

STAFF REPORT

Case No. 0815-04
HTE No. 15-10000046

Planning Commission Hearing Date: September 9, 2015

Applicant & Legal Description	<p>Representative: Texas Geo Tech Engineering & Land Surveying, Inc. Property Owner: Cheryl McLaughlin & Hatch, LLC Legal Description/Location: Being a 9.16 acre tract of land out of the E Villareal Survey being a portion of Lot 1, Block 2, Hatch Tract and being all of a called 2.00 acre tract conveyed to Cheryl McLaughlin and Hatch LLC as recorded in Document No. 2014000941 Official Public Records, Nueces County, Texas and being a portion of a called 1.681 acre tract conveyed to Cheryl McLaughlin and Hatch LLC as recorded under Document No. 201401834 Official Public Records, Nueces County, Texas and being a portion of a called 1.13 acre tract conveyed to John A. McLaughlin as recorded in Volume 1828, Page 244, Deed Records, Nueces County, Texas, located at 3101 Up River Road.</p>			
Zoning Request	<p>From: "RMH" Manufactured Home District and "RS-6" Single-Family 6 District To: "RV" Recreational Vehicle Park District Area: 9.16 acres Purpose of Request: To allow expansion and upgrades to an existing RV park.</p>			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
<i>Site</i>		"RMH" Manufactured Home District and "RS-6" Single-Family 6 District	Mobile Home, Estate Residential and Vacant	Low Density Residential, and Mobile Home
<i>North</i>		"RS-6" Single-Family 6 & "RV" Recreational Vehicle Park	Estate Residential and Mobile Home	Low Density Residential & Mobile Home
<i>South</i>		"RS-6" Single-Family 6	Vacant	Mobile Home
<i>East</i>		"RV" Recreational Vehicle Park and "RS-6" Single-Family 6	Mobile Home and Public/Semi-Public	Mobile Home and Public/Semi-Public
<i>West</i>		"RS-6" Single-Family 6	Vacant and Low Density Residential	Low Density Residential

ADP, Map & Violations	<p>Area Development Plan: The subject property is located within the boundaries of the Westside Area Development Plan and is planned for low density residential and mobile home uses. The proposed rezoning to the “RV” Recreational Vehicle District is generally consistent with the adopted Future Land Use Map and the Westside Area Development Plan. Map No.: 047044 Zoning Violations: None</p>				
Transportation	<p>Transportation and Circulation: The subject property is part of and adjacent to an existing RV park that has approximately 210 feet of street frontage along Up River Road, which is a “C1” Minor Residential Collector street.</p>				
Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Up River Rd.	“C1” Minor Residential Collector	60’ ROW 40’ paved	55’ ROW 40’ paved	N/A

Staff Summary:

Requested Zoning: The applicant is requesting a rezoning from the “RMH” Manufactured Home District and the “RS-6” Single-Family 6 District to the “RV” Recreational Vehicle Park District to allow expansion and upgrades to an existing RV park called Hatch RV Park.

Development Plan: The proposed property is within the Hatch Tract Subdivision. The applicant is proposing a rezoning of three adjoining land tracts totaling 9.16 acres in area. Existing land use on the three tracts consists of RV park uses, limited mobile home park use, and vacant property. The total number of existing spaces is 135. The purpose of the rezoning is to eliminate the mobile home park use and expand the RV park use to the subject property. The number of planned RV parking spaces is 200. If the zoning is approved, the applicant intends to seek approval of a plat consolidating the three land tracts into a single lot. The applicant further intends to improve the overall site with respect to site access, available utilities and other support systems to comply with City codes and ordinances as well as applicable industry guidelines.

Existing Land Uses & Zoning: North of the subject property, the property is zoned “RS-6” Single-Family 6 & “RV” Recreational Vehicle Park with estate residential and mobile home uses. The property to the east of the subject property is zoned “RV” Recreational Vehicle District and has existing mobile home uses and a cemetery in the “RS-6” Single-Family 6 District. The property to the south of the subject property is zoned “RS-6” Single-Family 6 and is vacant. To the west of the subject property are low density and estate residential uses in the “RS-6” Single-Family 6 District.

AICUZ: The subject property is not located in one of the Navy’s Air Installation Compatibility Use Zones (AICUZ).

