

ZONING REPORT

CASE ZN9288

APPLICANT & SUBJECT PROPERTY

District: 4
Owner: Coastal Dunes LLC
Applicant: Urban Engineering | DCCM
Address: 6753-6853 State Highway 361(SH-361), located along the east side of SH-361, north of Beach View Drive, and south of Beachcomber Drive.
Legal Description: Lot 47-49, Block 1, Mustang Island Section 2
Plat Status: The subject property is platted.
Acreeage of Subject Property: 34.12 acres (Refer to Attachment A)
Pre-Submission Meeting: January 26, 2024, December 23, 2025
Code Violations: None

ZONING REQUEST

From: "RM-AT" Multifamily Apartment-Tourist District
To: "RM-AT/PUD" Multifamily Apartment-Tourist District with a Planned Unit Development Overlay
Purpose of Request: To allow for a Planned Unit Development

CORPUS CHRISTI COMPREHENSIVE PLAN

Plan CC: Provides a vision, goals, and strategies to guide, regulate, and manage future development and redevelopment within the corporate limits and extraterritorial jurisdiction (ETJ), which was adopted in 2016.

LAND USE

ADP (Area Development Plan): According to Plan CC, the subject property is located within the Mustang/Padre Island Area Development Plan (Adopted on June 29, 2021).

Military Compatibility Area Overlay District (MCAOD, Effective August 22, 2022): The subject property is not within a MCAOD District.

	Zoning District	Existing Land Use	Future Land Use
Site	"RM-AT" Multi-family Apartment-Tourist	Vacant	Planned Development
North	"FR" Farm Rural, "RM-AT" Multi-family Apartment Tourist	Vacant	Planned Development
South	"RM-AT" Multi-family Apartment Tourist	High-Density Residential, Medium-Density Residential, Vacant, Conservation/Preservation	Planned Development, Permanent Open Space
East	"RS-6" Single-Family 6	Conservation/Preservation	Planned Development

West	"FR" Farm Rural	Vacant	Planned Development
-------------	-----------------	--------	---------------------

ROADWAY MASTER PLAN (RMP)

Roadway	Service Area	RMP Designation	Existing Lanes				Peak Hour Volume (2021)	Plan Improvements
			NB	SB	EB	WB		
SH-361 (State Highway 361)	Service Area 18	"RA3" Primary Rural Arterial	2	1	-	-	None Reported	Widening Improvements proposed.
Public Access Road	Service Area 18	"PA" Public Access ("C1" Class; Minor Residential Collector)	-	-	-	-	None Reported	Proposed Public Access Road. Amendment for removal from the Roadway Master Plan petitioned by owner, and approved by Planning Commission on March 18, 2026, Pending action from City Council.

TRANSIT INTEGRATION

The Corpus Christi RTA does not service the area around the subject property.

PUBLIC HEARINGS & NOTIFICATIONS

Planning Commission	June 10, 2026
Tentative City Council 1 st Reading	June 23, 2026
Tentative City Council 2 nd Reading	June 30, 2026
156	Notices mailed to property owners within 200 feet of the subject property
0%	In Opposition 0 In Favor
0%	In Opposition 0 Individual Property Owners in Opposition

Background:

The subject property is a 34.12-acre undeveloped tract on Mustang Island, located on the east side of State Highway 361 (SH 361), north of the Beach View Estates subdivision and Beach View Drive, and south of Beachcomber Drive. The site lies approximately 1.5 miles south of the Port Aransas city limit line and is bounded to the east by the Gulf of Mexico. Because the property is on a barrier island, it is subject to the Open Beaches Act, the Dune Protection Act, the Coastal Public Lands Act, and related provisions of the Texas Natural Resources Code.

The properties to the north of the subject parcel are zoned "RM-AT" Multi-family Apartment-Tourist District and "FR" Farm Rural District and are vacant. Those to the south are zoned "RM-AT" Multi-family Apartment Tourist District with High- and Medium-Density residential uses, some vacant parcels, and Conservation/Preservation land uses. To the west of the subject property and State Highway 361, a property is zoned "FR" Farm Rural District and is vacant.

The applicant first petitioned the City for a Planned Unit Development (PUD) overlay before Planning Commission on October 29, 2025. Initial public notifications were addressed to the Lost Colony and Sandpiper Homeowners Associations rather than individual owners; necessitating a new hearing. The case drew opposition from 96 individual owners (approximately 28.75%), with primary concerns focused on impacts to dunes and wildlife, drainage, and the build of an unnecessary beach access road due to its proximity to other public beach accesses, and the lack of traffic demand for it.

In late 2024, prior to the first zoning amendment hearing, the developer submitted a proposal to remove the public access road for concerns similar to the public's, and that request was not approved by the Planning Commission. Construction of the proposed right-of-way would initiate the filling of approximately 0.8 acres of wetlands. The presence of wetlands required engagement with the U.S. Army Corps of Engineers, which resulted in a layout that preserved them, which also reflects other constraints imposed by barrier island regulations (Refer to Attachment D).

The case was reheard on December 10, 2025, with Sandpiper and Lost Colony condominium owners properly notified; and the Planning Commission recommended approval. An amendment to remove the beach access road was considered again on March 18, 2026, and is pending City Council action.

Due to regulatory timing requirements, the applicant filed a new PUD petition with Development Services. The current application requests the same deviations from single-family and townhouse standards, applicable to the RM-AT District, but reduces the number of residential units from 134 to 131. The new layout relies on one external access along SH 361, a Fire-Department-approved deviation on the condition that all residential structures be equipped with sprinkler systems, and a fire access be provided with a knox box. The department determined the applicant's alternative access arrangement, combined with sprinklers, provides acceptable mitigation.

The property, as illustrated in the master site plan within the Planned Unit Development Plan under attachment B, will include single-family developments ranging from 2,900-square-foot minimum in size to 4,900 square feet, and townhomes lots that are at least 1,700 square feet in lot area. The plan includes one-sided sidewalks connected throughout the development and

amenities such as swimming pools, a dune walkover, walkways, and decks. Deviations are to the minimum lot width for single-family developments and minimum lot area for townhome developments.

The “RM-AT” Multi-family Apartment Tourist District, the current base zoning district, allows single-family houses, apartments, two-family houses, townhouses, cottage housing developments, group homes, educational facilities, parks and open areas, places of worship, bed and breakfast inns, apartment hotels, hotels, and motels.

Plan CC (City of Corpus Christi Comprehensive Plan) Consistency:

The proposed rezoning is consistent with the following Elements, Goals and Strategies for Decision Makers:

- Natural System, Parks, & Recreation
 - Natural barrier-beach environments are protected.
 - Support continued enforcement of regulations that protect barrier beaches.
 - Corpus Christi development patterns support efficient and cost-effective use of resources and a high quality of life.
 - Encourage the protection and enhancement of residential neighborhoods.
 - Promote the stabilization, revitalization, and redevelopment of older neighborhoods.
 - Encourage orderly growth of new residential, commercial, and industrial areas.
 - Promote a balanced mix of land uses to accommodate continuous growth and promote the proper location of land uses based on compatibility, locational needs, and characteristics of each use.
 - Corpus Christi has well-designed neighborhoods and built environments.
 - Encourage residential infill development on vacant lots within or adjacent to existing neighborhoods.
 - Promote interconnected neighborhoods with appropriate transitions between lower-intensity and higher-intensity land uses.

Padre/Mustang Island ADP (Area Development Plan) and FLUM (Future Land Use Map) Consistency:

The proposed rezoning is consistent with the Padre/Mustang Island ADP and the future land use designation of Planned Development.

Staff Analysis:

Staff reviewed the subject property’s background information and the applicant’s purpose for the rezoning request and conducted research into the property’s land development history to include platting, zoning, existing surrounding land uses, and potential code violations. Staff compared the proposed zoning’s consistency with the applicable elements of the comprehensive plan. As a result of the above analysis, staff notes the following:

- The proposed rezoning is consistent with the City of Corpus Christi Comprehensive Plan (Plan CC) and the future land use designation of Planned Development.
 - The proposal recognizes coastal constraints and locates development to avoid major dune and erosion setback areas where feasible.

- Staff finds that the proposed deviations are acceptable, and the request has been approved by the Technical Review Committee (TRC). This rezoning will not have a negative impact upon the surrounding neighborhood. The proposed development is on a site with a moderate amount of constraints and density is not maximized.
 - Substantial public input raised issues regarding drainage, dune and wildlife impacts, and the necessity of a new public access road. Staff notes these concerns and recognizes that the final plan and conditions address them.
 - The Fire Department approved the updated PUD submittal and deemed the applicant's final layout to be corrective mitigation measure.

Staff Recommendation:

After evaluation of case materials provided and subsequent staff analysis including land development, surrounding uses and zoning, transportation and circulation, utilities, Comprehensive Plan consistency, and considering public input, Staff recommends **approval** of the change of zoning from the "RM-AT" Multi-family Apartment-Tourist District to the "RM-AT/PUD" Multi-family Apartment-Tourist District with a Planned Unit Development Overlay.

