

**Zoning Case No. ZN8600, Paul and Pamela Wondolowski (District 4).
Ordinance rezoning property at or near 526 Caribbean Drive from the "CN-1"
Neighborhood Commercial District to the "CN-1/SP" Neighborhood Commercial
District with a Special Permit; providing for a penalty not to exceed \$2,000 and
publication. (Planning Commission and Staff recommend approval.**

WHEREAS, with proper notice to the public, a public hearing was held during a meeting of the Planning Commission, during which all interested persons were allowed to appear and be heard;

WHEREAS, the Planning Commission has forwarded to the City Council its final report and recommendation regarding the application for an amendment to the City of Corpus Christi's Unified Development Code ("UDC") and corresponding UDC Zoning Map;

WHEREAS, with proper notice to the public, a public hearing was held during a meeting of the City Council, during which all interested persons were allowed to appear and be heard;

WHEREAS, the City Council has determined that this rezoning is not detrimental to the public health, safety, or general welfare of the City of Corpus Christi and its citizens; and

WHEREAS, the City Council finds that this rezoning will promote the best and most orderly development of the properties affected thereby, and to be affected thereby, in the City of Corpus Christi.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CORPUS CHRISTI, TEXAS, THAT:

SECTION 1. The Unified Development Code ("UDC") and corresponding UDC Zoning Map of the City of Corpus Christi, Texas are amended by changing the zoning on the subject property being LOT 3, BLOCK 1, WALDRON OAKS UNIT 2 & 20' X 130' OF LOT 6, WALDRON OAKS as shown in Exhibit "A", from:

the "CN-1" Neighborhood Commercial District to the "CN-1/SP" Neighborhood Commercial District with a Special Permit.

The subject property is located at or near **526 Caribbean Drive**. Exhibit A, Metes and Bounds, and Exhibit B, Site Plan, are attached to and incorporated in this ordinance.

The Special Permit granted in this Section of this ordinance is subject to the following conditions:

- 1. USE:** The only use permitted under this Special Permit, other than those permitted by right in the "CN-1" Neighborhood Commercial District, is a wireless telecommunication facility not to exceed 110 feet in height and shall be designed to meet the adopted wind load required.
- 2. ACCESS:** Access and placement shall be as per the site plan.
- 3. TELECOMMUNICATION TOWER STANDARDS:** The wireless communication tower is subject to all requirements of Section 5.5 of the Unified Development Code (UDC). These standards pertain to setbacks, screening, landscaping, and lighting.
- 4. OTHER REQUIREMENTS:** The Special Permit conditions listed herein do not preclude compliance with other applicable UDC, Building, and Fire Code Requirements.

5. TIME LIMIT: Per the UDC, this Special Permit shall be deemed to have expired within 12 months of this ordinance unless a complete building permit application has been submitted, and the Special Permit shall expire if the allowed use is discontinued for more than six consecutive months.

6. OTHER REQUIREMENTS: The Special Permit conditions listed herein do not preclude compliance with other applicable UDC, Building, and Fire Code Requirements.

SECTION 2. The UDC and corresponding UDC Zoning Map of the City, made effective July 1, 2011 and as amended from time to time, except as changed by this ordinance, both remain in full force and effect including the penalties for violations as made and provided for in Article 10 of the UDC.

SECTION 3. To the extent this amendment to the UDC represents a deviation from the City's Comprehensive Plan, the Comprehensive Plan is amended to conform to the UDC, as it is amended by this ordinance.

SECTION 4. All ordinances or parts of ordinances specifically pertaining to the zoning of the subject property that conflict with this ordinance are hereby expressly superseded except for the Military Compatibility Area Overlay Districts. This ordinance does not amend or supersede any Military Compatibility Area Overlay Districts, which, as adopted by Ordinance #032829, remain in full force and effect.

SECTION 5. A violation of this ordinance, or requirements implemented under this ordinance, constitutes an offense punishable by a fine not to exceed \$2,000.00 for each offense; as provided in Article 1, Section 1.10.1 of the UDC, Article 10 of the UDC, and/or Section 1-6 of the Corpus Christi Code of Ordinances.

SECTION 6. Publication shall be made in the official publication of the City of Corpus Christi as required by the City Charter.

SECTION 7. This ordinance shall become effective upon publication.

Introduced and voted on the _____ day of _____, 2026.


PASSED and APPROVED on the _____ day of _____, 2026.