Plat Status: The subject property is platted and will be consolidate pursuant to rezoning.

Comprehensive Plan & Area Development Plan Consistency: The subject property is located within the boundaries of the Westside Area Development Plan. Although the Future Land Use Plan designates the property for low density residential uses and mobile home uses, the proposed use is not so dissimilar to have an adverse impact on surrounding property. The proposed rezoning and subsequent rezoning of the property furthers a key objective of the Westside Area Development pertaining to redevelopment of property that results in a harmonious arrangement of land uses and creating a pleasant living environment and policies in the Comprehensive Plan pertaining to the rehabilitation of substandard homes. Approval of the rezoning and subsequent development of the subject property will also further policies pertaining to infill development of vacant tracts of land.

Department Comments:

- A rezoning of the property will facilitate the redevelopment of existing property.
- A rezoning of the property will further policies pertaining to infill development.
- Planned improvements to the subject property will benefit the area in general.
- The rezoning will not have an adverse effect on the overall character of the area.
- The change in rezoning is generally consistent with the Westside Area Development Plan with respect to the intended use of the property as residential.
- The proposed use provides a needed service for the City with respect to housing for tourists in our City.

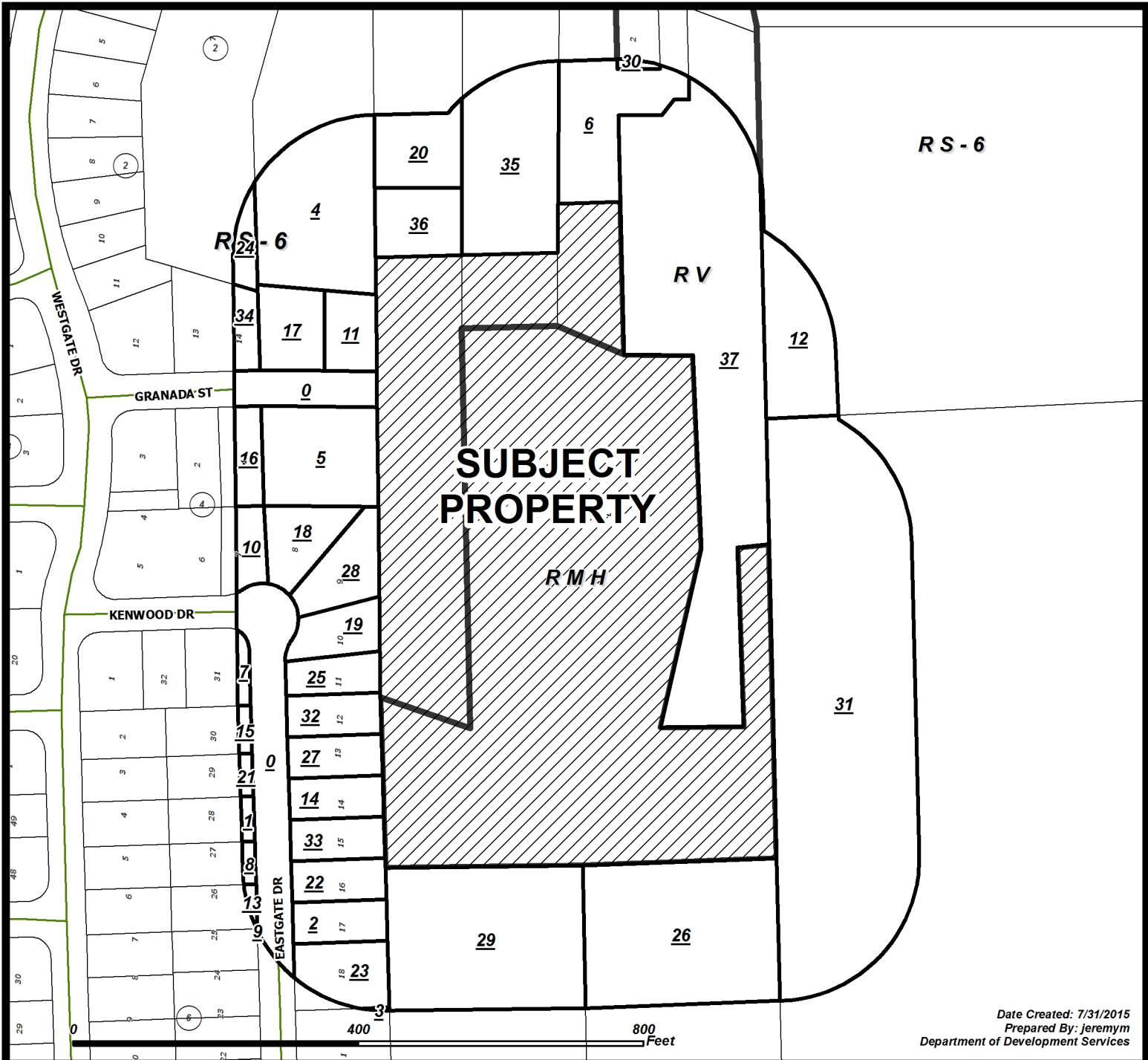
Staff Recommendation:

Approval of the change of zoning from the “RMH” Manufactured Home District and “RS-6” Single-Family 6 District to the “RV” Recreational Vehicle Park District

Public Notification	Number of Notices Mailed – 37 within 200-foot notification area 6 outside notification area
	<u>As of September 2, 2015:</u>
	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)



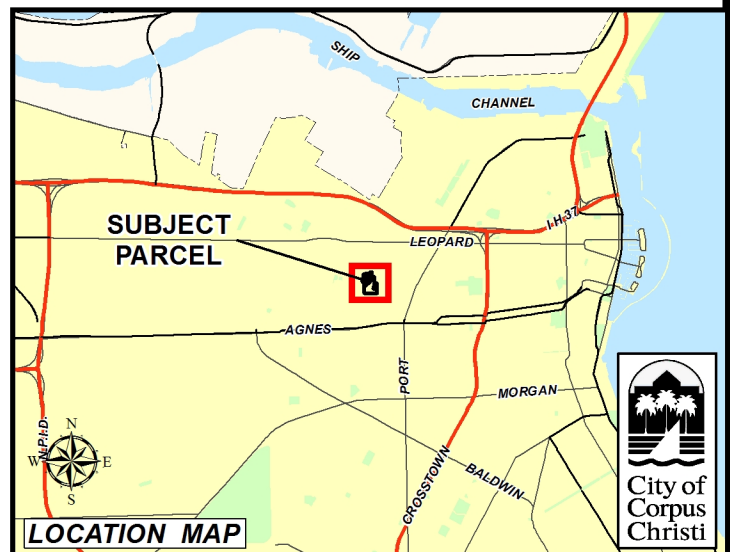
Date Created: 7/31/2015
 Prepared By: Jeremym
 Department of Development Services

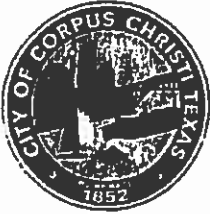
CASE: 0815-04

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
 Owners in opposition





Development Services Dept.
P.O. Box 9277
Corpus Christi, Texas 78469-9277
(381) 826-3240
Located at 2406 Leopard Street

REZONING APPLICATION

Office Use Only

Case No.: 0815-04 Map No.: 047044

PC Hearing Date: 8-26-15 Proj.Mgr: Dolores

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: TEXAS GEO TECH ENGINEERING Contact Person ROBERT TORRES
Mailing Address: 5525 S. STAPLES ST. SUITE B-2
City: Corpus Christi State: TX ZIP: 78411 Phone: 361,993-0808
E-mail: [REDACTED] Cell: 361,993-0808

2. Property Owner(s): Cheryl McLaughlin & Hatch, LLC Contact Person: Cheryl McLaughlin
Mailing Address: 3101 Up River Road
City: Corpus Christi State: TX ZIP: 78408 Phone: 361,883-9781
E-mail: [REDACTED] Cell: 210,415-6058

3. Subject Property Address: 3101 UP RIVER RD. Area of Request (SF/acres): 9.16 AC. 39882140 S.F.
Current Zoning & Use: RMH / RS-6 Proposed Zoning & Use: RV
12-Digit Nueces County Tax ID: 3295-0002-0010 + 6600-0000-0050
Subdivision Name: HATCH TRACT Block: 2 Lot(s): 1
Legal Description if not platted: VOL. 47, PAGE 98

4. Submittal Requirements: Dolores L. Wood
 Early Assistance Meeting: Date Held 4-29-15; with City Staff PROJECT MANAGER
 Land Use Statement Disclosure of Interest 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.

