

**Zoning Case No. 0823-01, Sharky Transportation Inc (District 1).
Ordinance rezoning property at or near 4757 Sharpsburg Road from the “IL” Light Industrial District to the “IL/SP” Light Industrial District with a Special Permit; providing for a penalty not to exceed \$2,000 and publication. (Planning Commission and Staff recommended 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:

SECTION 1. The Unified Development Code (“UDC”) and corresponding UDC Zoning Map of the City of Corpus Christi, Texas is amended by changing the zoning on the subject property being 0.037 acre as described and shown in Exhibit “A,” out of 2.1 Acres out of Tract D, Calallen Annex West from:

the “IL” Light Industrial District to the “IL/SP” Light Industrial District with a Special Permit.

The subject property is located at or near **4757 Sharpsburg Road**. Exhibit A, a Metes & Bounds Description with Exhibit, is 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 “IL” Light Industrial District, is a wireless telecommunication facility of 105 feet in height and shall be designed to withstand a sustained wind speed of 130 mph.
2. **Access:** Access and placement shall be as per the site plan.
3. **Telecommunications 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:** In accordance with the UDC, this Special Permit shall be deemed to have expired within twelve (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.

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 are in conflict with this ordinance are hereby expressly superseded.

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 of the City of Corpus Christi.

SECTION 7. This ordinance shall become effective upon publication.

Introduced and voted on the _____ day of _____, 2023.

PASSED and APPROVED on the _____ day of _____, 2023.

ATTEST:

Paulette Guajardo, Mayor

Rebecca Huerta, City Secretary

PROPOSED COMMUNICATIONS TOWER SITE SURVEY

PROPOSED CENTER OF TOWER LOCATION:

LATITUDE: 27° 52' 04.39" N (NAD 83)
 LONGITUDE: -97° 37' 09.91" W (NAD 83)
 GROUND ELEV: 23' AMSL (NAD 88)

NOTE: REFER TO GRAPHIC "SCALE IN FEET" IF DRAWING WAS NOT PRINTED FROM THE ORIGINAL SOURCE ON STANDARD 24 X 36" SHEET.

LEGAL DESCRIPTION OF PARENT PARCEL--AS RECITED FROM DOCUMENT NO. 2014005045, OPRNCT.

A tract of land situated in Corpus Christi, Nueces County, Texas, on Sharpshooter Ranch Annex, being 2.10 acres, more or less, out of the CALLEEN ANNEX, as shown on the plat recorded in Volume 30, Page 60 of the Map Records of Nueces County, Texas, and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a 1" iron bar found at the Westerly corner of said Tract D, Calallen Annex, for the Westerly corner of this tract and the Point of Beginning;
 THENCE, N. 77 deg. 22. 45" E. along the Westerly boundary line of said Tract D, Calallen Annex, a distance of 194.38 ft. to a point marked by a 3/4" iron pipe found in the Southerly boundary line of Sharpshooter Ranch Annex, the Westerly corner of said Tract, also being S. 60 deg. 01'. 36" E. along the Southerly boundary line of said Sharpshooter Ranch Annex, a distance of 294.36 ft. to a point marked by a 5/8" iron rod for the Easterly corner of this tract, also being the Northerly corner of a 2.31 acre tract out of said Tract D, Calallen Annex;

THENCE, S. 21 deg. 47' 56" W. a distance of 319.28 ft. to a point marked by a 5/8" iron rod set in the Northeastly boundary line of the ROW of the Missouri Pacific Railroad for the Southerly corner of this tract, also being the Westerly corner of said 2.91 acre tract out of Tract D, Calallen Annex;
 THENCE, N. 39 deg. 07' 10" W. along the Southwesterly or Westerly boundary line of said Tract D, Calallen Annex, a distance of 113.27 feet, along the existing Pacific Railroad a distance of 516.90 ft. TO THE POINT OF BEGINNING, and containing 2.10 acres of land, more or less.

