

J. Perales & Associates, PLLC dba  
**J. Perales Civil Engineering and Planning Services**  
T.B.P.E. Firm # F-14207

---

April 16, 2025

City of Corpus Christi  
Planning Department  
P. O. Box 9277  
Corpus Christi, Texas 78469

Attention: Mr. Daniel McGinn, Director

Subject: Petition for Voluntary Annexation by Z.B.K., LLC  
For 109.109 acres out of Sections 30 and 33, Laureles Farm Tracts

Dear Mr. McGinn:

The subject tract of land is generally located at the southwest corner of the intersection of F.M. Highway 2444 and Nueces County Road 41. It is currently outside of but immediately adjoining the existing City of Corpus Christi city limits along F.M. Highway 2444 and along County Road 41. The property falls within the boundaries of the London Area Development Plan.

This correspondence is intended to serve as a formal letter of petition for voluntary annexation of the subject property by the City of Corpus Christi, as provided for under Section 43.0671 of Subchapter C-3 of Chapter 43 of the Texas Local Government Code.

As stated above, the property is immediately adjacent to the existing city limits of the City of Corpus Christi and meets all other statutory requirements for annexation.

Additional statements requested in Exhibit B of the City of Corpus Christi Annexation Guidelines are included below.

**Reason for request:**

The reason for this request is to secure full City of Corpus Christi municipal services for the proposed use of the property.

**Current property land use:**

This tract of land is currently vacant and used for agricultural purposes.

**Location of existing buildings and structures:**

The property is currently vacant of any habitable buildings or structures and is used for agricultural purposes only. No one currently resides on the property.

Proximity to existing public utilities and infrastructure:

City of Corpus Christi municipal water service is available via existing water distribution system improvements along F.M. Highway 2444 and County Road 41 immediately adjacent to the property. City of Corpus Christi municipal wastewater service is not available to the property. The proposed development of the property will include aerobic on site sewage facilities (OSSF's). Access to master stormwater drainageways is available along the southern boundary of the property. External street connectivity is available to the proposed development via F.M. Highway 2444 to the north and County Road 41 to the east. Specific retail energy and telecom service providers for the proposed development have not been established. Services are available in the area. Solid waste services would be provided by the City of Corpus Christi upon annexation.

Description of proposed development and anticipated completion schedule:

The proposed use of the property is entirely detached single family residential. The phasing plan for the proposed development includes 3 phases as shown on the attached phasing plan. The estimated time of completion for each phase is 18 to 24 months, depending on housing market demand.

Proposed zoning and development density:

Requested zoning under the City of Corpus Christi Unified Development Code will be RS-22, Single Family Residential with a minimum lot size of 22,000 square feet. Based on preliminary plans, net yield unit density will be approximately 1.4 lots per acre.

General arrangement of existing and proposed land uses:

A preliminary lot/street layout is attached to this letter.

Preliminary drainage plan:

A preliminary stormwater management/drainage plan is attached to this letter.

Development phasing:

A preliminary development phasing plan with proposed land use data is attached to this letter.

Estimates of property values:

Current estimates of developed lot property values, including improvements, is approximately \$800,000 per lot.

Proposed street plan:

A preliminary lot/street layout is attached to this letter.

Current or proposed utility purveyors:

Water utilities will be provided by the City of Corpus Christi. Wastewater service to individual lots will be provided by onsite sewage facilities (OSSF's). Solid waste services will be provided by the City of Corpus Christi. Specific retail energy and telecom service providers for the proposed development have not been established. Services are available in the area.

Other attachments to this petition letter include a signed and sealed metes and bounds description of the property and corresponding exhibit maps, and current Nueces County Appraisal District information related to the property.

By their signatures below, the authorized representatives of Z.B.K., LLC affirm the statements included and actions requested above.

Please do not hesitate to contact me should you have any questions or require additional information.

Sincerely,



Juan Perales, Jr., P.E.  
J. Perales and Associates, PLLC  
dba J. Perales Civil Engineering & Planning Services

Attachments:

Preliminary lot/street layout  
Preliminary development phasing plan  
Preliminary drainage plan  
Metes & bounds description  
Boundary maps  
Nueces County Appraisal District property summary

Z.B.K., LLC

By: Blanch Fernandez 04/28/25  
Blanch Fernandez, Manager Date

STATE OF TEXAS

COUNTY OF NUECES

This document was acknowledged before me on April 28, 2025,  
by Blanch Fernandez, as Manager of the Z.B.K., LLC.

Sonia Aguilar  
Notary Public, State of Texas

