

## ZONING REPORT CASE ZN8553

### Applicant & Subject Property

**District:** 1

**Owner:** Port of Corpus Christi Authority

**Applicant:** Port of Corpus Christi Authority

**Address:** 1901-2201 Nueces Street, multiple tracts along Nueces Street, located north of Interstate Highway 37 (IH 37), along Winnebago Street, Coke Street, Nueces Street and West Broadway Street.

**Legal Description:** Various lots from Blocks 6, 15, and 16, Craven Heights, and various rights of way (See Attachment E – Metes and Bounds).

**Acreage of Subject Property:** 7.6 acres.

### Zoning Request

**From:** “CN-1” Neighborhood Commercial and “RM-1” Multifamily District.

**To:** “IH” Heavy Industrial District.

**Purpose of Request:** To allow warehouse and freight movement, as well as some heavy industrial activities.

### Land Development & Surrounding Land Uses

	Zoning District	Existing Land Use	Future Land Use
<b>Site</b>	“CN-1” Neighborhood Commercial, “RM-1” Multi-Family District	Vacant, Medium-Density Residential, Public/Semi-Public, Transportation	Light Industrial
<b>North</b>	“RS-6” Single-Family 6, “IH” Heavy Industrial	Professional Office, Vacant, Transportation	Heavy Industrial
<b>South</b>	“RM-1” Multi-Family	Vacant, Transportation	Transportation, Light Industrial, High-Density Residential
<b>East</b>	“RM-1” Multi-Family	Vacant, Transportation	Light Industrial, Permanent Open Space, Transportation
<b>West</b>	“RM-1” Multi-Family, “RS-6” Single-Family 6	Vacant, Public/Semi-Public,	Commercial, Light Industrial, Heavy Industrial

**Plat Status:** The subject property will consist of vacated rights-of-way and several platted lots, making it an unplatted parcel. A rezoning must precede land development activities of the site, which is south of the Union Pacific Railroad, east of North Port Avenue, north of Winnebago Street, west of Coke Street, and adjacent to the future Highway 181 (Harbor Bridge).

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

**Code Violations:** None.

**Transportation and Circulation**

<b>Winnebago Street</b>	<b>Designation</b>	<b>Section Proposed</b>	<b>Section Existing</b>
	"Local" Residential	50-Foot ROW 1 Lane & On-Street Parking, No Median/Center Turn Lane	60-Foot ROW 2 Thru Lanes, No Median/Center Turn Lane
<b>North Port Avenue</b>	<b>Designation</b>	<b>Section Proposed</b>	<b>Section Existing</b>
	"A2" Secondary Arterial Divided	100-Foot ROW 4 Lanes, Median	60-Foot ROW 4 Lanes, No Median/Center Turn Lane
<b>West Broadway Street</b>	<b>Designation</b>	<b>Section Proposed</b>	<b>Section Existing</b>
	"C1" Minor Residential Collector	1.62 acres (70589 SQF) pending closure under the Neighborhood Acquisition Plan via the Four-Party Agreement for port use purposes. Resolution 030705.	60-Foot ROW 2 Lanes, Center Turn Lane
<b>Coke Street</b>	<b>Designation</b>	<b>Section Proposed</b>	<b>Section Existing</b>
	"Local" Residential	0.27 acre (11,612 SQF) pending closure under the Neighborhood Acquisition Plan via the Four-Party Agreement for port use purposes. Resolution 030705.	50-Foot ROW 2 Thru Lanes, On-Street Parking No Median/Center Turn Lane
<b>Priour Avenue</b>	<b>Designation</b>	<b>Section Proposed</b>	<b>Section Existing</b>
	"Local" Residential	0.43 acre (18,687 SQF) pending closure under the Neighborhood Acquisition Plan via the Four-Party Agreement for port	40-Foot ROW 2 Thru Lanes, On-Street Parking No Median/Center Turn Lane

		use purposes. Resolution 030705.	
<b>Nueces Street</b>	<b>Designation</b>	<b>Section Proposed</b>	<b>Section Existing</b>
	"Local" Residential	0.83 (36,068 SQF) acre pending closure under the Neighborhood Acquisition Plan via the Four-Party Agreement for port use purposes. Resolution 030705.	50-Foot ROW 2Thru Lanes, On Street Parking, No Median/Center Turn Lane
<b>Summer Street</b>	<b>Designation</b>	<b>Section Proposed</b>	<b>Section Existing</b>
	"Local" Residential	0.33 acre (14,250 SQF) pending closure under the Neighborhood Acquisition Plan via the Four-Party Agreement for port use purposes. Resolution 030705.	60-Foot ROW 2 Thru Lanes, On-Street Parking, No Median/Center Turn Lane
<b>Hatch Street</b>	<b>Designation</b>	<b>Section Proposed</b>	<b>Section Existing</b>
	"Local" Residential	0.27 acre ( 11,875 SQF) pending closure under the Neighborhood Acquisition Plan via the Four-Party Agreement for port use purposes. Resolution 030705.	60-Foot ROW 2 Thru Lanes, On-Street Parking, No Median/Center Turn Lane
<b>Transit:</b> The Corpus Christi RTA provides service to the subject property via Bus Route 12 Hillcrest with multiple stops near North Port Avenue, Coke Street, and Tuskegee Court, alone Winnebago Street, across multiple tracts.			
<b>Bicycle Mobility Plan:</b> Multiple tracts are adjacent a planned off-road multi-use trail along North Port Avenue, and a planned one-way cycle track, along both sides of Winnebago Street and Coke Street.			
<b>Utilities</b>			

**Gas:** Multiple facilities exist refer to attachment D.  
**Stormwater:** Multiple facilities exist refer to attachment D.  
**Wastewater:** Multiple facilities exist refer to attachment D.  
**Water:** Multiple facilities exist refer to attachment D.

### Corpus Christi Comprehensive Plan (Plan CC)

**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) was adopted in 2016.  
**ADP (Area Development Plan):** According to Plan CC the subject property is located within the Downtown ADP (Adopted on March 27, 2018).  
**Water Master Plan:** No improvements have been proposed.  
**Wastewater Master Plan:** No improvements have been proposed.  
**Stormwater Master Plan:** Indicate Proposals for Improvements.  
**Roadway Master Plan:** No improvements have been proposed.

### Public Notification

Number of Notices Mailed	41 within a 200-foot notification area 3 outside the 200-foot notification area
In Opposition	0 inside the notification area 8 outside the notification area 0 % in opposition within the 200-foot notification area (0 individual property owners)
In Favor	1 inside the notification area 0.93% in favor within the 200-foot notification area

### Public Hearing Schedule

**Planning Commission Hearing Date:** April 30, 2025  
**Tentative City Council 1<sup>st</sup> Reading/Public Hearing Date:** July 15, 2025  
**Tentative City Council 2<sup>nd</sup> Reading Date:** July 22, 2025

### Background:

According to the Port of Corpus Christi's Project Manager/Agent for this rezoning case, Sam Esquivel, the subject petition for this rezoning covers 7.6 acres and is intended to connect a large 42-acre site proposed as an additional laydown yard for expansion of port activities and to replace areas affected by the relocation of the existing Harbor bridge, which is nearing its lifespan. The 42-acre site is bounded by the new bridge's site to the east, North Port Avenue (an A2 class arterial) to the west, the Union Pacific railroad to the north, and Winnebago Street (a local residential right-of-way) to the south. The 7.6-acre area of request includes multiple parcels along the north and south sides of Nueces Street, within the 1900 block, as well as several rights-of-way being processed for closure under the Four-Party Agreement between the TXDOT, the Port of Corpus Christi Authority of Nueces County Texas, the City of Corpus Christi, and the Corpus Christi Housing Authority.

The 42-acre development is located in the Downtown area, northwest of State Highway 37, out of the Hillcrest/Washington-Coles neighborhood. Washington-Coles, located south of the railroad, north of State Highway 37, and west of North Port Avenue, is primarily zoned for industrial use. Adjacent to it,



the Hillcrest neighborhood—bounded by North Port Avenue, the railroad, Nueces Bay Boulevard, and State Highway 37—is largely zoned “RS-6” Single-Family District, despite most parcels being owned by the port.

The 42-acre development site consists of Port of Corpus Christi owned lots that are already zoned “IH” Heavy Industrial. Also included with the proposed rezoning are closures of streets such as W Broadway Street, Washington Street, Williams Avenue, Hatch Street, Summers Street, Priour Avenue, Nueces Street, Coke Street, and portions of John Street and Dempsey Street leading into the laydown site will be rezoned to “IH” Heavy Industrial. Additionally, the street closures account for 4.22 acres of this rezoning request.

Apart from the scattered rights-of-way through the development site, the parcels to be rezoned are mostly near the southwest corner of the laydown site. The development site is predominantly zoned “IH” Heavy Industrial, with the exceptions of 0.28 acres zoned “CN-1” Neighborhood Commercial District along Winnebago Street and 3.12 acres of platted lots zoned “RM-1” Multi-Family District. Most parcels are vacant. The zoning and notice map (Attachment A) illustrates these designations. The Current Land Use Map (Attachment B) highlights Public/Semi-Public use along Winnebago Street and Medium-Density Residential along Nueces Street. The surrounding properties are primarily vacant.

The applicant seeks zoning changes to consolidate the development site into a unified 42-acre laydown yard, streamlining port operations and facilitating movement between storage areas through the closure of abutting rights-of-way under the Four-Party Agreement. The Port of Corpus Christi Authority acquired many of the parcels through the Voluntary Neighborhood Acquisition and Relocation Program. Per the Four Party Agreement, each parcel acquired has a Residential Restrictive Covenant recorded on the property, which prohibits the use of the property for Port use purposes (See Attachment C).

The “IH” Heavy Industrial District permits government facilities, parks and open areas, retail sales and services, self-service storage uses, sexually oriented businesses, light industrial services, warehouse and freight movement, wholesale trade, and heavy industrial uses. Specifically, per the UDC (Unified Development Code) Section 5.1.5.E., “Heavy Industrial” uses include firms involved in research and development activities with fabrication and assembly operations, such as fabrication on structural steel for oil rigs.

The “IL” Light Industrial District is intended primarily for light manufacturing, fabricating, warehousing, and wholesale distributing, and permits certain public/civic uses and commercial uses, such as retail sales and service, restaurants, vehicle and equipment maintenance, medical facilities, social service uses, government facility uses, self-service storage uses, and major/minor utility uses.

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

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

- The Port of Corpus Christi continues to be a major economic engine for Corpus Christi.
  - Encourage improvements of the port area and its facilities according to the Port of Corpus Christi's Strategic Plan.
  - Support the expansion of port activities and consider land use compatibility.
  - Encourage coordination with the Port and trucking industry to establish designated truck routes and minimize delays on truck routes and seek funding mechanisms to maintain and operate truck routes.

