PLANNING COMMISSION FINAL REPORT

Case No.: 0816-03
HTE No. 16-10000028

Planning Commission Hearing Date: August 24, 2016

Applicant & Legal Description

Applicant: Rangeland Products Terminal, LLC
Owner: Norma Lee Stockseth & Rafael Leal Cavazos
Representative: Ram Munoz, Munoz Engineering
Location: 8110 and 8520 Agnes Street (State Highway 44) between Agnes and Alpine Streets and between Chickery Street (unimproved) and Manning Road (County Road 53).
Legal Description: Being a 189.1490-acre tract of land, situated in the C.C. & S.F.R.R. Survey No. 313, Abstract 817, J.R. Ward Survey No. 316, Abstract 1005, Charles Land Patent No. 245, Survey No. 404, Abstract 975 and Abstract 976, and being a portion of Lots 1, 2, 11 & 12 of the H.B. Sheppard Farm Lots, and being a portion of the same tract of land known as a Share 6, a called 97.60 acres as conveyed to H.W. Isensee in Volume 317, Page 248 Deed Records of Nueces County, Texas, being the same tract of land as conveyed to Norma Lee Stockseth in Document No. #2011026126 O.P.R.N.C.T. and also being a portion of the same tract of land known as Share 7 conveyed to Nellie Isensee Fisher in Volume 317, Page 248 Deed Records of Nueces County, Texas, being the same tract of land conveyed to Rafael Leal Cavazos in Document No. #2004056050 O.P.R.N.C.T.

Zoning Request

From: "IL" Light Industrial District
To: "IL/SP" Light Industrial District with a Special Permit for the wholesale storage and distribution of fuels and lubricants
Area: 189.1490 acres
Purpose of Request: To allow construction of a tank farm for wholesale storage of fuels and lubricants and accessory uses including an office, employee parking and rail yard.

Existing Zoning and Land Uses

	Existing Zoning District	Existing Land Use	Future Land Use
Site	"IL" Light Industrial	Vacant	Light Industrial
North	"IL" Light Industrial	Vacant	Light Industrial
South	"IL" Light Industrial	Vacant Public Semi-Public	Light Industrial Public Semi-Public
East	"IL" Light Industrial	Vacant Light Industrial Heavy Industrial	Light Industrial
West	"IH" Heavy Industrial	Vacant Light Industrial	Light Industrial

ADP, Map & Violations	**Area Development Plan**: The subject property is located in the Port/Airport/Violet Area Development Plan (ADP) and is planned for light industrial uses. The proposed change of zoning to the "IL/SP" Light Industrial District with a Special Permit for a heavy industrial use is not consistent with the Comprehensive Plan Future Land Use designation of the property for light industrial uses. **Map No.**: 057044 **Zoning Violations**: None
Transport-ation	**Transportation and Circulation**: The subject property has approximately 2,800 feet of frontage along State Highway 44, which is an "F1" Freeway/Expressway and same amount of frontage on Alpine Street, a designated "C2" Collector Street. There is approximately 2,860 feet of frontage on Manning Road, a designated A2 Secondary Arterial Roadway and also on Chickery Street, an unimproved Local Street.

Street R.O.W.	**Street**	**Urban Transportation Plan Type**	**Proposed Section**	**Existing Section**	**Traffic Volume**
	Agnes Street (SH 44)	"F1" Freeway/Expressway	400' ROW varies paved	326' ROW 160' paved	15,788 E 12,589 W (2007)
	Manning Road	"A2" Secondary Arterial	100' ROW 54' paved	60' ROW 24' paved	NA
	Alpine Street	"C2" Secondary Collector	65' ROW 41' paved	60' ROW 24' paved	NA
	Chickery Street	Local Street	50' ROW 28' paved	60' ROW Unimproved	NA

<u>Staff Summary</u>:

Requested Zoning:
The applicant is requesting a change of zoning from the "IL" Light Industrial District to the "IL/SP" Light Industrial District with a Special Permit to allow construction of a facility for aboveground wholesale storage and distribution of fuels and lubricants. The proposed use is classified as "petroleum, gasoline, and lubricating oil refining, and wholesale storage," which is a "heavy industrial" use and may be allowed by Special Permit in the "IL" Light Industrial District. The facility will also contain an office, an employee parking lot, a rail yard, train loading and a truck loading facility.

