

PLANNING COMMISSION FINAL REPORT

Case No. 0615-05
 HTE No. 15-10000031

Planning Commission Hearing Date: June 17, 2015

Applicant & Legal Description	<p>Representative: Joe L. Garcia Applicant/Owner: Michael Havelka Legal Description/Location: Being 9.49 acres of land out of Lot 6, Tropic Estates, and out of Lots 10, 11, and 12, Section 53, Flour Bluff Encinal Farm and Garden Tracts, located along Caribbean Drive between Waldron Road and Jamaica Drive and along Jamaica Drive between Caribbean Drive and Glenoak Drive.</p>			
Zoning Request	<p>From: "RM-1" Multifamily 1 District To: "RS-6" Single-Family 6 District Area: 9.49 Purpose of Request: To allow the development of a 33-unit single-family subdivision.</p>			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	<i>Site</i>	"RM-1" Multifamily 1	Vacant	Medium Density Residential
	<i>North</i>	"RS-6" Single-Family 6	Low Density Residential	Low Density Residential
	<i>South</i>	"RS-6" Single-Family 6	Low Density Residential	Low Density Residential
	<i>East</i>	"RM-1" Multifamily 1	Vacant and Medium Density Residential	Medium Density Residential
	<i>West</i>	"RS-6" Single-Family 6	Vacant and Estate Residential	Low Density and Medium Density Residential
ADP, Map & Violations	<p>Area Development Plan: The subject property is located within the boundaries of the Flour Bluff Area Development Plan and is planned for medium density residential uses. The proposed rezoning to the "RS-6" Single-Family 6 District is not consistent with the adopted Future Land Use Plan but is consistent with the Flour Bluff Area Development Plan. Map No.: 036028 Zoning Violations: None</p>			
Transportation	<p>Transportation and Circulation: The subject property has approximately 500 feet of street frontage Caribbean Drive and two 50-foot areas of frontage along Jamaica Drive, which are both "C1" Collectors. The subject property is located along the north side of Caribbean Drive approximately 350 feet west of Jamaica Drive.</p>			

Staff Summary:

Requested Zoning: The applicant is requesting a rezoning from the “RM-1” Multifamily 1 District to the “RS-6” Single-Family 6 District to allow the development of a 33-unit single-family subdivision.

Development Plan: The applicant is proposing a single-family subdivision with 33 lots, each with a minimum of 6,000 square foot.

Existing Land Uses & Zoning: North and south of the subject property are single-family homes in the “RS-6” Single-Family 6 District. East of the subject property is a vacant lot and the Tropical Estates Apartments zoned “RM-1” Multifamily 1 and west is a vacant lot and a residential estate home in the “RS-6” Single-Family District.

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

Comprehensive Plan & Area Development Plan Consistency: The subject property is located within the boundaries of the Flour Bluff Area Development Plan (ADP). The proposed rezoning to the “RS-6” Single-Family 6 District is consistent with the Flour Bluff ADP. Additionally, the following are pertinent elements of the Comprehensive Plan and should be considered:

- Appropriate transitions should exist between high-density and low-density (less than 10 units per acre) residential dwellings (Residential Policy G)
- Infill development should be encouraged on vacant tracts within developed areas (Residential Policy H)
- Residential street designs should improve the safety and quality of residential areas (Transportation Policy D)
- To assure adequate circulation and egress in times of emergency, the city places as a priority extension of Debra/ Jamaica Street as a north/south collector north of Mediterranean to serve as relief to Laguna Shores road (Flour Bluff ADP Policy C.3)
-

Plat Status: The subject property would need to be platted.

Department Comments:

- The requested zoning would allow for a reduced density type of residential development providing for a better land use transition between the residential estate uses to the west and the medium density uses to the east. This area of Flour Bluff is largely residential and the proposed development would continue that trend.
- It is staff’s opinion that the proposed rezoning would not negatively impact the surrounding residential properties and the property to be rezoned is consistent with elements of the city’s Comprehensive Plan and Flour Bluff Area Development Plan to allow for a low-density residential use.

- A “RS-6” District would allow uses that are compatible with the surrounding development.
- Staff’s opinion is that a single-family residential development does increase the residential desirability of this neighborhood, which is one of the findings required of the Comprehensive Plan

