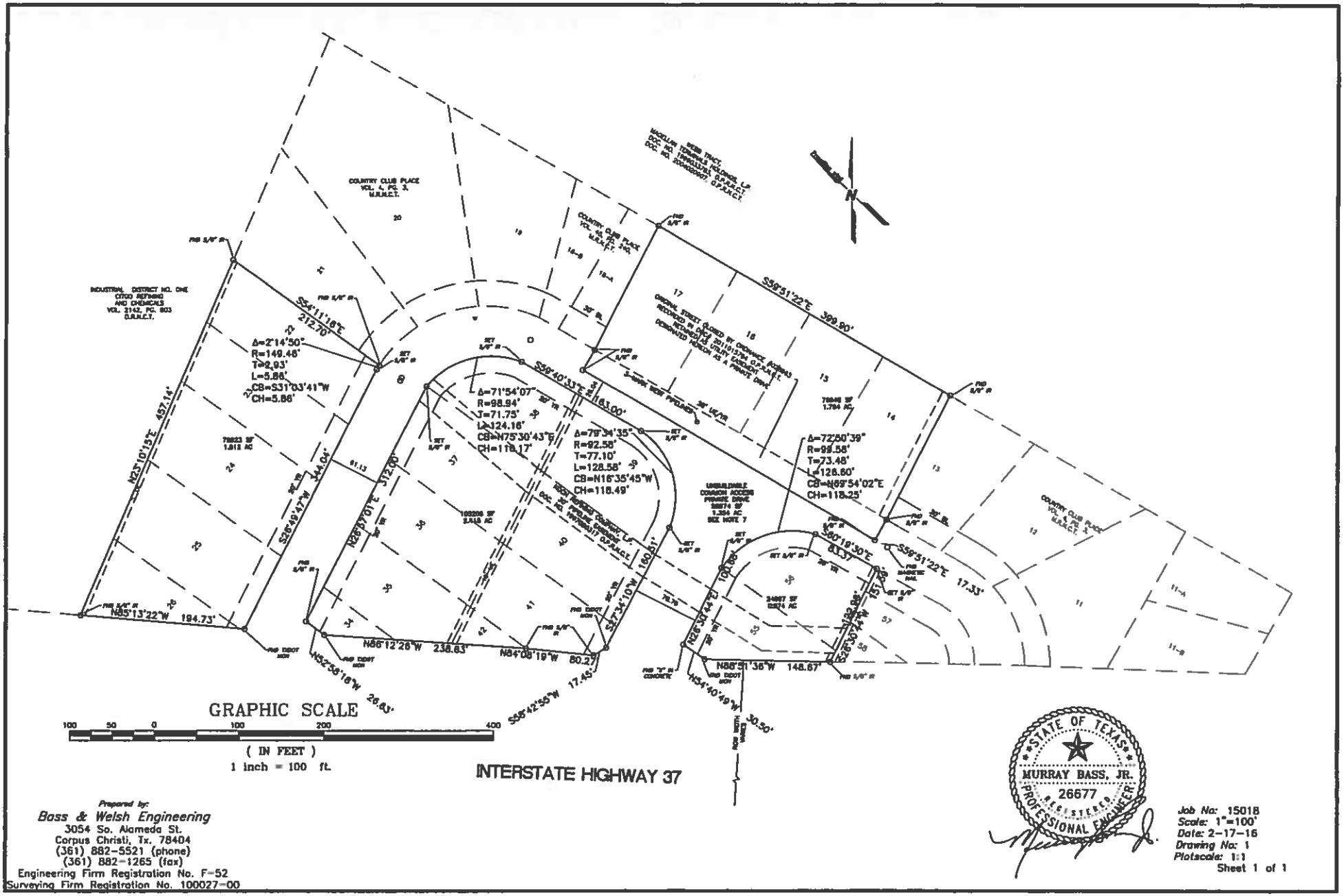
IN WITNESS WHEREOF, I have hereunto set my hand this 8th day of April, 2015.