- Corpus Christi has an efficient and safe transportation network, including bicycles, pedestrians, public transportation, aviation, shipping, trucks, and automobiles, that is integrated with land uses and promotes transportation choice, healthy lifestyles, sustainable development patterns, and economic development.
  - Support the utilization of road improvements to stimulate redevelopment and orderly growth.
- To provide for orderly growth to new development areas, expansion of capacity to existing infill development, or reorganization of existing facilities, the City must plan for and purchase property or easement rights.
  - Encourage the identification and acquisition of sufficient right-of-way or easements for proposed drainage and utility infrastructure per Area Development Plans and appropriate Master Plans in advance of development.
- Corpus Christi development patterns support efficient and cost-effective use of resources and a high quality of life.
  - Encourage orderly growth of new residential, commercial, and industrial areas.

### **Downtown ADP (Area Development Plan) and FLUM (Future Land Use Map) Consistency:**

The proposed rezoning is consistent with the Downtown ADP; however is not consistent with the FLUM designation of Light Industrial and Medium-Density Residential.

### **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 (Adopted September 2016); however, it is inconsistent with the future land use designation of Light Industrial.
  - It aligns with the Comprehensive Plan, which supports improvement of port facilities and expansion of port activities, and efficient integration of these activities with surrounding areas.
- The proposed amendment aligns with existing zoning regulations and neighboring land uses, ensuring compatibility with the character of surrounding areas. The rezoning will not negatively impact adjacent properties. Staff has taken into consideration that this is an area in transition.
  - The properties north of State Highway 37 and west of the Harbor Bridge—outside the Hillcrest and Washington-Coles neighborhoods—are primarily zoned for residential use. However, despite their zoning designation, most of these parcels are owned by the Port and remain vacant. Refer to Attachment C.
  - Adjacent to a large industrial district, the railroad track, and abutting freeways; and separated from the Hillcrest Neighborhood by an arterial, the enlargement of a heavy industry district appears appropriate. The properties west of the Arterial Road, North Port Avenue, are zoned "IL" Light Industrial use.
- The property designated for rezoning is well-suited for the intended uses permitted under the proposed zoning district.
  - The parcels slated for rezoning will merge with a larger site, adjacent to port facilities, dedicated to a laydown yard, enhancing the Port of Corpus Christi's logistical efficiency.

- The TC Ayers Aquatic Center and nearby parks, located south of Winnebago Street, will remain unaffected by this change, as the Port has proactively implemented mitigation measures to reduce potential impacts through a visual and acoustical barrier along Winnebago and Lake Street.
- The Port of Corpus Christi Authority stated, “The laydown yard will serve military operations, particularly for rolling stock movements—an activity that often attracts spectators. The proximity of public parks will provide an accessible vantage point for residents to observe military cargo operations.”

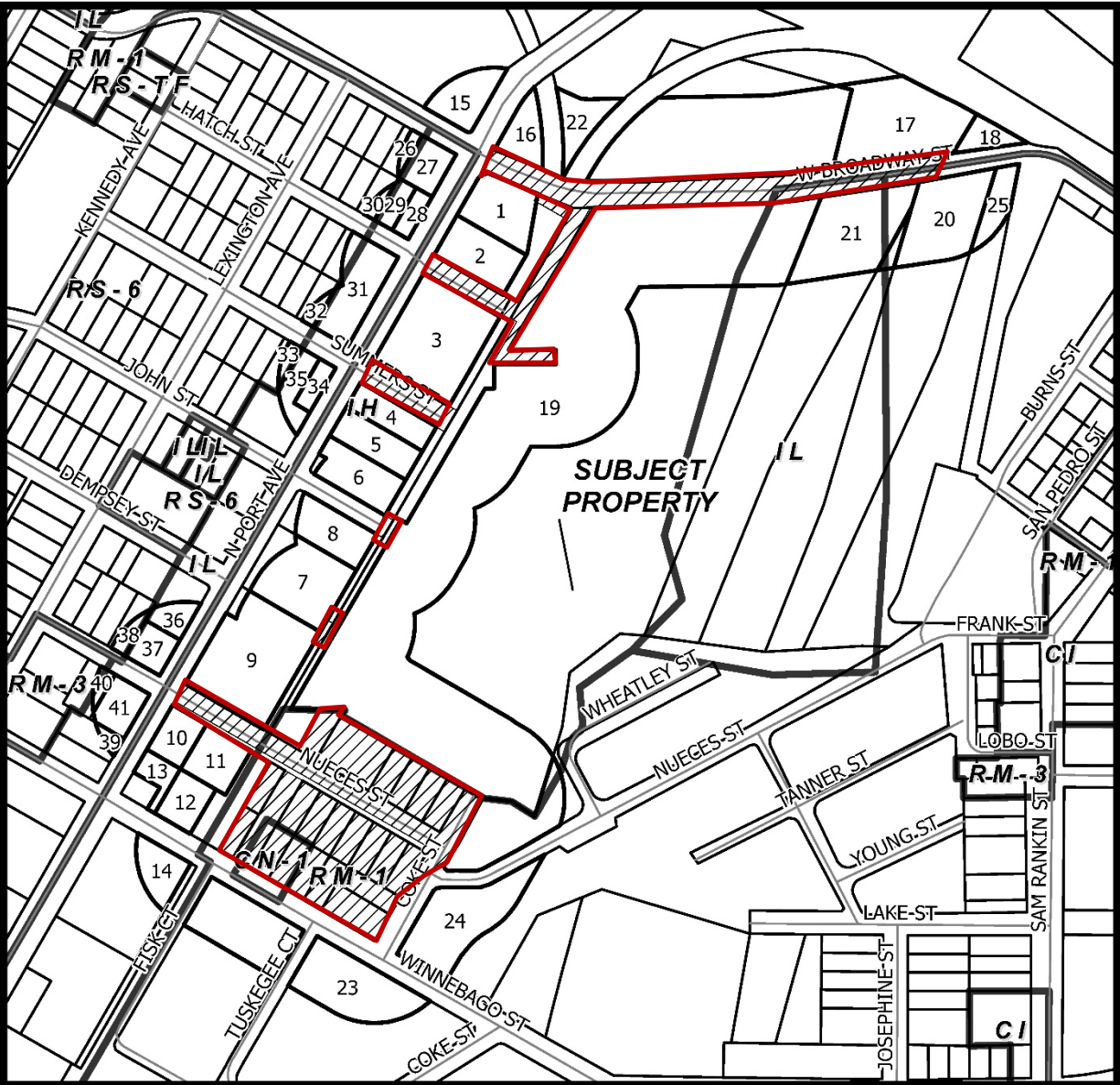
**Planning Commission and Staff Recommendation (April 30, 2025):**

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, Planning Commission recommends disapproval of the change of zoning to “IH” Heavy Industrial District; and in lieu thereof, approval to the “IL” Light Industrial District. Staff recommends approval.

**Attachments:**

- (A) Existing Zoning and Notice Area Map.
- (B) Current Land Use Map
- (C) Ownership and Development Boundaries, and Tracts to be Rezoned
- (D) Existing Utilities Map
- (E) Correspondence – In Opposition (Outside the required 200’ notification area)

(A) Existing Zoning and Notice Area Map



**CASE: ZN8553**  
**Zoning and notice Area**

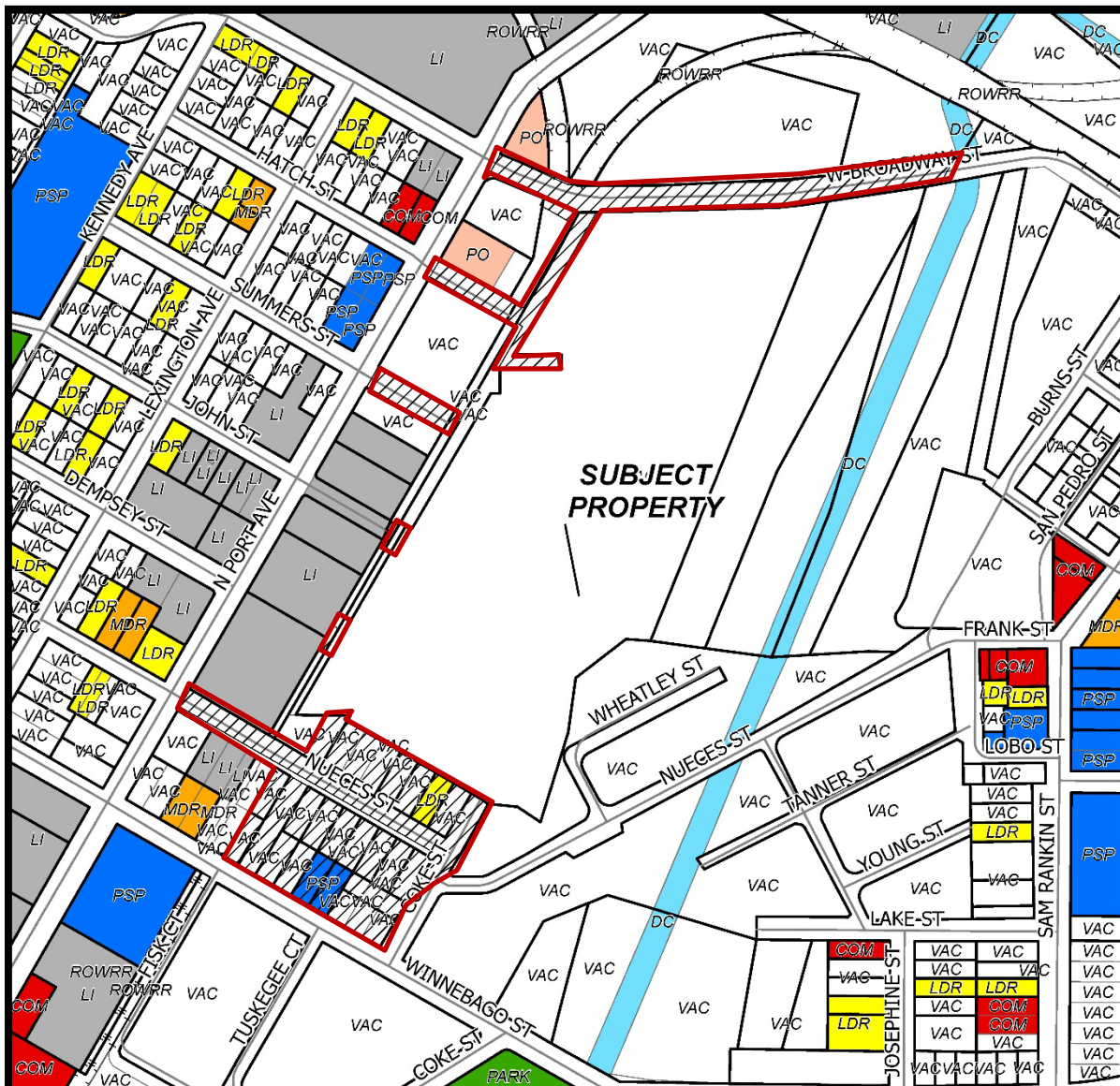
RM-1	Multifamily 1	IL	Light Industrial
RM-2	Multifamily 2	IH	Heavy Industrial
RM-3	Multifamily 3	PUD	Planned Unit Dev. Overlay
ON	Professional Office	RS-10	Single-Family 10
RM-AT	Multifamily AT	RS-6	Single-Family 6
CN-1	Neighborhood Commercial	RS-4.5	Single-Family 4.5
CN-2	Neighborhood Commercial	RS-TF	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
-  4 Owners within 200' listed on attached ownership table
-  Owners in opposition