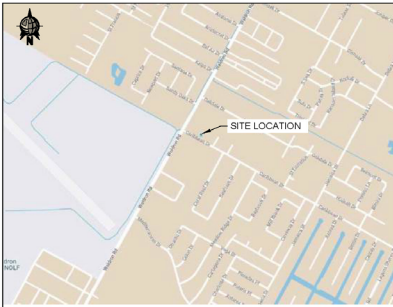
ATTEST:

Paulette Guajardo, Mayor

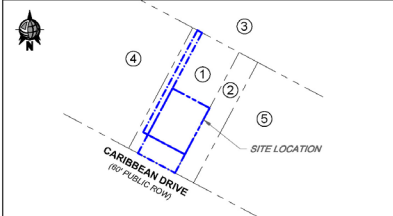
Rebecca Huerta, City Secretary

Exhibit A - Metes and Bounds

<p>PARENT TRACT LEGAL DESCRIPTIONS:</p> <p>TRACT ONE: (AS RECORDED IN VOLUME 1634 PAGE 814 OF THE OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS)</p> <p>A TRACT OF LAND 20 FEET BY 130 FEET OUT OF LOT SIX (6), WALDRON OAKS SUBDIVISION, A SUBDIVISION TO THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOL. 41, PAGE 96, MAP RECORDS OF NUECES COUNTY, TEXAS, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:</p> <p>STARTING AT SE CORNER OF LOT 6, WALDRON OAKS SUBDIVISION;</p> <p>THENCE N. 61 DEG. 100 FEET TO THE POINT OF BEGINNING, THE NE CORNER OF THIS TRACT;</p> <p>THENCE S. 29 DEG. W. 130 FEET TO SE CORNER OF THIS TRACT;</p> <p>THENCE N. 61 DEG. W. 20 FEET TO SW CORNER OF THIS TRACT;</p> <p>THENCE, 29 DEG. E. 130 FEET TO NW CORNER OF THIS TRACT;</p> <p>THENCE S. 61 DEG. E. 20 FEET TO THE PLACE OF BEGINNING.</p> <p>TRACT TWO: (AS RECORDED IN VOLUME 1535 PAGE 88 OF THE OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS)</p> <p>LOT 3, BLOCK 1, WALDRON OAKS UNIT 2, AN ADDITION TO THE CITY OF CORPUS CHRISTI, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 41, PAGE 55, PLAT RECORDS OF NUECES COUNTY, TEXAS.</p> <p>LESSEE'S PROPOSED 40'X50' PREMISES DESCRIPTION:</p> <p>BEING A LESSEE'S PROPOSED 40'X50' PREMISES CONTAINING 0.0459 ACRES (2,000.00 SQUARE FEET) OF LAND LOCATED IN THE R. DE YNOJOSA SURVEY, ABSTRACT NO. 411, NUECES COUNTY, TEXAS, AND BEING OUT OF AND PART OF LOT 3, BLOCK 1 AS SHOWN ON THE PLAT OF WALDRON OAKS, UNIT 2 AS RECORDED IN VOLUME 41, PAGE 55 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS, CONVEYED TO PAUL J. WONDOLOWSKI AND WIFE, PAMELA A. WONDOLOWSKI AS RECORDED IN VOLUME 1535, PAGE 88 OF THE OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS, SAID 0.0459-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH ALL CONTROL REFERRED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (4205), NORTH AMERICAN DATUM OF 1983:</p> <p>COMMENCING AT A FOUND 9/8" IRON ROD BEING THE SOUTH CORNER OF A 20 FEET BY 130 FEET TRACT OF LAND BEING OUT OF LOT 6, WALDRON OAKS AS RECORDED IN VOLUME 41, PAGE 96 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS, LYING IN THE NORTHEASTERLY RIGHT-OF-WAY LINE OF CARIBBEAN DRIVE, AND HAVING A STATE PLANE COORDINATE VALUE OF X=1372,387.06 (E), Y=17,121,977.51 (N).