SAVE AND EXCEPT that certain 0.001 acre, conveyed to the Missouri Pacific Railroad Company by Warranty Deed recorded under Clerk's File No. 494368, Volume 2014, Page 853, Deed Records of Nueces County, Texas, and more particularly described by metes and bounds as follows, to-wit:
 BEG. AND EXCEPT that certain 0.001 acre, out of TRACT D, CALLEEN ANNEX, recorded in Volume 30, Page 60, Map Records of Nueces County, Texas, and being a part of the same land described in File No. 188296, Volume 1747, Page 1006, Deed Records of Nueces County, Texas; said 0.001 of one acre of land, more or less, being more particularly described by metes and bounds as follows:

BEGINNING at a point on the existing east-right-of-way line of the Missouri Pacific Railroad; said point being 51.00 feet right of the existing east-right-of-way line of the Missouri Pacific Railroad; THENCE N. 07° 3' 9". 31" W. a distance of 113.27 feet, along the existing east-right-of-way line of the Missouri Pacific Railroad to a point on the north line of the Christianman Tract;
 THENCE N 75° 39'. 28" E. a distance of 1.87 feet along the north line of the Christianman Tract to a point;
 THENCE in a southerly direction along a curve to the left; being the proposed east right of way line of the Missouri Pacific Railroad, a distance of 112.454 feet to the POINT OF BEGINNING and containing an area of 0.001 of one acre of land, more or less; said curve having a radius of 3769.7166 feet; a chord distance of 112.4498 feet and a chord bearing of S 39° 48' 14.93" E.

TITLE REPORT

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. A Title Report was provided by U.S. Title Solutions, File No. UST17187, Reference No. 3000007 701220, dated July 6, 2022. The Easements and Rights of Way included in Schedule III of the Title Report have been listed below. The information regarding easements, building setbacks, and other restrictions that Affect Subject Property (ASP), the items that can be plotted are noted and Shown Hereon (SH) this plat; other items which are Not Plottable (NP) are noted as well. Those items which do not apply to the subject property are noted (N/A). Not Applicable. Those items which are blanket easements are noted (BE). Those items which are not a matter of survey are not listed.

4.1 Easement and Right of Way to AEP Texas Central Company, Recorded July 10, 2014, in Instrument No: 2014026387 OPRNCT. (ASP, SH)

4.2 Utility Easement to The City of Corpus Christi, Recorded November 17, 1992, in Instrument No: 831057, OPRNCT. (ASP, SH)

4.3 Water Main Easement by to City of Corpus Christi; Recorded January 22, 1936, in Book 237, Page 40, DRNCT. (ASP, SH)

4.4 Easement and Right of Way to Central Power and Light Company, Recorded May 16, 1929, in Book 185, Page 567, DRNCT. -Unable to determine easement location by easement description and provided ownership chain. Will need ownership chain of subject and parent parcels to date of easement origination to determine.

5.1 Plat of Tract D, Calallen Annex, Recorded August 13, 1965, in Instrument No: 666628, MRNCT. (ASP, SH)

LEGAL DESCRIPTION

LESSEE'S PREMISES AREA 'A' - 0.037 ACRES (1,600 SQ.FT.)

BEING 0.037 (1,600 SQ.FT.) ACRES OF LAND OUT OF TRACT D, CALLEEN ANNEX, ACCORDING TO THE PLAT RECORDED IN VOLUME 30, PAGE 60 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS (MRNCT), SAID 0.037 ACRES BEING OUT OF THE SHARKY TRANSPORTATION, INC. CALLED 2.10 ACRE, RECORDED IN DOCUMENT NO. 2014005045, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS (OPRNCT), SAVE AND EXCEPT A 0.001 ACRE TRACT RECORDED IN DOCUMENT NO. 2014005045, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS (OPRNCT), SAID 0.037 ACRES BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a found 1" iron pipe with no identification for the north corner of said SHARKY TRANSPORTATION, INC. called 2.10 acre tract, being on the southwestern Right-of-Way of SHARPSBURG ROAD (60' wide Public R.O.W.), from which a found and bent 5/8" rebar with no identification for the northeast corner of said SHARKY TRANSPORTATION, INC. called 2.10 acre tract, bears South 61°36'07" East a distance of 293.46 feet, for reference;

THENCE, South 61°36'07" East a distance of 16.59 feet, along the northeastern boundary of the said SHARKY TRANSPORTATION, INC. called 2.10 acre tract, being the southwestern Right-of-Way of SHARPSBURG ROAD (60' wide Public R.O.W.), to a point for the northwest corner of a 25' X 40' ACCESS, UTILITY, & FIBER EASEMENT 'B' surveyed this same day;