## (B) Current Land Use Map



### CASE: ZN8553

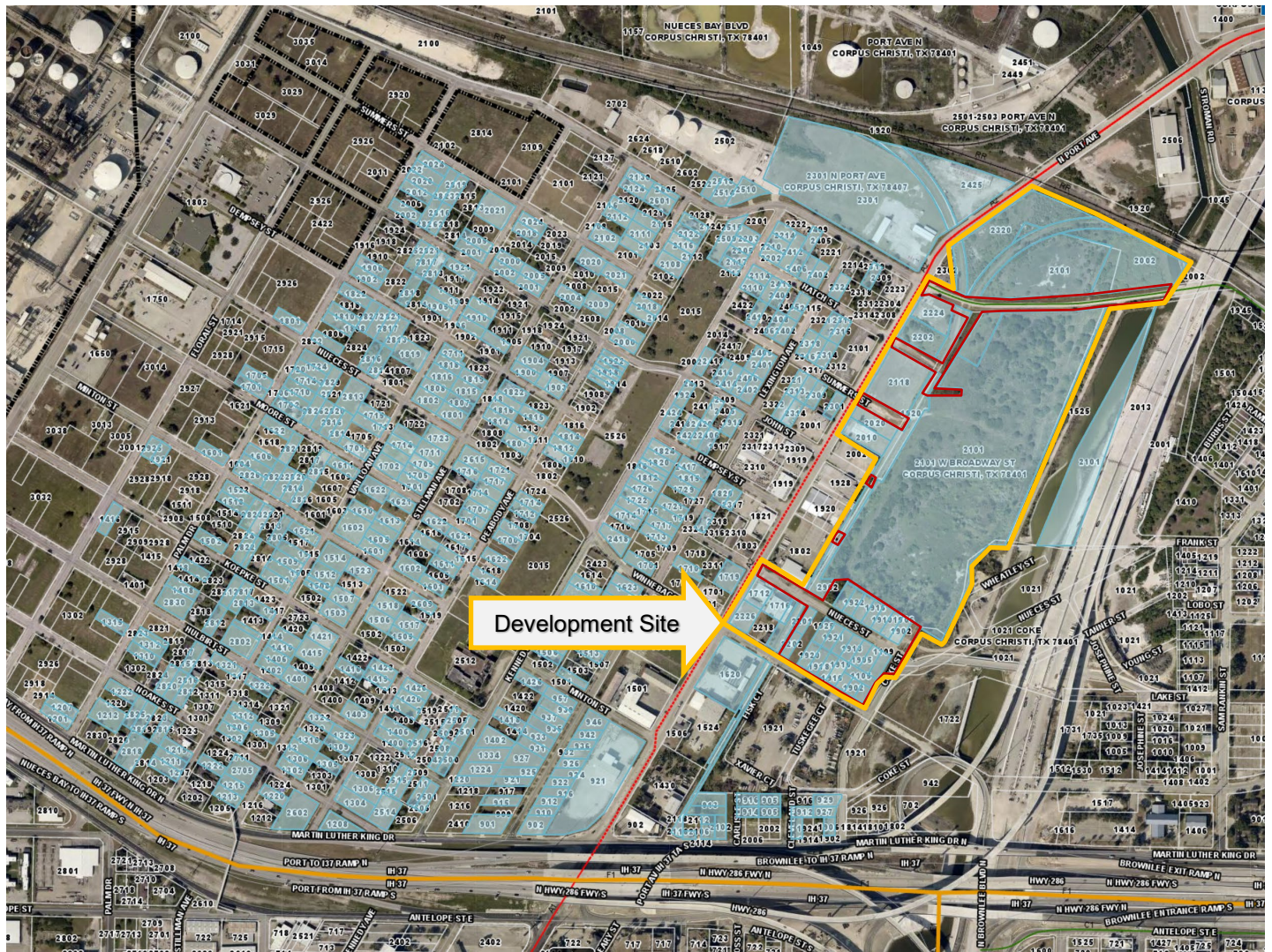
#### SITE- EXISTING LAND USE

<b>ER</b> Estate Residential - ER	<b>LI</b> Light Industrial - LI
<b>LDR</b> Low Density Res. - LDR	<b>HI</b> Heavy Industrial - HI
<b>MDR</b> Med Density Res. - MDR	<b>PSP</b> Public Semi-Public - PSP
<b>HDR</b> High Density Res. - HDR	<b>P</b> Park
<b>MH</b> Mobile Home - MH	<b>DC</b> Drainage Corridor - DC
<b>VAC</b> Vacant - VAC	<b>CP</b> Conservation/Preservation - CP
<b>PO</b> Professional Office - PO	<b>W</b> Water
<b>COM</b> Commercial - COM	