</p> <p>THENCE NORTH 43 DEGREES 33 MINUTES 58 SECONDS WEST, 63.25 FEET TO THE POINT OF BEGINNING AND WEST CORNER OF THE HEREN DESCRIBED TRACT HAVING A STATE PLANE COORDINATE VALUE OF X=1,372,343.47 (E), Y=17,122,023.34 (N);</p> <p>THENCE NORTH 27 DEGREES 59 MINUTES 57 SECONDS EAST, 50.00 FEET TO THE NORTH CORNER OF THE HEREN DESCRIBED TRACT;</p> <p>THENCE SOUTH 27 DEGREES 00 MINUTES 03 SECONDS EAST, 40.00 FEET TO THE EAST CORNER OF THE HEREN DESCRIBED TRACT, LYING IN THE SOUTHEASTERLY PROPERTY LINE OF SAID LOT 3, BLOCK 1, COMMON WITH THE NORTH-WESTERLY PROPERTY LINE OF SAID 20 FEET BY 130 FEET TRACT OF LAND;</p> <p>THENCE SOUTH 27 DEGREES 59 MINUTES 57 SECONDS WEST, 50.00 FEET ALONG SAID COMMON LINE TO THE SOUTH CORNER OF THE HEREN DESCRIBED TRACT;</p> <p>THENCE NORTH 62 DEGREES 00 MINUTES 03 SECONDS WEST, 40.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.0459 ACRES (2,000.00 SQUARE FEET) OF LAND.</p> <p>LESSEE'S PROPOSED 20'X40' WIDE ACCESS, UTILITY, AND FIBER EASEMENT DESCRIPTION:</p> <p>BEING A LESSEE'S PROPOSED 20'X40' ACCESS, UTILITY, AND FIBER EASEMENT CONTAINING 0.0184 ACRES (800.00 SQUARE FEET) OF LAND LOCATED IN THE R. DE YNOJOSA SURVEY, ABSTRACT NO. 411, NUECES COUNTY, TEXAS, AND BEING OUT OF AND PART OF LOT 3, BLOCK 1 AS SHOWN ON THE PLAT OF WALDRON OAKS, UNIT 2 AS RECORDED IN VOLUME 41, PAGE 96 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS, CONVEYED TO PAUL J. WONDOLOWSKI AND WIFE, PAMELA A. WONDOLOWSKI AS RECORDED IN VOLUME 1535, PAGE 88 OF THE OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS, SAID 0.0184-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH ALL CONTROL REFERRED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (4205), NORTH AMERICAN DATUM OF 1983:</p> <p>COMMENCING AT A FOUND 9/8" IRON ROD BEING THE SOUTH CORNER OF A 20 FEET BY 130 FEET TRACT OF LAND BEING OUT OF LOT 6, WALDRON OAKS AS RECORDED IN VOLUME 41, PAGE 96 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS, CONVEYED TO PAUL J. WONDOLOWSKI AS RECORDED IN VOLUME 1534, PAGE 814 OF THE OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS, LYING IN THE NORTHEASTERLY RIGHT-OF-WAY LINE OF CARIBBEAN DRIVE, AND HAVING A STATE PLANE COORDINATE VALUE OF X=1372,387.06 (E), Y=17,121,977.51 (N).</p> <p>THENCE NORTH 43 DEGREES 33 MINUTES 58 SECONDS WEST, 63.25 FEET TO THE POINT OF BEGINNING AND NORTH CORNER OF THE HEREN DESCRIBED TRACT HAVING A STATE PLANE COORDINATE VALUE OF X=1,372,343.47 (E), Y=17,122,023.34 (N);</p> <p>THENCE SOUTH 62 DEGREES 00 MINUTES 03 SECONDS EAST, 40.00 FEET TO THE EAST CORNER OF THE HEREN DESCRIBED TRACT, LYING IN THE SOUTHEASTERLY PROPERTY LINE OF SAID LOT 3, BLOCK 1, COMMON WITH THE NORTH-WESTERLY PROPERTY LINE OF SAID 20 FEET BY 130 FEET TRACT OF LAND;</p> <p>THENCE SOUTH 27 DEGREES 59 MINUTES 57 SECONDS WEST, 20.00 FEET ALONG SAID COMMON LINE TO THE SOUTH CORNER OF THE HEREN DESCRIBED TRACT, BEING THE SOUTH CORNER OF SAID LOT 3, BLOCK 1 COMMON WITH THE WEST CORNER OF SAID 20 FEET BY 130 FEET TRACT OF LAND, LYING IN SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF CARIBBEAN DRIVE;</p> <p>THENCE NORTH 62 DEGREES 00 MINUTES 03 SECONDS WEST, 40.00 FEET ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF CARIBBEAN DRIVE, COMMON WITH THE SOUTH-WESTERLY PROPERTY LINE OF SAID LOT 3, BLOCK 1, TO THE WEST CORNER OF THE HEREN DESCRIBED TRACT;</p> <p>THENCE NORTH 27 DEGREES 59 MINUTES 57 SECONDS EAST, 20.