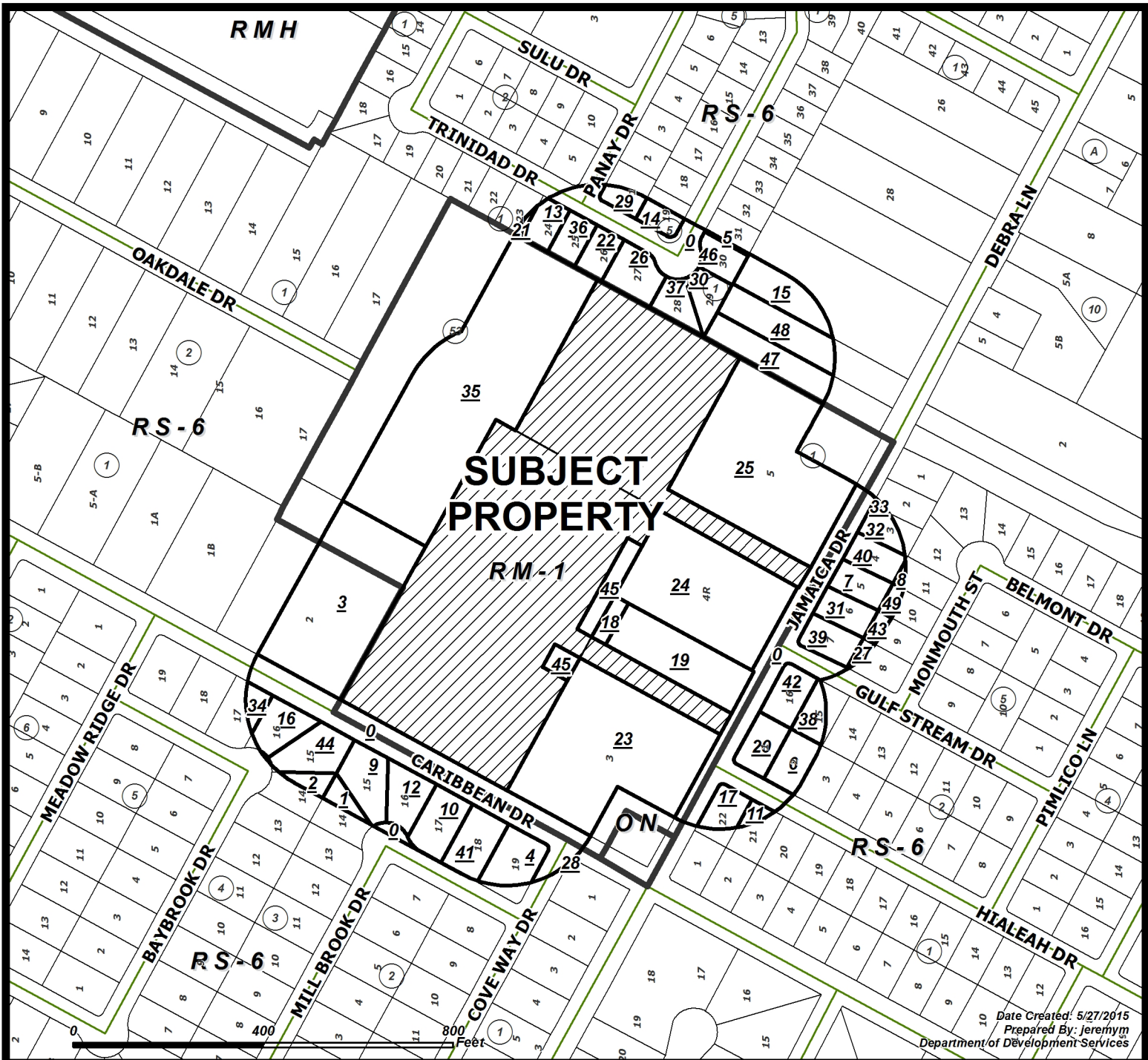
Planning Commission and Staff Recommendation:

Approval of the change of zoning from the “RM-1” Multifamily 1 District to the “RS-6” Single-Family 6 District.

Public Notification	Number of Notices Mailed – 49 within 200-foot notification area 5 outside notification area
	<u>As of June 10, 2015:</u>
	In Favor – 0 inside notification area – 0 outside notification area
	In Opposition – 0 inside notification area – 0 outside notification area
Totaling 0.00% of the land within the 200-foot notification area in opposition.	

Attachments:

1. Location Map (Existing Zoning & Notice Area)
2. Site Plan
3. Zoning Application

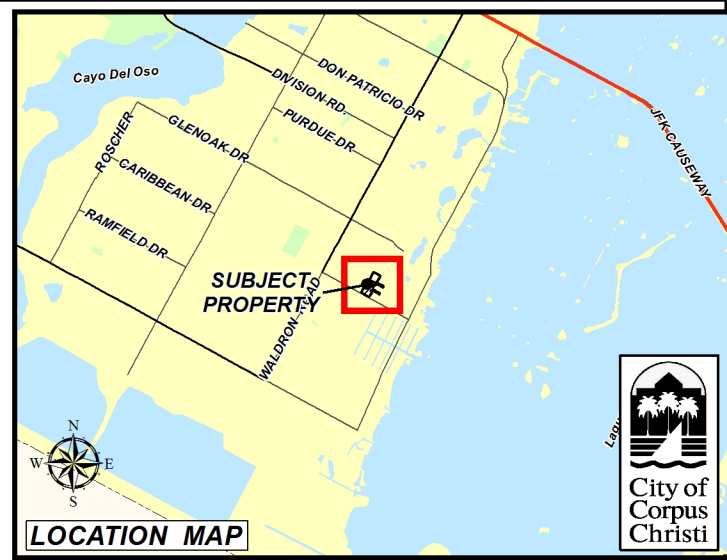


CASE: 0615-05

Zoning & Notice Area

RM-1 Multifamily 1	IL Light Industrial
RM-2 Multifamily 2	IH Heavy Industrial
RM-3 Multifamily 3	PUD Planned Unit Dev. Overlay
ON Professional Office	RS-10 Single-Family 10
RM-AT Multifamily AT	RS-6 Single-Family 6
CN-1 Neighborhood Commercial	RS-4.5 Single-Family 4.5
CN-2 Neighborhood Commercial	RS-TF Two-Family
CR-1 Resort Commercial	RS-15 Single-Family 15
CR-2 Resort Commercial	RE Residential Estate
CG-1 General Commercial	RS-TH Townhouse
CG-2 General Commercial	SP Special Permit
CI Intensive Commercial	RV Recreational Vehicle Park
CBD Downtown Commercial	RMH Manufactured Home
CR-3 Resort Commercial	
FR Farm Rural	
H Historic Overlay	
BP Business Park	