Attachments:

- (A) Metes & Bounds Description and Exhibit
- (B) Planned Unit Development Plan
- (C) Existing Zoning and Notice Area Map
- (D) Wetlands Map
- (E) Ownership List

(A) Metes and Bounds Description with Exhibit



Job No. 5604
Date: April 24, 2025

Metes and Bounds Description for a 34.12-Acre Tract

STATE OF TEXAS
COUNTY OF NUECES

Being, a 34.12 acre tract out of Lots 47-49, Block 1, Mustang Island Section - 2, a map recorded Volume 38, Pages 183-185, Map Records of Nueces County, Texas; said 34.12 acre Tract and being more particularly described by metes and bounds as follows:

Beginning, at a found 1-inch iron pipe, on the Southeast Right-of-Way of State Highway 361 (a public roadway), also being the common corner of Lot 50A, Block 1, Mustang Island, a map recorded in Volume 43, Page 66, of said Map Records, the said Lot 49 and this Tract;

Thence, North 30°19'10" East, with said Southeast Right-of-Way and the Northwest boundary lines of said Lots 47-49, a distance of 900.24 Feet, to a found 5/8 inch iron rod with a red plastic cap stamped "URBAN ENGR CCTX", on said Southeast Right-of-Way of Highway 361, for the North corner of said Lot 47 and this Tract, from where a found 5/8 inch iron rod with a red plastic cap, bears North 30°19'10" East, a distance of 1.48 feet;

Thence, South 58°21'11" East, with said Southwest boundary line of Lot 40A, Block 1, Mustang Island Section 2, a map recorded in Volume 54, Pages 150-151, of said Map Records, and Lot 46, Block 1, of said Mustang Island Section - 2 and the Northeast line of said Lot 47, a distance of 1658.46 feet, to a point on said common boundary line of Lots 46 & 47 for the East corner of this Tract;

Thence, over and across said Lots 47, 48 and 49, with the Southeast boundary of this Tract, (said Southeast boundary as shown on survey prepared by Urban Engineering | DCCM, dated January 30, 2024 and being the same Littoral Boundary shown on said survey, as determined by David L. Nesbitt, L.S.L.S. License No. 5302), as follows:

- South 33°22'27" West, a distance of 4.58 feet;
- South 29°35'51" West, a distance of 44.77 feet;
- South 33°19'40" West, a distance of 90.33 feet;
- South 29°29'23" West, a distance of 97.99 feet;
- South 31°41'27" West, a distance of 97.74 feet;
- South 33°00'35" West, a distance of 97.88 feet;
- South 30°08'24" West, a distance of 97.55 feet;
- South 28°48'12" West, a distance of 84.89 feet;
- South 32°18'10" West, a distance of 93.27 feet;
- South 30°00'51" West, a distance of 91.94 feet;
- South 30°36'02" West, a distance of 99.42 feet, to the South corner of this Tract;

Thence, North 58°21'11" West, with the Northeast lines of Lots 50A & 50C, Block 1, of said Mustang Island and the Southwest said Lot 49, at a distance of 191.07 Feet pass a found 5/8 inch iron rod, on said Northeast line, continuing a total distance of 1647.85 feet, to the Point of Beginning, containing 1,486,404 square feet or 34.12 acres of land, more or less.

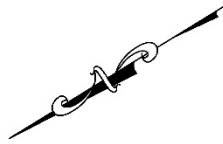
Bearings shown hereon are Grid Bearings, referenced to the Texas State Plane Coordinate System of 1983, Texas South Zone 4205, and based on the North American Datum of 1983 (2011) Epoch 2010.00.

Unless this metes and bounds description, including preamble, seal and signature, appears in its entirety, in its original form, surveyor assumes no responsibility for its accuracy. *Also reference accompanying sketch of tract described herein.*



Saul V. Castillo 04/24/2024
Saul V. Castillo, R.P.L.S.
R.P.L.S. 6192

LINE	BEARING	DISTANCE
L1	S33°22'27"W	4.58'
L2	S29°35'51"W	44.77'
L3	S33°19'40"W	90.33'
L4	S29°29'23"W	97.99'
L5	S31°41'27"W	97.74'
L6	S33°00'35"W	97.88'
L7	S30°08'24"W	97.55'
L8	S28°48'12"W	84.89'
L9	S32°18'10"W	93.27'
L10	S30°00'51"W	91.94'
L11	S30°36'02"W	99.42'



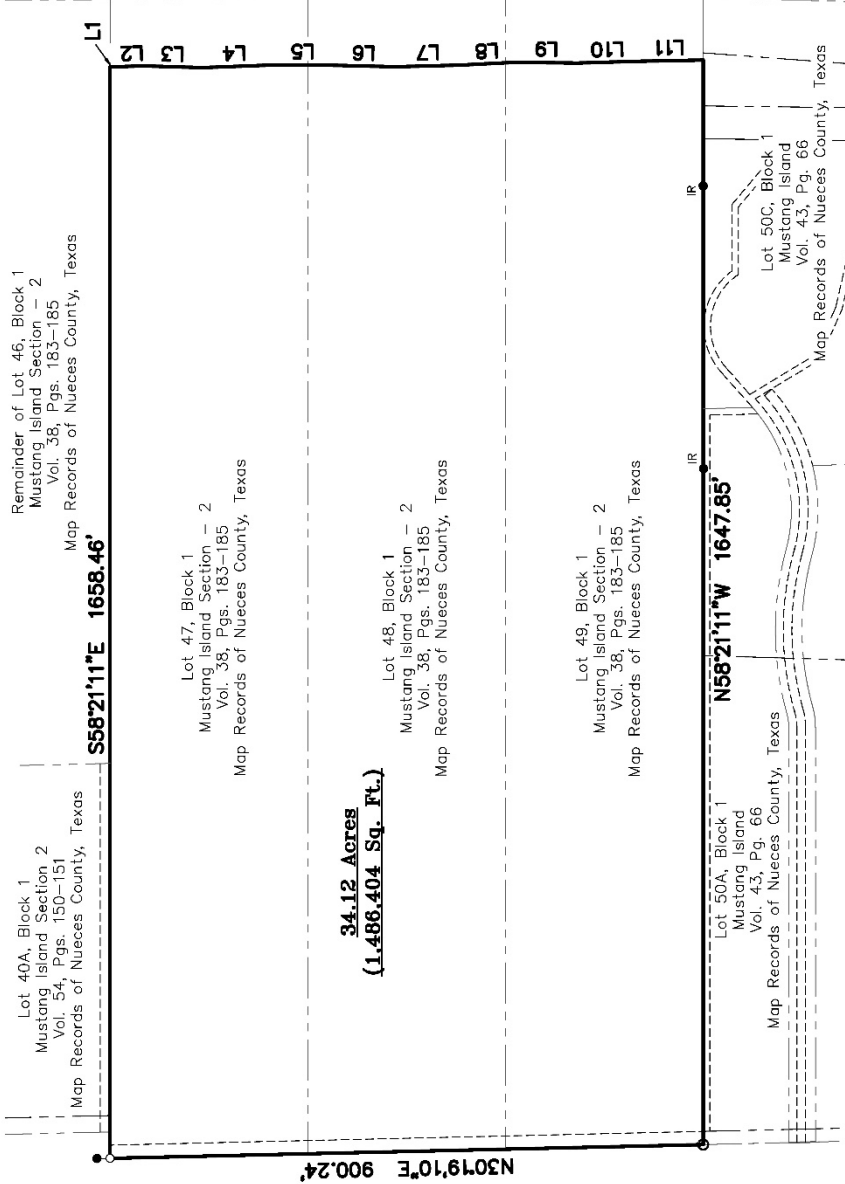
State Highway 361
N30°19'10"E 900.24'

Legend:

- IR ● 5/8 inch Iron Rod Found
- 5/8 inch Iron Rod with a red plastic cap Found
- 1 inch Iron Pipe Found
- 5/8 inch Iron Rod with a red plastic cap stamped "URBAN ENGR CCR" Found

General Notes:

1. 34.12 Acre Tract is located within the City limits of Corpus Christi, Texas and a subdivision based on this sketch/description may be in violation of the current City of Corpus Christi subdivision ordinance.



Gulf of America

DATE: 4/24/25
SCALE: 1"=200'
JOB NO.: 5604
SHEET: 1 OF 1
DRAWN BY: XG
usurveying@dcccm.com

Urban
DCCCM

URBAN ENGINEERS, ENGINEERING 145 | SURVEYING 1032490
2722 SWANNIER DR., CORPUS CHRISTI, TX 78404
PHONE: 361.684.3107 | URBAN.DCCCM.COM

A 34.12 acre tract out of Lots 47-49, Block 1, Mustang Island Section - 2, a map recorded Volume 38, Pages 183-185, Map Records of Nueces County, Texas.