Cheryl McLaughlin
Owner or Agent's Signature
Cheryl McLaughlin
Owner or Agent's Printed Name

[Signature]
Applicant's Signature
ROBERT TORRES
Applicant's Printed Name

Office Use Only: Date Received: 7-21-15 Received By: BIP ADP: WS
Rezoning Fee: \$11692.50 + PUD Fee — + Sign Fee 10.00 = Total Fee \$11702.50
No. Signs Required 1 @ \$10/sign Sign Posting Date: 8-11-15

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 proposed zoning request applies to three adjoining land tracts totaling 9.16 acres in area. Existing land use on the three tracts consists primarily of RV park use, with limited mobile home park use, and some unused vacant property. The total current mobile home and RV parking space count is 135.

The proposed land use will include elimination of the mobile home park use, and expansion of the RV park use to these areas, as well as the currently vacant land areas. The proposed RV parking space count is 200.

Re-platting of the three adjoining land tracts into a single property is contingent upon approval of this re-zoning request.

Expansion of the RV park use will include improvements to site access, utilities, and other support systems as required to comply with the applicable statutes, codes, ordinances, and industry guidelines.

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

North - Public - Educational (High school)

South - Vacant and Industrial

East - Public - cemetery

West - Single Family Residential



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: Cheryl McLaughlin

STREET: 3101 Up River Road CITY: Corpus Christi ZIP: 78408

FIRM is: Corporation Partnership Sole Owner Association Other LLC

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

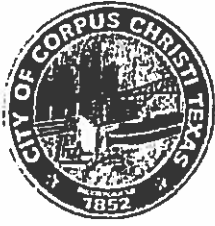
N/A

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: Cheryl McLaughlin Title: President
(Print Name)

Signature of Certifying Person: Cheryl McLaughlin Date: 6/29/15



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: TEXAS GEOTECH ENGINEERING & LAND SURVEYING INC.
STREET: 5525 S. STAPLES CITY: CORPUS CHRISTI ZIP: 78411
FIRM is: Corporation Partnership Sole Owner Association Other AGENT

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)
<u>N/A</u>	
_____	_____
_____	_____

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
<u>N/A</u>	
_____	_____
_____	_____

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
<u>N/A</u>	
_____	_____
_____	_____

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
<u>N/A</u>	
_____	_____
_____	_____

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: ROBERT TORRES Title: PROJECT MANAGER
(Print Name)
Signature of Certifying Person: [Signature] Date: 7-1-15

John A. McLaughlin, II
Mary E. McLaughlin
233 Indiana Avenue
Corpus Christi, TX 78404
Email: bettyemcl@yahoo.com
Mobil: 1-361-816-6045

July 24, 2015

Beverly Priestley
~~Planning Technician~~
Development Services
City of Corpus Christi

Dear Beverly Priestley:

At the request of the borrower, Cheryl McLaughlin and Hatch, LLC, this letter is your authorization to proceed with the rezoning of the property located at 3101 Up River Road legally known as 9.51 acre tract of land and being all of Lot 1 and Lot 2, Block 2 of the Hatch Tract, the called 0.11 acre tract, and that remaining portion of a called 9.47 acre tract of land as recorded in Doc# 2014001834 of the Official Public Records of Real Property of Nueces County, Texas.

As lienholder, John A McLaughlin, II and Mary E. McLaughlin, authorize and approve the rezoning of the above described property.

Should you have questions or concerns, please feel free to contact us.

Sincerely,



John A. McLaughlin, II

Mary E. McLaughlin

Cc: Cheryl McLaughlin, Robert Torres



July 24, 2015

Beverly Priestley
Planning Technician
Development Services
City of Corpus Christi

Re: rezoning application for Hatch RV Park

Dear Beverly,

At the request of our borrower, this letter is your authorization to proceed with the rezoning of the property located at 3215 Up River Road legally known as a 2.00 Ac. Out of 3.94 Ac., Tract E (Tract I -1.2 Ac. & Tract II - 2.3 Ac.), Peterson Tract out of Frances Hatch Tract as in Doc# 959620 of the Official Public Records of Real Property of Nueces County, Texas.