Subject Property with 200' buffer
 Owners in favor
 Owners in opposition
4 Owners within 200' listed on attached ownership table



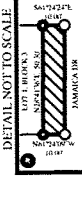
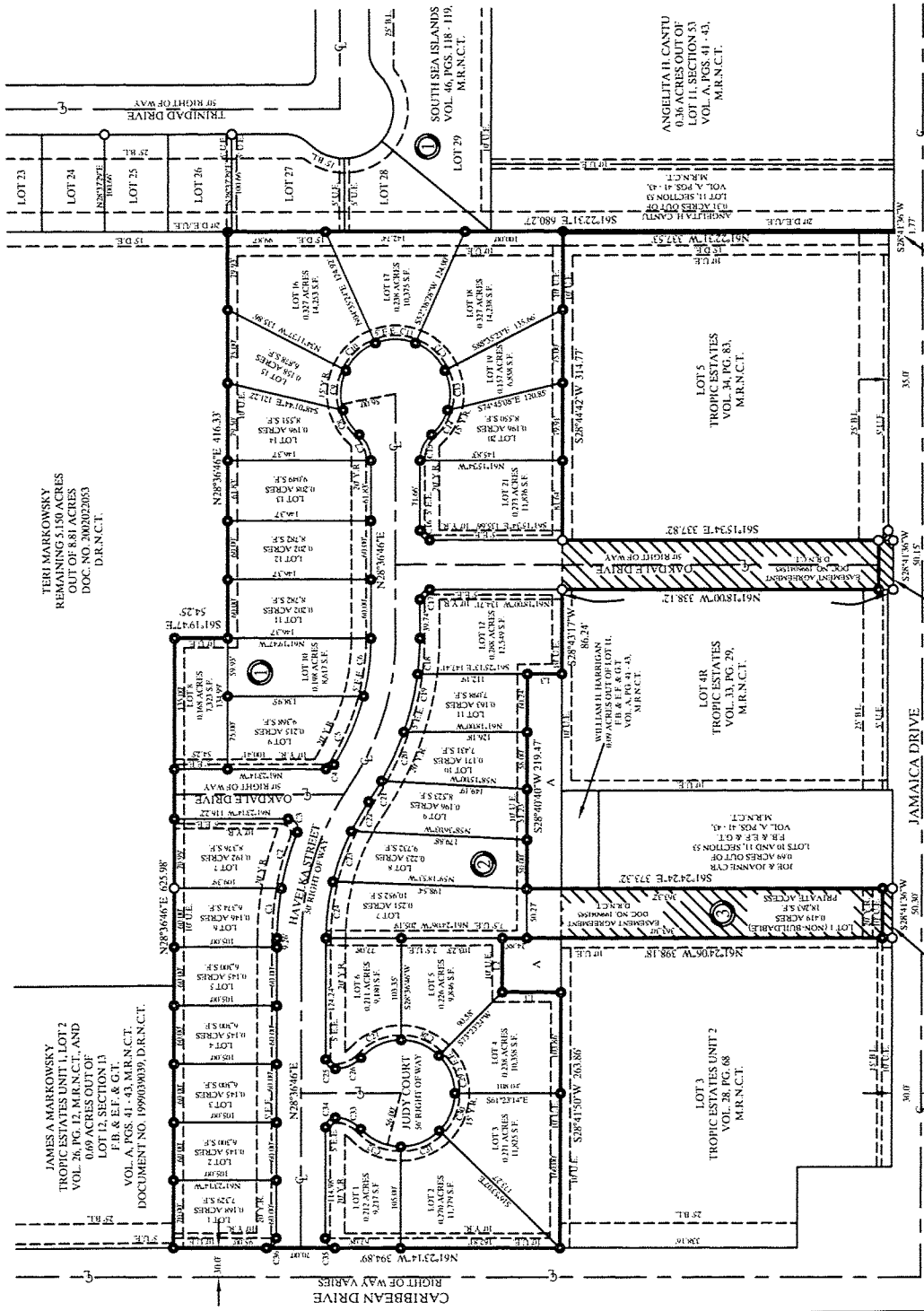


**PLAT OF
 HAVELKA ESTATES**

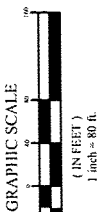
BEING A PLAT OF 9.492 ACRES OF LAND OUT OF LOT 6, TROPIC ESTATES, AS SHOWN IN VOLUME 41, PAGE 55, MAP RECORDS NUMBERED AND RECORDED IN THE PUBLIC RECORDS OF HAVELKA COUNTY, TEXAS. DOCUMENT NO. 200506096, DEED RECORDS NUMBER COUNTY, TEXAS.