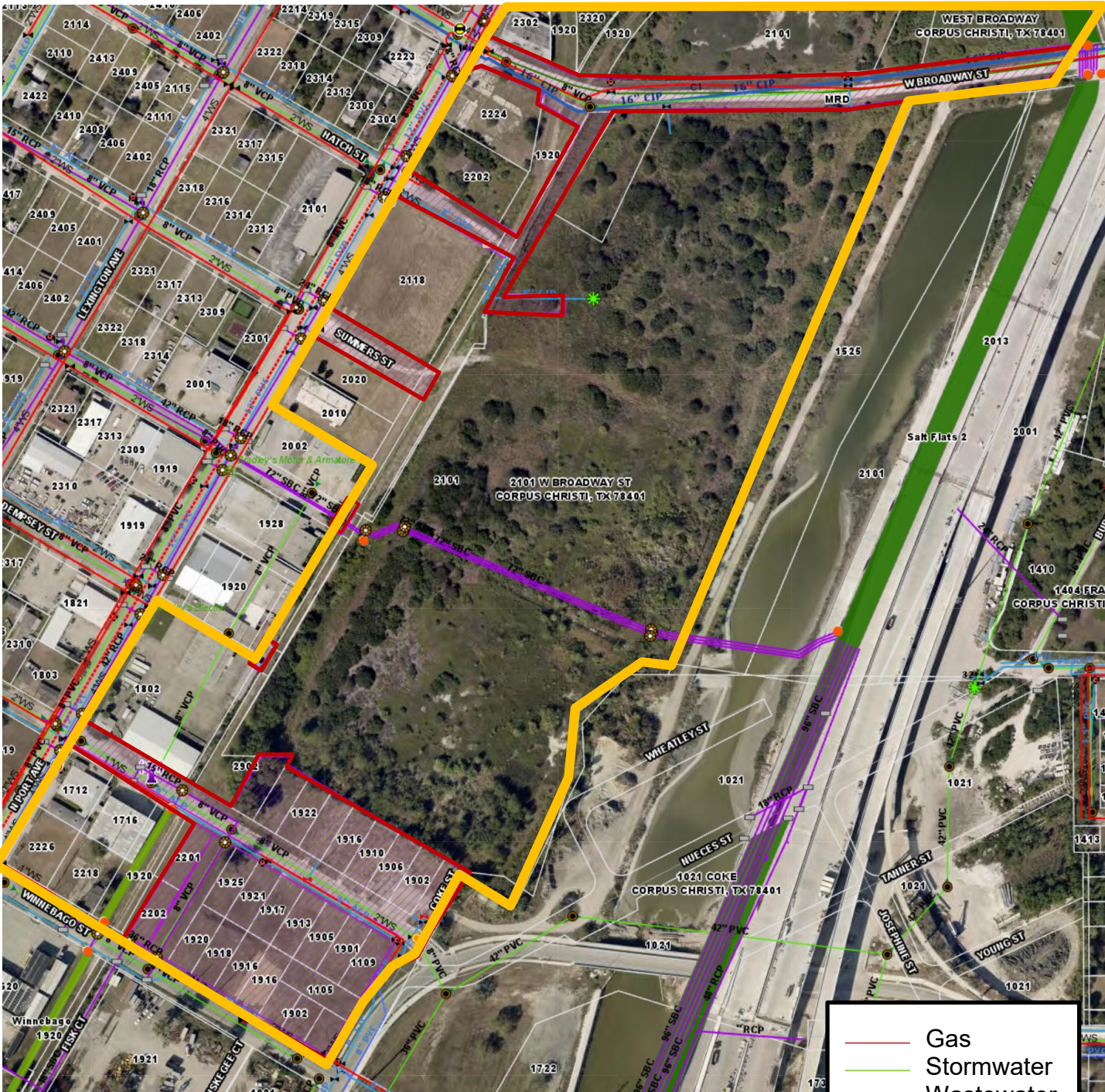


**(C) Ownership and Development Boundaries, and Tracts to be Rezoned**

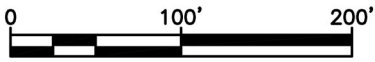




### (D) Existing Utilities Map







GRAPHIC SCALE

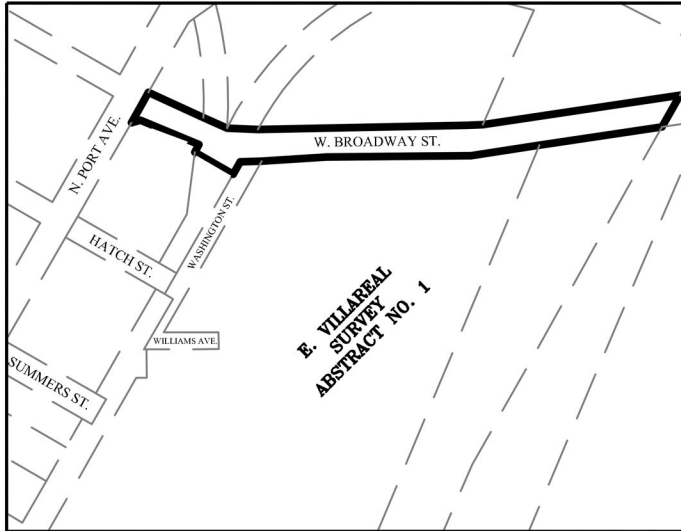
NUECES COUNTY  
ENRIQUEZ VILLAREAL SURVEY  
ABSTRACT NO. 1

# ATTACHMENT E

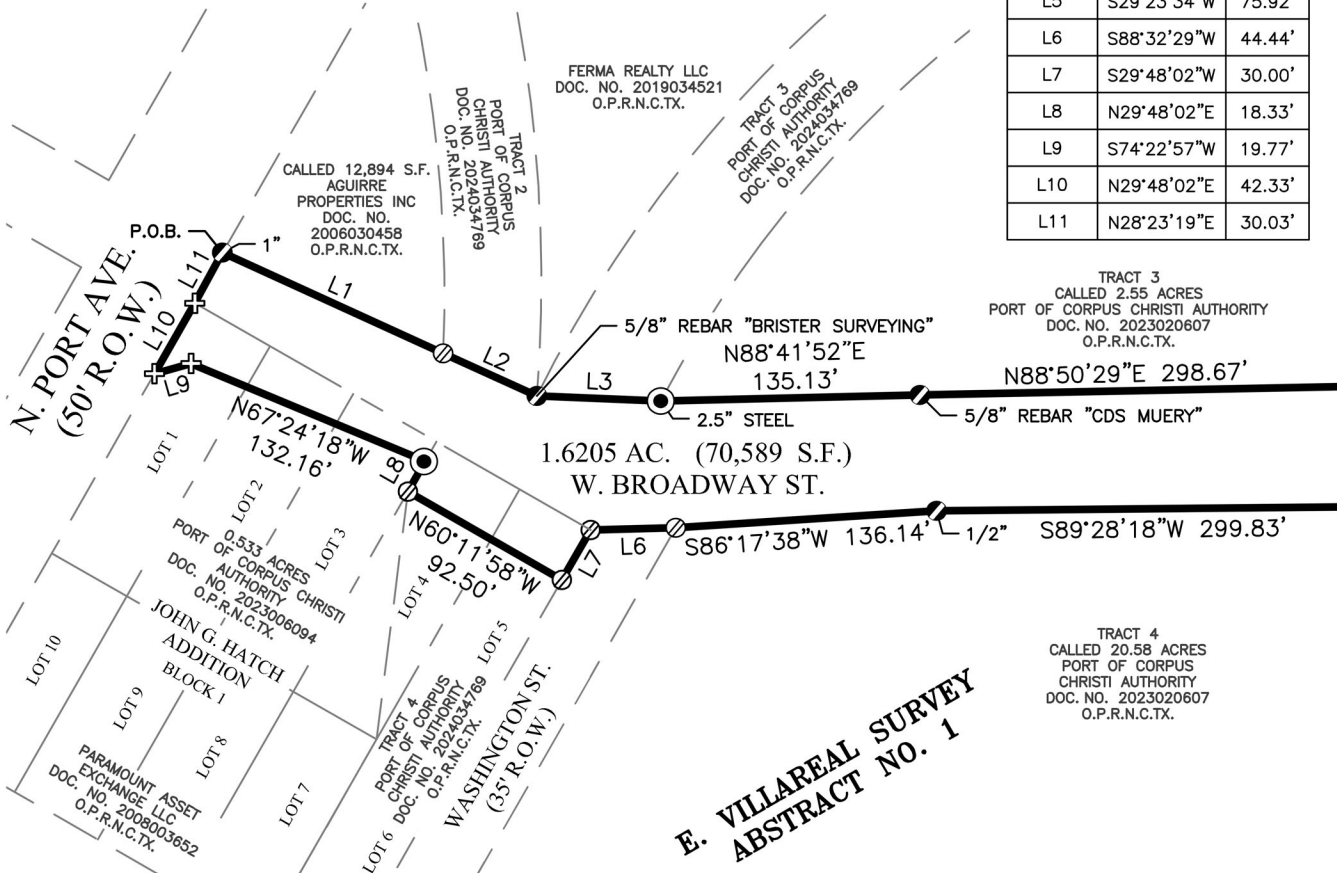
## LEGEND

---	ADJOINER LINE
---	ORIGINAL PLAT LINE
---	PROPERTY LINE
+	CHISELED CROSS SET IN CONCRETE
●	REBAR FOUND (AS NOTED)
●	IRON PIPE FOUND (AS NOTED)
●	TxDOT TYPE II BRASS DISC FOUND
○	REBAR SET
AC.	ACRES
P.O.B.	POINT OF BEGINNING
S.F.	SQUARE FEET
D.R.N.C.TX.	DEED RECORDS OF NUECES COUNTY, TEXAS
O.P.R.N.C.TX.	OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS
P.R.N.C.TX.	PLAT RECORDS OF NUECES COUNTY, TEXAS
R.P.R.N.C.TX.	REAL PROPERTY RECORDS OF NUECES COUNTY, TEXAS
( )	RECORD INFORMATION

## VICINITY MAP



LINE TABLE		
NUMBER	DIRECTION	LENGTH
L1	S65°29'29"E	126.48'
L2	S65°32'25"E	53.63'
L3	S87°39'01"E	64.51'
L4	N87°56'06"E	34.27'
L5	S29°23'34"W	75.92'
L6	S88°32'29"W	44.44'
L7	S29°48'02"W	30.00'
L8	N29°48'02"E	18.33'
L9	S74°22'57"W	19.77'
L10	N29°48'02"E	42.33'
L11	N28°23'19"E	30.03'



MATCHLINE

JOB NUMBER: 1022069506C
DATE: NOVEMBER 5, 2024
SCALE: 1"=100'
SURVEYOR: D. ZDANCEWICZ
TECHNICIAN: J. BRADSHAW
DRAWING: WEST BROADWAY STREET.dwg
TRACT ID: N/A
PARTY CHIEF: C. FERNANDEZ
FIELDBOOKS: 42786



4801 Southwest Parkway  
Building Two, Suite 100  
Austin, Texas 78735  
Ofc: 512.447.0575  
Fax: 512.326.3029  
email: info@sam.biz

Texas Firm Registration No. 10064300

PROJECT:	PORT OF CORPUS CHRISTI STREET CLOSURES
SHEET OF	1 2





GRAPHIC SCALE

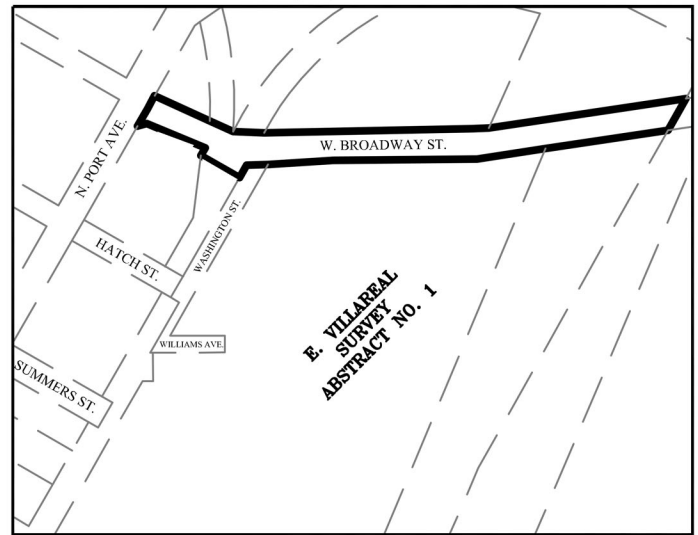
NUECES COUNTY  
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### LEGEND

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MATCHLINE

TRACT 3  
CALLED 2.55 ACRES  
PORT OF CORPUS  
CHRISTI AUTHORITY  
DOC. NO. 2023020607  
O.P.R.N.C.TX.

2.1257 ACRES  
PORT OF CORPUS  
CHRISTI AUTHORITY  
NO. 2024006575  
O.P.R.N.C.TX.

0.186 ACRES  
STATE OF TEXAS  
DOC. NO. 2019007015  
O.P.R.N.C.TX.

N88°50'29"E  
298.67'  
2.5" STEEL  
5/8" REBAR "CDS MUERY"  
1.6205 AC. (70,589 S.F.)  
5/8"  
S89°28'18"W  
299.83'  
S81°19'36"W  
144.51'  
S81°32'02"W  
257.67'  
N81°32'09"E  
415.10'  
W. BROADWAY ST. (50' R.O.W.)  
L4  
L5

TRACT 4  
CALLED 20.58 ACRES  
PORT OF CORPUS  
CHRISTI AUTHORITY  
DOC. NO. 2023020607  
O.P.R.N.C.TX.

PARCEL 325  
CALLED 4.274 ACRES  
STATE OF TEXAS  
DOC. NO. 2018048814  
O.P.R.N.C.TX.

PARCEL 207  
3.858 ACRES  
STATE OF TEXAS  
DOC. NO. 2018026618  
O.P.R.N.C.TX.

STATE OF TEXAS  
DOC. NO. 2020000908  
O.P.R.N.C.TX.

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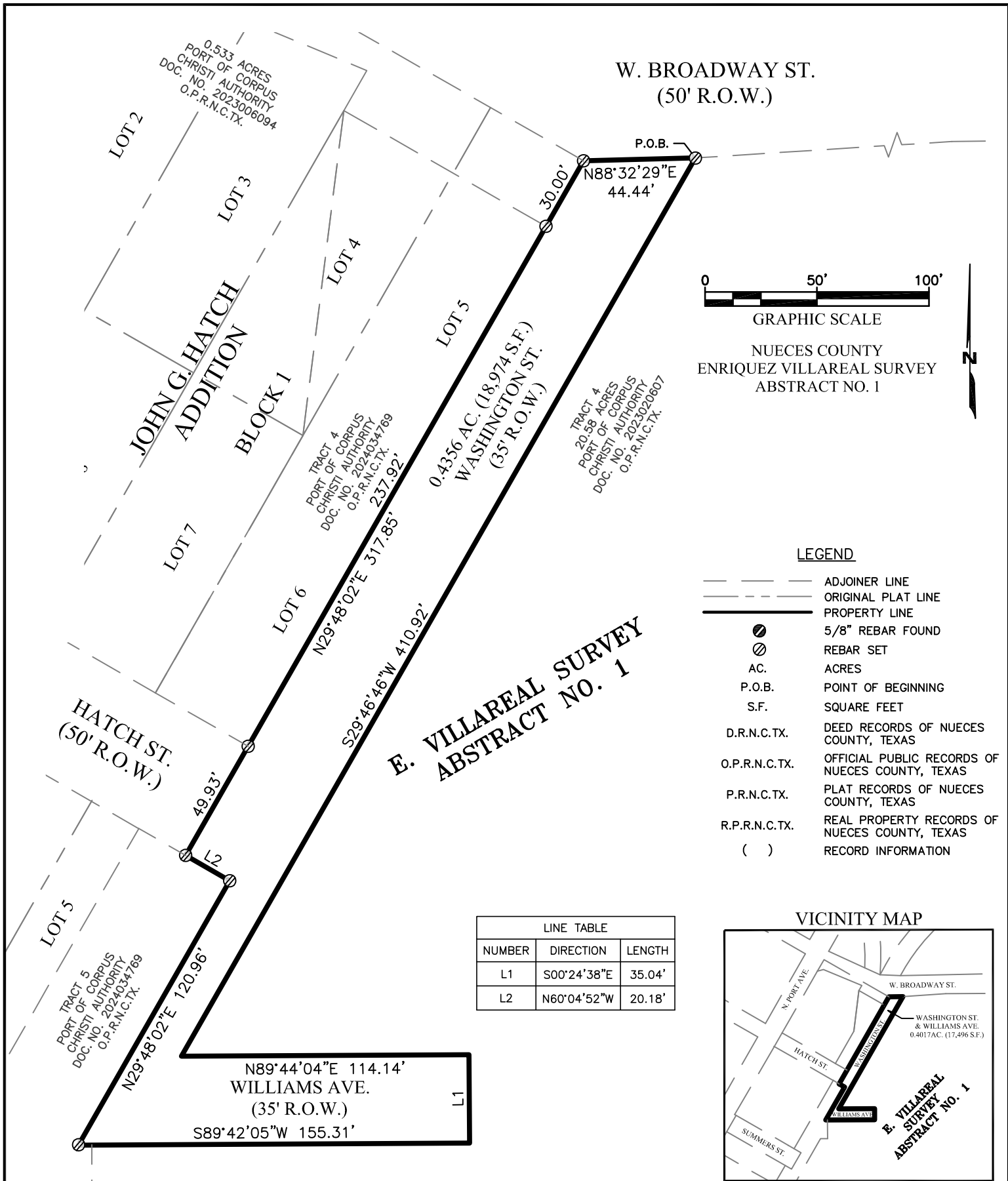