As lienholder, 1st Community Bank, authorizes and approves the rezoning of the above described property.

Should you have questions or concerns please feel free to contact us.

Sincerely

Joe Davis
Asst. VP Loan officer

ALICE
1600 East Main
Alice, TX 78332
361/664-8775
FAX 361/664-3325

CORPUS CHRISTI
4201 S. Alameda
Corpus Christi, TX 78412
361/985-9310
FAX 361/985-9468

CORPUS CHRISTI
416 North Water
Corpus Christi, TX 78401
361/888-9310
FAX 361/888-9468

CORPUS CHRISTI
5406 Everhart
Corpus Christi, TX 78411
361/993-9310
FAX 361/993-9468

KINGSVILLE
1629 Brahma Blvd.
Kingsville, TX 78363
361/592-8002
FAX 361/592-8022

PORTLAND
1001 Wildcat Dr.
Portland, TX 78374
361/643-9310
FAX 361/643-0095

PADRE ISLAND
14254 S. Padre Island Dr., Ste. 100
Corpus Christi, TX 78418
361/949-9310
FAX 361/949-0095

APPOINTMENT OF AGENT

As owner of the subject property, I hereby appoint the person designated below to act for me, as my agent in this request.

Name of Agent: TEXAS GEO TECH (ROBERT TORRES)

Mailing Address: 5525 S. STAPLES ST.

City: Corpus Christi State: TX Zip: 78411

Home Phone: () Business Phone: (361) 993-0808 Cell: (361) 993-0808

I acknowledge and affirm that I will be legally bound by the words and acts of my agent, and by my signature below, I fully authorize my agent to:

- Be the point of contact between myself and the City of Corpus Christi; make legally binding representations of fact and commitments of every kind on my behalf; grant legally binding waivers of rights and releases of liabilities of every kind on my behalf; consent to legally binding modifications; conditions, and exceptions on my behalf; and, to execute documents on my behalf which are legally binding on me.

I understand that the City of Corpus Christi will deal only with a fully authorized agent. At any time it should appear that my agent has less than full authority to act, then the application may be suspended and I will have to personally participate in the disposition of the application. I understand that all communications related to this application are part of an official proceeding of City government and, that the City will rely upon statements made by my agent. Therefore, I agree to hold harmless and indemnify the City of Corpus Christi, its officers, agents, employees, and third parties who act in reliance upon my agent's words and actions from all damages, attorney fees, interest and costs arising from this matter. If my property is owned by a corporation, partnership, venture, or other legal entity, then I certify that I have the legal authority to make this binding appointment on behalf of the entity, and every reference herein to "I", "my", or "me" is a reference to the entity.

*Signature of Agent: [Signature] Title: PROJECT MANAGER

Printed/Typed Name of Agent: ROBERT TORRES Date: 6-29-15

*Signature of Property Owner: [Signature] Title: President

Printed/Typed Name of Property Owner: Cheryl McLaughlin Date: 6/29/2015

*Signature of Property Owner: Title:

Printed/Typed Name of Property Owner: Date:

*Signature of Property Owner: Title:

Printed/Typed Name of Property Owner: Date:

*Application must be signed by the individual applicant, each partner of a partnership, or by an authorized officer of a corporation or association.



EXHIBIT A
CURRENT ZONING AND USE-RMII AND RS-6
PROPOSED ZONING AND USE-RV

Being a 9.16 acre tract (398821.40 Sq. Ft.) of land lying within the Corporate City Limits of Corpus Christi, Nueces County Texas, out of the E Villareal Survey being a portion of Lot 1, Block 2, Hatch Tract as shown on the map or plat thereof recorded in Volume 47, Page 98, Map Records Nueces County Texas an being all of a called 2.00 acre tract conveyed to Cheryl McLaughlin and Hatch LLC as recorded under Document No. 2014000941 Official Public Records, Nueces County, Texas and being a portion of a called 1.681 acre tract conveyed to Cheryl McLaughlin and Hatch LLC as recorded under Document No. 201401834 Official Public Records, Nueces County, Texas and being a portion of a called 1.13 acre tract conveyed to John A. McLaughlin as recorded in Volume 1828, Page 244, Deed Records, Nueces County, Texas and being more fully described by metes and bounds as follows:

BEGINNING at a Found 1 inch steel pipe at the southeast corner of said Lot 1, Block 2, Hatch Tract and the southeast corner of this herein described tract from whence a Found 1 inch steel pipe in the south right-of-way line of Up River Road, at the northeast corner of said Lot 1 bears N 01°39'28" W a distance of 1162.80 feet;

THENCE: S 88°20'14" W with the south line of said Lot 1 and the south line of this herein described tract, a distance of 544.17 feet to a Found 5/8 inch steel rebar for the southwest corner of said Lot 1 and the southwest corner of this herein described tract;

THENCE: N 02°05'21" W with the common west line of said Lot 1 and this herein described tract, a distance 236.88 feet to a Found 1 inch steel pipe in the at the southwest corner of said 2.00 acre tract for an angle point in the west line of this herein described tract;

THENCE: N 01°35'52" W with the common west line of said 2.00 acre tract and this herein described tract, a distance of 621.17 feet to a Found 1 inch steel pipe for the northwest corner of said 2.00 acre tract and this herein described tract;

THENCE: N 88°24'57" E with the north line of said 2.00 acre tract and this herein described tract passing Found 5/8 inch steel rebar at the northeast corner of said 2.00 acre tract at a distance of 134.49 feet and continuing across and into the said 1.681 acre tract for a total distance of 267.29 feet to a point in the common line of the said 1.681 acre tract and the said 1.13 acre for an interior ell corner in the north line of this herein described tract;

THENCE: N 01°42'35" W with the common line of the same a distance of 68.49 feet to a point;

THENCE: N 88°11'46" E across said 1.31 acre tract a distance of 94.51 feet to a point in the upper west line of said Lot 1 for the most northeast corner of this herein described tract;

THENCE: S 02°00'18" E with the common line of said Lot 1, said 1.31 acre tract and this herein described tract a distance of 224.91 feet to a point;

THENCE: across and in said Lot 1 the following courses and distances:

- 1) N 86°32'32" E a distance of 78.18 feet to a point for a corner;
- 2) S 03°33'01" E a distance of 257.34 feet to a point for a corner;
- 3) S 12°35'54" W a distance of 262.13 feet to a point for a corner;
- 4) S 88°56'21" E a distance of 115.99 feet to a point for a corner;
- 5) N 02°14'19" W a distance of 245.72 feet to a point for a corner;
- 6) N 80°17'20" E a distance of 47.21 feet to a point for a corner in the east line of said Lot 1;

THENCE: S 01°39'28" E with east line of said lot 1 and this herein described tract a distance of 439.49 feet to the POINT OF BEGINNING and containing 9.16 acres (398821.40 Sq. Ft.) of land more or less.