(B) Planned Unit Development Plan

Coastal Dunes, P.U.D.

Owners/Developers

Coastal Dunes, LLC

Submitted by

DCCM

Revised: May 13, 2026



TXENG F-257 | SURVEYING 10030200

2725 Swantner Drive, Corpus Christi, Texas 78404

Phone: (361)854-3101 Fax: (361) 854-6001

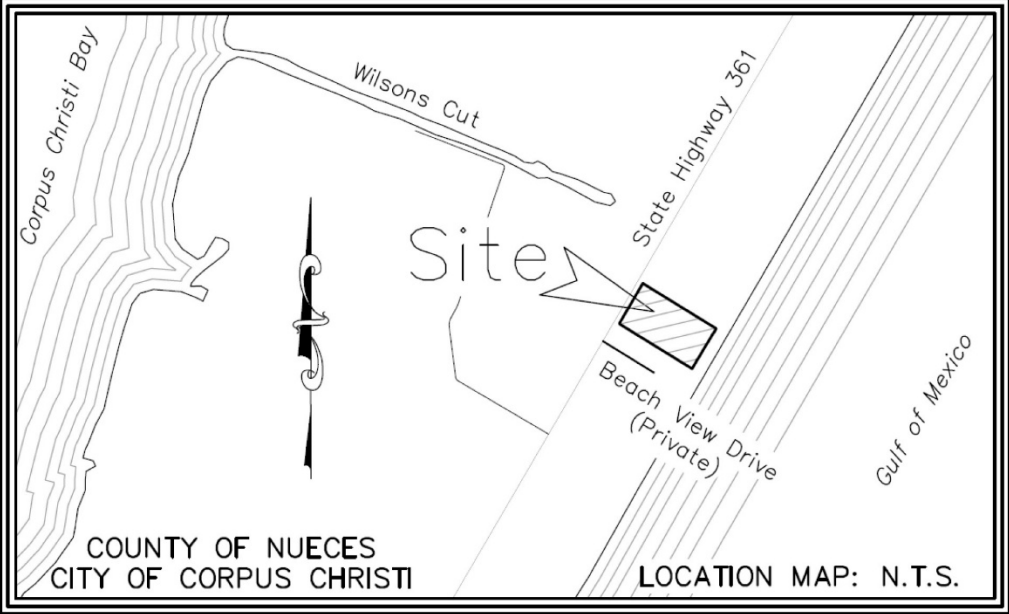
Coastal Dunes, P.U.D.

Corpus Christi, Texas

Development Description:

The developer is proposing to final plat the property into 138 Lots which will be developed as a single phase. The development will consist of 131 residential lots (32 detached townhomes and 99 single-family houses). The final plat will cover 34.12 Acres out of Lots 47, 48 and 49, Mustang Island Section - 2.

Location Map:



**Single Family Residential Standards per
City of Corpus Christi Unified Development Code
(Property is zoned RM-AT)**

Minimum Lot Area – 5,000sf
Minimum Lot Width – 50'
Minimum Street Yard – 20' (front) 10' (corner)
Minimum Side Yard – 5'
Minimum Rear Yard – 5'
Minimum Open Space – 30%
Maximum Height – 35'

**Townhome Development Standards per
City of Corpus Christi Unified Development Code**

Townhome Minimum Units – Two (Attached)
Minimum Lot Area – 2,600sf (front access)
Minimum Lot Width – 26' (front access)
Minimum Street Yard – 10' (front) 10' (corner)
Minimum Side Yard – 0'
Minimum Rear Yard – 5'
Minimum building separation – 10'
Minimum Open Space – 30%
Maximum Height – 45'

**Single Family Residential Standards per
PUD Requirements**

Block 1, Lots 12 through 35

Minimum Lot Area – 2,900sf
Minimum Lot Width – 35'
Minimum Street Yard – 10' (front)
Minimum Side Yard – 5'
Minimum Rear Yard – 5'
Minimum Open Space – 30%
Maximum Height – 35'

**Block 1, Lots 36 through 52
(save and except Lot 36A)**

Minimum Lot Area – 4,900sf
Minimum Lot Width – 49' (Non cul-de-sac/knuckle or curved lots)
Minimum Street Yard – 20' (front), 15' along knuckle-sac
Minimum Side Yard – 5'
Minimum Rear Yard – 5'
Minimum Open Space – 30%
Maximum Height – 35'

Block 1, Lots 53 through 59

Minimum Lot Area – 4,000sf
Minimum Lot Width – 40'
Minimum Street Yard – 20' (front), 10' (corner) and 15' along knuckle-sac
Minimum Side Yard – 5'
Minimum Rear Yard – 5'
Minimum Open Space – 30%
Maximum Height – 35'

Block 3, Lots 1 through 31

Minimum Lot Area – 3,600sf
Minimum Lot Width – 36'
Minimum Street Yard – 20' (front) 10' (corner)
Minimum Side Yard – 5'
Minimum Rear Yard – 5'
Minimum Open Space – 30%
Maximum Height – 35'

Block 4, Lots 14 through 33

Minimum Lot Area – 3,700sf
Minimum Lot Width – 35'
Minimum Street Yard – 20' (front) 10' (corner)
Minimum Side Yard – 5'
Minimum Rear Yard – 5'
Minimum Open Space – 30%
Maximum Height – 35'

**Townhome Development Standards per
PUD Requirements**

Block 1, Lots 1 through 11

Block 4, Lots 1 through 13

Block 5, Lots 1 through 8

Townhome Minimum Units – One (Detached)

Minimum Lot Area – 1,700sf

Minimum Lot Width – 30' (Non cul-de-sac/knuckle or curved lots)

Minimum Street Yard – 10' (front) 10' (corner)

Minimum Side Yard – 5'

Minimum Rear Yard – 5'

Minimum Open Space – 30%

Maximum Height – 45'

Development Guidelines For Common Areas

Lot 2A, Block 1 and 30A Block 3 (Private streets)

Use – Private Access, drainage, utilities, Non-residential Structures (i.e. signs, benches, barbeque pits, shade structures, etc.) for enjoyment and benefit of Coastal Dunes, P.U.D. Community.

Allowed Improvements: Signs, Community structures/amenities, including: decks, walkways, boardwalks, pavement, fencing, landscaping, utilities, gazebos, benches, barbeque pits, etc.

Lots 1A and 3A, Block 1

Use – Utility Easement, Private Access, drainage, retention Ponds, utilities, signs.

Lot Area – N/A

Lot Width – N/A

Yard Requirements:

Street: N/A

Street corner: N/A

Side Yard: N/A

Maximum building Height: None

Minimum Building Spacing: As required per International Building Code

Parking Requirement: 0 spaces

Maintenance: Homeowner's Association

Allowed Improvements: Signs, Community structures/amenities, including: decks, walkways, boardwalks, pavement, fencing, landscaping, utilities, etc.

Lots 3A and 33A, Block 4; Lot 1A, Block 5

Use – Private Access, drainage, utilities, Non-residential Structures (i.e. Amenity Buildings and Community structures, signs, benches, barbeque pits, shade structures, etc.) for enjoyment and benefit of Coastal Dunes, P.U.D. Community.

Lot Area – N/A

Lot Width – N/A

Yard Requirements:

Street: N/A

Street corner: N/A

Side Yard: N/A

Maximum building Height: None

Minimum Building Spacing: As required per International Building Code

Parking Requirement: 0 spaces

Maintenance: Homeowner's Association

Allowed Improvements: Amenity buildings, Signs, Community structures/amenities, including: decks, walkways, boardwalks/walkovers, pavement, fencing, landscaping, utilities, swimming pools, gazebos, benches, barbeque pits, etc.

Lot 36A, Block 1

Use – Dune walkover

Lot Area – N/A

Lot Width – N/A

Yard Requirements:

Street: N/A

Street corner: N/A

Side Yard: N/A

Maximum building Height: None

Minimum Building Spacing: As required per International Building Code

Parking Requirement: 0 spaces

Maintenance: Homeowner's Association

Allowed Improvements: Signs, Community structures/amenities, including: decks, walkways, boardwalks, pavement, fencing, landscaping, utilities, swimming pools, gazebos, benches, barbeque pits, etc.

Additional Exceptions requested per P.U.D.