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.0184 ACRES (800.00 SQUARE FEET) OF LAND.</p> <p>LESSEE'S PROPOSED 5' WIDE UTILITY AND FIBER EASEMENT DESCRIPTION:</p> <p>BEING A LESSEE'S PROPOSED 5' WIDE UTILITY AND FIBER EASEMENT CONTAINING 0.0126 ACRES (550.00 SQUARE FEET) OF LAND LOCATED IN THE R. DE YNOJOSA SURVEY, ABSTRACT NO. 411, NUECES COUNTY, TEXAS, AND BEING OUT OF AND PART OF LOT 3, BLOCK 1 AS SHOWN ON THE PLAT OF WALDRON OAKS, UNIT 2 AS RECORDED IN VOLUME 41, PAGE 96 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS, CONVEYED TO PAUL J. WONDOLOWSKI AND WIFE, PAMELA A. WONDOLOWSKI AS RECORDED IN VOLUME 1535, PAGE 88 OF THE OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS, SAID 0.0126-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH ALL CONTROL REFERRED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (4205), NORTH AMERICAN DATUM OF 1983:</p> <p>COMMENCING AT A FOUND 9/8" IRON ROD BEING THE SOUTH CORNER OF A 20 FEET BY 130 FEET TRACT OF LAND BEING OUT OF LOT 6, WALDRON OAKS AS RECORDED IN VOLUME 41, PAGE 96 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS, CONVEYED TO PAUL J. WONDOLOWSKI AS RECORDED IN VOLUME 1534, PAGE 814 OF THE OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS, LYING IN THE NORTHEASTERLY RIGHT-OF-WAY LINE OF CARIBBEAN DRIVE, AND HAVING A STATE PLANE COORDINATE VALUE OF X=1372,387.06 (E), Y=17,121,977.51 (N).</p> <p>THENCE NORTH 43 DEGREES 33 MINUTES 58 SECONDS WEST, 63.25 FEET TO THE POINT OF BEGINNING AND SOUTH CORNER OF THE HEREN DESCRIBED TRACT HAVING A STATE PLANE COORDINATE VALUE OF X=1,372,343.47 (E), Y=17,122,023.34 (N);</p> <p>THENCE NORTH 62 DEGREES 00 MINUTES 03 SECONDS WEST, 5.00 FEET TO THE WEST CORNER OF THE HEREN DESCRIBED TRACT;</p>	<p>THENCE NORTH 27 DEGREES 59 MINUTES 57 SECONDS EAST, 110.00 FEET TO THE NORTH CORNER OF THE HEREN DESCRIBED TRACT, LYING IN THE NORTHEASTERLY PROPERTY LINE OF SAID LOT 3, BLOCK 1;</p> <p>THENCE SOUTH 62 DEGREES 00 MINUTES 03 SECONDS EAST, 5.00 FEET ALONG SAID NORTHEASTERLY PROPERTY LINE OF LOT 3, BLOCK 1 TO THE EAST CORNER OF THE HEREN DESCRIBED TRACT;</p> <p>THENCE SOUTH 27 DEGREES 59 MINUTES 57 SECONDS WEST, 110.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.0126 ACRES (550.00 SQUARE FEET) OF LAND.</p> <p>GENERAL NOTES:</p> <ol style="list-style-type: none"> ALL BEARINGS ARE GRID BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (4205), NORTH AMERICAN DATUM OF 1983 AND ARE ROUNDED TO THE NEAREST SECOND. ALL DISTANCES ARE REPRESENTED IN GRID VALUES, BASED ON SAID HORIZONTAL DATUM AND ARE MEASURED IN SURVEY FEET TO THE NEAREST HUNDRETH OF FOOT. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (GEOID18) AND ARE DETERMINED TO THE NEAREST TENTH OF FOOT. PROVIDED ELEVATIONS, LATITUDE AND LONGITUDE VALUES ARE FROM GPS OBSERVATIONS (TYPE OF EQUIPMENT: TRIMBLE R2-T0C00, DATE OF SURVEY: 12/06/2023) BAISS OF BEARING: GPS OBSERVATIONS CONDUCTED AT THE TIME OF THE SURVEY. BAISS OF ELEVATION: GPS OBSERVATIONS CONDUCTED AT THE TIME OF THE SURVEY. THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY AND NO BOUNDARY SURVEY OF THE PARENT TRACT WAS PERFORMED. THIS SURVEY CONTAINS A DRAWING AND METES & BOUNDS DESCRIPTIONS FOR A LESSEE'S PROPOSED 40'X50' PREMISES, A LESSEE'S PROPOSED 20'X40' ACCESS, UTILITY, AND FIBER EASEMENT, AND A LESSEE'S PROPOSED 5' WIDE UTILITY AND FIBER EASEMENT THAT WERE PREPARED FOR THE EXCLUSIVE USE OF VERIZON AND EXCLUSIVELY FOR THE TRANSFER OF THE LESSEE'S PREMISES AND EASEMENTS SHOWN HEREON. THE PREMISES AND ASSOCIATED EASEMENTS WILL NOT BE MONUMENTED. A TEMPORARY BENCHMARK HAS BEEN SET UP FOR CONSTRUCTION PURPOSES. THIS SURVEY WAS BASED ON INFORMATION PROVIDED IN A TITLE SEARCH REPORT ISSUED BY HOLLERBACH ASSOCIATES, INC., ORDER NO: HA320948, CUSTOMER REF NO: GLENOAK (NEW CANDIDATE), CERTIFICATION DATE: 11/08/2023. NO WETLAND AREAS HAVE BEEN INVESTIGATED BY THIS SPECIFIC SURVEY. ALL ZONING INFORMATION SHOULD BE VERIFIED WITH PROPER ZONING OFFICIALS. UTILITIES AS SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS CONDUCTED ON 12/06/2023. UNDERGROUND UTILITIES MAY EXIST AND WERE NOT PHYSICALLY LOCATED AS A PART OF THIS SURVEY. SURVEYOR DOES NOT GUARANTEE UTILITIES SHOWN ON THE SURVEY ARE IN EXACT POSITIONS. CONTRACTOR MUST ALWAYS CALL 811 PRIOR TO DIGGING. AT THE TIME OF THE SURVEY, THE LESSEE'S PROPOSED 40'X50' PREMISES, THE LESSEE'S PROPOSED 20'X40' ACCESS, UTILITY, AND FIBER EASEMENT, AND THE LESSEE'S PROPOSED 5' WIDE UTILITY AND FIBER EASEMENT LIED WITHIN AN UNSHADED AREA OF MINIMAL FLOOD HAZARD ZONE X ACCORDING TO FEMA FIRM PANEL MAP NUMBER 48355025450, EFFECTIVE 10/19/2022 (NUECES COUNTY, TEXAS). DATA REFLECTED ON THE ADJOINER MAP AND IN THE ADJOINER TABLE IS BASED ON ONLINE PARCEL MAP DATA THAT WAS NOT INCLUDED IN THE TITLE SEARCH REPORT ISSUED BY HOLLERBACH ASSOCIATES, INC., ORDER NO: HA320948, CUSTOMER REF NO: GLENOAK (NEW CANDIDATE), CERTIFICATION DATE: 11/08/2023. SURVEYOR TAKES NO RESPONSIBILITY FOR ITS ACCURACY. LESSEE'S PROPOSED PREMISES AND LESSEE'S PROPOSED EASEMENTS PLACEMENT ARE PER LAND OWNER, ABE, OR CUSTOMER DIRECTION AND DO NOT REFLECT ENGINEERING OR REAL ESTATE ASSESSMENT BY 3D DESIGN AND ENGINEERING, INC. <p>EXCEPTIONS:</p> <p>EXCEPTIONS HEREON WERE LISTED IN THE TITLE SEARCH REPORT ISSUED BY HOLLERBACH ASSOCIATES, INC., ORDER NO: HA320948, CUSTOMER REF NO: GLENOAK (NEW CANDIDATE), CERTIFICATION DATE: 11/08/2023:</p> <p>ALL MATTERS SHOWN ON PLAT 4141:</p> <p>-NONE-</p> <p>ALL MATTERS SHOWN ON PLAT 4155:</p> <p>- 20' BUILDING LINE (DEDICATED BY PLAT). (BUILDING LINE IS LOCATED WITHIN THE PARENT TRACT AND WITHIN THE LESSEE'S PROPOSED 20'X40' ACCESS, UTILITY, AND FIBER EASEMENT, BUT IS NOT LOCATED WITHIN THE LESSEE'S PROPOSED 40'X50' PREMISES, NOR WITHIN THE LESSEE'S PROPOSED 5' WIDE UTILITY AND FIBER EASEMENT.)