Magellan Terminals Holdings, L.P.
By: Magellan NGL, LLC, its general partner

By: Suzanne H Costin
Suzanne H. Costin
Secretary

MAGELLAN TERMINAL HOLDINGS, LP
COUNTRY CLUB PLACE
REZONING DATA

LOT NO.	COUNTY TAX ID NO.	STREET ADDRESS
22	1913-0000-0220	22 N. COUNTRY CLUB PLACE
23	1913-0000-0230	23 N. COUNTRY CLUB PLACE
24	1913-0000-0240	24 N. COUNTRY CLUB PLACE
25	1913-0000-0250	25 N. COUNTRY CLUB PLACE
PORTION OF 26	1913-0000-0260	26 N. COUNTRY CLUB PLACE
PORTION OF 34	1913-0000-0340	34 N. COUNTRY CLUB PLACE
PORTION OF 35	1913-0000-0350	35 N. COUNTRY CLUB PLACE
36	1913-0000-0360	36 N. COUNTRY CLUB PLACE
37	1913-0000-0370	37 N. COUNTRY CLUB PLACE
38	1913-0000-0370	37 N. COUNTRY CLUB PLACE
39	1913-0000-0390	39 COUNTRY CLUB PLACE
40	1913-0000-0400	39 COUNTRY CLUB PLACE
PORTION OF 41	1913-0000-0410	41 COUNTRY CLUB PLACE
PORTION OF 42	1913-0000-0420	42 COUNTRY CLUB PLACE
PORTION OF 55	1913-0000-0540	56 COUNTRY CLUB PLACE
56	1913-0000-0540	56 COUNTRY CLUB PLACE



Prepared by:
Bass & Welsh Engineering
3054 So. Alameda St.
Corpus Christi, Tx. 78404
(361) 882-5521 (phone)
(361) 882-1265 (fax)
Engineering Firm Registration No. F-52
Surveying Firm Registration No. 100027-00

Job No: 15018
Scale: 1"=100'
Date: 2-17-16
Drawing No: 1
Plotscale: 1:1
Sheet 1 of 1

LAND USE STATEMENT

1. State the purpose of the request and include applicable background information as to the development plan for the property, i.e., usage of property, number and square footage(s) of existing and/or proposed building(s)/unit(s), building(s)/unit(s) height, parking plans/spaces, phasing schedule of development, number of employee(s) associated with the office, business or industrial development, hours of operation, modification or demolition plans for existing structure(s), type, area and setback of signage, etc.

   The site is currently unused. There are two existing buildings on the entire area covered by this rezoning request. One, will be remodeled for office space. A second building, a metal one, will possibly be remodeled in the future for warehousing use. Most anticipated uses of the subject property will require light industrial (IL) zoning.

2. Identify the existing land uses adjoining the area of request:

   North - Petroleum Tank Farm

   South - I.H. 37 R.O.W.

   East - Vacant

   West - Petroleum Tank Farm

Development Services
2406 Leopard Street, Corpus Christi, TX 78408
Phone: (361)826-3240 www.cctexas.com

PEAK HOUR TRAFFIC (PHT) FORM

A Traffic Impact Analysis (TIA) determination must be made prior to the submittal of any rezoning application, site plan or street closure request. The Peak Hour Traffic Generation (PHT) Form is required to be completed for developments that are projected to contain 500 or fewer weekday peak hour (A.M. or P.M.) trips (UDC Section 3.29.4).

Property Address: See attached list

Legal Description (Subdivision, Lot, Block): See attached list

Applicant Name: Magellan Terminals Holdings, L.P.

Address: One Williams Center, OTC 9 City/State/Zip: Tulsa, OK 74171

Telephone: _____ Email: michael.pearson@magellanlp.com

Application Status (Select One): [X] Rezoning [ ] Site Plan [ ] Street Closure

Existing Land Use

Tract Acres	Unit of Measure	Zoning	Land Use	I.T.E. Code	A.M. Trip Rate	Peak A.M. Trips	P.M. Trip Rate	Peak P.M. Trips
4.801	Dwelling Unit (10)	RS-6	2 buildings on 1 lot	210	0.77	7.7	1.02	~~10.2~~ 2.04
						7.7		~~10.2~~ 2.04

Proposed Land Use

Tract Acres	Unit of Measure	Zoning	Land Use	I.T.E. Code	A.M. Trip Rate	Peak A.M. Trips	P.M. Trip Rate	Peak P.M. Trips
4.801	1000 sf (2.4k)	IL	Office	710	1.56	3.7	1.49	3.6
	1000 sf (3.8k)	IL	Warehousing	150	0.32	1.2	0.32	1.2
					Total	4.9	Total	4.8

Abutting Streets

Street Name	Access Proposed To Street?	Pavement Width (FT)	ROW Width (FT)
I.H. 37 Frontage Road (N. Bound)	Existing	28	56

For City Use Only

[ ] A Traffic Impact Analysis IS required. The consultant preparing the TIA must meet with the City to discuss the scope and requirements of the analysis prior to beginning the TIA.

[X] A Traffic Impact Analysis is NOT required. The proposed traffic generated does not exceed the established threshold.