JAMES A. MARKOWSKY
 TROPIC ESTATES UNIT 2, LOT 2
 VOL. 34, PGS. 41-43, M.R.N.C.T.
 DOCUMENT NO. 199903939, D.R.N.C.T.

TERI MARKOWSKY
 REMAINING 5.150 ACRES
 OUT OF 8.81 ACRES
 DOC. NO. 2002022063
 D.R.N.C.T.



SHEET 2 OF 3
 DATE OF MAP: MAY 2015



CURVE DATA TABLE

C1	R=500 L=150.00 TAN=15.0000 CH=500.0000	C2	R=500 L=150.00 TAN=15.0000 CH=500.0000	C3	R=500 L=150.00 TAN=15.0000 CH=500.0000	C4	R=500 L=150.00 TAN=15.0000 CH=500.0000	C5	R=500 L=150.00 TAN=15.0000 CH=500.0000	C6	R=500 L=150.00 TAN=15.0000 CH=500.0000	C7	R=500 L=150.00 TAN=15.0000 CH=500.0000	C8	R=500 L=150.00 TAN=15.0000 CH=500.0000	C9	R=500 L=150.00 TAN=15.0000 CH=500.0000	C10	R=500 L=150.00 TAN=15.0000 CH=500.0000	C11	R=500 L=150.00 TAN=15.0000 CH=500.0000	C12	R=500 L=150.00 TAN=15.0000 CH=500.0000	C13	R=500 L=150.00 TAN=15.0000 CH=500.0000	C14	R=500 L=150.00 TAN=15.0000 CH=500.0000	C15	R=500 L=150.00 TAN=15.0000 CH=500.0000	C16	R=500 L=150.00 TAN=15.0000 CH=500.0000	C17	R=500 L=150.00 TAN=15.0000 CH=500.0000	C18	R=500 L=150.00 TAN=15.0000 CH=500.0000	C19	R=500 L=150.00 TAN=15.0000 CH=500.0000	C20	R=500 L=150.00 TAN=15.0000 CH=500.0000	C21	R=500 L=150.00 TAN=15.0000 CH=500.0000	C22	R=500 L=150.00 TAN=15.0000 CH=500.0000	C23	R=500 L=150.00 TAN=15.0000 CH=500.0000	C24	R=500 L=150.00 TAN=15.0000 CH=500.0000	C25	R=500 L=150.00 TAN=15.0000 CH=500.0000	C26	R=500 L=150.00 TAN=15.0000 CH=500.0000	C27	R=500 L=150.00 TAN=15.0000 CH=500.0000	C28	R=500 L=150.00 TAN=15.0000 CH=500.0000	C29	R=500 L=150.00 TAN=15.0000 CH=500.0000	C30	R=500 L=150.00 TAN=15.0000 CH=500.0000	C31	R=500 L=150.00 TAN=15.0000 CH=500.0000	C32	R=500 L=150.00 TAN=15.0000 CH=500.0000	C33	R=500 L=150.00 TAN=15.0000 CH=500.0000	C34	R=500 L=150.00 TAN=15.0000 CH=500.0000	C35	R=500 L=150.00 TAN=15.0000 CH=500.0000	C36	R=500 L=150.00 TAN=15.0000 CH=500.0000	C37	R=500 L=150.00 TAN=15.0000 CH=500.0000	C38	R=500 L=150.00 TAN=15.0000 CH=500.0000	C39	R=500 L=150.00 TAN=15.0000 CH=500.0000	C40	R=500 L=150.00 TAN=15.0000 CH=500.0000	C41	R=500 L=150.00 TAN=15.0000 CH=500.0000	C42	R=500 L=150.00 TAN=15.0000 CH=500.0000	C43	R=500 L=150.00 TAN=15.0000 CH=500.0000	C44	R=500 L=150.00 TAN=15.0000 CH=500.0000	C45	R=500 L=150.00 TAN=15.0000 CH=500.0000	C46	R=500 L=150.00 TAN=15.0000 CH=500.0000	C47	R=500 L=150.00 TAN=15.0000 CH=500.0000	C48	R=500 L=150.00 TAN=15.0000 CH=500.0000	C49	R=500 L=150.00 TAN=15.0000 CH=500.0000	C50	R=500 L=150.00 TAN=15.0000 CH=500.0000	C51	R=500 L=150.00 TAN=15.0000 CH=500.0000	C52	R=500 L=150.00 TAN=15.0000 CH=500.0000	C53	R=500 L=150.00 TAN=15.0000 CH=500.0000	C54	R=500 L=150.00 TAN=15.0000 CH=500.0000	C55	R=500 L=150.00 TAN=15.0000 CH=500.0000	C56	R=500 L=150.00 TAN=15.0000 CH=500.0000	C57	R=500 L=150.00 TAN=15.0000 CH=500.0000	C58	R=500 L=150.00 TAN=15.0000 CH=500.0000	C59	R=500 L=150.00 TAN=15.0000 CH=500.0000	C60	R=500 L=150.00 TAN=15.0000 CH=500.0000	C61	R=500 L=150.00 TAN=15.0000 CH=500.0000	C62	R=500 L=150.00 TAN=15.0000 CH=500.0000	C63	R=500 L=150.00 TAN=15.0000 CH=500.0000	C64	R=500 L=150.00 TAN=15.0000 CH=500.0000	C65	R=500 L=150.00 TAN=15.0000 CH=500.0000	C66	R=500 L=150.00 TAN=15.0000 CH=500.0000	C67	R=500 L=150.00 TAN=15.0000 CH=500.0000	C68	R=500 L=150.00 TAN=15.0000 CH=500.0000	C69	R=500 L=150.00 TAN=15.0000 CH=500.0000	C70	R=500 L=150.00 TAN=15.0000 CH=500.0000	C71	R=500 L=150.00 TAN=15.0000 CH=500.0000	C72	R=500 L=150.00 TAN=15.0000 CH=500.0000	C73	R=500 L=150.00 TAN=15.0000 CH=500.0000	C74	R=500 L=150.00 TAN=15.0000 CH=500.0000	C75	R=500 L=150.00 TAN=15.0000 CH=500.0000	C76	R=500 L=150.00 TAN=15.0000 CH=500.0000	C77	R=500 L=150.00 TAN=15.0000 CH=500.0000	C78	R=500 L=150.00 TAN=15.0000 CH=500.0000	C79	R=500 L=150.00 TAN=15.0000 CH=500.0000	C80	R=500 L=150.00 TAN=15.0000 CH=500.0000	C81	R=500 L=150.00 TAN=15.0000 CH=500.0000	C82	R=500 L=150.00 TAN=15.0000 CH=500.0000	C83	R=500 L=150.00 TAN=15.0000 CH=500.0000	C84	R=500 L=150.00 TAN=15.0000 CH=500.0000	C85	R=500 L=150.00 TAN=15.0000 CH=500.0000	C86	R=500 L=150.00 TAN=15.0000 CH=500.0000	C87	R=500 L=150.00 TAN=15.0000 CH=500.0000	C88	R=500 L=150.00 TAN=15.0000 CH=500.0000	C89	R=500 L=150.00 TAN=15.0000 CH=500.0000	C90	R=500 L=150.00 TAN=15.0000 CH=500.0000	C91	R=500 L=150.00 TAN=15.0000 CH=500.0000	C92	R=500 L=150.00 TAN=15.0000 CH=500.0000	C93	R=500 L=150.00 TAN=15.0000 CH=500.0000	C94	R=500 L=150.00 TAN=15.0000 CH=500.0000	C95	R=500 L=150.00 TAN=15.0000 CH=500.0000	C96	R=500 L=150.00 TAN=15.0000 CH=500.0000	C97	R=500 L=150.00 TAN=15.0000 CH=500.0000	C98	R=500 L=150.00 TAN=15.0000 CH=500.0000	C99	R=500 L=150.00 TAN=15.0000 CH=500.0000	C100	R=500 L=150.00 TAN=15.0000 CH=500.0000
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- = SET 5/8" IRON ROD
- = FOUND DRILL HOLE
- = FOUND 7" IRON PIPE
- = FOUND 8" IRON ROD
- = PROPERTY CORNER