</p> <p>- 7.5' UTILITY EASEMENT (DEDICATED BY PLAT). (EASEMENT IS LOCATED WITHIN THE PARENT TRACT AND WITHIN THE LESSEE'S PROPOSED 5' WIDE UTILITY AND FIBER EASEMENT, BUT IS NOT LOCATED WITHIN THE LESSEE'S PROPOSED 40'X50' PREMISES, NOR WITHIN THE LESSEE'S PROPOSED 20'X40' ACCESS, UTILITY, AND FIBER EASEMENT.)</p> <p>ALL MATTERS SHOWN ON PLAT 4156:</p> <p>- 20' BUILDING LINE (DEDICATED BY PLAT). (BUILDING LINE IS LOCATED WITHIN THE PARENT TRACT AND WITHIN THE LESSEE'S PROPOSED 20'X40' ACCESS, UTILITY, AND FIBER EASEMENT, BUT IS NOT LOCATED WITHIN THE LESSEE'S PROPOSED 40'X50' PREMISES, NOR WITHIN THE LESSEE'S PROPOSED 5' WIDE UTILITY AND FIBER EASEMENT.)</p> <p>- 7.5' UTILITY EASEMENT (DEDICATED BY PLAT). (EASEMENT IS LOCATED WITHIN THE PARENT TRACT AND WITHIN THE LESSEE'S PROPOSED 5' WIDE UTILITY AND FIBER EASEMENT, BUT IS NOT LOCATED WITHIN THE LESSEE'S PROPOSED 40'X50' PREMISES, NOR WITHIN THE LESSEE'S PROPOSED 20'X40' ACCESS, UTILITY, AND FIBER EASEMENT.)</p> <p>I, HELENE F. LECOANET, DO HEREBY CERTIFY TO PAUL WONDOLOWSKI AND WIFE, PAMELA A. WONDOLOWSKI, & CELLO PARTNERSHIP DBA VERIZON WIRELESS, THAT THIS SURVEY WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION, ON THE GROUND OF THE LESSEE'S PROPOSED 40' X 50' PREMISES, THE LESSEE'S PROPOSED 20' X 40' WIDE ACCESS, UTILITY AND FIBER EASEMENT, AND THE LESSEE'S PROPOSED 5' WIDE UTILITY AND FIBER EASEMENT HEREIN DESCRIBED, AND THE RESULTS OF SAID SURVEY ARE REPRESENTED HEREON TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.</p>	<p>SURVEY PREPARED FOR</p> <p>verizon</p> <p>600 HIDDEN RIDGE IRVING, TX 75038 PHONE: (678) 339-4247 FAX: (972) 718-1967</p> <p>SURVEY PREPARED BY:</p> <p></p> <p>3D DESIGN & ENGINEERING INC. DEPARTMENT OF SURVEYING 21502 E WINTER VIOLET CT CYPRESS, TX 77433 PHONE: 832-510-9821 www.3d3ne.com INFO@3D3NE.COM TEXAS REGISTRATION NO. 10184603</p> <table border="1"> <thead> <tr> <th>RE/DATE</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>SITE EXHIBIT AND DESCRIPTION</p> <p>VERIZON WIRELESS - TEXAS AREA</p> <p>GLENOAK</p> <p>CORPUS CHRISTI, TEXAS CARIBBEAN DRIVE CORPUS CHRISTI, TX, 78418 MDG LOCATION ID: 5000161273</p> <p></p> <p>HELENE F. LECOANET, RPLS TEXAS REGISTRATION NO. 8567</p> <p>DRAWN BY: MAV CHECKED BY: HL DATE: 1/10/2024</p> <p>SHEET 2 OF 2</p> <p>SURVEY NOT VALID WITHOUT ALL SHEETS</p>	RE/DATE	DATE	DESCRIPTION	BY												
RE/DATE	DATE	DESCRIPTION	BY															