- No minimum stay on short-term rentals
- Detached townhomes

Additional P.U.D. Requirement

- Fire sprinkler systems shall be installed in all residential structures



- LEGEND:**
- PLANNED UNIT DEVELOPMENT BOUNDARY
 - MIN. LOT WIDTH: 35'
 - MIN. LOT AREA: 2,900SF
 - MIN. LOT WIDTH: 48' (NON-CUL-DE-SAC/KNUCKLE OR CURVED LOTS)
 - MIN. LOT AREA: 4,900SF
 - MIN. LOT WIDTH: 40'
 - MIN. LOT AREA: 4,00SF
 - MIN. LOT WIDTH: 36'
 - MIN. LOT AREA: 3,600SF
 - MIN. LOT WIDTH: 38'
 - MIN. LOT AREA: 3,700SF
 - MIN. LOT WIDTH: 30' (NON-CUL-DE-SAC/KNUCKLE OR CURVED LOTS)
 - MIN. LOT AREA: 1,750SF
 - PROPOSED SIDEWALK
 - COMMON AREA
 - PRIVATE STREETS (PRIVATE ACCESS)
 - WALKWAY/PATHWAY

LINE	BEARING	DISTANCE
1	N 89° 54' 42" W	14.7879
2	S 89° 54' 42" E	10.3333
3	N 89° 54' 42" E	10.3333
4	N 89° 54' 42" W	14.7879
5	N 89° 54' 42" E	10.3333
6	N 89° 54' 42" W	14.7879
7	N 89° 54' 42" E	10.3333
8	N 89° 54' 42" W	14.7879
9	N 89° 54' 42" E	10.3333
10	N 89° 54' 42" W	14.7879
11	N 89° 54' 42" E	10.3333
12	N 89° 54' 42" W	14.7879
13	N 89° 54' 42" E	10.3333
14	N 89° 54' 42" W	14.7879
15	N 89° 54' 42" E	10.3333
16	N 89° 54' 42" W	14.7879
17	N 89° 54' 42" E	10.3333
18	N 89° 54' 42" W	14.7879
19	N 89° 54' 42" E	10.3333
20	N 89° 54' 42" W	14.7879
21	N 89° 54' 42" E	10.3333
22	N 89° 54' 42" W	14.7879
23	N 89° 54' 42" E	10.3333
24	N 89° 54' 42" W	14.7879
25	N 89° 54' 42" E	10.3333
26	N 89° 54' 42" W	14.7879
27	N 89° 54' 42" E	10.3333
28	N 89° 54' 42" W	14.7879
29	N 89° 54' 42" E	10.3333
30	N 89° 54' 42" W	14.7879
31	N 89° 54' 42" E	10.3333
32	N 89° 54' 42" W	14.7879
33	N 89° 54' 42" E	10.3333
34	N 89° 54' 42" W	14.7879
35	N 89° 54' 42" E	10.3333
36	N 89° 54' 42" W	14.7879
37	N 89° 54' 42" E	10.3333
38	N 89° 54' 42" W	14.7879
39	N 89° 54' 42" E	10.3333
40	N 89° 54' 42" W	14.7879
41	N 89° 54' 42" E	10.3333
42	N 89° 54' 42" W	14.7879
43	N 89° 54' 42" E	10.3333
44	N 89° 54' 42" W	14.7879
45	N 89° 54' 42" E	10.3333
46	N 89° 54' 42" W	14.7879
47	N 89° 54' 42" E	10.3333
48	N 89° 54' 42" W	14.7879
49	N 89° 54' 42" E	10.3333
50	N 89° 54' 42" W	14.7879
51	N 89° 54' 42" E	10.3333
52	N 89° 54' 42" W	14.7879
53	N 89° 54' 42" E	10.3333
54	N 89° 54' 42" W	14.7879
55	N 89° 54' 42" E	10.3333
56	N 89° 54' 42" W	14.7879
57	N 89° 54' 42" E	10.3333
58	N 89° 54' 42" W	14.7879
59	N 89° 54' 42" E	10.3333

**Lot Layout for
Coastal Dunes, P.U.D.**

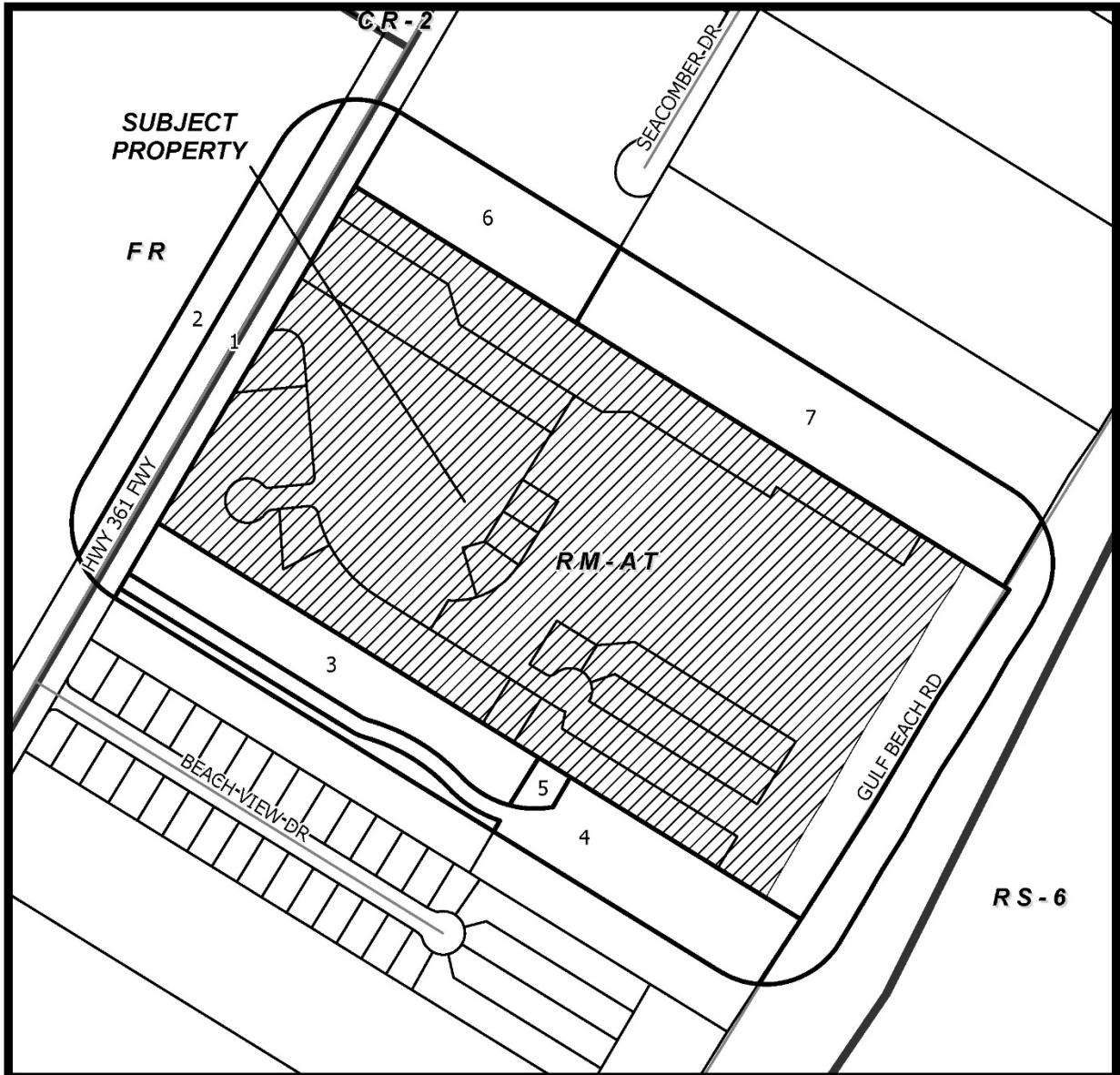
34.12 ACRES OUT OF LOTS 47, 48, AND 49, MUSTANG ISLAND SECTION WHICH IS BEING OFFERED FOR SALE BY VOLUME 36, PAGES 183-185, MAP RECORDS OF NUECES COUNTY, TEXAS.

DCCM

DCCM, P.C. 5010 E. 57th Street, Suite 100
2725 Swanton Dr., Corpus Christi, TX 78404
361.854.3101 | DCCM.com

Reviewed: 3/19/25
Submitted: 3/15/25
SCALE: 1"=100'
JOB NO.: 0000005604
DRAWN BY: XG