Development Plan:
The applicant plans to construct a wholesale distribution facility for fuels and lubricants. The proposed development will include a tank farm consisting of approximately 16 storage tanks containing petrochemicals including fuels, lubricants, propane and crude oil. The storage tanks will range in size from 70-foot diameter to 150-foot diameter with capacities ranging from 1,134,000 to 5,040,000 gallons. The facility will also contain an office, employee parking lot with approximately 40 parking spaces, rail yards, train loading facility and a four spot truck loading facility. The maximum height proposed for any structure is 100-feet above mean sea level, or 56.5-feet above the ground elevation. The property will have driveway access to Alpine Road. The facility will comply with all fire safety regulations and will be located at least 400 feet away from existing residential uses.

Existing Land Uses & Zoning:
North of the subject property is zoned for "IL" Light Industrial District including vacant land and Low Density Residential uses. East of the subject property is zoned with the "IL" Light Industrial District containing vacant land, one commercial and two heavy industrial uses. South of the subject property is zoned "IL" Light Industrial District with property uses including Agnes Street (SH 44) right-of-way, vacant land and a commercial use. West of the subject property is zoned with the "HI" Heavy Industrial District and includes unimproved Chickery Street right-of-way, vacant land and one light industrial use.

Navy Land Use Compatibility in Accident Potential Zones (APZs):
Navy Air Installation Compatibility Use Zones (AICUZ) do not officially exist around the runways of Corpus Christi International Airport (CCIA). However, as part of the Naval Air Station Corpus Christi (NAS) Joint Land Use Study (JLUS), AICUZs have been proposed for CCIA runways, and the subject property is located in APZ-I of the CCIA existing main runway. Due to the explosive characteristics of the proposed use, the Navy would discourage the proposed use at this location within an APZ.

The Navy's Land Use Compatibility Recommendations Table (table), which is included in the City's UDC, identifies broad categories of land uses that are acceptable in the Clear Zones and APZs. The proposed use is specifically classified as "petroleum bulk stations and terminals – wholesale." This category falls into the broader category identified in the table of "wholesale trade," which is a compatible land use in the APZ-I and APZ-II. However, in a footnote under the compatible land use table it does state that the explosive characteristics of a proposed use should be considered when determining if a proposed use is appropriate within an APZ. After consulting with the Navy, this footnote should apply to the "wholesale trade" use category and they will recommend that the next version of the table include the footnote that consideration be given to a land use's explosive characteristics. The Navy also commented on the fact that the table does not allow "manufacturing or petroleum refining and related industries" in a Clear Zone or APZ.

As part of the NAS JLUS, the City created two new zoning districts to increase land use compatibility around the runways. Those districts are the "IC" Industrial Compatible District and the "CC" Commercial Compatible District, and both districts specifically prohibit aboveground fuel storage of any capacity. These new districts were intended for properties within an AICUZ.

Corpus Christi International Airport (CCIA) Comments:
The existing main runways approach path will be directly over the subject property, making the aboveground bulk storage of fuels of particular concern to the City. The City Aviation Department has not objected to the proposed development provided that property owner complies with FAA filing requirements and the City Airport Hazard Ordinance.

Federal Aviation Administration (FAA) - Determinations of Hazards
The applicant is required to request a determination of hazards from the FAA for each structure constructed on the subject property. The applicant will also have to submit a "Notice of Actual Construction" to the FAA for each structure.