P.O. Box 9277
Corpus Christi, Texas 78469-9277
(361) 826-3240
Located at 2406 Leopard Street
(Corner of Leopard Street and Port Avenue)

APPLICATION FOR A CHANGE OF ZONING

Office Use Only

Case No.: 0615-05 Map No.: 036028

*Planning Commission Hearing Date: 6/17/15

Location: City Hall Council Chambers, 1201 Leopard Street at 5:30 p.m.
*A maximum of five applications are scheduled per hearing. Applications received after the five maximum will be scheduled to the next available meeting.

1. Applicant/Representative: JOE L. GARCIA Telephone: ()
Address (City, State, Zip): 4220 SPID #212
E-mail Address: [Redacted] Phone: 361 947-0118

2. ^{APPLICANT} Property Owner(s): MICHAEL HAVELKA Telephone: 361 765-5220
Address (City, State, Zip): 3102 QUAIL SPRINGS RD. 78414
E-mail Address: [Redacted] ()
Ownership Type: Sole Partnership Corporation Other:

3. Current Zoning and Use: RM-1-VACANT Proposed Zoning and Use: R9-0-FAMILY
Project Address: 450 CARIBBEAN DRIVE Area of Request (sq. ft./acres): 9.5
3007 JAMAICA DRIVE
12-Digit Nueces County Tax ID: 2476-0053-1105 & 8824-0000-0060
If platted, Subdivision Name: TROPIC ESTATES Block: Lot(s): 0
Legal description:

4. DOCUMENTS ATTACHED
REQUIRED: Land Use Statement Disclosure of Interest Copy of Warranty Deed
IF APPLICABLE: Executed Appointment of Agent
 Metes and bounds if request is for a portion of a platted lot or an unplatted lot

I certify that the information provided is accurate, correct and signed by all owners.

