



Merged Document Report

Application No.: PL9300

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| Description : | |
| Address : | |
| Record Type : | PLAT |

Submission Documents:

| Document Filename |
|---------------------------|
| STRIPES CORPUS - PLAT.pdf |

Comment Author Contact Information:

| Author Name | Author Email | Author Phone No.: |
|--------------------|------------------------------|--------------------------|
| Mina Trinidad | minar@corpuschristitx.gov | 361-826-3259 |
| Valeria Merida | valeriam@corpuschristitx.gov | - |
| Bria Whitmire | briaw@corpuschristitx.gov | 361-826-3268 |

[General Comments](#)

[Corrections in the following table need to be applied before a permit can be issued](#)

| Comment ID | Page Reference | Annotation Type | Author : Department | Status | Review Comments | Applicant Response Comments |
|-------------------|-----------------------|------------------------|----------------------------|---------------|---|------------------------------------|
| 1 | P001 | Note | Valeria Merida : DS | Closed | Additional Required Items as per UDC 3.1.6.B Forms 1. Completed and signed application, including selection of either the 30-day or 60-day review track 2. PHT Form 3. Utility Plan (Final) 4. SWQMP (Final) 5. FINAL plat | |

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| 2 | P001 | Note | Mina Trinidad : DS | Closed | (Informational) CCRTA: This plat is not located along any existing or planned CCRTA bus service routes. | |
| 3 | P001 | Note | Mina Trinidad : DS | Closed | <p>Update 6/22/26: Approved: PLAT - ROADWAY MASTER PLAN The proposed plat does not impact or alter the existing Transportation Master Plan. The plat does provide adequate ROW dedication as required per the RMP.</p> <p>Traffic/ROW: (Moises T.) PLAT - ROADWAY MASTER PLAN The Proposed plat impacts and / or alters the existing Transportation Master Plan. Plat denied - the plat must conform to the Transportation Master Plan. Option 1 Submit plat adhering to the Transportation Master Plan showing required ROW dedications Option 2 Applicant request Amendment to Transportation Master Plan Planning Commission support required Ultimate decision-making body: City Council Platting / Public Improvement process stops until amendment process is complete. Amendment process can take approximately 60 or more days depending on complexity.</p> <p>The plat did not provide adequate ROW dedication on Heinsohn Road as required per the RMP. Heinsohn Road is an A-2 (100-foot ROW) as per the RMP.</p> | |
| 4 | P001 | Note | Mina Trinidad : DS | Closed | <p>(Informational) Traffic/ROW: (Moises T.) PLAT - COMMENT: (CITY ACCESS MANAGEMENT / ROW) A ROW Construction Permit, issued by PW-Traffic Department (Right-of-Way Division), is required for any proposed driveway (construction entrance, temporary or permanent), work obstructing, closing, or occupying public right-of-way (Reference Chapter 49-2). The ROW Construction permit must be submitted and approved prior to any form of construction within City ROW. The developer / applicant can reach out to rowmanagement@corpuschristitx.gov for further assistance regarding the ROW Construction Permit they will be required to submit prior to</p> | |