(C) Existing Zoning and Notice Area Map



CASE: ZN9288

Zoning and 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

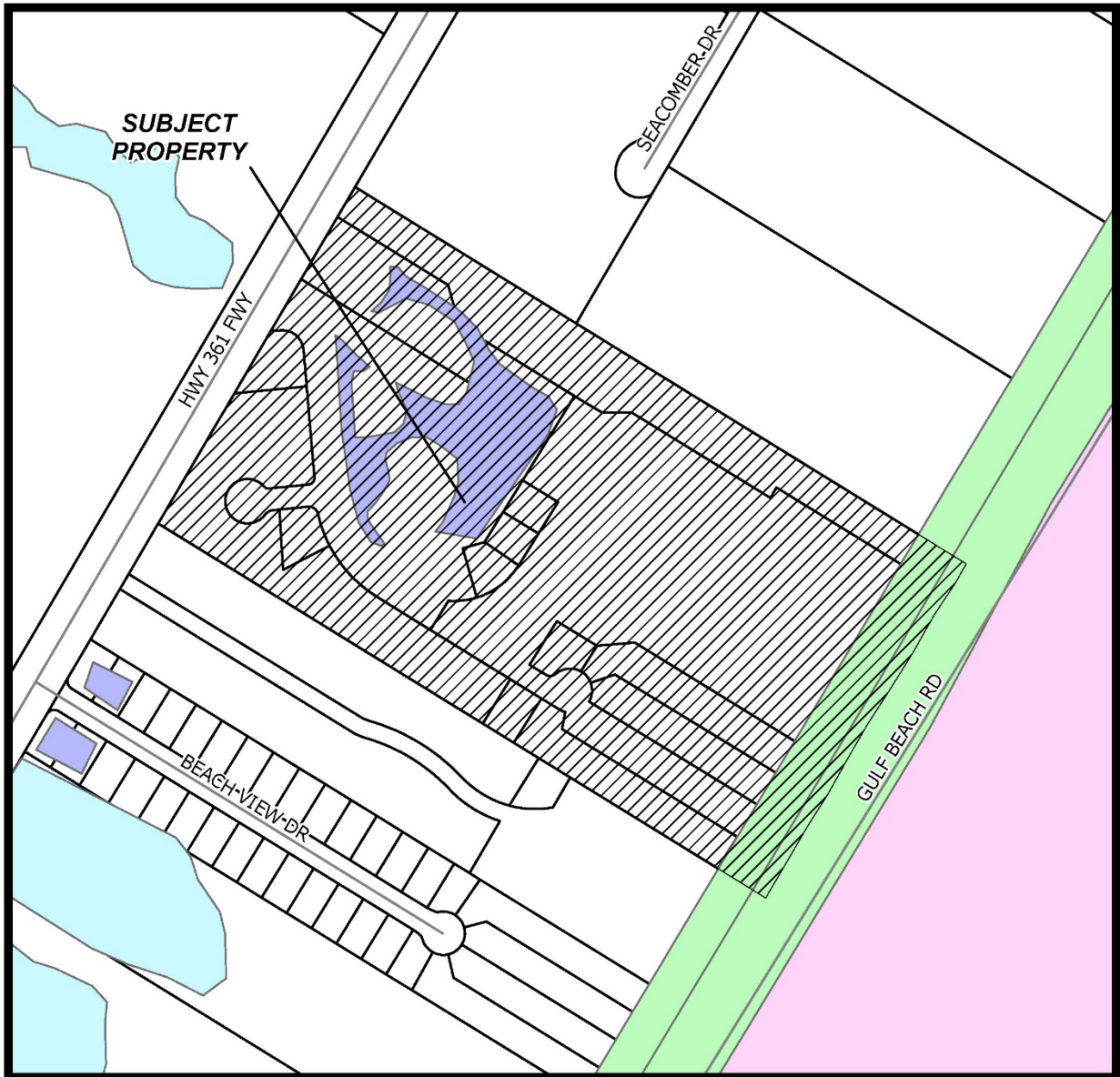
Owners in favor

Owners within 200' listed in ownership table

Owners in opposition



(D) Wetlands Map



CASE: ZN9288

City Wetlands

Wetland Type

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine



(E) Ownership List

FID	TAXID	NAME	LEGAL DESCRIPTION	CASE	AREA	PERCENT AREA
1	Renée Colaire	ROW				25.05930545
2	4596-0000-0000	TUFTS COVE INVESTMENT CORP	LITTLE WM SUR-MUSTANG ISLAND SUR 565 LS 66 AKA PT TR 3, 100.589 ACS	ZN8725	283423.9847	8.555847716
3	4589-0000-0270	CLEMENS LARRY & WF ELAINE	LOST COLONY VILLAS, UNIT 21A, PLUS 3.85% INT	ZN8725	88962.7486	0.60184415
3	4589-0000-0440	JMD MANAGEMENT LLC	LOST COLONY VILLAS, UNIT 44-X, PLUS 3.85% INT	ZN8725	6328.177355	0.60184415
3	4589-0000-0430	SMITH PAXTON J & WF DAY	LOST COLONY VILLAS, UNIT 44-X, PLUS 3.85% INT	ZN8725	6328.177355	0.60184415
3	4589-0000-0420	SEGRATO GLEN D & SP TRACY A	LOST COLONY VILLAS, UNIT 44-X, PLUS 3.85% INT	ZN8725	6328.177355	0.60184415
3	4589-0000-0410	PRICE THOMAS S	LOST COLONY VILLAS, UNIT 44-X, PLUS 3.85% INT	ZN8725	6328.177355	0.60184415
3	4589-0000-0400	EPISCOPAL CHURCH CORP IN WEST TEXAS	LOST COLONY VILLAS, UNIT 44-X, PLUS 3.85% INT	ZN8725	6328.177355	0.60184415
3	4589-0000-0390	LUNDQUIST ANGELICA & JONATHAN WILFONG	LOST COLONY VILLAS, UNIT 44-X, PLUS 3.85% INT	ZN8725	6328.177355	0.60184415
3	4589-0000-0380	ROBINSON LUCAS K & WF MELODY E	LOST COLONY VILLAS, UNIT 44-X, PLUS 3.85% INT	ZN8725	6328.177355	0.60184415
3	4589-0000-0370	MONTANA ANTHONY W & WF ALMA	LOST COLONY VILLAS, UNIT 44-X, PLUS 3.85% INT	ZN8725	6328.177355	0.60184415
3	4589-0000-0360	WADDINGTON KRISTIN ANN & HUS ERIN MICHAEL	LOST COLONY VILLAS, UNIT 44-X, PLUS 3.85% INT	ZN8725	6328.177355	0.60184415
3	4589-0000-0350	BASS PROPERTY GROUP LLC	LOST COLONY VILLAS, UNIT 44-X, PLUS 3.85% INT	ZN8725	6328.177355	0.60184415
3	4589-0000-0340	SCHNIEDERJAN CATHY DIANE	LOST COLONY VILLAS, UNIT 44-X, PLUS 3.85% INT	ZN8725	6328.177355	0.60184415
3	4589-0000-0330	RED FISH RETREAT LLC	LOST COLONY VILLAS, UNIT 44-X, PLUS 3.85% INT	ZN8725	6328.177355	0.60184415
3	4589-0000-0320	CALDERON VINCENT MICHAEL & WF JESSICA MARIE	LOST COLONY VILLAS, UNIT 44-X, PLUS 3.85% INT	ZN8725	6328.177355	0.60184415
3	4589-0000-0310	PHO HOAN	LOST COLONY VILLAS, UNIT 44-X, PLUS 3.85% INT	ZN8725	6328.177355	0.60184415
3	4589-0000-0300	SAND DOLLAR DUNES LLC	LOST COLONY VILLAS, UNIT 44-X, PLUS 3.85% INT	ZN8725	6328.177355	0.60184415
3	4589-0000-0290	HICKS RICHARD K AND	LOST COLONY VILLAS, UNIT 44-X, PLUS 3.85% INT	ZN8725	6328.177355	0.60184415
3	4589-0000-0280	COUCH MICHAEL B & DAWN B COUCH WFE	LOST COLONY VILLAS, UNIT 44-X, PLUS 3.85% INT	ZN8725	6328.177355	0.60184415
3	4589-0000-0270	DYER JAY	LOST COLONY VILLAS, UNIT 44-X, PLUS 3.85% INT	ZN8725	6328.177355	0.60184415
3	4589-0000-0260	POLOSKEY JEREMY P & WF JORDAN B HALL	LOST COLONY VILLAS, UNIT 44-X, PLUS 3.85% INT	ZN8725	6328.177355	0.60184415
3	4589-0000-0250	HACKMASTER MELISSA S & HUS NELSON F HACKMASTER JR	LOST COLONY VILLAS, UNIT 44-X, PLUS 3.85% INT	ZN8725	6328.177355	0.60184415
3	4589-0000-0240	CONSTANZO CYNTHIA A AND TED L CONSTANZO	LOST COLONY VILLAS, UNIT 44-X, PLUS 3.85% INT	ZN8725	6328.177355	0.60184415
3	4589-0000-0230	TOLLESON DAN JR	LOST COLONY VILLAS, UNIT 44-X, PLUS 3.85% INT	ZN8725	6328.177355	0.60184415
3	4589-0000-0220	TRUSTEES OF SAC TRUST	LOST COLONY VILLAS, UNIT 44-X, PLUS 3.85% INT	ZN8725	6328.177355	0.60184415
3	4589-0000-0210	BARRETT ROBERT & SP GLORIA	LOST COLONY VILLAS, UNIT 44-X, PLUS 3.85% INT	ZN8725	6328.177355	0.60184415
3	4589-0000-0200	WAYCULIS JOHN JOSEPH	LOST COLONY VILLAS, UNIT 44-X, PLUS 3.85% INT	ZN8725	6328.177355	0.60184415