[Signature]
(Owner's Signature)
MICHAEL HAVELKA
(Owner's Printed Name)

[Signature]
(Applicant's Signature)
JOE L. GARCIA
(Applicant's Printed Name)

All signatures on this application shall be original signatures. No copied prints or faxed copies.
INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Application Fees (as of November 1, 2011):	
0.00 - 0.99 acre	\$ 1,107.50
1.00 - 9.99 acres	\$ 1,692.50
10.00 - 24.99 acres	\$ 1,976.75
25 + acres	\$ 1,976.75 plus \$50.00 per acre over 25 acres
Notice Sign Fee	<u>2</u> \$10.00 per sign

Office Use Only
 Date Received: 4-29-15 Received By: AD
 Application Fee: 1692.50
 No. Signs Required 2 X \$10 Sign Fee: 20
 Total: 1712.50
 Sign Posting Date: ADP: FB
 Form Revised 8/24/12



P.O. Box 9277
Corpus Christi, TX 78469-9277
(361) 826-3240
Located at: 2406 Leopard St.

LAND USE STATEMENT

Complete land use statement form containing the following information:

1. State the purpose of the request and include applicable background information as to the development plan for the property, i.e., usage of property, number and square footage(s) of existing and/or proposed building(s)/unit(s), building(s)/unit(s) height, parking plans/spaces, phasing schedule of development, number of employee(s) associated with the office, business or industrial development, hours of operation, modification or demolition plans for existing structure(s), type, area and setback of signage, etc.

THE PURPOSE OF THIS REQUEST OF CHANGE OF ZONING IS DUE TO PLATTING OF SUBJECT PROPERTY INTO A SINGLE-FAMILY SUBDIVISION OF 33 LOTS. MULTI-FAMILY ZONING IS NOT REQUIRED AND IT ALSO MAKES FOR ADDITIONAL INFRA-STRUCTURE REQUIREMENTS THAT INCURS MORE COST OF DEVELOPMENT AND MORE RIGHT-OF-WAY INCREASE.

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

North - SINGLE-FAMILY
South - SINGLE-FAMILY
East - MULTI-FAMILY / SINGLE FAMILY
West - VACANT



City of Corpus Christi, Texas
 Department of Development Services
 P O Box 9277
 Corpus Christi, Texas 78469-9277
 (361) 826-3240
 Located at: 2406 Leopard Street
 (Corner of Leopard St. and Post Ave.)

DISCLOSURE OF INTERESTS

City of Corpus Christi Ordinance 17112, as amended, requires all persons or firms seeking to do business with the City to provide the following information. Every question must be answered. If the question is not applicable, answer with "NA".

NAME: MICHAEL HAVELKA

STREET: _____ CITY: CORPUS CHRISTI ZIP: _____

FIRM is: Corporation Partnership Sole Owner Association Other _____

DISCLOSURE QUESTIONS

If additional space is necessary, please use the reverse side of this page or attach separate sheet.

1. State the names of each "employee" of the City of Corpus Christi having an "ownership interest" constituting 3% or more of the ownership in the above named "firm".

Name	Job Title and City Department (if known)
<u>N/A</u>	_____
_____	_____

2. State the names of each "official" of the City of Corpus Christi having an "ownership interest" constituting 3% or more of the ownership in the above named "firm".

Name	Title
<u>N/A</u>	_____
_____	_____

3. State the names of each "board member" of the City of Corpus Christi having an "ownership interest" constituting 3% or more of the ownership in the above named "firm".

Name	Board, Commission, or Committee
<u>N/A</u>	_____
_____	_____

4. State the names of each employee or officer of a "consultant" for the City of Corpus Christi who worked on any matter related to the subject of this contract and has an "ownership interest" constituting 3% or more of the ownership in the above named "firm".

Name	Consultant
<u>N/A</u>	_____
_____	_____

CERTIFICATE

I certify that all information provided is true and correct as of the date of this statement, that I have not knowingly withheld disclosure of any information requested; and that supplemental statements will be promptly submitted to the City of Corpus Christi, Texas as changes occur.

Certifying Person: MICHAEL HAVELKA Title: OWNER
 (Print)

Signature of Certifying Person: [Signature] Date: 4-28-15



City of Corpus Christi, Texas
 Department of Development Services
 P.O. Box 9277
 Corpus Christi, Texas 78469-9277
 (361) 826-3240
 Located at: 2406 Leopard Street
 (Corner of Leopard St. and Port Ave.)

DISCLOSURE OF INTERESTS

City of Corpus Christi Ordinance 17112, as amended, requires all persons or firms seeking to do business with the City to provide the following information. Every question must be answered. If the question is not applicable, answer with "NA".

NAME: JOE L. GARCIA
 STREET: 4220 SPID #212 CITY: CORPUS CHRISTI, TX ZIP: 78411
 FIRM is: Corporation Partnership Sole Owner Association Other _____

DISCLOSURE QUESTIONS

If additional space is necessary, please use the reverse side of this page or attach separate sheet.

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Name	Job Title and City Department (if known)
<u>N/A</u>	
_____	_____
_____	_____

2. State the names of each "official" of the City of Corpus Christi having an "ownership interest" constituting 3% or more of the ownership in the above named "firm".

Name	Title
<u>N/A</u>	
_____	_____
_____	_____

3. State the names of each "board member" of the City of Corpus Christi having an "ownership interest" constituting 3% or more of the ownership in the above named "firm".

Name	Board, Commission, or Committee
<u>N/A</u>	
_____	_____
_____	_____

4. State the names of each employee or officer of a "consultant" for the City of Corpus Christi who worked on any matter related to the subject of this contract and has an "ownership interest" constituting 3% or more of the ownership in the above named "firm".