[ ] The Traffic Impact Analysis has been waived for the following reason(s):

Reviewed By: Rob Payne Date: 4/1/2016

Note: This completed and reviewed form must accompany any subsequent application for the IDENTICAL project. CHANGES to the proposed project will require a new TIA determination to be made.

DISCLOSURE OF INTERESTS

City of Corpus Christi Ordinance 17112, as amended, requires all persons or firms seeking to do business with the City to provide the following information. ***Every question must be answered***. If the question is not applicable, answer with "NA".

NAME: Magellan Terminals Holdings, LP

STREET: One Williams Center, OTC 9 **CITY:** Tulsa, OK **ZIP:** 74172

FIRM is: ◯ Corporation ◉ Partnership ◯ Sole Owner ◯ Association ◯ Other_____

DISCLOSURE QUESTIONS

If additional space is necessary, please use the reverse side of this page or attach separate sheet.

1. **State the names of each "employee" of the City of Corpus Christi having an "ownership interest" constituting 3% or more of the ownership in the above named "firm".**

Name	Job Title and City Department (if known)
N/A	

2. **State the names of each "official" of the City of Corpus Christi having an "ownership interest" constituting 3% or more of the ownership in the above named "firm".**

Name	Title
N/A	

3. **State the names of each "board member" of the City of Corpus Christi having an "ownership interest" constituting 3% or more of the ownership in the above named "firm".**

Name	Board, Commission, or Committee
N/A	

4. **State the names of each employee or officer of a "consultant" for the City of Corpus Christi who worked on any matter related to the subject of this contract and has an "ownership interest" constituting 3% or more of the ownership in the above named "firm".**

Name	Consultant
N/A	

CERTIFICATE

I certify that all information provided is true and correct as of the date of this statement, that I have not knowingly withheld disclosure of any information requested; and that supplemental statements will be promptly submitted to the City of Corpus Christi, Texas as changes occur.

Certifying Person: Michael C. Pearson (Print Name) Title: Vice Pres Technical Services

Signature of Certifying Person: Michael Pearson Date: 3/11/16

MURRAY BASS, JR., P.E., R.P.L.S.
NIXON M. WELSH, P.E., R.P.L.S.
www.bass-welsh.com
e-mail: nixmw@aol.com

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

BASS & WELSH ENGINEERING
TX Registration No. F-52
Survey Registration No. 100027-00
P.O. Box 6397
Corpus Christi, TX 78466-6397

February 17, 2016

Field Note Description
Rezoning

Being three tracts situated in Corpus Christi, Nueces County, Texas, comprised of lots and portions of lots in Country Club Place Subdivision, as shown on the map thereof recorded in Volume 4 at Page 3 of the Map Records of Nueces County, Texas, and being more particularly as described in the following description:

Tract No. 1

Comprised of Lots 22, 23, 24, 25, and that portion of Lot 26 lying outside of the right-of-way of Interstate Highway 37;

BEGINNING at a point in the west boundary of Lot 26 where it is intersected by the north right-of-way line of Interstate Highway 37 for the southwest corner of this tract;

THENCE N 23°10'15" E along the west boundary of Lots 26, 25, 24, 23 and 22 a distance of 457.14 to the northwest corner of Lot 22 for the northwest corner of this tract;

THENCE S 54°11''16" E along the north boundary of Lot 22, a distance of 212.70 feet to a point in the east boundary of Lot 22, said point lying in the west boundary of the former North Country Club Place Street that was closed by Ordinance No. 028963 and retained as a utility easement, said point lying on a curve to the left;

THENCE along said curve to the left whose radius is 149.46 feet in a southwesterly direction, a distance of 5.86 feet; said curve having a chord bearing S 31°03'41" W with a chord length of 5.86 feet to the point of tangency of said curve;

THENCE S 26°49'47" W along the east boundary of Lots 22, 23, 24 and 25, a distance of 344.04 feet to a point of intersection with the north right-of-way line of Interstate Highway 37;

THENCE N 85°13'22" W along the north right-of-way line of Interstate Highway 37 along the current south boundary of Lots 25 and 26 a distance of 194.73 feet to the **POINT OF BEGINNING** forming a tract embracing 1.812 acres.