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| | | | | | <p>any temporary and / or permanent driveway off the immediate roadways.</p> <p>Any contractor working within City ROW without an approved ROW Construction Permit can be held in non-compliance and can be subject to a fee of \$1,500 per day of unpermitted work, as per City of Corpus Christi Municipal Code 49-112 (9). The PW-Traffic Department (Right-of-Way Division) is responsible for reviewing and permitting new construction and repairs/modifications to driveways, sidewalks, curb, and gutter or any work within utility easements.</p> <p>All work shall be performed in accordance with the city's construction standards. A permit shall not be issued for any tract or property where a final plat is required to obtain a building permit. (Refer to Muni-code Chapter 49-30 for permit requirements.)</p> <p>(TXDOT ACCESS MANAGEMENT / ROW) For any driveway (access management), blockage, or encroachment on or within the TXDOT's ROW please see below: The developer / applicant can reach out to TXDOT for further assistance regarding the construction in their ROW. Eric Martinez (TXDOT - Area Engineer for CC) - Eric Martinez eric.martinez@txdot.gov TXDOT ROW process is the RULIS program (utility tie-ins) David Brink (TXDOT- RULIS) - David Brink david.brink@txdot.gov Right of Way Utility and Leasing Information System</p> <p>DRIVEWAY ACCESS Proposed Driveway access to public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7) Proposed driveway details & dimensions required for review and approval from Public Works Traffic / ROW.</p> <p>Traffic control plans Traffic control plans will also need to be provided to address any impacts or encroachment of devices, private work, or any activity into public ROW during construction.</p> <p>PEAK HOUR TRAFFIC / TIA: Peak Hour Traffic (PHT) form DOES NOT show an excess of 500 trips for both the AM peak trips times & the PM peak trip times. A Traffic Impact Analysis (TIA) will NOT be required.</p> | |

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| 5 | P001 | Note | Mina Trinidad : DS | Closed | <p>(Informational) Fire: (Chief Juan Perez) Note: All code reference is based on currently adopted International Fire Code (IFC) 2021 and Corpus Christi Water Distribution Standards. "Commercial Development shall have a fire flow of 1,500 GPM with 20 psi residual. Fire hydrant every 300 feet and operational."</p> <p>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. Exception: For buildings equipped with an approved automatic sprinkler system, the distance requirement shall be 500 feet.</p> <p>912.2.3 (amendment) Proximity to Hydrant: Fire department connections (FDC) (if required) 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.</p> <p>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. 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.</p> <p>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</p> | |

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| | | | | | <p>loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available.</p> <p>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.</p> <p>503.1.1 (amendment) Buildings and facilities: 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. An accessible road and a suitable water supply is required once construction materials are brought on site.</p> <p>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.</p> | |
| 6 | P001 | Note | Mina Trinidad : DS | Closed | <p>(Informational) Fire: (Chief Juan Perez)</p> <p>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.</p> <p>1. Where Fire Apparatus Access is constructed to the minimum of 20 feet, no parking is allowed within the fire apparatus lane.</p> <p>2. Where a fire hydrant is located on the street, the minimum unobstructed clearance shall be 26 feet. In this instance, no parking is allowed on one side of the street.</p> <p>3. The minimum UDC residential street width is 28 ft. curb to curb. Any parking along the street that reduces the width to less than 20 ft. is prohibited and the Fire Code Official and will require painting "NO PARKING-FIRE LANE" along one side of the street."</p> <p>Note: Calculated Turning Radii for Fire Apparatus: Inside Turn: 28 ft. Curb to curb: 36 ft. 8 in.</p> | |

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| | | | | | <p>Wall to wall: 45 ft. Note: The turning radius for fire apparatus should not be less than 45 degrees and curb to curb 36 feet. As a result, developers should be particularly careful not to design streets with acute angles that would prevent fire apparatus from completing a turn without having to back up to negotiate the turn.</p> <p>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.</p> <p>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.</p> <p>Table D103.4 Requirements for Dead-end fire apparatus access roads. Turnaround provisions shall be provided with a 96-foot diameter cul-de-sac. (Hammerhead designs will no longer be accepted due to the hazards created by backing emergency vehicles.)</p> <p>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.</p> <p>Development of the property will require further Development Services review. Any Fire Protection Systems will require Plan Review Submittal to the Fire Marshal's Office. Underground Tank Permits and Inspection are coordinated with Fire Marshal's Office. (361) 826-3930</p> | |