Comprehensive Plan & Area Development Plan (ADP) Consistency:
The proposed rezoning is within the boundaries of the Port/Airport/Violet ADP, which designates the property for a light industrial use. If this Special Permit is approved, the base zoning district of "IL" Light Industrial will not change and therefore the Future Land Use Map will not be modified by this rezoning.

- Areas surrounding existing private, public, and military airports should be developed in a manner that is compatible with the operation of the airports. (Corpus Christi Policy Statements, General, Policy Statements i)
- Minimize incompatible land uses surrounding the airport while encouraging aviation dependent industrial businesses to take advantage of the proximity and access to the airport. (Port/Airport/Violet ADP, Principal Plan Objective f.)
- This Port/Airport/Violet ADP identifies State Highway 44 as a scenic corridor. Heavy industrial uses, such as a tank farm, and billboards should be prohibited along scenic corridors. (Port/Airport/Violet ADP, Policy Statement B.7)

<u>Department Comments</u>:

- The proposed heavy industrial use is not consistent with the Future Land Use Map designation of Light Industrial use. The City planned for light industrial uses to be located around Corpus Christi International Airport (CCIA), so that manufacturing uses would not conflict with airport operations.
- While <u>all</u> heavy industrial uses would not be compatible with the airport, the proposed "SP" is a zoning tool that can be used to narrowly define and control the desired heavy industrial use in a manner that will not conflict with the intent of the Comprehensive Plan or the operations at Corpus Christi International Airport. The primary intent of the Comprehensive Plan at this location is airport land use compatibility and creating an attractive entryway to the city (scenic corridor).

- The proposed development is directly underneath the existing main runway at CCIA. The property is subject to the City's Conical Surfaces map which controls height and limits any use that would interfere with flight operations at the airport. The maximum allowable height of a structure at the southeast corner of the subject property is approximately 85-feet above mean sea level, however most of the property is under the 100-foot or higher height restriction. The ground elevation of the property is at 42-feet. The maximum height of a proposed structure by the applicant is 100-feet above sea level.
- Storing flammable products aboveground could create explosions and thick smoke in the event of an accident, which cause hazards for pilots and airport operation.

Staff Recommendation:
Approval of the change of zoning from the "IL" Light Industrial District to the "IL/SP" Light Industrial District with a Special Permit subject to a site plan and the following conditions:

1. **Allowed Uses:** The only use allowed on the Property other than those uses allowed by-right in the "IL" Light Industrial District is the wholesale storage of fuel and lubricants. The number of above ground fuel tanks on the site plan is illustrative and therefore, could include more or less above ground fuel tanks as desired by the applicant, provided that all other requirements are in compliance. Hemispheric pressurized tanks shall be prohibited on the Property.

2. **Fire Department Approval:** Development of the Property, including the storage of fuels and lubricants, shall comply with all Fire Department requirements.

3. **Storm Water Detention:** The Owner shall construct and maintain any necessary aboveground detention facilities in a manner that prevents water from standing for longer than 48 hours after the design storm and the drainage facilities shall remain completely dry between storms.

4. **Federal Aviation Administration (FAA):** The Owner shall submit notice to the FAA prior to obtaining building permits for each structure or tank or to the temporary location of potential aviation hazards such as construction cranes on site.

5. **Airport Hazards:**
    a. **Height:** The Maximum height of structures shall comply with the City's Airport Zoning Ordinance and the most current conical surfaces map of Corpus Christi International Airport.
    b. **Lighting:** All lighting shall be shielded toward the site and shall not conflict with airport flight operations per the Corpus Christi Airport Zoning Regulations.
    c. **Other Airport Hazards:** No use or activity shall create electrical interference with navigational signals or radio communication

between airport and aircraft, make it difficult for pilots to distinguish between airport lights and others, result in glare in the eyes of pilots using the airport, impair visibility in the vicinity of the airport, create bird strike hazards, or otherwise in any way endanger or interfere with the landing, takeoff, or maneuvering of aircraft intending to use the airport.