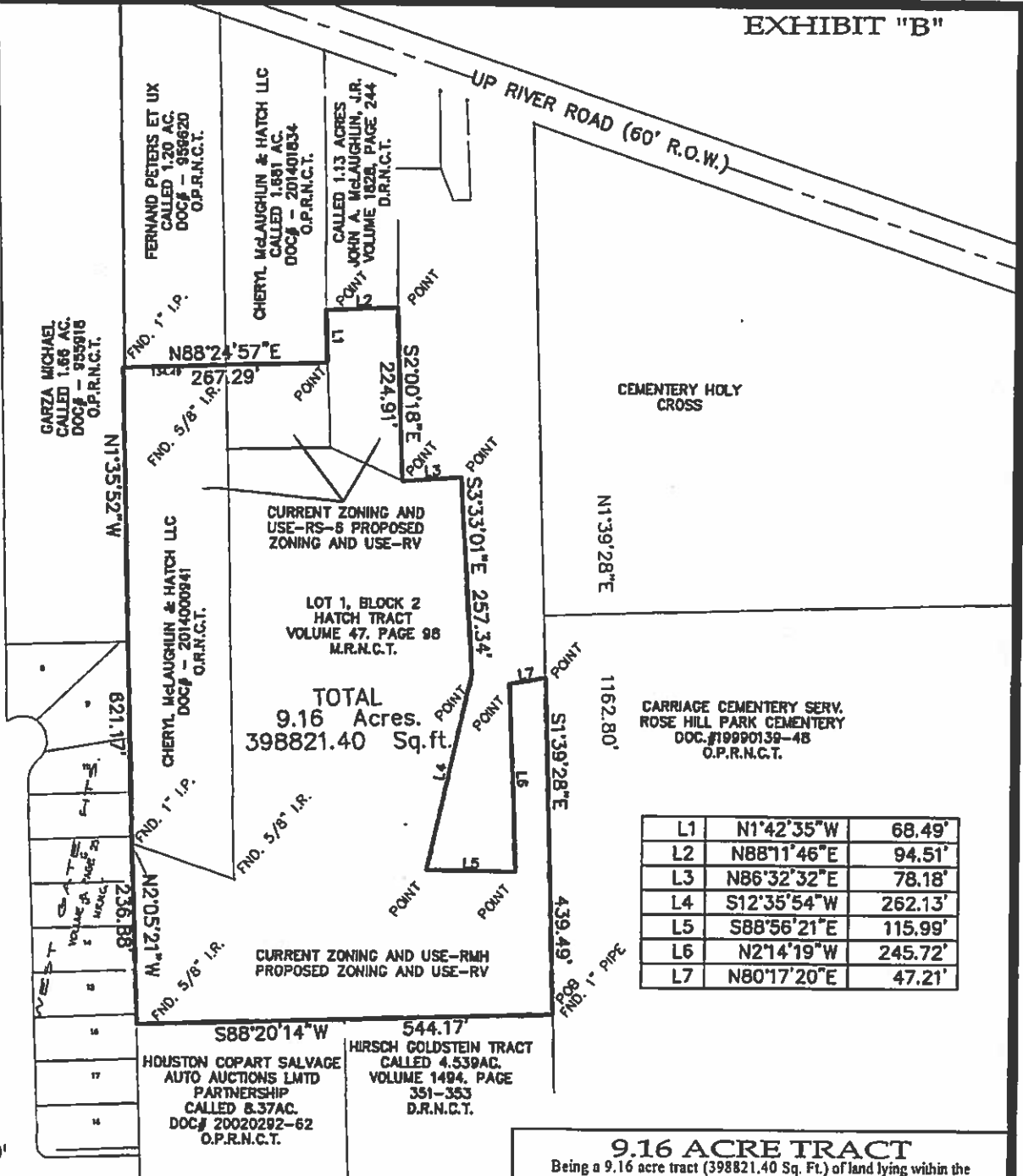
BEARINGS AND DISTANCES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM NAD83 TEXAS SOUTH ZONE.

THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

June 25, 2015
150518FN-.doc



Joe B. Crosby
Joe B. Crosby
Registered Professional Land Surveyor
Number 5566



SCALE: 1" = 200'

I, JOSEPH B. CROSBY, A REGISTERED PROFESSIONAL LAND SURVEYOR, THAT THIS SURVEY REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND SUBSTANTIALLY COMPLIES WITH THE MINIMUM STANDARDS FOR LAND SURVEYING IN TEXAS AS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, THIS THE 14th DAY OF JUNE 25, 2015.

Joe B Crosby

JOSEPH B. CROSBY
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE No. 5566



9.16 ACRE TRACT

Being a 9.16 acre tract (398821.40 Sq. Ft.) of land lying within the Corporate City Limits of Corpus Christi, Nueces County Texas, out of the E Villareal Survey being a portion of Lot 1, Block 2, Hatch Tract as shown on the map or plat thereof recorded in Volume 47, Page 98, Map Records Nueces County Texas an being all of a called 2.00 acre tract conveyed to Cheryl McLaughlin and Hatch LLC as recorded under Document No. 2014000941 Official Public Records, Nueces County, Texas and being a portion of a called 1.681 acre tract conveyed to Cheryl McLaughlin and Hatch LLC as recorded under Document No. 201401834 Official Public Records, Nueces County, Texas and being a portion of a called 1.13 acre tract conveyed to John A. McLaughlin as recorded in Volume 1828, Page 244, Deed Records, Nueces County, Texas.

TEXAS GEO TECH

ENGINEERING & LAND SURVEYING, INC

5625 S. STAPLES ST. SUITE B2
Corpus Christi, TX 78411
(361) 993-0808 Fax (361) 993-2955

DATE: JUNE 25, 2015	DRAWN: RC
SCALE: 1" = 200'	JOB NUMBER: 150518-Z
APPROVED: JBC	SURVEY: RC & BP