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| 7 | P001 | Note | Mina Trinidad : DS | Closed | (Informational) Parks and Recreation Department: No fees are to be applied as no newly proposed residential dwelling unit is in the project scope. Reasoning for plat is listed as, "creating a lot for development." Commercial proposal to create a Stripes chain. As such, no fees are to be applied. | |
| 8 | P001 | Note | Mina Trinidad : DS | Closed | (Informational) Equistar Pipeline will not be involved, no comments. | |
| 9 | P001 | Note | Mina Trinidad : DS | Closed | <p>(Informational) TxDOT: (Lucio R.) Usual comments but I do see that it is already shown on the plat.</p> <ul style="list-style-type: none"> • TxDOT permits will be issued in accordance with access management standards and all applicable state and federal laws, including relevant rules and regulations. Considerations will include access connection spacing, materials, geometrics, accessibility, and other design specifications, as well as the impact on drainage and hydraulics, utility location or relocation, and environmental effects resulting from the requested construction of an access connection (43 Tex. Admin. Code § 11.52, 2020). • Drainage improvements must accommodate runoff from the upstream drainage area in its anticipated maximum "build-out" or "fully developed" condition and should be designed to prevent overloading the capacity of the downstream drainage system. • If the owner responsible for maintaining the permanent stormwater or water quality control fails to maintain it to TxDOT ROW standards, the owner must rectify the issue. • Any development that anticipates an increase in existing traffic generation may be required to conduct a traffic study. The necessary improvements identified in the traffic study may need to be constructed by the developer, based on TxDOT's discretion and approval, prior to the access connection being establish. | |

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| 10 | P001 | Note | Mina Trinidad : DS | Closed | 06/05/26 Update: Please disregard my previous comment regarding the closure. Upon a second review of PL9300, I found that everything looks correct and it does close within acceptable engineering standards. GIS: (Ziba A.) Plat does not close within acceptable engineering standards. | |
| 11 | P001 | Note | Mina Trinidad : DS | Closed | (Informational) Gas Department has no comments for this plat. | |
| 12 | P001 | Note | Mina Trinidad : DS | Closed | (Informational) CCW: (Fatima C.) There are no comments regarding this plat application. | |
| 13 | P001 | Note | Mina Trinidad : DS | Closed | Increase all signature block texts for better visibility when plat is recorded. | |
| 14 | P001 | Note | Mina Trinidad : DS | Closed | Replace "Michael York, Chairman" with: Cynthia Salazar-Garza Chairperson | |
| 15 | P001 | Note | Mina Trinidad : DS | Closed | Replace "Michael Diaz, Secretary" with: Michael Dice Director | |
| 16 | P001 | Note | Mina Trinidad : DS | Closed | Increase text within plat dimensions for better visibility when the plat is printed for recordation. Increase building setback line, UE line, etc. | |
| 17 | P001 | Note | Bria Whitmire : DS | Closed | PI9120 RFC'd 5.7.26 Improvements Required for Recordation, per UDC 8.1.4. A. Streets: no Sidewalks: not for platting, possibly at building permit B. Water: yes (EACH lot must have individual access and provide connectivity to neighboring lot) Fire hydrants: not for platting, possibly for site development (nearest hydrant must be 300 feet for commercial, 600 for residential) C. Wastewater: yes (EACH lot must have individual access and provide connectivity to neighboring lot) D. Stormwater: no, however site development must mitigate any increase of stormwater runoff-post development flow cannot exceed pre development flow E. Public open space: no (UDC 8.3) F. Permanent monument markers: no | |