THENCE, South 28°23'53" West a distance of 25.00 feet, through the interior of said SHARKY TRANSPORTATION, INC. called 2.10 acre tract, along the northwestern boundary of said SHARKY TRANSPORTATION, INC. called 2.10 acre tract, being the southwestern Right-of-Way of SHARPSBURG ROAD (60' wide Public R.O.W.), to a point for the northeast corner of this tract, also being the Point of Beginning;

THENCE, continuing through the interior of said SHARKY TRANSPORTATION, INC. called 2.10 acre tract, along the northeastern, southwestern, and northwestern boundaries of this tract, the following courses:

1. South 61°36'07" East a distance of 40.00 feet, along the EASEMENT 'B', boundary of said 25' X 40' ACCESS, UTILITY, & FIBER EASEMENT 'B', for the northeast corner of this tract, being the southeast corner of said 25' X 40' ACCESS, UTILITY, & FIBER EASEMENT 'B';
2. South 28°23'53" West, at 24.00 feet, passing a point for an exterior corner of VARIABLE WIDTH ACCESS EASEMENT 'C', this same day, continuing for a total distance of 40.00 feet, along a north-west boundary of said VARIABLE WIDTH ACCESS EASEMENT 'C', to a set 1/2" rebar with cap stamped "OPEN RANGE FS 10194069" for the southeast corner of this tract, being an interior corner of said VARIABLE WIDTH ACCESS EASEMENT 'C';
3. VARIABLE WIDTH ACCESS EASEMENT 'C', at 20.00 feet, passing a point for a northwest corner of said VARIABLE WIDTH ACCESS EASEMENT 'C', continuing for a total distance of 40.00 feet, to a set 1/2" rebar with cap stamped "OPEN RANGE FS 10194069" for the southeast corner of this tract;
4. North 28°23'53" East a distance of 40.00 feet to the POINT OF BEGINNING.

CONTAINING: 0.037 acres (1,600 sq.ft.) of land.

LESSEE'S ACCESS, UTILITY, & FIBER EASEMENT 'B' - 0.023 ACRES(1,000 SQ.FT.)

BEING 0.023 (1,000 SQ.FT.) ACRES OF LAND OUT OF TRACT D, CALLEEN ANNEX, ACCORDING TO THE PLAT RECORDED IN VOLUME 30, PAGE 60 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS (MRNCT), SAID 0.023 ACRES BEING OUT OF THE SHARKY TRANSPORTATION, INC. CALLED 2.10 ACRE, RECORDED IN DOCUMENT NO. 2014005045, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS (OPRNCT), SAVE AND EXCEPT A 0.001 ACRE TRACT RECORDED IN DOCUMENT NO. 2014005045, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS (OPRNCT), SAID 0.023 ACRES BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a found 1" iron pipe with no identification for the north corner of said SHARKY TRANSPORTATION, INC. called 2.10 acre tract, being on the southwestern Right-of-Way of SHARPSBURG ROAD (60' wide Public R.O.W.), from which a found and bent 5/8" rebar with no identification for the northeast corner of said SHARKY TRANSPORTATION, INC. called 2.10 acre tract, bears South 61°36'07" East a distance of 293.46 feet, for reference;

THENCE, South 61°36'07" East a distance of 16.59 feet, along the northeastern boundary of the said SHARKY TRANSPORTATION, INC. called 2.10 acre tract, being the southwestern Right-of-Way of SHARPSBURG ROAD (60' wide Public R.O.W.), to a point for the northwest corner of the herein described tract and the POINT OF BEGINNING;

THENCE, South 61°36'07" East a distance of 40.00 feet, along the northeastern boundary of this tract, being the northeastern boundary of the said SHARKY TRANSPORTATION, INC. called 2.10 acre tract, being the southwestern Right-of-Way of SHARPSBURG ROAD (60' wide Public R.O.W.), to a point for the northeast corner of this tract;

THENCE, through the interior of said SHARKY TRANSPORTATION, INC. called 2.10 acre tract, along the southwestern, and northwestern boundaries of this tract, the following courses:

1. South 28°23'53" West a distance of 25.00 feet, to a set 1/2" rebar with cap stamped "OPEN RANGE FS 10194069" for the southeast corner of this tract, being the northeast corner of a 40' X 40' LESSEE'S PREMISES AREA 'A' surveyed this same day;
2. North 61°36'07" West a distance of 40.00 feet, along the northeastern boundary of said 40' X 40' LESSEE'S PREMISES AREA 'A', to a set 1/2" rebar with cap stamped "OPEN RANGE FS 10194069" for the southwest corner of this tract, being the northwest corner of said 40' X 40' LESSEE'S PREMISES AREA 'A';
3. North 28°23'53" East a distance of 25.00 feet to the POINT OF BEGINNING.

CONTAINING: 0.023 acres (1,000 sq.ft.) of land.

LESSEE'S ACCESS EASEMENT 'C' - 0.066 ACRES (2,860 SQ.FT.)

BEING 0.066 (2,860 SQ.FT.) ACRES OF LAND OUT OF TRACT D, CALLEEN ANNEX, ACCORDING TO THE PLAT RECORDED IN VOLUME 30, PAGE 60 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS (MRNCT), SAID 0.066 ACRES BEING OUT OF THE SHARKY TRANSPORTATION, INC. CALLED 2.10 ACRE, RECORDED IN DOCUMENT NO. 2014005045, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS (OPRNCT), SAVE AND EXCEPT A 0.001 ACRE TRACT RECORDED IN DOCUMENT NO. 2014005045, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS (OPRNCT), SAID 0.066 ACRES BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a found 1" iron pipe with no identification for the north corner of said SHARKY TRANSPORTATION, INC. called 2.10 acre tract, being on the southwestern Right-of-Way of SHARPSBURG ROAD (60' wide Public R.O.W.), from which a found and bent 5/8" rebar with no identification for the northeast corner of said SHARKY TRANSPORTATION, INC. called 2.10 acre tract, bears South 61°36'07" East a distance of 293.46 feet, for reference;

THENCE, South 61°36'07" East a distance of 63.69 feet, along the northeastern boundary of the said SHARKY TRANSPORTATION, INC. called 2.10 acre tract, being the southwestern Right-of-Way of SHARPSBURG ROAD (60' wide Public R.O.W.), to a point for the northeast corner of the herein described tract and the POINT OF BEGINNING;

THENCE, South 61°36'07" East a distance of 25.00 feet, along the northeastern boundary of this tract, being the northeastern boundary of the said SHARKY TRANSPORTATION, INC. called 2.10 acre tract, being the southwestern Right-of-Way of SHARPSBURG ROAD (60' wide Public R.O.W.), to a point for the northeast corner of this tract;

THENCE, through the interior of said SHARKY TRANSPORTATION, INC. called 2.10 acre tract, along the southeastern, southwestern, and northwestern boundaries of this tract, the following courses:

1. South 28°23'53" West a distance of 92.05 feet to a point for the southeast corner of this tract;
2. North 61°36'07" West a distance of 20.04 feet to an angle corner;
3. North 32°20'20" West a distance of 36.75 feet to a point for the southwest corner of this tract;
4. North 28°23'53" East a distance of 9.09 feet to a point for the westerly northwest corner of this tract, being on the southwest boundary of a 40' X 40' TOWER LEASE SITE 'A' surveyed this same day;
5. South 61°36'07" East a distance of 20.00 feet, along the southwestern boundary of said 40' X 40' TOWER LEASE SITE 'A', to a set 1/2" rebar with cap stamped "OPEN RANGE FS 10194069" for an interior corner of this tract, being the southeast corner of said 40' X 40' TOWER LEASE SITE 'A';
6. North 28°23'53" East a distance of 16.00 feet, along the southeastern boundary of said 40' X 40' TOWER LEASE SITE 'A';
7. South 61°36'07" East, departing the southeastern boundary of said 40' X 40' TOWER LEASE SITE 'A', a distance of 7.10 feet, to an interior corner of this tract;
8. North 28°23'53" East a distance of 49.00 feet to the POINT OF BEGINNING.

CONTAINING: 0.066 acres (2,860 sq.ft.) of land.