VICINITY MAP (N.T.S.)



PROPERTY MAP (N.T.S.)

ADJOINER TABLE		
#	OWNER	PARCEL ID
1	PAUL WONDOLOWSKI AND WIFE, PAMELA A. WONDOLOWSKI	200053722
2	PAUL J. MONDOLOWSKI	200053722
3	SELF FAMILY PROPERTIES LLC	200053516
4	PAUL J. MONDOLOWSKI ET UX	200053719
5	PARADISE REAL ESTATE LLC	200053725

ABBREVIATIONS

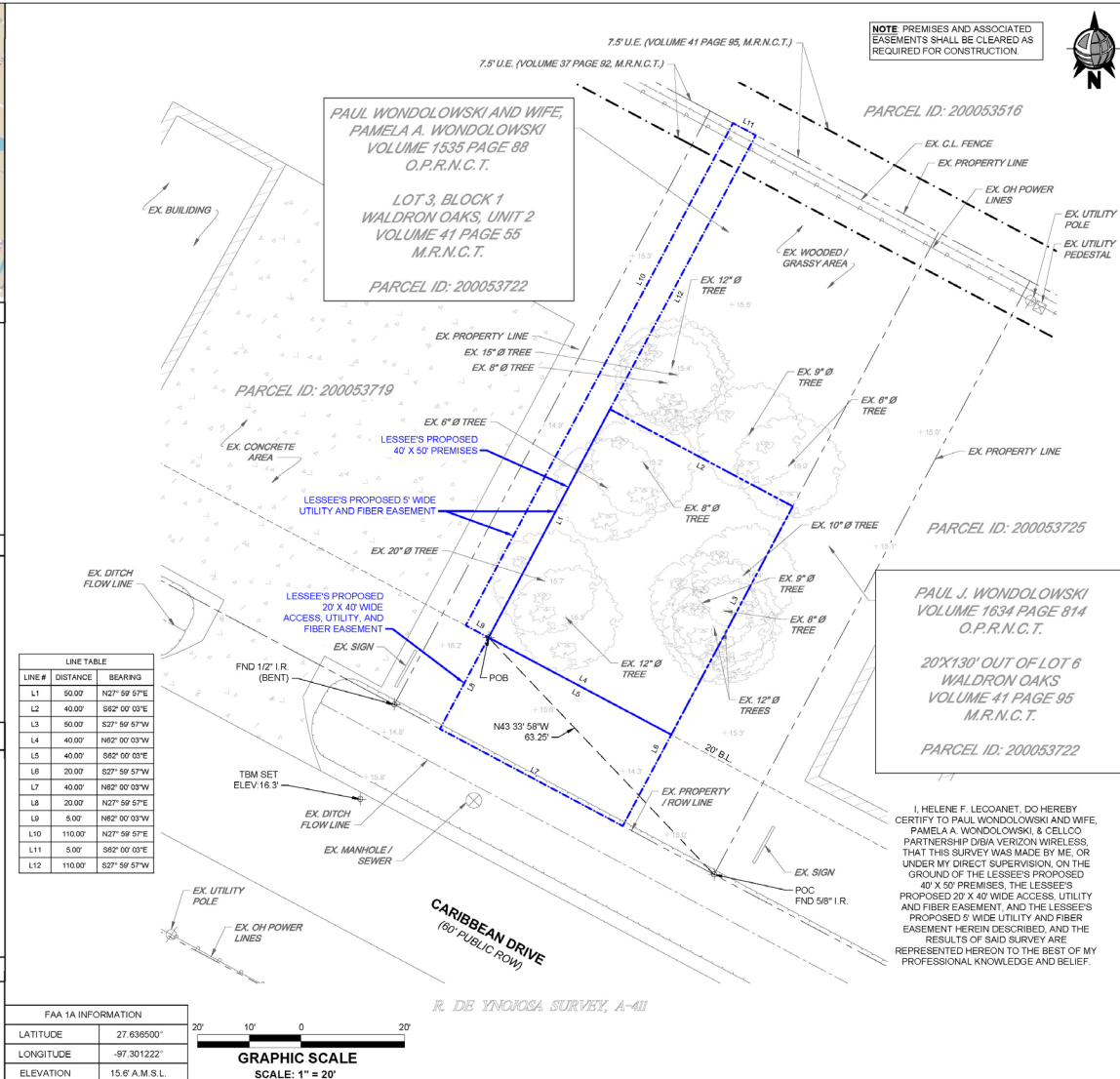
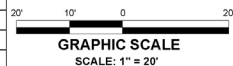
ABBREVIATIONS	
A.M.S.L.	AVERAGE MEAN SEA LEVEL
A.E.	ACCESS EASEMENT
B.L.	BUILDING LINE
B.W.	BARBED WIRE
C.L.	CHAIN LINE
D.E.	DRAINAGE EASEMENT
EX.	EXISTING
FN.	FILE NUMBER
FND.	FOUND
I.P.	IRON PIPE
I.R.	IRON ROD
M.R.N.C.T.	MAP RECORDS OF NUECES COUNTY, TEXAS
O.P.R.N.C.T.	OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS
POB.	POINT OF BEGINNING
POC.	POINT OF COMMENCEMENT
OH.	OVERHEAD
ROW.	RIGHT-OF-WAY
STM.S.E.	STORM SEWER EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
TBM.	TEMPORARY BENCHMARK
TYP.	TYPICAL
U.E.	UTILITY EASEMENT
W.L.E.	WATER LINE EASEMENT