6. **Landscaping and Screening:** The Owner shall install and maintain landscaping in the southeast corner of the Property at the corner of Agnes Street and Manning Road. A landscape street yard shall be delineated by a triangle formed by a line tangent to the proposed railroad tracks and the street right-of-way lines of Agnes Street and Manning Road. Within this landscape street yard, the minimum required landscaped area shall be 15% of the total street yard and the street yard shall be landscaped with plant material approved by Corpus Christi International Airport and listed in the UDC to achieve a minimum of 0.02 points per square foot of total street yard area. Landscaping shall not be required along Manning Road, Alpine Street or the unimproved Chickery Street right-of-way, however, landscape screening of parking lots and truck loading facilities within 100 feet of any street right-of-way shall be required in accordance with UDC Section 7.3.11.

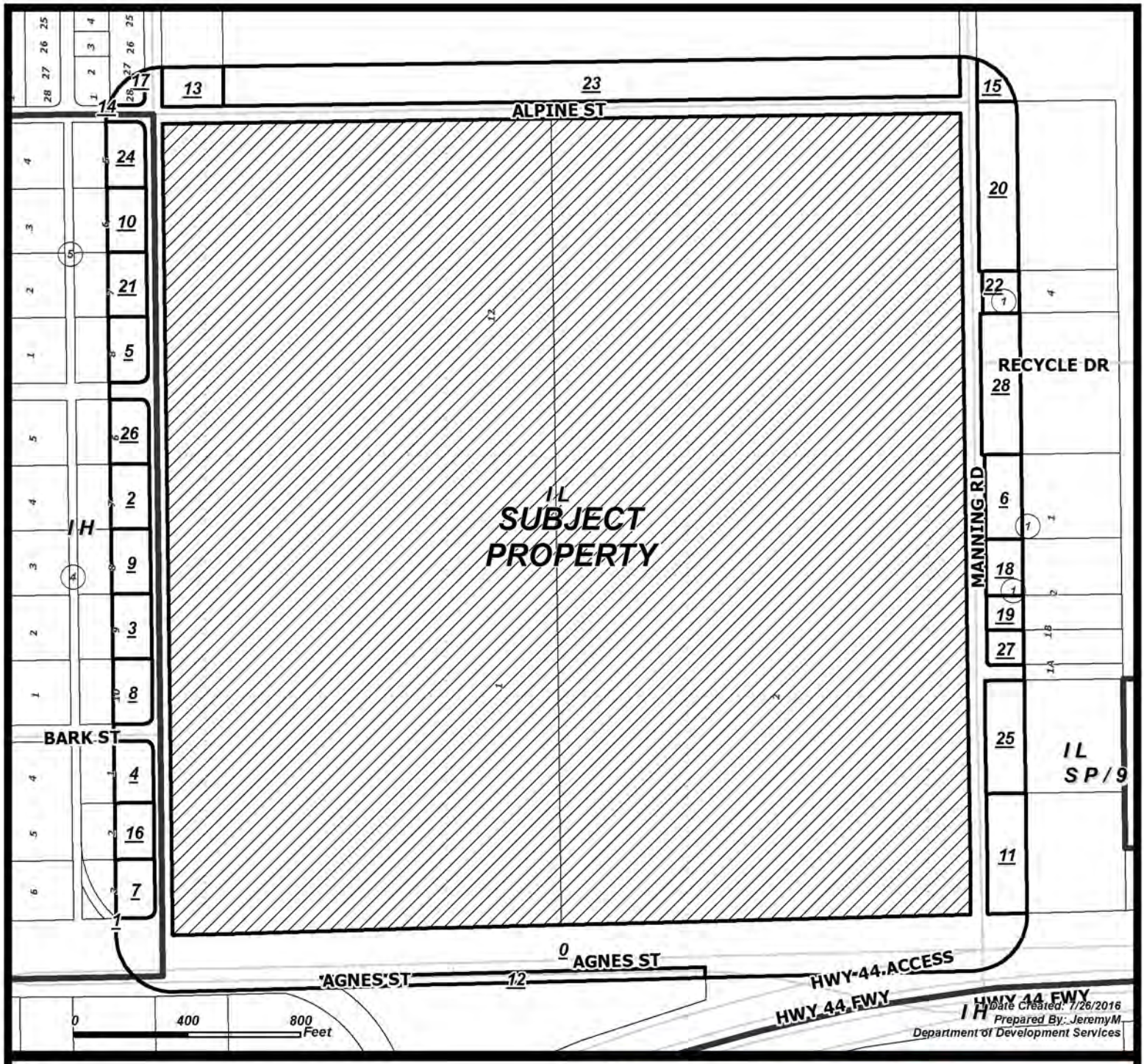
7. **Land Use Compatibility in Accident Potential Zones:** The Owner shall not exceed a maximum Floor Area Ratio (FAR) of 0.28 in Accident Potential Zone (APZ) - 1 and 0.56 in APZ-2.