REVISIONS	DATE
ISSUED CERTIFIED	2/21/2023



SITE NAME
 CALLEEN_EAST
 SITE ID
 705859
 ADDRESS
 4757 SHARPSBURG RD,
 CORPUS CHRISTI, TEXAS
 78410

DRAWN BY: CEK
CHECKED BY: WAM
DATE FEBRUARY 21, 2023
PLOT SCALE NO SCALE
DRAWING NAME SURVEY PLAN
SHEET NO. SHEET 2 OF 2

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PROPOSED COMMUNICATIONS TOWER SITE SURVEY

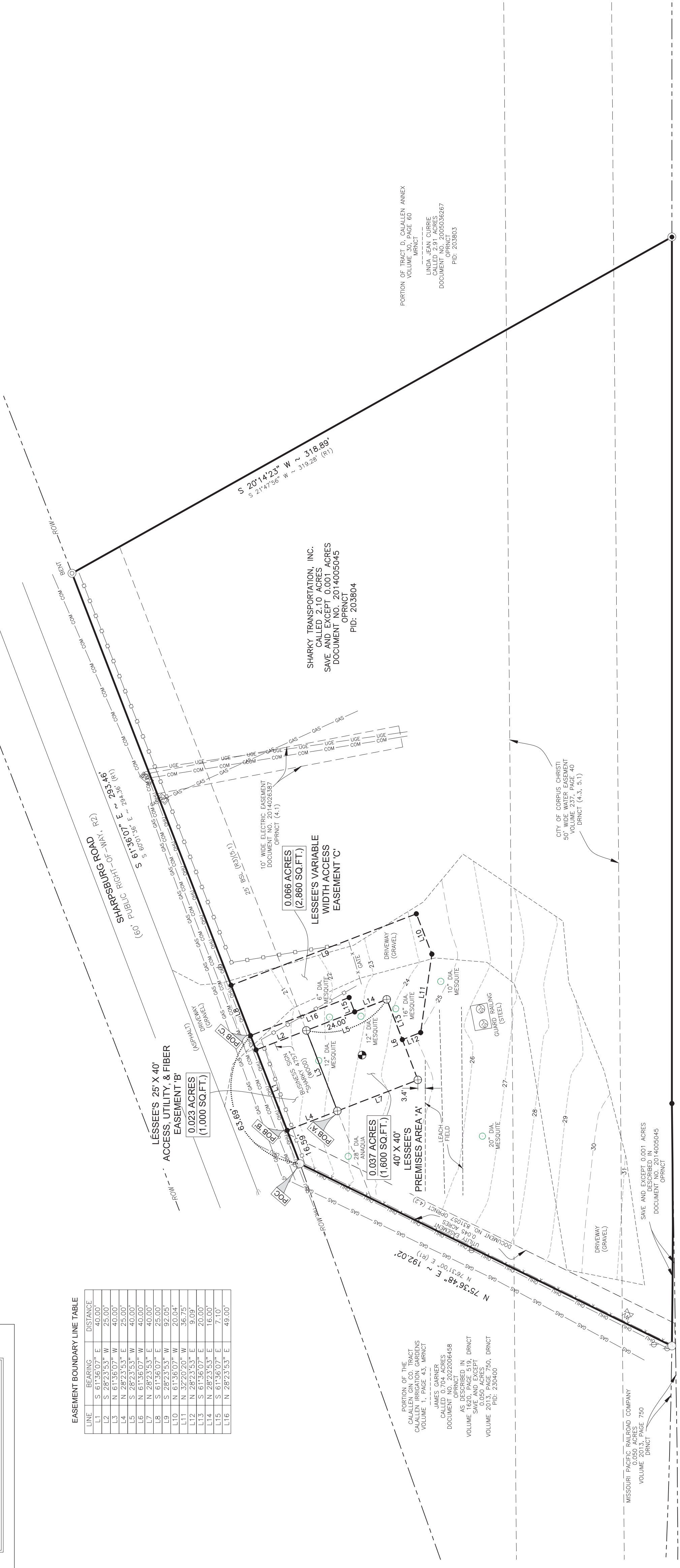
PROPOSED CENTER OF TOWER LOCATION:

LATITUDE: 27° 52' 04.39" N (NAD 83)
 LONGITUDE: -97° 37' 09.91" W (NAD 83)
 GROUND ELEV: 23' AMSL (NAVD 88)

NOTE: REFER TO GRAPHIC "SCALE IN FEET" IF DRAWING WAS NOT PRINTED FROM THE ORIGINAL SOURCE ON STANDARD 24 X 36" SHEET.