4	4592-0000-0010	STALLCUP PAULA	LOST COLONY CONDO UNIT 44X, PLUS 3.85% INT	ZN8725	6328.177355	0.60184415
4	4592-0000-0190	PIN & PEN COASTAL PROPERTIES LLC	LOST COLONY CONDO UNIT 1 BLDG A & 4.7619% INT GCE	ZN8725	8235.866059	0.783275741
4	4592-0000-0180	SMALL COLONY 18 LLC	LOST COLONY CONDO UNIT 1 BLDG A & 4.7619% INT GCE	ZN8725	8235.866059	0.783275741
4	4592-0000-0170	UNIT 17 INVESTORS LLC	LOST COLONY CONDO UNIT 1 BLDG A & 4.7619% INT GCE	ZN8725	8235.866059	0.783275741
4	4592-0000-0160	THE DANCING DUNES LLC	LOST COLONY CONDO UNIT 1 BLDG A & 4.7619% INT GCE	ZN8725	8235.866059	0.783275741
4	4592-0000-0150	HELTON SCOTT A & WF COURTNEY H	LOST COLONY CONDO UNIT 1 BLDG A & 4.7619% INT GCE	ZN8725	8235.866059	0.783275741
4	4592-0000-0140	WILBOURNE WALTON P & WF IVY WILBOURNE	LOST COLONY CONDO UNIT 1 BLDG A & 4.7619% INT GCE	ZN8725	8235.866059	0.783275741
4	4592-0000-0130	THE DANCING DUNES LLC	LOST COLONY CONDO UNIT 1 BLDG A & 4.7619% INT GCE	ZN8725	8235.866059	0.783275741
4	4592-0000-0120	CHAPMAN THOMAS L & WF DEBORAH L	LOST COLONY CONDO UNIT 1 BLDG A & 4.7619% INT GCE	ZN8725	8235.866059	0.783275741
4	4592-0000-0200	MD ABEL CO	LOST COLONY CONDO UNIT 1 BLDG A & 4.7619% INT GCE	ZN8725	8235.866059	0.783275741
4	4592-0000-0110	LAB 1 HOLDINGS 6871 LLC	LOST COLONY CONDO UNIT 1 BLDG A & 4.7619% INT GCE	ZN8725	8235.866059	0.783275741
4	4592-0000-0090	PENIZE LLC	LOST COLONY CONDO UNIT 1 BLDG A & 4.7619% INT GCE	ZN8725	8235.866059	0.783275741
4	4592-0000-0080	REUTER CYDNEY DENISE & JASON TERWEY	LOST COLONY CONDO UNIT 1 BLDG A & 4.7619% INT GCE	ZN8725	8235.866059	0.783275741
4	4592-0000-0070	SMITH BETTY J	LOST COLONY CONDO UNIT 1 BLDG A & 4.7619% INT GCE	ZN8725	8235.866059	0.783275741
4	4592-0000-0060	PIN & PEN COASTAL PROPERTIES LLC	LOST COLONY CONDO UNIT 1 BLDG A & 4.7619% INT GCE	ZN8725	8235.866059	0.783275741
4	4592-0000-0050	EDGEWATER VENTURES 01 LLC	LOST COLONY CONDO UNIT 1 BLDG A & 4.7619% INT GCE	ZN8725	8235.866059	0.783275741
4	4592-0000-0040	MD ABEL CO	LOST COLONY CONDO UNIT 1 BLDG A & 4.7619% INT GCE	ZN8725	8235.866059	0.783275741
4	4592-0000-0030	GONZALES GARY M & WF JACQUELINE M	LOST COLONY CONDO UNIT 1 BLDG A & 4.7619% INT GCE	ZN8725	8235.866059	0.783275741
4	4592-0000-0020	JEAN R BLACK 1GT	LOST COLONY CONDO UNIT 1 BLDG A & 4.7619% INT GCE	ZN8725	8235.866059	0.783275741
4	4592-0000-0100	ABR SOCIAL LLC	LOST COLONY CONDO UNIT 1 BLDG A & 4.7619% INT GCE	ZN8725	8235.866059	0.783275741
4	4592-0000-0205	JANYSEK RICHARD J & CYNTHIA O AND	LOST COLONY CONDO UNIT 1 BLDG A & 4.7619% INT GCE	ZN8725	8235.866059	0.783275741
5	459200000205	JANYSEK RICHARD J & CYNTHIA O AND	LOST COLONY CONDO UNIT 21 & 4.7619% INT IN GCE	ZN8725	9451.2063	0.698861221
6	548100014000	CARE HOLDINGS LLC	MUSTANG ISLAND SEC 2 LT 40A BLK 1	ZN8725	118992.5309	11.41184356
7	7655-0000-0307	HEWELL JOSEPH A & WIFE MARY L	COMMON AREA INTEREST	ZN8725	2739.104501	0.260503764
7	7655-0000-0306	SBS OF SA INVESTMENTS LLC	SANDPIPER CONDO, UNIT 101, 1.185% COMMON AREA INTEREST	ZN8725	1753.610443	0.1648758
7	7655-0000-0305	GONZABA WILLIAM AND ISABEL CHAVE GONZABA	SANDPIPER CONDO, UNIT 306, 1.170% COMMON AREA INTEREST	ZN8725	2704.432292	0.257206248
7	7655-0000-0304	DOLCH MICHELLE AND GARY DOLCH	SANDPIPER CONDO, UNIT 305, 1.170% COMMON AREA INTEREST	ZN8725	2704.432292	0.257206248
7	7655-0000-0303	ZUTI MYRANA DECLARATION OF TRUST	SANDPIPER CONDO, UNIT 304, 0.750% COMMON AREA INTEREST	ZN8725	1753.610443	0.1648758
7	7655-0000-0302	VOKURKA ROMENA R	SANDPIPER CONDO, UNIT 303, 0.750% COMMON AREA INTEREST	ZN8725	1753.610443	0.1648758
7	7655-0000-0301	FRANK REVOCABLE LIVING TRUST, JOEL MARK FRANK TR & MERRILYN SUE SANDPIPER CONDO	SANDPIPER CONDO, UNIT 302, 0.750% COMMON AREA INTEREST	ZN8725	1753.610443	0.1648758