8. **Time Limit:** This Special Permit shall be deemed to have expired within 12 months of this ordinance unless a complete building permit application has been submitted. In the case of a phased project, subsequent building permit applications shall be submitted within 18 months from the date of issuance of the Certificate of Occupancy or final approved inspections for the previous phase of the development. The Special Permit shall expire if the use is discontinued for more than six consecutive months.

Public Notification	Number of Notices Mailed – 26 within 200' notification area; 0 outside notification area <u>As of August 17, 2016</u>: In Favor – 0 (inside notification area); 0 (outside notification area) In Opposition – 0 (inside notification area); 0 (outside notification area) For 0.00% in opposition.

Attachments: 1. Location Map (Existing Zoning & Notice Area)

2. Site Plan
3. Future AICUZ Map
4. Airport Conical Surfaces Map excerpt
5. Application
6. Returned Opposition/Support (if any)



CASE: 0816-03
ZONING & NOTICE AREA

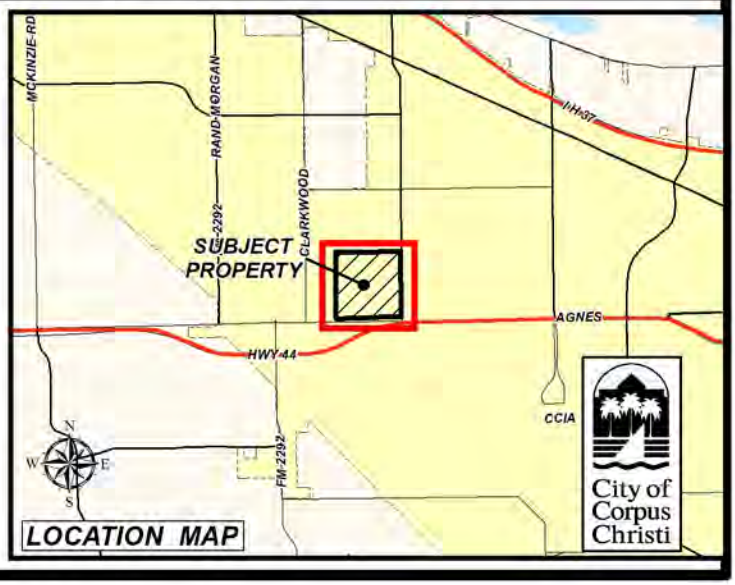
RM-1	Multifamily 1	IL	Light Industrial
RM-2	Multifamily 2	IH	Heavy Industrial
RM-3	Multifamily 3	PUD	Planned Unit Dev. Overlay
ON	Professional Office	RS-10	Single-Family 10
RM-AT	Multifamily AT	RS-6	Single-Family 6
CN-1	Neighborhood Commercial	RS-4.5	Single-Family 4.5
CN-2	Neighborhood Commercial	RS-TF	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		