Name	Consultant
<u>N/A</u>	
_____	_____
_____	_____

CERTIFICATE

I certify that all information provided is true and correct as of the date of this statement, that I have not knowingly withheld disclosure of any information requested; and that supplemental statements will be promptly submitted to the City of Corpus Christi, Texas as changes occur.

Certifying Person: JOE L. GARCIA Title: CONSULTANT
 (Print)

Signature of Certifying Person: [Signature] Date: 5-3-15

**STATE OF TEXAS
COUNTY OF NUECES**

Field Notes of a 9.492 acres of land out of Lot 6, Tropic Estates, as shown in Volume 41, Page 55, Map Records Nueces County, Texas, and out of Lots 10, 11, and 12, Section 53, Flour Bluff Encinal Farm Garden Tract, as shown on a map recorded in Volume "A", Pages 41 – 42, Map Records Nueces County, Texas. Said 9.492 acre tract also being out of a 8.82 acre tract of land described in a deed recorded in Document No. 2005030996, Deed Records Nueces County, Texas. Said 9.492 acre tract being more particularly described as follows.

BEGINNING at a 5/8" iron rod found in the northwest right of way of Jamaica Drive, for the east corner of Lot 3, Tropic Estates Unit 2, as shown on a map recorded in Volume 28, Page 68, Map Records Nueces County, Texas, and for an outside corner of this survey.

THENCE North 61°24'06" West, a distance of 398.18 feet to a 5/8" iron rod set for an inside corner of this survey.

THENCE South 28°36'08" West, a distance of 55.22 feet to a 5/8" iron rod set for an inside corner of this survey.

THENCE South 61°12'16" East, a distance of 59.95 feet to a 5/8" iron rod set in the northwest line of said Lot 3 and for an outside corner of this survey.

THENCE with the northwest line of said Lot 3, South 28°41'50" West, a distance of 263.86 feet to a 5/8" iron rod set in the north right of way of Caribbean Drive, for the west corner of said Lot 3, and for the south corner of this survey.

THENCE with the north right of way of Caribbean Drive, North 61°23'14" West, a distance of 394.89 feet to a 2" iron pipe found for the south corner of Lot 2, Tropic Estates Unit 1, as shown on a map recorded in Volume 26, Page 12, Map Records Nueces County, Texas, and for the west corner of this survey.

THENCE North 28°36'46" East, a distance of 625.98 feet to a 5/8" iron rod set for an outside corner of this survey.

THENCE South 61°19'47" East, a distance of 54.25 feet to a 5/8" iron rod set for an inside corner of this survey.

THENCE North 28°36'46" East, a distance of 416.33 feet to a drill hole found in the southwest line of Lot 26, Block 1, South Sea Islands, as shown on a map recorded in Volume 46, Pages 118 - 119, Map Records Nueces County, Texas, and for the north corner of this survey.

THENCE South 61°22'31" East, a distance of 342.74 feet to a point in the northwest right of way of Jamaica Drive for an outside corner of this survey.

THENCE with the northwest line of said Lot 5, South 28°44'42" West, a distance of 316.54 feet to a 5/8" iron rod found for the west corner of said Lot 5, and for an inside corner of this survey.

THENCE with the southwest line of said Lot 5, South 61°15'34" East, a distance of 337.82 feet to a 5/8" iron rod found in the northwest right of way of Jamaica Drive, for an outside corner of this survey.

THENCE with the northwest right of way of Jamaica Drive, South 28°41'36" West, a distance of 50.15 feet to a 5/8" iron rod found for an outside corner of this survey.

THENCE North 61°18'00" West, a distance of 338.12 feet to a 5/8" iron rod found for the north corner of Lot 4R, Tropic Estates, as shown on a map recorded in Volume 33, Page 29, Map Records Nueces County, Texas, and for an inside corner of this survey.

THENCE South 28°43'17" West, a distance of 86.24 feet to a 5/8" iron rod set in the northwest line of said Lot 4R, for an outside corner of this survey.

THENCE North 61°25'13" West, a distance of 35.22 feet to a 5/8" iron rod set for an inside corner of this survey.

THENCE South 28°40'40" West, a distance of 219.47 feet to a 5/8" iron rod set for an inside corner of this survey.

THENCE South 61°24'24" East, a distance of 373.32 feet to a 5/8" iron rod found in the northwest right of way of Jamaica Drive, for the south corner of the 0.69 acre Joe and Joanne Cyr tract, and for an outside corner of this survey.

THENCE with the northwest right of way of Jamaica Drive, South 28°41'36" West, a distance of 50.30 feet to the **POINT of BEGINNING**, and containing 9.492 acres of land, more or less.

Notes:

1.) Bearings are based on Global Positioning System NAD 83 (93) 4205 Datum.

I, Ronald E. Brister do hereby certify that this survey of the property legally described herein is correct to the best of my knowledge and belief.

Ronald E. Brister

Ronald E. Brister, RPLS No. 5407
Date: June 26, 2015.



Job No. 14179



GRAPHIC SCALE



(IN FEET)
1 inch = 80 ft.