7	7655-0000-0209	CLEMENTS KAREN F	SANDPIPER CONDO, UNIT 209, 1.185% COMMON AREA INTEREST	ZN8725	2739.104501	0.260503764
7	7655-0000-0208	ELLIS ROBIN CG (LE) & WF LYNN ELLIS (LE)	SANDPIPER CONDO, UNIT 208, 0.750% COMMON AREA INTEREST	ZN8725	1733.610443	0.1648758
7	7655-0000-0207	KKJ LTD	SANDPIPER CONDO, UNIT 207, 0.750% COMMON AREA INTEREST	ZN8725	1733.610443	0.1648758
7	7655-0000-0308	HOGAN KATHRYN MARY ETALS	SANDPIPER CONDO, UNIT 308, 0.750% COMMON AREA INTEREST	ZN8725	1733.610443	0.1648758
7	7655-0000-0206	GALLAGHER GAVIN L	SANDPIPER CONDO, UNIT 206, 1.170% COMMON AREA INTEREST	ZN8725	2704.432292	0.257206248
7	7655-0000-0204	QUESADA DOLORES	SANDPIPER CONDO, UNIT 204, 0.750% COMMON AREA INTEREST	ZN8725	1733.610443	0.1648758
7	7655-0000-0203	RICHARDSON LINDA	SANDPIPER CONDO, UNIT 203, 0.750% COMMON AREA INTEREST	ZN8725	1733.610443	0.1648758
7	7655-0000-0202	ENGAGE PROPERTIES, LLC	SANDPIPER CONDO, UNIT 202, 0.750% COMMON AREA INTEREST	ZN8725	1733.610443	0.1648758
7	7655-0000-0201	DOLCH GARY & MICHELLE DOLCH	SANDPIPER CONDO, UNIT 201, 1.185% COMMON AREA INTEREST	ZN8725	2739.104501	0.260503764
7	7655-0000-0108	HULLINGER CHRISTOPHER & COLLEEN HULLINGER	SANDPIPER CONDO, UNIT 108, 1.185% COMMON AREA INTEREST	ZN8725	2739.104501	0.260503764
7	7655-0000-0107	BENES JOHN T	SANDPIPER CONDO, UNIT 107, 0.750% COMMON AREA INTEREST	ZN8725	1733.610443	0.1648758
7	7655-0000-0106	CPJ PROPERTIES LP	SANDPIPER CONDO, UNIT 106, 0.750% COMMON AREA INTEREST	ZN8725	1733.610443	0.1648758
7	7655-0000-0104	OLES HENRY J & MARIAN T OLES REV LIVING TRUST	SANDPIPER CONDO, UNIT 104 & 105, 1.54% COMMON AREA INTEREST	ZN8725	3559.680111	0.338544978
7	7655-0000-0103	COMPTON DAVID W & WF BRIANNE COMPTON	SANDPIPER CONDO, UNIT 103 & 750 COMMON AREA INTEREST	ZN8725	1733.610443	0.1648758
7	7655-0000-0102	JACKSON THOMAS A & WF CATHERINE D	SANDPIPER CONDO, UNIT 102, 0.750% COMMON AREA INTEREST	ZN8725	1733.610443	0.1648758
7	7655-0000-0205	DIGNUM ENTERPRISES LLC	SANDPIPER CONDO, UNIT 205 & 1.170 COMMON AREA INTEREST	ZN8725	2704.432292	0.257206248
7	7655-0000-0509	KAHANIEK HENRY J JR & WF LINDA L	SANDPIPER CONDO, UNIT 309, 1.185% COMMON AREA INTEREST	ZN8725	2739.104501	0.260503764
7	7655-0000-0401	NELSON GREGORY V AND DEBRA M DAHMS-NELSON	SANDPIPER CONDO, UNIT 401, 1.185% COMMON AREA INTEREST	ZN8725	2739.104501	0.260503764
7	7655-0000-0605	MCCLELLAND LVG TRUST, MICHAEL L MCCLELLAND TR ET AL	SANDPIPER CONDO, UNIT 605 & 1.170% COMMON AREA INTEREST	ZN8725	2704.432292	0.257206248
7	7655-0000-0604	DISHKO JOHN J AND WF LYNN B DISHKO	SANDPIPER CONDO, UNIT 604, 0.750% COMMON AREA INTEREST	ZN8725	1733.610443	0.1648758
7	7655-0000-0603	KRUSEMARK LEO E & CAROL A TRITEES OF THE LEO & CAROL LIVI TRUST	SANDPIPER CONDO, UNIT 603, 0.750% COMMON AREA INTEREST	ZN8725	1733.610443	0.1648758
7	7655-0000-0602	THE LAP TRUST USA ANN PFLUGER TTEE	SANDPIPER CONDO, UNIT 602, 0.750% COMMON AREA INTEREST	ZN8725	1733.610443	0.1648758
7	7655-0000-0601	MCNEIL JULIE ANN RICHARDS & MICHAEL L	SANDPIPER CONDO, UNIT 601, 1.185% COMMON AREA INTEREST	ZN8725	2739.104501	0.260503764
7	7655-0000-0509	THE SANDPIPER 508 JOINT VENTURE	SANDPIPER CONDO, UNIT 508 & 1.185% COMMON AREA INTEREST	ZN8725	2739.104501	0.260503764
7	7655-0000-0508	TELANO PALMAS LLC	SANDPIPER CONDO, UNIT 508, 0.750% COMMON AREA INTEREST	ZN8725	1733.610443	0.1648758
7	7655-0000-0507	RAY GARY D & WF KAY LYNN	SANDPIPER CONDO, UNIT 507, 0.750% COMMON AREA INTEREST	ZN8725	1733.610443	0.1648758
7	7655-0000-0506	RICHTER DUANE D & WF COLLEEN V	SANDPIPER CONDO, UNIT 506, 0.750% COMMON AREA INTEREST	ZN8725	1733.610443	0.1648758
7	7655-0000-0505	HERRMANN SARA A & PAUL D HERRMANN & SURFSIDE-PA PROPERTIES LP	SANDPIPER CONDO, UNIT 505, 1.170% COMMON AREA INTEREST	ZN8725	2704.432292	0.257206248
7	7655-0000-0806	ECKNER ROGER BENJAMIN TRSTEE	SANDPIPER CONDO, UNIT 806, 1.170% COMMON AREA INTEREST	ZN8725	2704.432292	0.257206248
7	7655-0000-0804	BANKS THOMAS E & WF KAREN J	SANDPIPER CONDO, UNIT 804, 0.750% COMMON AREA INTEREST	ZN8725	1733.610443	0.1648758
7	7655-0000-0602	STANUSH CHRIS A AND SHARON M	SANDPIPER CONDO, UNIT 602, 0.750% COMMON AREA INTEREST	ZN8725	1733.610443	0.1648758
7	7655-0000-0601	CHONIN SUZANNE C AND NEWPORT ARANSAS LLC	SANDPIPER CONDO, UNIT 601, 1.185% COMMON AREA INTEREST	ZN8725	2739.104501	0.260503764
7	7655-0000-0409	KARBACH DENNIS B & ROBERT K BROWN	SANDPIPER CONDO, UNIT 409, 0.750% COMMON AREA INTEREST	ZN8725	1733.610443	0.1648758
7	7655-0000-0408	BRYANT PORT A PROPERTIES LLC	SANDPIPER CONDO, UNIT 408 & 750% COMMON AREA INTEREST	ZN8725	1733.610443	0.1648758
7	7655-0000-0407	MILLS MICHAEL R & WIFE JOYCE RUTH MILLS	SANDPIPER CONDO, UNIT 407, 0.750% COMMON AREA INTEREST	ZN8725	1733.610443	0.1648758
7	7655-0000-0406	WILLERSON NEL J & CHERYL L WALLEK	SANDPIPER CONDO, UNIT 406 & 1.170% COMMON AREA INTEREST	ZN8725	2704.432292	0.257206248
7	7655-0000-0405	PASTIME INC	SANDPIPER CONDO, UNIT 405, 1.170% COMMON AREA INTEREST	ZN8725	2704.432292	0.257206248
7	7655-0000-0404	SANDPIPER 404 LLC	SANDPIPER CONDO, UNIT 404, 0.750% COMMON AREA INTEREST	ZN8725	1733.610443	0.1648758
7	7655-0000-0403	RR BAINS HOLDINGS LLC	SANDPIPER CONDO, UNIT 403, 0.750% COMMON AREA INTEREST	ZN8725	1733.610443	0.1648758
7	7655-0000-0402	WEGNER DIANA G, AND ET VIR TIMOTHY D	SANDPIPER CONDO, UNIT 402, 0.750% COMMON AREA INTEREST	ZN8725	1733.610443	0.1648758
7	7655-0000-0503	EWALD GERALD & DONNA REVOCABLE TRUST	SANDPIPER CONDO, UNIT 503, 0.750% COMMON AREA INTEREST	ZN8725	1733.610443	0.1648758
7	7655-0000-0607	MOODT GERALD ETUX IRMA MOODT	SANDPIPER CONDO UNDIV INT IN UNIT 607, 0.750% COMMON AREA INTEREST	ZN8725	1733.610443	0.1648758
7	7655-0000-0606	HOGAN DAVID J LVG TRST	SANDPIPER CONDO, UNIT 606, 0.750% COMMON AREA INTEREST	ZN8725	1733.610443	0.1648758
7	7655-0000-0903	OSLETREE ROBERT E ETUX SHIRLEY M	SANDPIPER CONDO, UNIT 903, 0.750% COMMON AREA INTEREST	ZN8725	1733.610443	0.1648758
7	7655-0000-0902	HARPER HELEN HALLYE K & HELEN HALLYE K HARPER GST TR	SANDPIPER CONDO, UNIT 902, 0.750% COMMON AREA INTEREST	ZN8725	1733.610443	0.1648758
7	7655-0000-0901	HALL CRAIG WILLIAM TRUST OF 1989	SANDPIPER CONDO, UNIT 901, 1.185% COMMON AREA INTEREST	ZN8725	2739.104501	0.260503764
7	7655-0000-0808	WELCH GORDON R JR AND DEBRA WELCH	SANDPIPER CONDO, UNIT 809 & 1.185% COMMON AREA INTEREST	ZN8725	2739.104501	0.260503764
7	7655-0000-0807	MAIDMENT DAVID R & WF HELEN J	SANDPIPER CONDO, UNIT 808, 0.750% COMMON AREA INTEREST	ZN8725	1733.610443	0.1648758
7	7655-0000-0806	DPOSTE JAMES J & CHRISTINE ADROSTE JOINT REVOCABLE TRUST	SANDPIPER CONDO, UNIT 806, 1.170% COMMON AREA INTEREST	ZN8725	2704.432292	0.257206248
7	7655-0000-0805	DUNLAP JOE W AND WF CYNTHIA B	SANDPIPER CONDO, UNIT 805, 1.170% COMMON AREA INTEREST	ZN8725	2704.432292	0.257206248
7	7655-0000-0804	DHILIN DAVID C AND SHERRY L WIFE	SANDPIPER CONDO, UNIT 804, 0.750% COMMON AREA INTEREST	ZN8725	1733.610443	0.1648758
7	7655-0000-0604	CAVO ROBERT W AND ETUX MADELENE C CAVO	SANDPIPER CONDO, UNIT 604, 0.750% COMMON AREA INTEREST	ZN8725	1733.610443	0.1648758
7	7655-0000-0709	LAUDADIO TIM L & WF NANETTE C	SANDPIPER CONDO, UNIT 802, 0.750% COMMON AREA INTEREST	ZN8725	1733.610443	0.1648758
7	7655-0000-0708	DIGNUM ELIZABETH KIM	SANDPIPER CONDO, UNIT 708, 0.750% COMMON AREA INTEREST	ZN8725	2739.104501	0.260503764
7	7655-0000-0707	GARRISON JAMES R	SANDPIPER CONDO, UNIT 707, 0.750% COMMON AREA INTEREST	ZN8725	1733.610443	0.1648758
7	7655-0000-0706	BORGELT ROGER W ETUX & CYNTHIA A BORGELT	SANDPIPER CONDO, UNIT 706, 1.170% COMMON AREA INTEREST	ZN8725	2704.432292	0.257206248
7	7655-0000-0705	SCHIFRIN DONNALO SCHIFRIN & TRUSTEES-SCHERZO MUSIC, INC.	SANDPIPER CONDO, UNIT 705, 1.170% COMMON AREA INTEREST	ZN8725	2704.432292	0.257206248