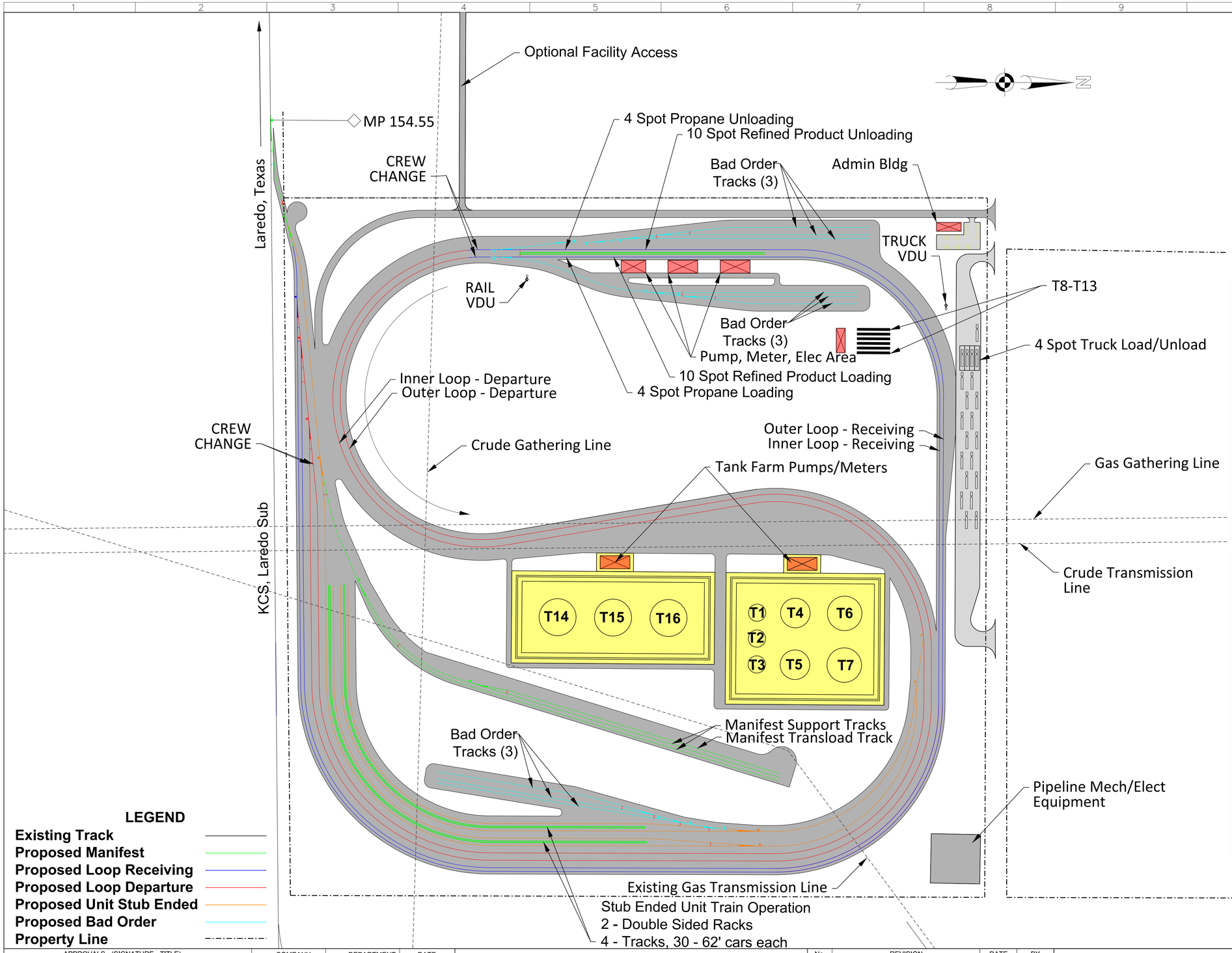
Subject Property with 200' buffer

Owners in favor

4 Owners within 200' listed on attached ownership table

X Owners in opposition





Corpus Christi Site I 120 Car Unit Train Length			
#	Type	Unit Length (ft)	Clear Length
2	Locomotive	75	150
1	Buffer Car	60	60
120	Rail Cars	62	7440
1	Buffer Car	60	60
2	Locomotive	75	150
		Train Length	**7860**
Operational Buffer		200	200
		Required Clear Track (ft)	**8060**

Corpus Christ Site I Track Lengths			
Track	Clear Length (ft)	Total Length	# Turnouts
Facility Lead	467	624	#15 - 1 #11 - 1
Outer Loop Track - Receiving	8276	8536	#11 - 1
Outer Loop Track - Departure	8352	9002	#11 - 2
Inner Loop Track - Receiving	8080	8180	
Inner Loop Track - Departure	8397	8551	
Outer Loop Bad Order Tracks	2312	3235	#9 - 5
Inner Loop Bad Order Tracks	1851	2999	#9 - 3
Manifest Transload	1153	1286	
Manifest Support 1	1152	1924	#9 - 1
Manifest Support 2	1643	2457	#9 - 2
Stub End Unit Train Load	8883	8883	#11 - 2
Stub End Unit Train Support	3260	3727	#11 - 3
Stub End Unit Train Bad Order	2400	3050	#9 - 3
TOTAL	**56226**	**62454**	**#15 - 1 #11 - 9 #9 - 14**

Product Storage Tanks			
Tank	Type	DIA	Volume
T1	Transmix	70'	27k BBL
T2	High Grade Gasoline	70'	27k BBL
T3	High Grade Gasoline	70'	27k BBL
T4	Diesel	120'	80k BBL
T5	Diesel	120'	80k BBL
T6	Gasoline	140'	80k BBL