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PROJECT: PORT OF CORPUS CHRISTI  
STREET CLOSURES

SHEET 2  
OF 2



JOB NUMBER: 1022069506C  
DATE: SEPTEMBER 9, 2024  
SCALE: 1"=50'  
SURVEYOR: D. ZDANCEWICZ  
TECHNICIAN: J. BRADSHAW  
DRAWING: WASHINGTON & WILLIAMS STREET.dwg  
TRACT ID: N/A  
PARTYCHIEF: C. HERNANDEZ  
FIELDBOOKS: 42786

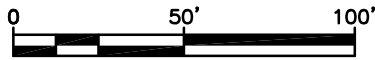


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SHEET 1  
OF 1

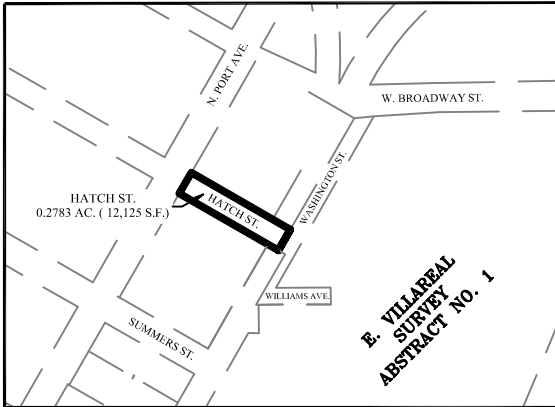


GRAPHIC SCALE

NUECES COUNTY  
ENRIQUEZ VILLAREAL SURVEY  
ABSTRACT NO. 1

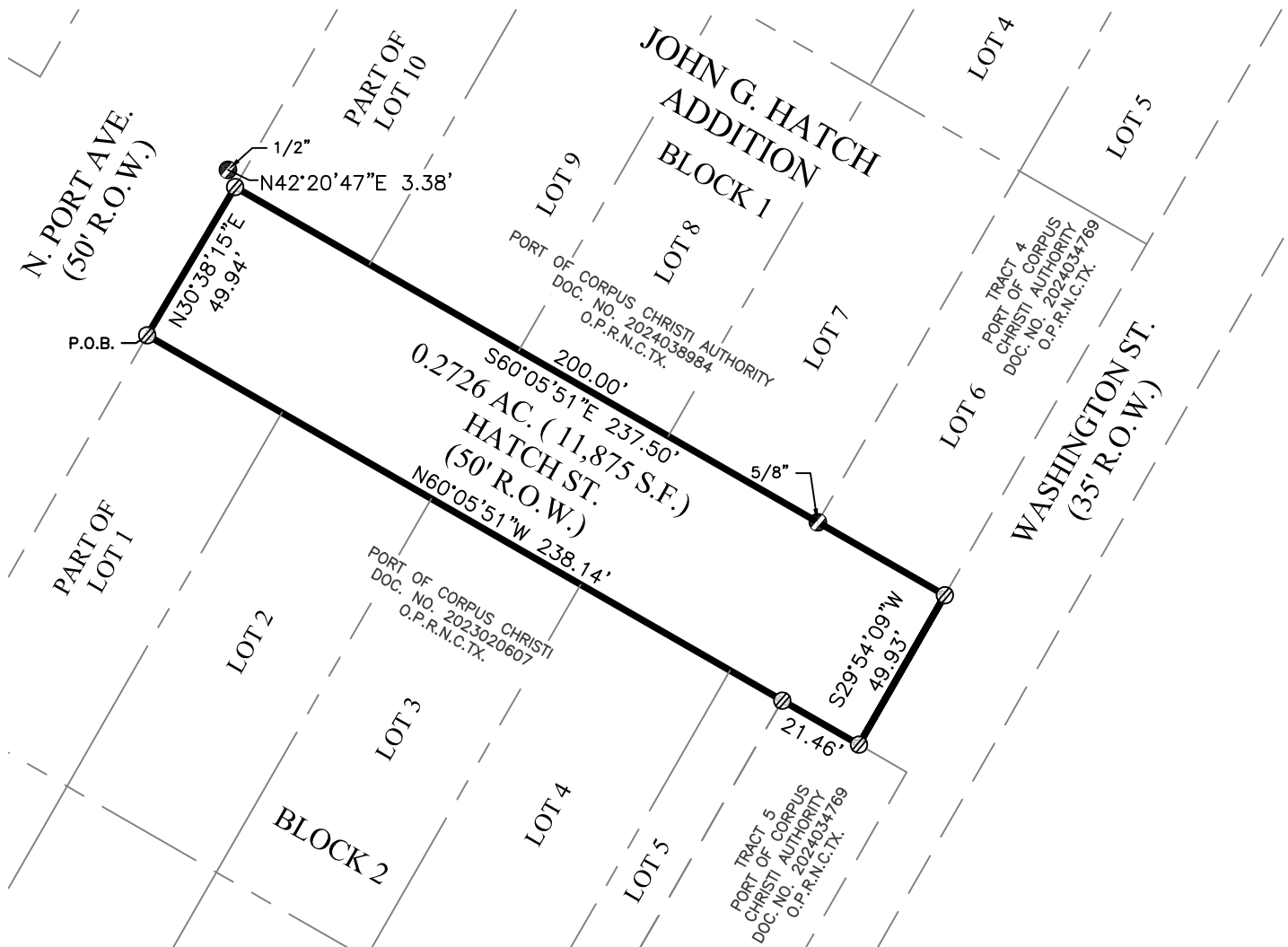


VICINITY MAP



LEGEND

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⊗	REBAR FOUND (AS NOTED)
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TECHNICIAN: J. BRADSHAW  
DRAWING: HATCH STREET.dwg  
TRACT ID: N/A  
PARTY CHIEF: C. HERNANDEZ  
FIELDBOOKS: 42786

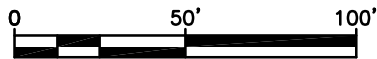


4801 Southwest Parkway  
Building Two, Suite 100  
Austin, Texas 78735  
Ofc: 512.447.0575  
Fax: 512.326.3029  
email: info@sam.biz