LINE	BEARING	DISTANCE
L1	S 61°36:07" E	40.00'
L2	S 29°23:53" W	25.00'
L3	N 28°23:53" E	25.00'
L4	N 28°23:53" E	25.00'
L5	S 29°23:53" W	40.00'
L6	N 29°23:53" W	40.00'
L7	N 29°23:53" E	40.00'
L8	S 61°36:07" E	25.00'
L9	S 29°23:53" W	25.00'
L10	N 28°23:53" E	25.00'
L11	N 28°23:53" E	25.00'
L12	N 29°23:53" E	25.00'
L13	N 29°23:53" E	25.00'
L14	N 29°23:53" E	25.00'
L15	S 61°36:07" E	7.10'
L16	N 28°23:53" E	49.00'



ARC LENGTH: 112.42'
 RADIUS: 3769.72'
 DELTA: 0°42'31"
 CHORD: 112.42'

N 40°29'09" W - 401.75'

PORTION OF TRACT D, CALLEEN ANNEX
 VOLUME 2013, PAGE 750
 LINDA JEAN CURRIE
 CALLED 2.91 ACRES
 DECEMBER 19, 2007
 PID: 203803

SHARKY TRANSPORTATION, INC.
 CALLED 2.10 ACRES
 SAVE AND EXCEPT 0.001 ACRES
 DOCUMENT NO. 2014005045
 PID: 203804

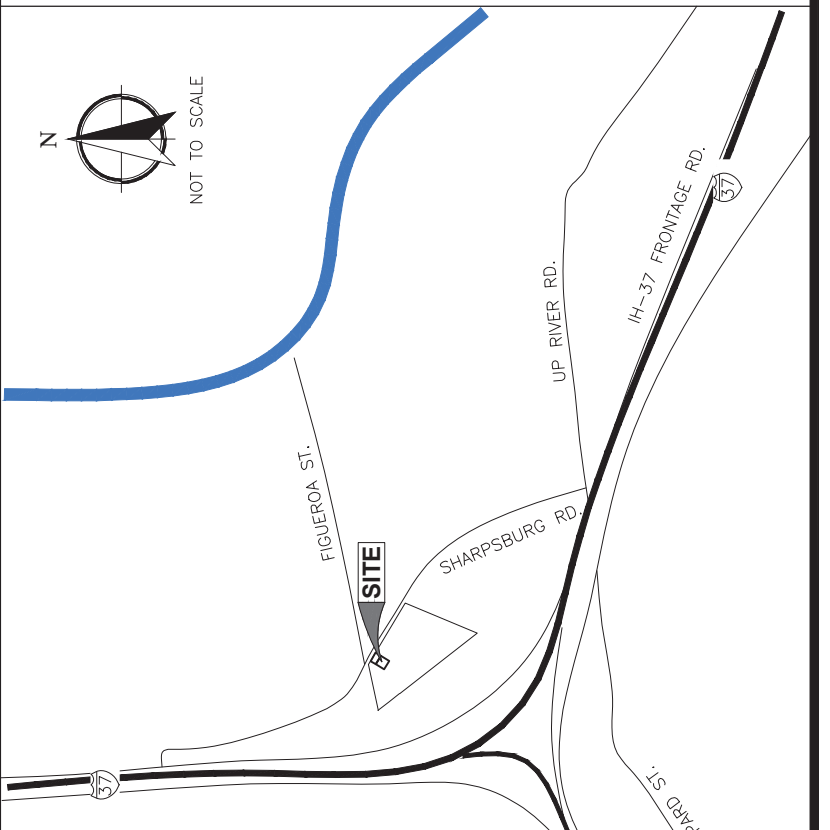
0.066 ACRES
 (2,860 SQ.FT.)
 LESSEES VARIABLE
 WIDTH ACCESS
 EASEMENT 'C'