T7	Gasoline	140'	80k BBL
T8	Propane	130''	90k Gal
T9	Propane	130''	90k Gal
T10	Propane	130''	90k Gal
T11	Propane	130''	90k Gal
T12	Propane	130''	90k Gal
T13	Propane	130''	90k Gal
T14	Crude	150'	120k BBL
T15	Crude	150'	120k BBL
T16	Crude	150'	120k BBL

Tank volumes are estimated working volumes

LEGEND

- Existing Track
- Proposed Manifest
- Proposed Loop Receiving
- Proposed Loop Departure
- Proposed Unit Stub Ended
- Proposed Bad Order
- Property Line

APPROVALS - (SIGNATURE - TITLE)	COMPANY	DEPARTMENT	DATE

EXHIBIT

WILSON & COMPANY
13105 NW FREEWAY, SUITE 825
HOUSTON, TEXAS 77040
PHONE: 713-934-7070
FAX: 713-934-7330

No.	REVISION	DATE	BY

DESIGNED BY:
DRAWN BY:
REVIEWED BY:
JOB NUMBER: 16-400-001-00
FILE: Rangeland III - Corpus Christi - Concept 7 - Site I - Double Loop

RANGELAND PRODUCTS TERMINAL, LLC
CORPUS CHRISTI
STEPS TERMINAL

Rangeland Energy

DATE: 3/28/2016
SHEET NO:

PATH: c:\wcpw\d0211854\Rangeland III - Corpus Christi - Concept 7 - Site I - Double Loop.dgn
PRINTED: 3/28/2016 TIME: 1:54:38 PM BY: jmlatimer
SCALE: $SCALE$ $PENTBLA$
PLT DRV: $PLTDRVA$

16-10000028

CITY OF CORPUS CHRISTI
DEVELOPMENT SERVICES

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.: 0816-03 Map No.: 057044

*Planning Commission Hearing Date: August 24, 2016

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: RAMIRO MUNOZ III Telephone: (361) 944-1301