Texas Firm Registration No. 10064300

PROJECT: PORT OF CORPUS CHRISTI  
STREET CLOSURES

SHEET 1  
OF 1

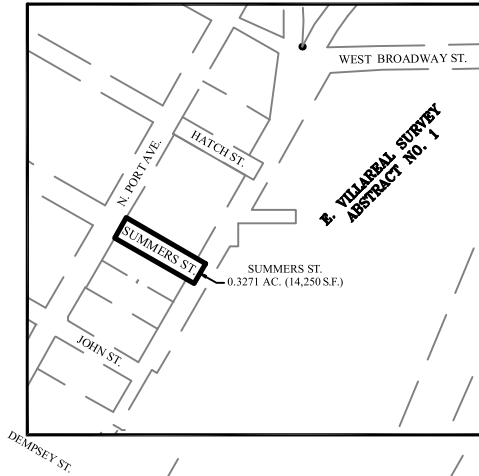


GRAPHIC SCALE

NUECES COUNTY  
ENRIQUEZ VILLAREAL SURVEY  
ABSTRACT NO. 1

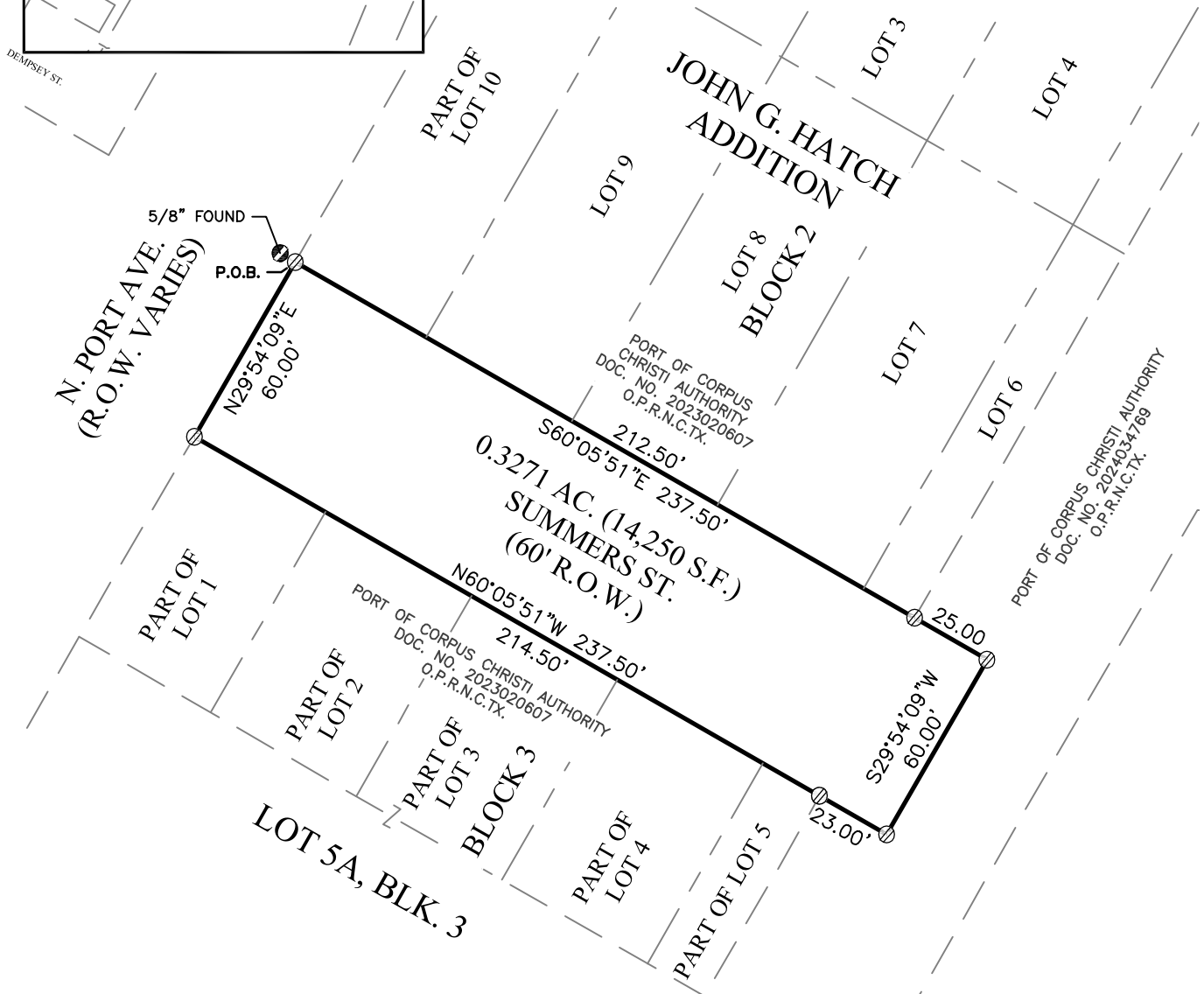


VICINITY MAP



LEGEND

	ADJOINER LINE
	ORIGINAL PLAT LINE
	PROPERTY LINE
	5/8" REBAR FOUND
	REBAR SET
AC.	ACRES
P.O.B.	POINT OF BEGINNING
S.F.	SQUARE FEET
D.R.N.C.TX.	DEED RECORDS OF NUECES COUNTY, TEXAS
O.P.R.N.C.TX.	OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS
P.R.N.C.TX.	PLAT RECORDS OF NUECES COUNTY, TEXAS
R.P.R.N.C.TX.	REAL PROPERTY RECORDS OF NUECES COUNTY, TEXAS
( )	RECORD INFORMATION



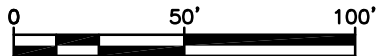
JOB NUMBER: 1022069506C
DATE: SEPTEMBER 9, 2024
SCALE: 1"=50'
SURVEYOR: D. ZDANCEWICZ
TECHNICIAN: J. BRADSHAW
DRAWING: SUMMERS STREET.dwg
TRACT ID: N/A
PARTY CHIEF: C. HERNANDEZ
FIELDBOOKS: 42786



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Ofc: 512.447.0575  
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email: info@sam.biz

Texas Firm Registration No. 10064300

PROJECT:	PORT OF CORPUS CHRISTI STREET CLOSURES
SHEET OF	1 1

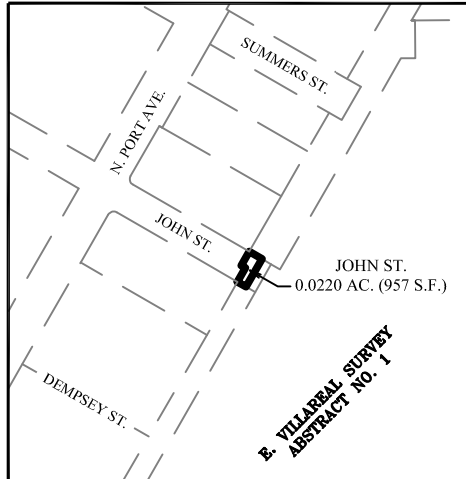


GRAPHIC SCALE

NUECES COUNTY  
ENRIQUEZ VILLAREAL SURVEY  
ABSTRACT NO. 1



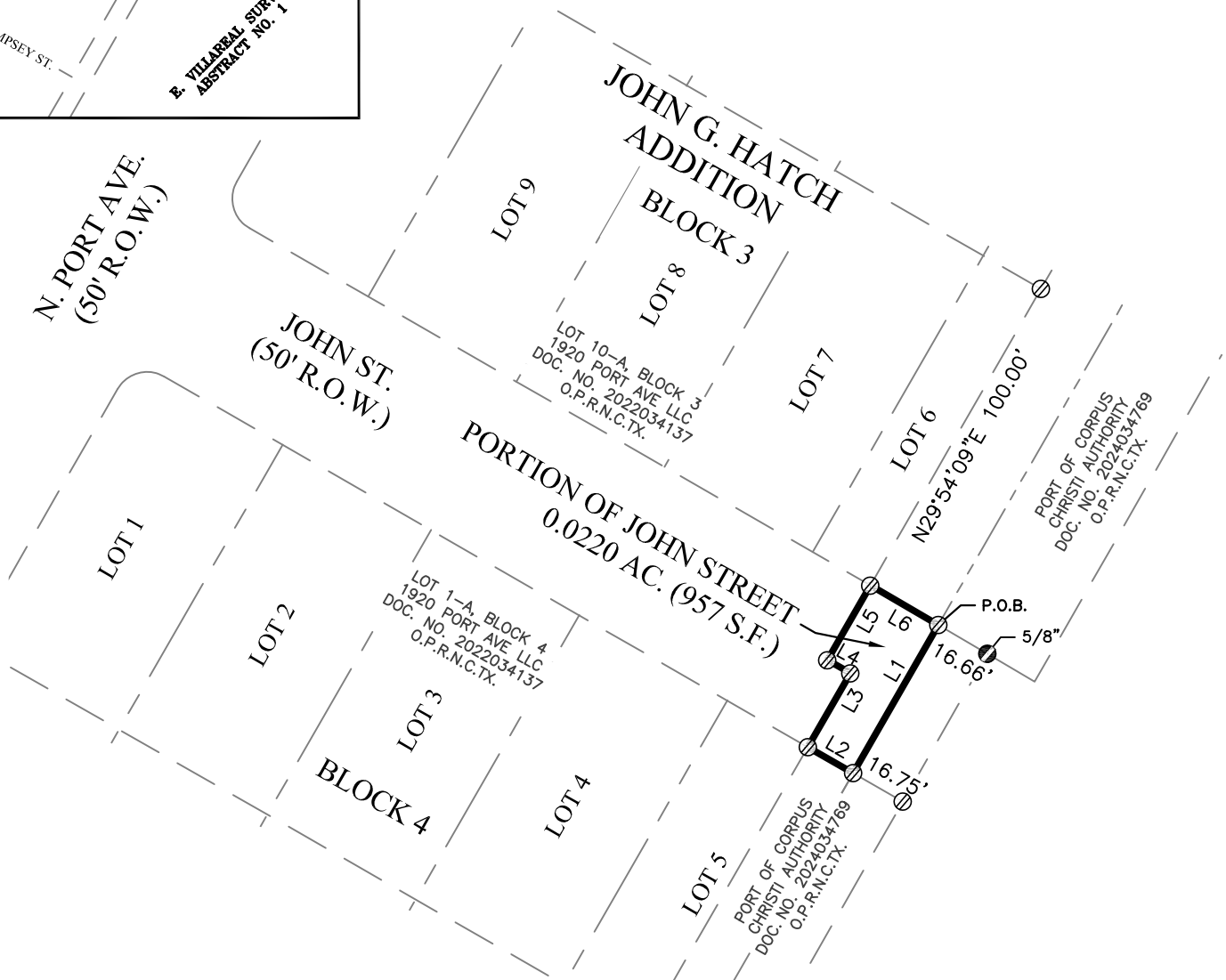
VICINITY MAP



LINE TABLE		
NUMBER	DIRECTION	LENGTH
L1	S29°52'34"W	49.95'
L2	N60°05'51"W	15.25'
L3	N29°52'34"E	24.96'
L4	N60°05'51"W	7.72'
L5	N29°52'34"E	25.19'
L6	S59°35'37"E	22.98'

LEGEND

---	ADJOINER LINE
---	ORIGINAL PLAT LINE
---	PROPERTY LINE
⊙	5/8" REBAR FOUND
⊗	REBAR SET
AC.	ACRES
P.O.B.	POINT OF BEGINNING
S.F.	SQUARE FEET
D.R.N.C.TX.	DEED RECORDS OF NUECES COUNTY, TEXAS
O.P.R.N.C.TX.	OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS
P.R.N.C.TX.	PLAT RECORDS OF NUECES COUNTY, TEXAS
R.P.R.N.C.TX.	REAL PROPERTY RECORDS OF NUECES COUNTY, TEXAS
( )	RECORD INFORMATION
---	BREAKLINE



JOB NUMBER: 1022069506C  
DATE: NOVEMBER 20, 2023  
SCALE: 1"=50'  
SURVEYOR: D. ZDANCEWICZ  
TECHNICIAN: J. BRADSHAW  
DRAWING: SUMMERS STREET.dwg  
TRACT ID: N/A  
PARTYCHIEF: C. HERNANDEZ  
FIELDBOOKS: 42786



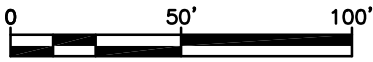
4801 Southwest Parkway  
Building Two, Suite 100  
Austin, Texas 78735  
Ofc: 512.447.0575  
Fax: 512.326.3029  
email: info@sam.biz