LEGEND

	LESSEE'S PREMISES		EX. EASEMENT
	LESSEE'S EASEMENT		EX. PROPERTY LINE
	EX. C.L. FENCE		EX. OH POWER LINES
	EX. B.W. FENCE		EX. UTILITY POLE
	EX. WOOD FENCE		EX. TELCO PEDESTAL
	EX. HIGH BANK		EX. MANHOLE

LINE TABLE		
LINE #	DISTANCE	BEARING
L1	50.00'	N27° 59' 57"E
L2	40.00'	S62° 00' 03"E
L3	50.00'	S27° 59' 57"W
L4	40.00'	N82° 00' 03"W
L5	40.00'	S62° 00' 03"E
L6	20.00'	S27° 59' 57"W
L7	40.00'	N82° 00' 03"W
L8	20.00'	N27° 59' 57"E
L9	5.00'	N82° 00' 03"W
L10	110.00'	N27° 59' 57"E
L11	5.00'	S62° 00' 03"E
L12	110.00'	S27° 59' 57"W

FAA 1A INFORMATION	
LATITUDE	27.836500°
LONGITUDE	-97.301222°
ELEVATION	15.6' A.M.S.L.



PAUL WONDOLOWSKI AND WIFE,
PAMELA A. WONDOLOWSKI
VOLUME 1535 PAGE 88
O.P.R.N.C.T.

LOT 3, BLOCK 1
WALDRON OAKS, UNIT 2
VOLUME 41 PAGE 55
M.R.N.C.T.

PARCEL ID: 200053722

NOTE: PREMISES AND ASSOCIATED EASEMENTS SHALL BE CLEARED AS REQUIRED FOR CONSTRUCTION.



SURVEY PREPARED FOR:
verizon
600 HIDDEN RIDGE
IRVING, TX 75038
PHONE: (972) 339-4247
FAX: (972) 718-1967

SURVEY PREPARED BY:
3DD&E
3D DESIGN & ENGINEERING INC.
DEPARTMENT OF SURVEYING
21502 E WINTER VIOLET CT
CYPRESS, TX 77433
PHONE: 832-510-9621
www.3ddne.com
INFO@3DDNE.COM
TEXAS REGISTRATION NO. 10194603

REV	DATE	DESCRIPTION	BY

SITE EXHIBIT AND DESCRIPTION
VERIZON WIRELESS - TEXAS AREA
GLENOAK
CARIBBEAN DRIVE
CORPUS CHRISTI, TX, 78418
MDG LOCATION ID: 5000161273



HELENE F. LECOANET, RPLS
TEXAS REGISTRATION NO. 6567
DRAWN BY: MAV
CHECKED BY: HL
DATE: 1/10/2024

SHEET 1 OF 2
SURVEY NOT VALID WITHOUT ALL SHEETS

PAUL J. WONDOLOWSKI
VOLUME 1634 PAGE 814
O.P.R.N.C.T.

20' X 130' OUT OF LOT 6
WALDRON OAKS
VOLUME 41 PAGE 95
M.R.N.C.T.

PARCEL ID: 200053722

I, HELENE F. LECOANET, DO HEREBY CERTIFY TO PAUL WONDOLOWSKI AND WIFE, PAMELA A. WONDOLOWSKI, & CELCOO PARTNERSHIP DBA VERIZON WIRELESS, THAT THIS SURVEY WAS MADE BY ME, OR UNDER MY DIRECT SUPERVISION, ON THE GROUND OF THE LESSEE'S PROPOSED 40' X 50' PREMISES. THE LESSEE'S PROPOSED 20' X 40' WIDE ACCESS, UTILITY AND FIBER EASEMENT, AND THE LESSEE'S PROPOSED 5' WIDE UTILITY AND FIBER EASEMENT HEREIN DESCRIBED, AND THE RESULTS OF SAID SURVEY ARE REPRESENTED HEREON TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

R. DE YNOCOSA SURVEY, A-411