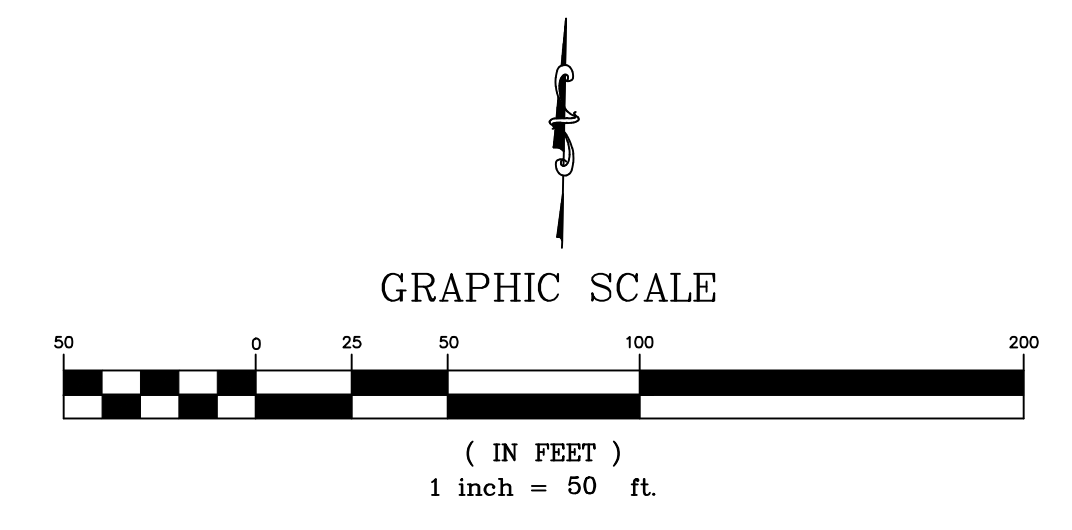
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| | | | | | Please note, improvements required should be constructed to city standards, found in Article 8 and the IDM. | |



- LEGEND:
- ① = FOUND 1/2" IRON BAR WITHOUT A CAP
 - ② = SET 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000"
 - ④ = FOUND 1/2" IRON BAR WITH AN ORANGE CAP MARKED "TRANSGLOBAL SERVICES"
 - ⑤ = FOUND 1-1/2" IRON PIPE
 - ⑥ = FOUND BROKEN CONCRETE MONUMENT SET IN THE GROUND
- R.O.W. = RIGHT-OF-WAY
 O.P.R. = OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS
 Δ = DELTA ANGLE
 CHD BRG = CHORD BEARING
 CHD DIST = CHORD DISTANCE

PLAT OF
 STRIPES CORPUS CHRISTI

BEING 5.467 ACRES OUT OF LOTS 17 AND 21, JOHNNY C. WILSON FARM LOTS, CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS AS SHOWN BY PLAT OF RECORD IN VOLUME 21 AT PAGES 12-13 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS, BEING A PORTION OF A 27.361-ACRE TRACT OF LAND DESCRIBED IN DEED OF RECORD IN DOCUMENT NUMBER 2020051891 OF THE OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS AND A PORTION OF A 5.380-ACRE TRACT OF LAND DESCRIBED IN DEED OF RECORD IN DOCUMENT NUMBER 2020051891 OF THE OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS



STATE OF TEXAS
 COUNTY OF NUECES

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS HEREBY CERTIFY THAT THE FOREGOING MAP DATED THE ____ DAY OF _____, 2025 WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE ____ DAY OF _____, 2026 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 MY OFFICE, IN CORPUS CHRISTI, TEXAS.

DOCUMENT NO. _____

KARA SANDS
 COUNTY CLERK

DEPUTY

STATE OF TEXAS
 COUNTY OF NUECES

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

THIS THE ____ DAY OF _____, 2026

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

STATE OF TEXAS
 COUNTY OF NUECES

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF CORPUS CHRISTI, TEXAS

THIS THE ____ DAY OF _____, 2026

CYNTHIA SALAZAR-GARZA
 CHAIRPERSON

MICHAEL DICE
 DIRECTOR

STATE OF TEXAS
 COUNTY OF _____

HEINS 44 RETAIL PARTNERS, LTD
 A TEXAS LIMITED PARTNERSHIP
 BY: HEINS 44, RETAIL GP, LLC A
 TEXAS LIMITED LIABILITY COMPANY

WE, HEINS 44 RETAIL PARTNERS LTD, HEREBY CERTIFY THAT WE ARE THE OWNER OF LANDS EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING PLAT; THAT IT HAS HAD SAID LAND SURVEYED AND SUBDIVIDED AS SHOWN; THAT STREETS AS SHOWN ARE DEDICATED TO THE PUBLIC FOREVER; THAT ALL EASEMENTS ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION AND USE OF PUBLIC UTILITIES; THAT THIS MAP WAS MADE FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