Texas Firm Registration No. 10064300

PROJECT: PORT OF CORPUS CHRISTI  
STREET CLOSURES

SHEET 1  
OF 1





GRAPHIC SCALE

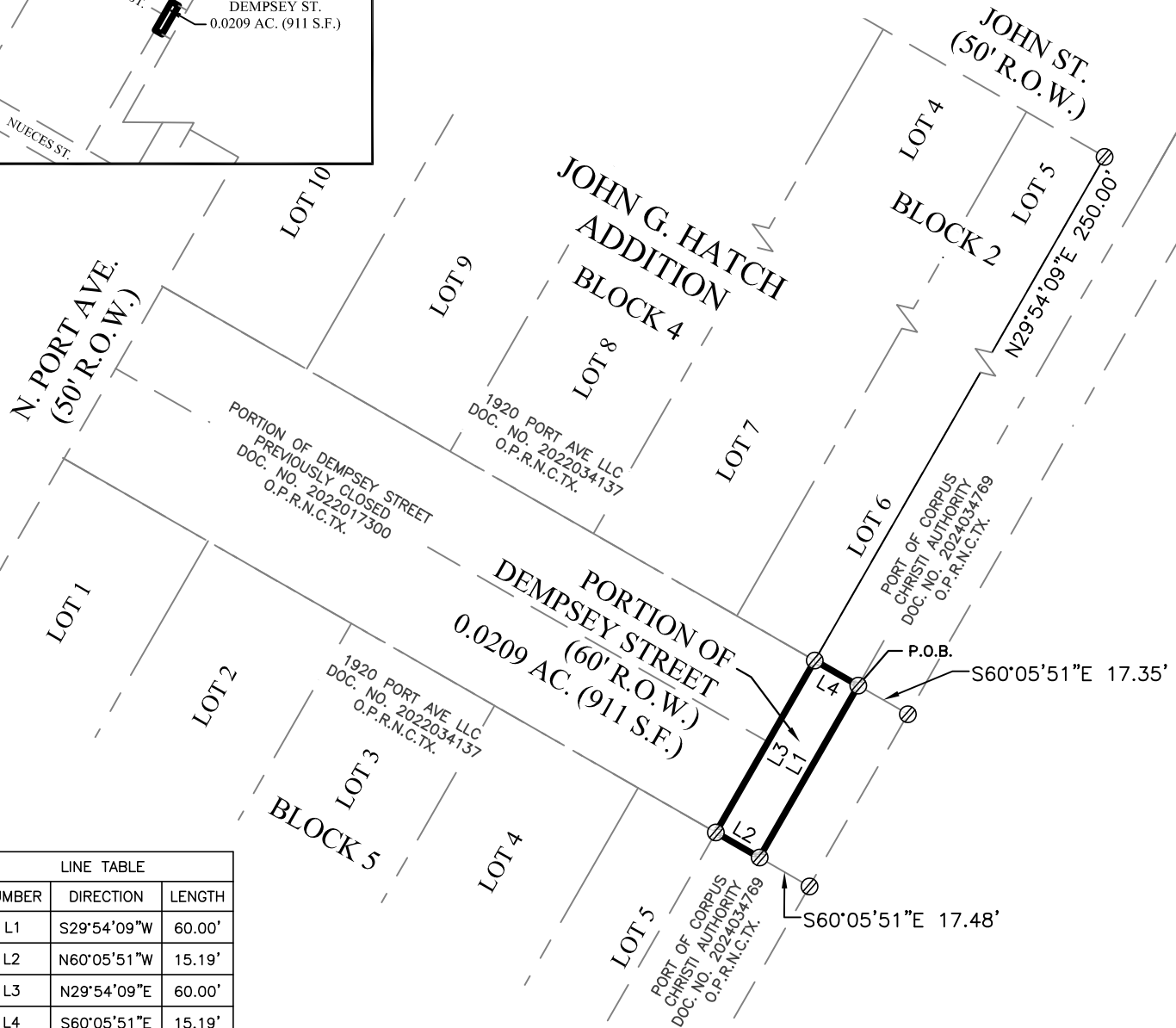
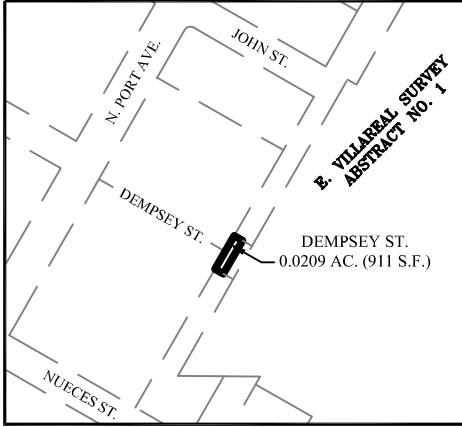
NUECES COUNTY  
ENRIQUEZ VILLAREAL SURVEY  
ABSTRACT NO. 1



# LEGEND

	ADJOINER LINE
	ORIGINAL PLAT LINE
	PROPERTY LINE
	REBAR SET
AC.	ACRES
P.O.B.	POINT OF BEGINNING
S.F.	SQUARE FEET
D.R.N.C.TX.	DEED RECORDS OF NUECES COUNTY, TEXAS
O.P.R.N.C.TX.	OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS
P.R.N.C.TX.	PLAT RECORDS OF NUECES COUNTY, TEXAS
R.P.R.N.C.TX.	REAL PROPERTY RECORDS OF NUECES COUNTY, TEXAS
( )	RECORD INFORMATION
	BREAKLINE

## VICINITY MAP



### LINE TABLE

NUMBER	DIRECTION	LENGTH
L1	S29°54'09"W	60.00'
L2	N60°05'51"W	15.19'
L3	N29°54'09"E	60.00'
L4	S60°05'51"E	15.19'

JOB NUMBER: 1022069506C  
DATE: NOVEMBER 20, 2023  
SCALE: 1"=50'  
SURVEYOR: D. ZDANCEWICZ  
TECHNICIAN: J. BRADSHAW  
DRAWING: DEMPSEY STREET.dwg  
TRACT ID: N/A  
PARTYCHIEF: C. HERNANDEZ  
FIELDBOOKS: 42786

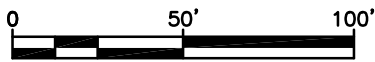


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Texas Firm Registration No. 10064300

PROJECT: PORT OF CORPUS CHRISTI STREET CLOSURES

SHEET 1  
OF 1



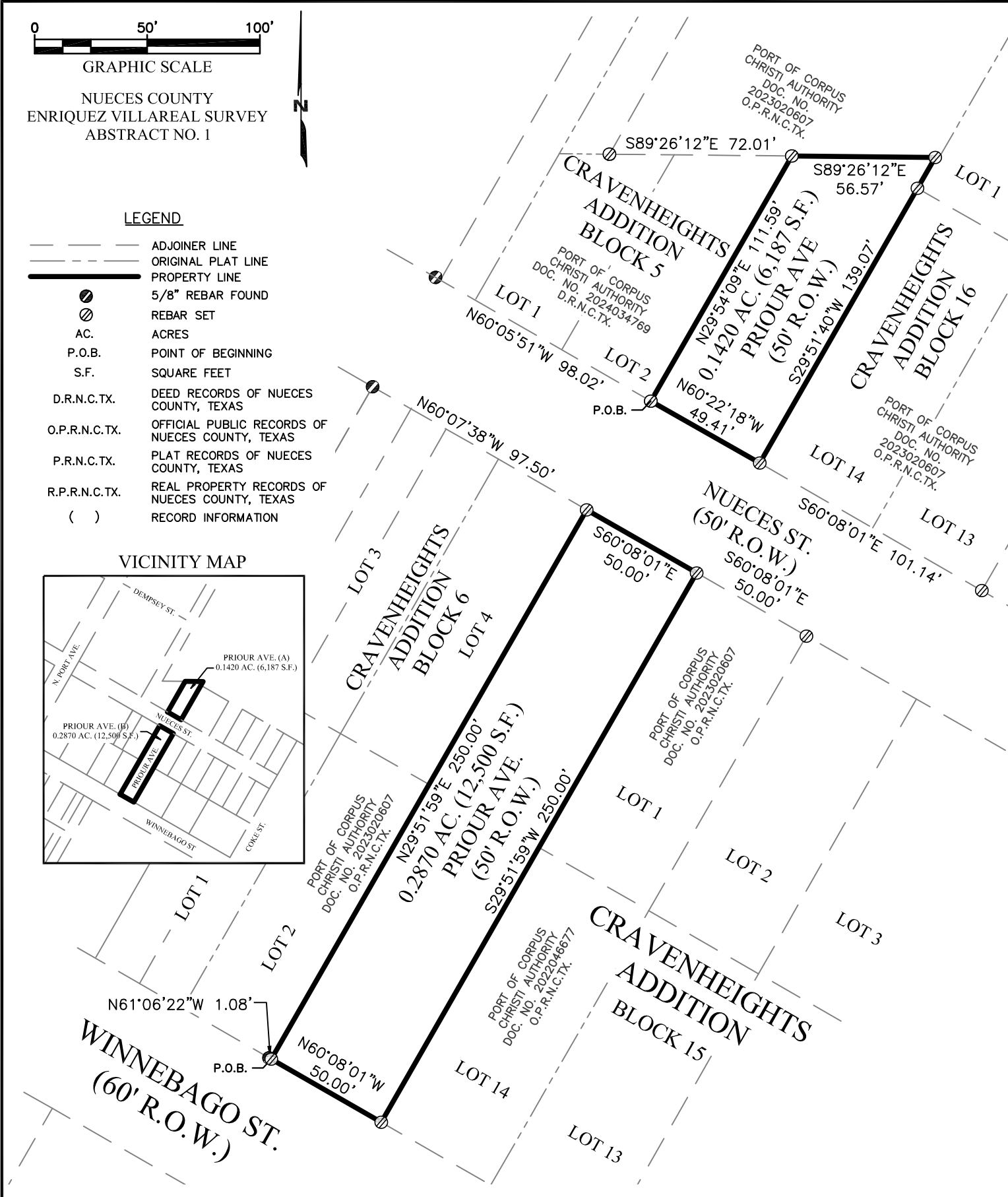
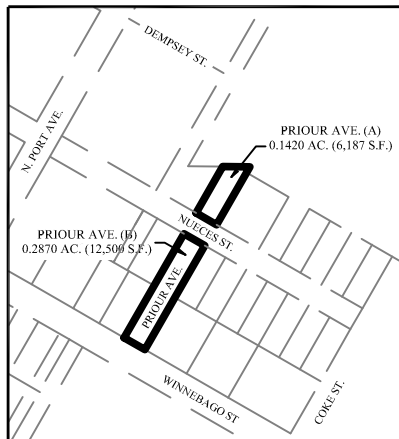
GRAPHIC SCALE

NUECES COUNTY  
ENRIQUEZ VILLAREAL SURVEY  
ABSTRACT NO. 1

LEGEND

	ADJOINER LINE
	ORIGINAL PLAT LINE
	PROPERTY LINE
	5/8" REBAR FOUND
	REBAR SET
AC.	ACRES
P.O.B.	POINT OF BEGINNING
S.F.	SQUARE FEET
D.R.N.C.TX.	DEED RECORDS OF NUECES COUNTY, TEXAS
O.P.R.N.C.TX.	OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS
P.R.N.C.TX.	PLAT RECORDS OF NUECES COUNTY, TEXAS
R.P.R.N.C.TX.	REAL PROPERTY RECORDS OF NUECES COUNTY, TEXAS
( )	RECORD INFORMATION

VICINITY MAP



JOB NUMBER: 1022069506C  
DATE: NOVEMBER 20, 2023  
SCALE: 1"=50'  
SURVEYOR: D. ZDANCEWICZ  
TECHNICIAN: J. BRADSHAW  
DRAWING: PRIOR AVENUE.dwg  
TRACT ID: N/A  
PARTY CHIEF: C. HERNANDEZ  
FIELDBOOKS: 42786

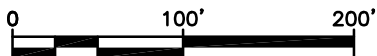


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Texas Firm Registration No. 10064300