0.037 ACRES
 (1,600 SQ.FT.)
 LESSEES
 40' X 40'
 PREMISES AREA 'A'

PORTION OF THE
 CALLEEN ANNEX TRACT
 VOLUME 2013, PAGE 750
 JAMES GARNER
 CALLED 0.001 ACRES
 DOCUMENT NO. 2022009448
 AS DESCRIBED IN
 VOLUME 2013, PAGE 750
 VOLUME 2013, PAGE 750, DRNCT
 PID: 203800

UNION PACIFIC RAILROAD COMPANY
 MISSOURI PACIFIC RAILROAD COMPANY
 PER UNIFORM RECORDING
 PID: 200172

LOCATION MAP



LEGEND

- Proposed Communications Tower center
- Found 5/8" rebar with illegible orange cap
- Found 5/8" rebar with no identification
- Found 1" pipe with no identification
- Set 1/2" rebar with plastic cap "OPEN RANGE FS 10194069"
- Calculated Point
- DRNCT - Deed Records of Nueces County, Texas
- MRNCT - Map Records of Nueces County, Texas
- OPRNCT - Official Public Records of Nueces County, Texas
- SS - Survey Station
- SSE - Sanitary Sewer Easement
- ETCATV - Electric, Telephone & Cable Easement
- VNAE - Vehicular Non Access Easement
- PUE - Public Utility Easement
- POC - Point of Commencement
- POB - Point of Beginning
- CMP - Corrugated Metal Pipe

SURVEY NOTES

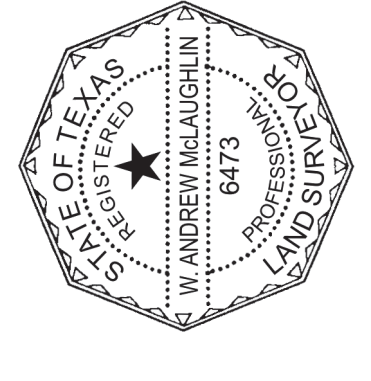
- CLIENT: ArchComm, LLC
- DATE FIELD SURVEY COMPLETED: October 20, 2022
- Improvements and topographic information depicted herein was derived from field measurements obtained on 10/20/2022. Survey data was limited to those areas impacted by proposed improvements for the lessee's premises, access easements, and utility easements also depicted herein.
- As of the effective date of October 31, 2022, the scaled location of this property lies in Zone X, which is not defined as Special Flood Hazard Area (SFHA). The NEP Firm is for use in administering the NFP; it does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size, or all planimetric features outside Special Flood Hazard Areas (SFHA). This flood statement does not imply that the property and/or structures located thereon will be free from flooding or flood damage. The SFHA is subject to change as detailed studies are completed and the results are available.
- Utility lines shown are based on information provided from existing surface evidence. Lacking excavation, the exact location of underground features cannot be accurately, completely, or fully depicted.
- REFERENCES: DOCUMENT NO. 2014005045, DRNCT, DEED FOR A CALLED 2.10 ACRES.
 R2 - VOLUME 1620, PAGE 519, DRNCT, DEED FOR A CALLED 0.754 ACRES.
 R3 - VOLUME 30, PAGE 60, MPNCT, PLAT OF CALLEEN ANNEX
- Monuments noted as "set" will be set prior to construction.

SURVEYOR'S CERTIFICATION

I hereby certify this survey was made on the ground under my supervision and this plat correctly represents the facts found at the time of the survey.

W. Andrew McLaughlin
 W. Andrew McLaughlin, Surveyor #6473

W. Andrew McLaughlin, Surveyor #6473
 TBPELS Firm #10170069
 39350 IH-10 West, Suite 1
 836.428.0200 | BTX@openrangefs.com
 Job No.: ORFSB-1000-485



DATE: February 21, 2023
 PLOT SCALE: 1" = 30 FEET
 DRAWING NAME: SURVEY PLAN

SHEET NO.: SHEET 1 OF 1

REVISIONS	DATE
ISSUED CERTIFIED	2/21/2023
A	
B	
C	
D	



SITE NAME: CALLEEN_EAST
 SITE ID: 705859
 ADDRESS: 4757 SHARPSBURG RD, CORPUS CHRISTI, TEXAS 78410

REVISIONS	DATE
ISSUED CERTIFIED	2/21/2023
A	
B	
C	
D	