BY: _____
 SHARON A. VICKERS
 ITS: PRESIDENT

STATE OF TEXAS
 COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, SHARON A. VICKERS, PROVEN TO ME TO BE THE PERSON WHOSE SIGNATURE THEY MADE ON THE FOREGOING INSTRUMENT OF WRITING, AND THEY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE. THIS THE ____ DAY OF _____, 2026

NOTARY PUBLIC

STATE OF TEXAS
 COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: EMPLOYEES OF SINCLAIR LAND SURVEYING, INC. UNDER MY SUPERVISION.

LEMUEL T. SINCLAIR, R.P.L.S. #5142
 REGISTERED PROFESSIONAL LAND SURVEYOR

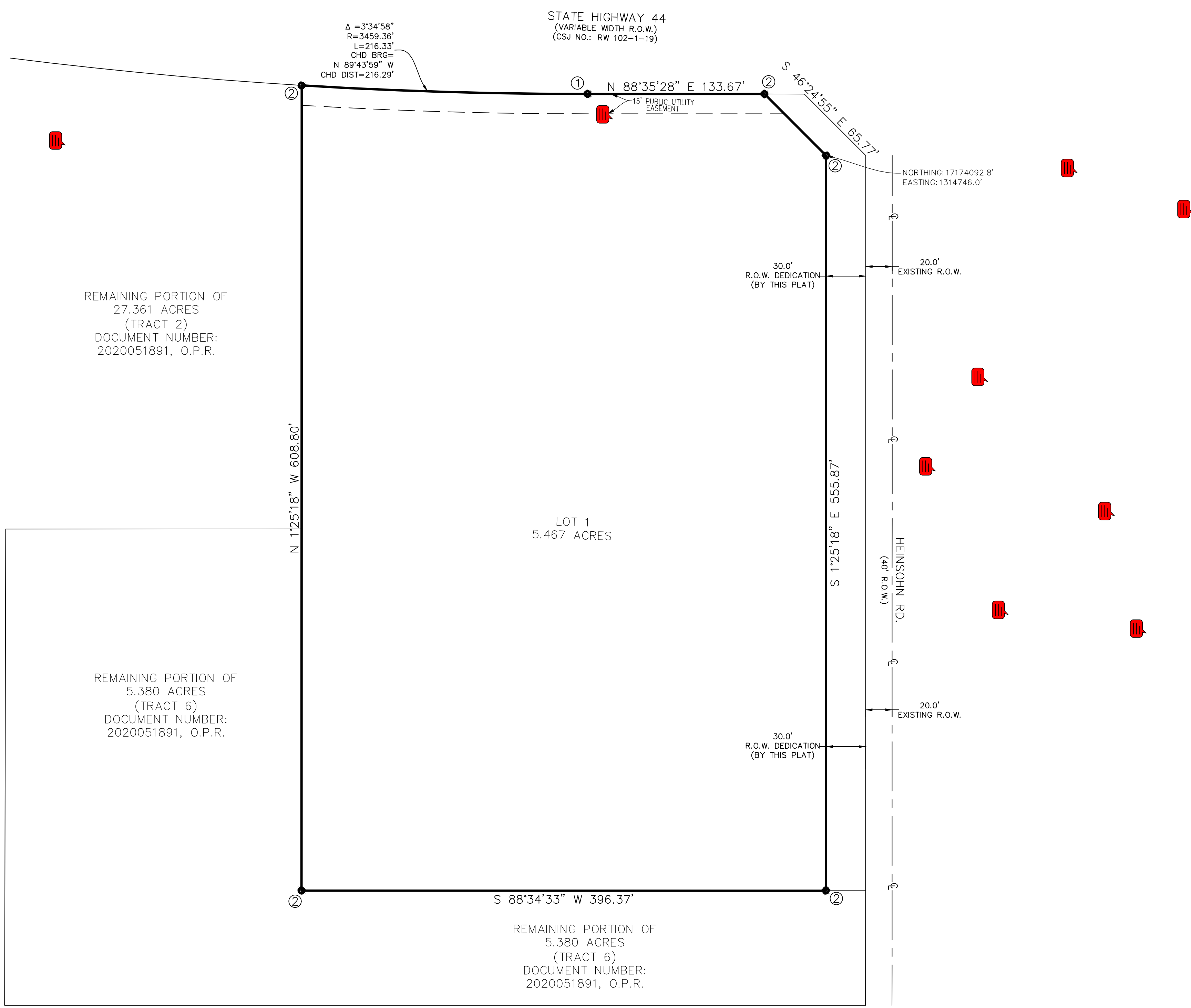
PROJECT ENGINEER:

111 TOWER DRIVE, SUITE 325
 SAN ANTONIO, TEXAS 78232
 PHONE: 210-774-5504
 EMAIL: JHORA@BOWMAN.com
 TBPE Registration No.: F-14309

PROJECT SURVEYOR:

SINCLAIR LAND SURVEYING, INC.
 3411 MAGIC DRIVE
 SAN ANTONIO, TEXAS 78229
 210-341-4518
 TBPE Registration No. 10089000

- GENERAL NOTES:
- BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48355C0315G, NUECES COUNTY, TEXAS, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 13, 2022.
 - MEASURED BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, TEXAS SOUTH ZONE 4205, NORTH AMERICAN DATUM OF 1983 (NA2011).
 - PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "SLS" UNLESS NOTED OTHERWISE.
 - THE TOTAL PLATTED AREA IS 5.882 ACRES.
 - THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
 - NO INCREASE IN STORM WATER DISCHARGE TO STATE RIGHT-OF-WAY SHALL BE ACCEPTED BY TXDOT.
 - TXDOT PERMITS WILL BE ISSUED IN ACCORDANCE WITH THE ACCESS MANAGEMENT STANDARDS AND ALL APPLICABLE STATE AND FEDERAL LAWS, INCLUDING RULES AND REGULATIONS. ACCESS CONNECTION SPACING, MATERIALS, GEOMETRICS, ACCESSIBILITY, AND OTHER DESIGN SPECIFICATIONS WILL BE CONSIDERED, AS WELL AS THE IMPACT ON DRAINAGE AND HYDRAULICS, UTILITY LOCATION OR RELOCATION, AND THE ENVIRONMENT THAT WILL RESULT FROM THE REQUESTED CONSTRUCTION OF AN ACCESS CONNECTION. 73 EX ADMIN. CODE §11.52 (2020).
 - DRAINAGE IMPROVEMENTS SHALL ACCOMMODATE RUNOFF FROM THE UPSTREAM DRAINAGE AREA IN ITS ANTICIPATED MAXIMUM "BUILD-OUT" OR "FULLY DEVELOPED" CONDITION, AND SHALL BE DESIGNED TO PREVENT OVERLOADING THE CAPACITY DOWNSTREAM DRAINAGE SYSTEM.
 - IF THE OWNER RESPONSIBLE FOR MAINTENANCE OF THE PERMANENT STORMWATER OR WATER QUALITY CONTROL FAILS TO MAINTAIN THE CONTROL TO TXDOT ROW, THE OWNER SHALL CORRECT THE PROBLEM.
 - 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.



- SURVEYORS NOTES:
- PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "SLS" UNLESS NOTED OTHERWISE.
 - ALL COORDINATES AND BEARINGS SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM, TEXAS SOUTH ZONE 4205, NORTH AMERICAN DATUM OF 1983 (NA2011), GRID. DISTANCES SHOWN HEREON ARE BASED UPON SURFACE MEASUREMENTS. TO CONVERT SURFACE DISTANCES TO GRID, APPLY A COMBINED SCALE FACTOR OF 1.000040.
 - DIMENSIONS SHOWN ARE SURFACE.