7	7655-0000-0704	CUJ JINGYU	SANDPIPER CONDO, UNIT 704, 0.750% COMMON AREA INTEREST	ZN8725	1733.610443	0.1648758
7	7655-0000-0703	KINSEY JENNIFER HANSELL	SANDPIPER CONDO, UNIT 703, 0.750% COMMON AREA INTEREST	ZN8725	1733.610443	0.1648758
7	7655-0000-0702	GCHUR, LLC	SANDPIPER CONDO, UNIT 702, 0.750% COMMON AREA INTEREST	ZN8725	1733.610443	0.1648758
7	7655-0000-0701	JUDSON MARY OLIVE	SANDPIPER CONDO, UNIT 701, 1.185% COMMON AREA INTEREST	ZN8725	2739.104501	0.260503764
7	7655-0000-0609	LOWE AGNES S	SANDPIPER CONDO, UNIT 609 & 1.185% COMMON AREA INTEREST	ZN8725	2739.104501	0.260503764
7	7655-0000-0601	BRADLEY KRISTINE N & SP RICHARD BRADLEY	SANDPIPER CONDO, UNIT 601, 1.185% COMMON AREA INTEREST	ZN8725	2739.104501	0.260503764
7	7655-0000-0605	PRESSLY TRACY BITTNER	SANDPIPER CONDO, UNIT 605, 1.170% COMMON AREA INTEREST	ZN8725	2704.432292	0.257206248
7	7655-0000-0608	THE GLEN ALEXANDER HALFF RANCH TR OF 1993	SANDPIPER CONDO, UNIT 608, 1.170% COMMON AREA INTEREST	ZN8725	2704.432292	0.257206248
7	7655-0000-1202	CAP ENTERPRISES, LLC	SANDPIPER CONDO, UNIT 1202, 0.750% COMMON AREA INTEREST	ZN8725	1733.610443	0.1648758
7	7655-0000-1201	WILTON J DANIEL JR SURVIVOR'S TRUST	SANDPIPER CONDO, UNIT 1201, 1.185% COMMON AREA INTEREST	ZN8725	2739.104501	0.260503764
7	7655-0000-1109	MCCOLLOUGH RANDY & PAULA MCCOLLOUGH	SANDPIPER CONDO, UNIT 1109, 1.185% COMMON AREA INTEREST	ZN8725	2739.104501	0.260503764
7	7655-0000-1108	BOLL RAYMOND W AND KATHYLAN S WIFE	SANDPIPER CONDO, UNIT 1108, 0.750% COMMON AREA INTEREST	ZN8725	1733.610443	0.1648758
7	7655-0000-1106	GARCIA FRANK J	SANDPIPER CONDO, UNIT 1106, 0.17% COMMON AREA INTEREST	ZN8725	2704.432292	0.257206248
7	7655-0000-1105	LENNOX WILLIAM J JR FAMILY TRST	SANDPIPER CONDO, UNIT 1105, 1.170% COMMON AREA INTEREST	ZN8725	2704.432292	0.257206248
7	7655-0000-1104	WOODWARD HAL AND ROSANNE & WOODWARD WIFE	SANDPIPER CONDO, UNIT 1104, 0.750% COMMON AREA INTEREST	ZN8725	1733.610443	0.1648758
7	7655-0000-1103	WEIKEL MARK L & WF DAWN R ABEL-WEIKEL	SANDPIPER CONDO, UNIT 1103, 0.750% COMMON AREA INTEREST	ZN8725	1733.610443	0.1648758
7	7655-0000-1102	PRIESMEYER JAMIE	SANDPIPER CONDO, UNIT 1102, 0.750% COMMON AREA INTEREST	ZN8725	1733.610443	0.1648758
7	7655-0000-1101	HAGELSTEIN GEORGE CARLTON JR	SANDPIPER CONDO, UNIT 1101, 1.185% COMMON AREA INTEREST	ZN8725	2739.104501	0.260503764
7	7655-0000-1203	COLLINS BRUCE L JR ET UX	SANDPIPER CONDO, UNIT 1203, 0.750% COMMON AREA INTEREST	ZN8725	1733.610443	0.1648758
7	7655-0000-1009	BANNAYAN GEORGE A IRREV TRST 2006	SANDPIPER CONDO, UNIT 1009, 1.185% COMMON AREA INTEREST	ZN8725	2739.104501	0.260503764
7	7655-0000-1007	MAHER PEGGY	SANDPIPER CONDO, UNIT 1007, 0.750% COMMON AREA INTEREST	ZN8725	1733.610443	0.1648758
7	7655-0000-1006	BROKER MICHAEL J & WF ANDREA E BROKER	SANDPIPER CONDO, UNIT 1006, 1.170% COMMON AREA INTEREST	ZN8725	2704.432292	0.257206248
7	7655-0000-1005	STRITTMATTER BERNARD D JR AND MARY J STRITTMATTER	SANDPIPER CONDO, UNIT 1005, 1.170% COMMON AREA INTEREST	ZN8725	2704.432292	0.257206248
7	7655-0000-1004	REDDICK ROBERT L MD AND WF BETTIE K STONE-REDDICK	SANDPIPER CONDO, UNIT 1004, 0.750% COMMON AREA INTEREST	ZN8725	1733.610443	0.1648758
7	7655-0000-1003	ROADMAN PROPERTIES LLC	SANDPIPER CONDO, UNIT 1003, 0.750% COMMON AREA INTEREST	ZN8725	1733.610443	0.1648758
7	7655-0000-1002	WAGNER MICHAEL & WF ALICE	SANDPIPER CONDO, UNIT 1002, 0.750% COMMON AREA INTEREST	ZN8725	1733.610443	0.1648758
7	7655-0000-1001	GULF-CROSS LTD	SANDPIPER CONDO, UNIT 1001, 1.185% COMMON AREA INTEREST	ZN8725	2739.104501	0.260503764
7	7655-0000-0909	CONDO PARADISE II LLC	SANDPIPER CONDO, UNIT 909, 1.185% COMMON AREA INTEREST	ZN8725	1733.610443	0.1648758
7	7655-0000-0908	JS ROHAN PROPERTIES I LLC	SANDPIPER CONDO, UNIT 908, 0.750% COMMON AREA INTEREST	ZN8725	1733.610443	0.1648758
7	7655-0000-0907	THE SANDPIPER 907 JOINT VENTURE	SANDPIPER CONDO, UNIT 907, 0.750% COMMON AREA INTEREST	ZN8725	1733.610443	0.1648758
7	7655-0000-1008	GEBHARD ROBERT JR & WF JACQUELINE K	SANDPIPER CONDO, UNIT 1008, 0.750% COMMON AREA INTEREST	ZN8725	1733.610443	0.1648758
7	7655-0000-1206	MASSEY RUSSELL E & WF TINA P MASSEY	SANDPIPER CONDO, UNIT 1206, 1.95% COMMON AREA INTEREST	ZN8725	4607.387153	0.42867708
7	7655-0000-1207	THE HEIGHTS AT SANDPIPER LLC	SANDPIPER CONDO, UNIT 1207, 1.170% COMMON AREA INTEREST	ZN8725	2704.432292	0.257206248
7	7655-0000-1207	NUSS ERIC G	SANDPIPER CONDO, UNIT 1207, 0.750% COMMON AREA INTEREST	ZN8725	1733.610443	0.1648758
7	7655-0000-1208	PORT A SPI 208 LLC	SANDPIPER CONDO, UNIT 1208, 0.750% COMMON AREA INTEREST	ZN8725	1733.610443	0.1648758
7	7655-0000-1209	MANSUETO MICHAEL A JANE F AND RODNEY D PHOENIX/ALISA A	SANDPIPER CONDO, UNIT 1209, 1.185% COMMON AREA INTEREST	ZN8725	2739.104501	0.260503764
7	7655-0000-6070	VITELA DAVID ETUX MOLLY VITELA	SANDPIPER CONDO UNDIV INT IN UNIT 607, 0.750% COMMON AREA INTEREST	ZN8725	1733.610443	0.1648758
					1051464.482	100.0000019

PA	Superintendent	Port Arkansas Independent School District
PA1	Current Principal	H.G. Olsen Elementary School
PA2	Current Principal	Burntrent Middle School
PA3	Current Principal	Port Arkansas High School