PROJECT: PORT OF CORPUS CHRISTI STREET CLOSURES

SHEET 1  
OF 1

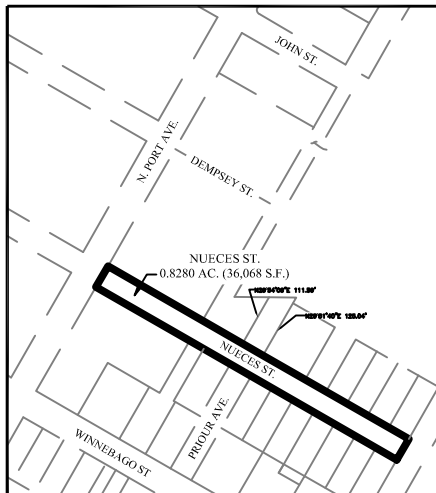


GRAPHIC SCALE

NUECES COUNTY  
ENRIQUEZ VILLAREAL SURVEY  
ABSTRACT NO. 1

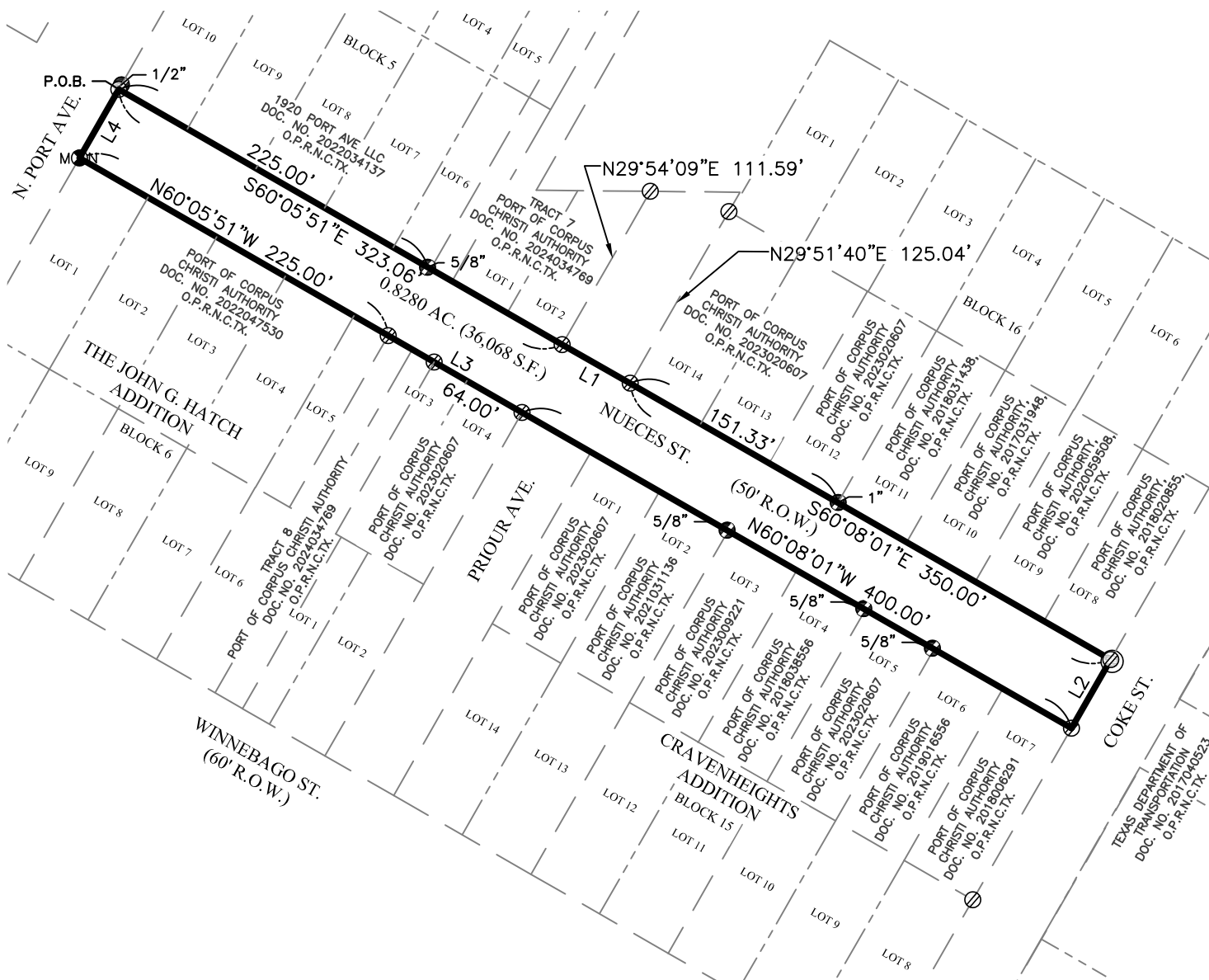
LINE TABLE		
NUMBER	DIRECTION	LENGTH
L1	S60°22'18"E	49.41'
L2	S29°51'59"W	50.00'
L3	N60°07'38"W	97.50'
L4	N29°54'09"E	49.85'

VICINITY MAP



LEGEND

	ADJOINER LINE
	ORIGINAL PLAT LINE
	PROPERTY LINE
	REBAR (AS NOTED)
	MAG NAIL SET
	REBAR SET
AC.	ACRES
P.O.B.	POINT OF BEGINNING
S.F.	SQUARE FEET
D.R.N.C.TX.	DEED RECORDS OF NUECES COUNTY, TEXAS
O.P.R.N.C.TX.	OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS
P.R.N.C.TX.	PLAT RECORDS OF NUECES COUNTY, TEXAS
R.P.R.N.C.TX.	REAL PROPERTY RECORDS OF NUECES COUNTY, TEXAS
( )	RECORD INFORMATION



JOB NUMBER: 1022069506C  
DATE: NOVEMBER 17, 2023  
SCALE: 1"=100'  
SURVEYOR: D. ZDANCEWICZ  
TECHNICIAN: J. BRADSHAW  
DRAWING: NUECES STREET.dwg  
TRACT ID: N/A  
PARTYCHIEF: C. FERNANDEZ  
FIELDBOOKS: 42786



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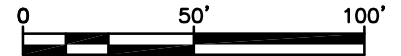
PROJECT: PORT OF CORPUS CHRISTI STREET CLOSURES

SHEET 1  
OF 1



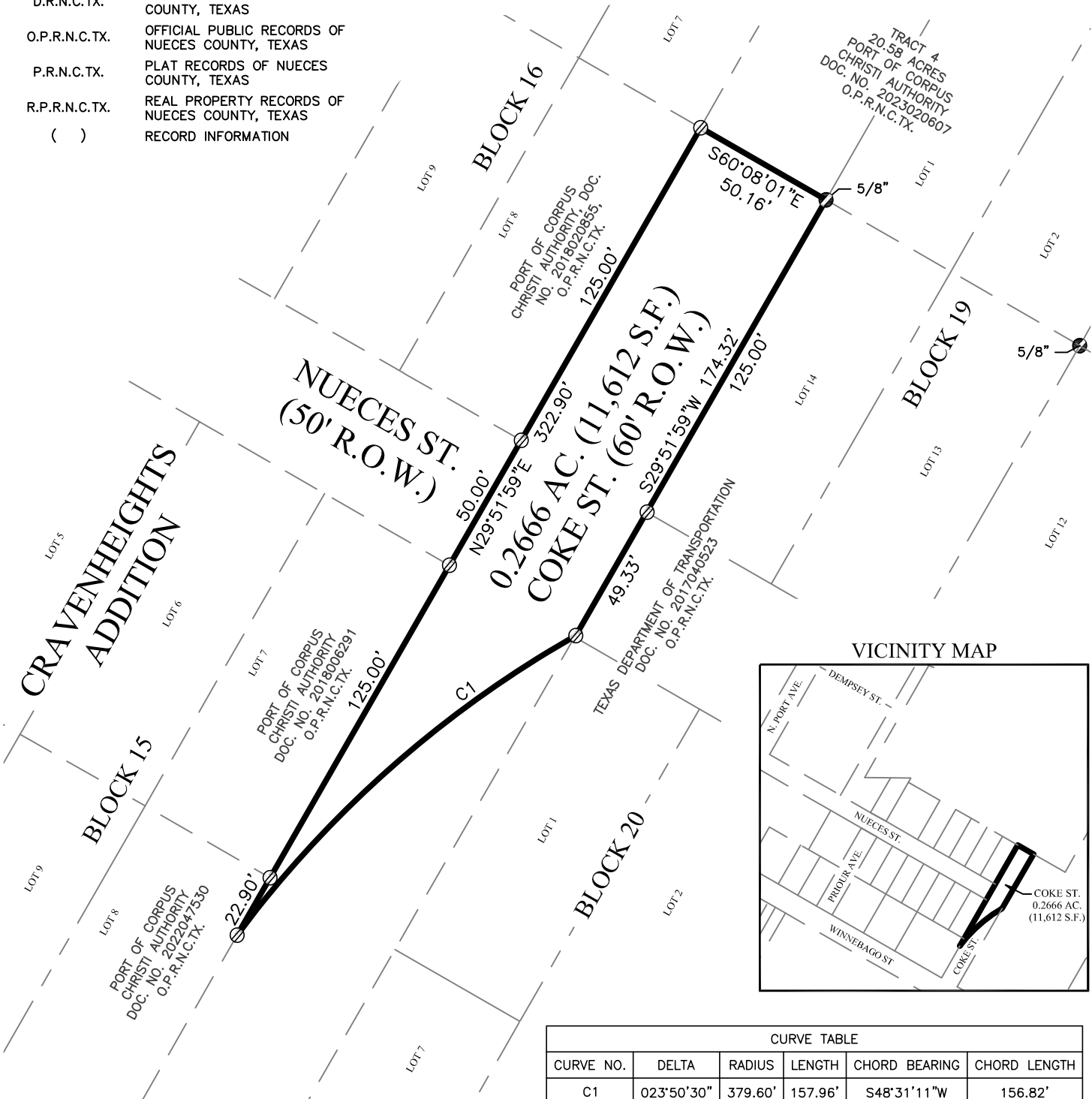
# LEGEND

---	ADJOINER LINE
---	ORIGINAL PLAT LINE
---	PROPERTY LINE
⊙	5/8" REBAR FOUND (AS NOTED)
⊗	REBAR SET
AC.	ACRES
P.O.B.	POINT OF BEGINNING
S.F.	SQUARE FEET
D.R.N.C.TX.	DEED RECORDS OF NUECES COUNTY, TEXAS
O.P.R.N.C.TX.	OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS
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R.P.R.N.C.TX.	REAL PROPERTY RECORDS OF NUECES COUNTY, TEXAS
( )	RECORD INFORMATION



GRAPHIC SCALE

NUECES COUNTY  
ENRIQUEZ VILLAREAL SURVEY  
ABSTRACT NO. 1



JOB NUMBER: 1022069506C  
DATE: SEPTEMBER 9, 2024  
SCALE: 1"=50'  
SURVEYOR: D. ZDANCEWICZ  
TECHNICIAN: J. BRADSHAW  
DRAWING: SUMMERS STREET.dwg  
TRACT ID: N/A  
PARTY CHIEF: C. HERNANDEZ  
FIELDBOOKS: 42786



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PROJECT: PORT OF CORPUS CHRISTI  
STREET CLOSURES

SHEET 1  
OF 1