Tract No. 2

Comprised of Lots 36, 37, 38, 39, 40 and those portions of Lots 34, 35, 41 and 42 lying north of the north right-of-way line of Interstate Highway 37 in the Country Club Place Subdivision;

BEGINNING at the intersection of the west boundary of Lot 34 with the north right-of-way line of Interstate Highway 37 for the southwest corner of this tract;

THENCE N 26°57'01" E a distance of 312.00 feet to the point of curvature of a curve to the right;

THENCE along said tangent curve to the right, whose radius is 98.94 feet in a northeasterly and southeasterly direction, a distance of 124.16 feet; said curve having a chord bearing N75°30'43"E with a chord length of 116.17' to the point of tangency of said curve;

EXHIBIT "A"

THENCE along the north line of Lots 38 and 39, S 59°40’33” E a distance of 163.00 feet to the point of curvature of a curve to the right;

THENCE along said tangent curve to the right whose radius is 92.58 feet in a southeasterly and southerly direction, a distance of 128.58 feet; said curve having a chord bearing S16°35'45"E with a chord length of 118.49' to the point of tangency of said curve;

THENCE S 27°34’10” W along the east boundary of Lots 39, 40 and 41, and distance of 160.51 feet to a point where the east boundary of Lot 41 intersects the north right-of-way line of Interstate Highway 37;

THENCE with the current south boundary of Lots 41, 42, 35 and 34 on the north boundary along the north right-of-way line of Interstate highway 37 as follows:

S 58°42’55” W a distance of 17.45 feet to a point;
N 84°08’19” W a distance of 80.27 feet to a point;
N 86°12’26” W a distance of 238.63 feet to a point;

THENCE N 52°58’18” W a distance of 26.63 feet to the **POINT OF BEGINNING**, forming a tract embracing 2.415 acres.

Tract No. 3

Comprised of Lot 56 and that portion of Lot 55, lying north of the north right-of-way line of Interstate Highway 37;

BEGINNING at the intersection of the west boundary of Lot 55 with the north right-of-way line of Interstate Highway 37 for the southwest corner of this tract;

THENCE N 26°30’44” E along the west boundary of Lot 55 and 56 a distance of 100.68 feet to the point of curvature of a curve to the right;

THENCE along said tangent curve to the right, whose radius is 99.58 feet said curve having a chord bearing of N69°54'02"E with a chord length of 118.25, in a northeasterly and southeasterly direction, a distance of 126.60 feet to the point of tangency of said curve;

THENCE along the north boundary of Lot 56, S 60°19’30” E a distance of 83.37 feet to a point for the northeast corner of this tract;

THENCE S 26°30’44” W along the east boundary of Lot 56 and 55 a distance of 122.98 feet to its intersection with the north right-of-way line of Interstate Highway 37 for the southeast corner of this tract;

THENCE N 88°51’36” W along the south boundary of Lot 55 a distance of 148.67 feet to a point for an intermediate corner of this tract;

THENCE continuing along the north right-of-way line of Interstate Highway 37, N 54°40’49” W a distance of 30.50 feet to the **POINT OF BEGINNING** forming a tract embracing 0.574 acres.

STATE OF TEXAS
REGISTERED
MURRAY BASS, JR.
2128
PROFESSIONAL
LAND SURVEYOR

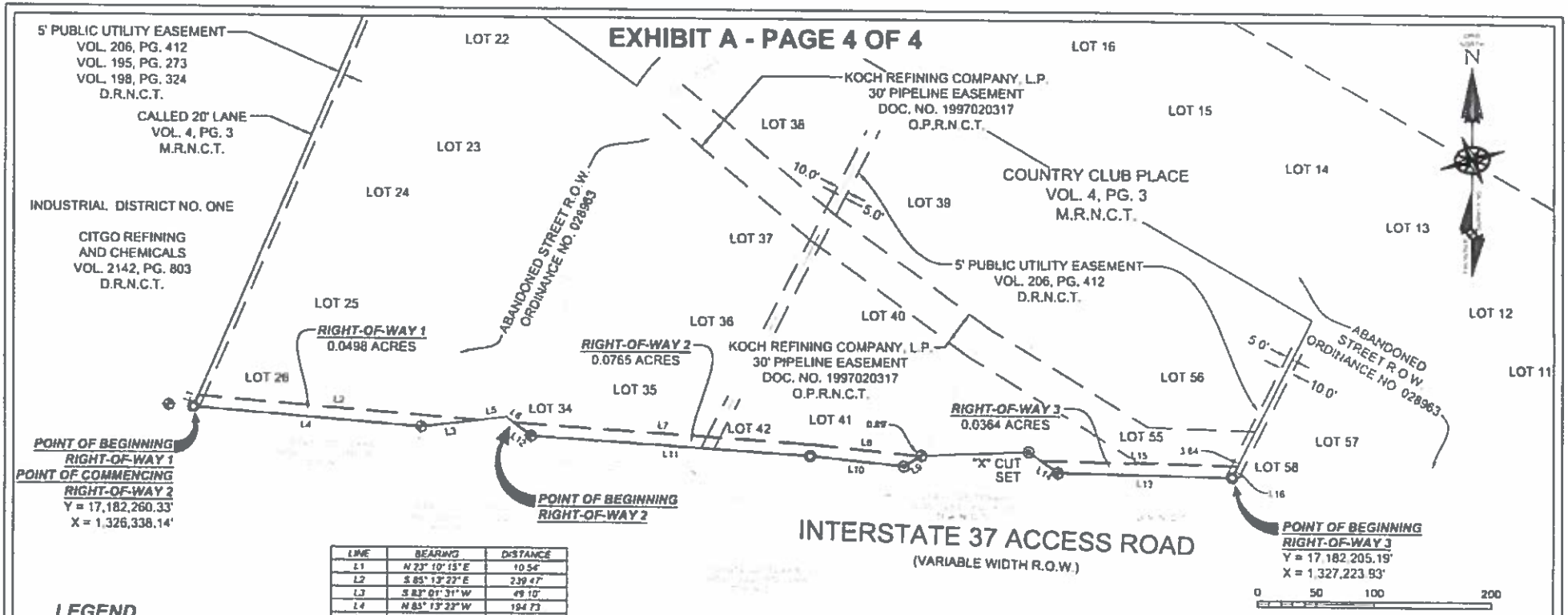
Murray Bass, Jr., R.P.L.S.