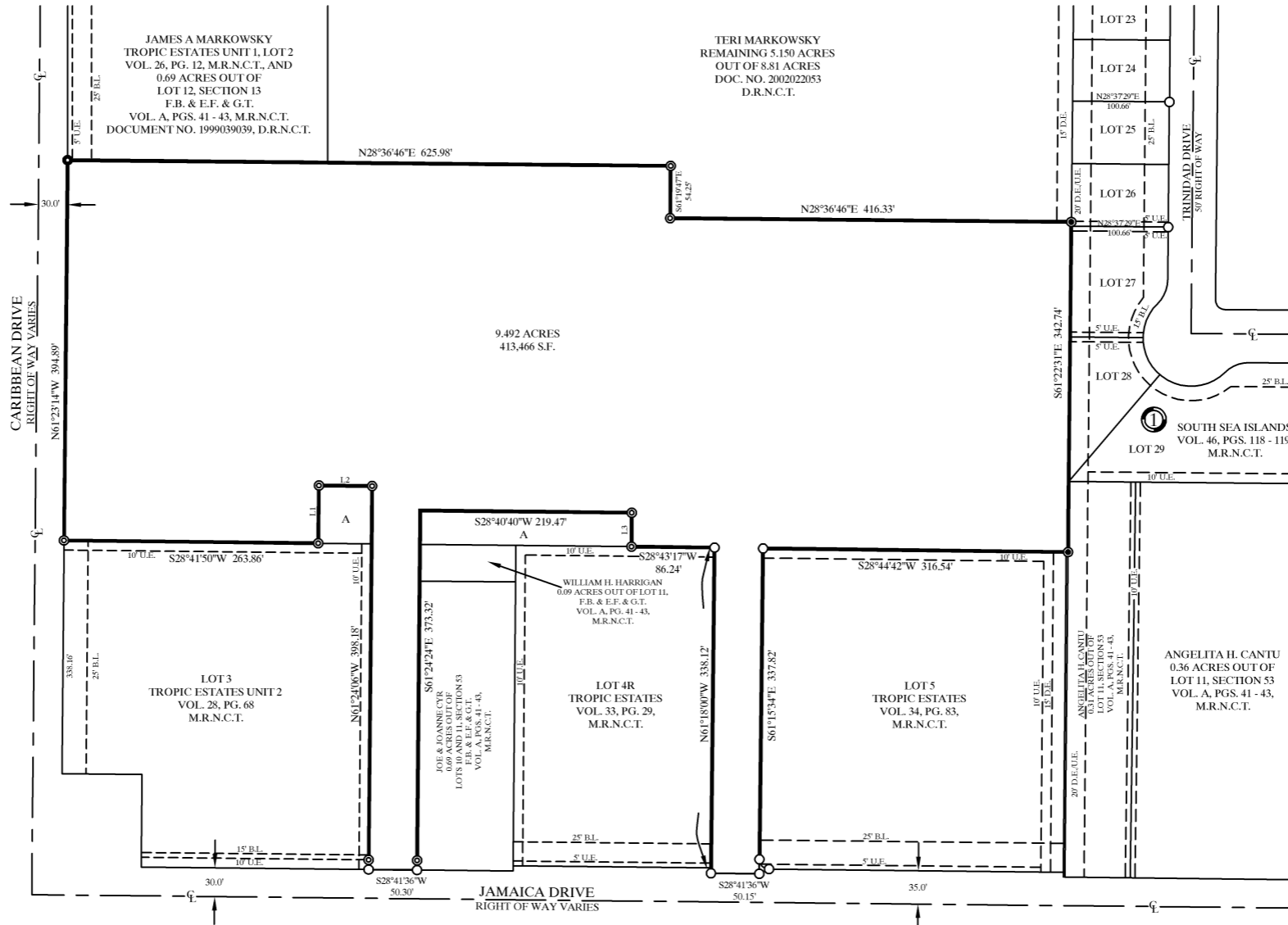
EXHIBIT OF A 9.492 ACRE TRACT

BEING A EXHIBIT OF 9.492 ACRES OF LAND OUT OF LOT 6, TROPIC ESTATES, AS SHOWN IN VOLUME 41, PAGE 55, MAP RECORDS NUECES COUNTY, TEXAS, AND OUT OF LOTS 10, 11, AND 12, SECTION 53, FLOUR BLUFF ENCINAL FARM GARDEN TRACT, AS SHOWN ON A MAP RECORDED IN VOLUME 7A, PAGES 41 - 42, MAP RECORDS NUECES COUNTY, TEXAS, SAID 9.492 ACRE TRACT ALSO BEING OUT OF A 8.82 ACRE TRACT OF LAND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2005030996, DEED RECORDS NUECES COUNTY, TEXAS.



Brister Surveying

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Firm Registration No. 10072800



LINE DATA TABLE

- L1: S61°12'16"E 59.95'
- L2: S28°36'08"W 55.22'
- L3: N61°25'13"W 35.22'

ADJOINER TABLE

A: LARRY R. MARSHALL
0.25 ACRES OUT OF LOT 6
TROPIC ESTATES
VOL. 41, PG. 55
M.R.N.C.T.

- ⊙ = SET 5/8" IRON ROD
- ⊙ = FOUND DRILL HOLE
- ⊙ = FOUND 2" IRON PIPE
- ⊙ = FOUND 5/8" IRON ROD
- = PROPERTY CORNER