Note: Basis of Bearing is State of Texas Lambert Grid, South Zone, NAD 1983.

MBJ:sab

15018-Field Note-Rezoning.doc

EXHIBIT A - PAGE 4 OF 4



INTERSTATE 37 ACCESS ROAD

(VARIABLE WIDTH R.O.W.)

LINE	BEARING	DISTANCE
L1	N 23° 10' 15" E	10.54'
L2	S 85° 13' 22" E	239.47'
L3	S 83° 01' 31" W	49.10'
L4	N 85° 13' 22" W	194.73
L5	N 83° 01' 31" E	24.00'
L6	S 52° 58' 18" E	8.39'
L7	S 86° 12' 26" E	254.07'
L8	S 84° 08' 19" E	93.65'
L9	S 58° 47' 55" W	16.56'
L10	N 84° 08' 19" W	80.21'
L11	N 86° 12' 26" W	238.63'
L12	N 52° 58' 18" W	18.25'
L13	N 86° 51' 36" W	148.87'
L14	N 54° 40' 49" W	17.80'
L15	S 86° 51' 36" E	168.14'
L16	S 76° 30' 44" W	11.07'

LEGEND

- 5/8" IRON ROD SET WITH CAP STAMPED "FRONTIER 10082900"
- 5/8" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- CONCRETE MONUMENT FOUND

FRONTIER SURVEYING COMPANY
WWW.FRONTIERSURVEYING.COM

710 BUFFALO ST., SUITE 700
CORPUS CHRISTI, TEXAS 78401
TBPLS FIRM NO. 10082900
PHONE: (361) 881 - 8044

3108 WEST 6TH ST., SUITE 100
FORT WORTH, TEXAS 76107
TBPLS FIRM NO. 10082901
PHONE: (817) 560 - 4500

NOTES

1) Bearings shown are based on the Texas Coordinate System of 1983, South Zone (CORS 2011 EPOCH 2010).

2) Distances shown are grid.

3) See separate pages for descriptions.

The undersigned hereby certifies that an on the ground survey was conducted under my direction and supervision that meets the minimum requirements set forth by the Texas Board of Professional Land Surveying.

STATE OF TEXAS REGISTERED ALLEN W. KERLEY 5427 PROFESSIONAL LAND SURVEYOR

Registered Professional Land Surveyor
Allen W. Kerley, R.P.L.S. No. 5427

RIGHT-OF-WAY

RIGHT-OF-WAY 1: 0.0498 ACRES
RIGHT-OF-WAY 2: 0.0765 ACRES
RIGHT-OF-WAY 3: 0.0364 ACRES

SITUATED IN THE E. VILLAREAL SURVEY, ABSTRACT NO. 1, NEAR THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS

Job Number:	1506013	Scale:	1" = 100'
Field Date:	10/20/2015	Checked by:	AWK
Field Tech(s):	CS/JG	Office Tech(s):	CMB
Drawing Date:	11/10/2015	Revised Date:	11/19/2015

G:\Projects\2015\1506013 - Magellan - CC Splitter OSBL - Nueces\DWG\1506013 - CC Splitter OSBL - ROW.dwg