Address (City, State, Zip): 8631 OLD BROWNSVILLE ROAD

E-mail Address: RAM@MUNOZENGRG.COM Cell Phone: (361) 944-1301

2. Property Owner(s): RAFAEL LEAL CAVAZOS Telephone: (281) 566-3000

Address (City, State, Zip): PO BOX 270815, CORPUS CHRISTI, TEXAS, 78427

E-mail Address: Cell Phone: (281) 566-3000

Ownership Type: ☒ Sole ☐ Partnership ☐ Corporation ☐ Other:

3. Current Zoning and Use: IL Proposed Zoning and Use: IL-SP

Project Address: 8110 AGNES STREET Area of Request (sq. ft./acres): 97.07

12-Digit Nueces County Tax ID: 3715 - 0000 - 0700

If platted, Subdivision Name: NOT PLATTED Block: Lot(s):

Legal description: ISENSEE PARTITION 97.07 ACS OUT OF SHR 7

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.

(Owner's Signature) (Applicant's Signature)

Ramiro Munoz III (Owner's Printed Name) Ramiro Munoz III (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	$10.00 per sign

Office Use Only

Date Received: Received By:

Application Fee: 10,176.75

No. Signs Required 9 X $10 Sign Fee: 90.00

Total: 10,266.75

Sign Posting Date: ADP: PAV

Form Revised 8/24/12

CITY OF CORPUS CHRISTI
DEVELOPMENT SERVICES

P.O. Box 9277
Corpus Christi, Texas 78469-9277
(361) 826-3240
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Office Use Only

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Address (City, State, Zip): 8631 OLD BROWNSVILLE ROAD

E-mail Address: RAM@MUNOZENGRG.COM Cell Phone: (361) 944-1301

2. Property Owner(s): NORMA LEE STOCKSETH Telephone: (361) 851-2018

Address (City, State, Zip): 4500 OCEAN DRIVE, APT 8A, CORPUS CHRISTI, TEXAS, 78412

E-mail Address: _____ Cell Phone: (361-) 851-2018

Ownership Type: ☒ Sole ☐ Partnership ☐ Corporation ☐ Other: _____

3. Current Zoning and Use: IL Proposed Zoning and Use: IL - SP

Project Address: 8520 AGNES STREET Area of Request (sq. ft./acres): 91.35

12-Digit Nueces County Tax ID: 3715 - 0000 - 0600

If platted, Subdivision Name: NOT PLATTED Block: _____ Lot(s): _____

Legal description: ISENSEE PARTITION 91.35 ACS OUT OF SHR 6 AKA LOTS 1 & 12 SHEPPARD H B FARM LOTS

4. DOCUMENTS ATTACHED

REQUIRED: ☑ Land Use Statement ☑ Disclosure of Interest ☑ Copy of Warranty Deed

IF APPLICABLE: ☑ Executed Appointment of Agent

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Ramiro Munoz III Ramiro Munoz III

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Office Use Only

Date Received: _____ Received By: _____

Application Fee: _____

No. Signs Required _____ X $10 Sign Fee: _____

Total: _____

Sign Posting Date: _____ ADP: _____

Form Revised 8/24/12

CITY OF CORPUS CHRISTI
DEVELOPMENT SERVICES

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.

   PURPOSE OF THE REQUEST IS TO ALLOW THE LAND USE TO BE "WHOLESALE STORAGE" CONSISTING OF (16) ABOVE GROUND STORAGE TANKS RANGING FROM 70-FOOT DIAMETER TO 150-FOOT DIAMETER CONTAINING GASOLINE, DIESEL, PROPANE & CRUDE OIL WHICH IS PERMITTED IN LIGHT INDUSTRIAL ZONED AREAS WITH A SPECIAL PERMIT AS SUCH IS BEING APPLIED FOR.

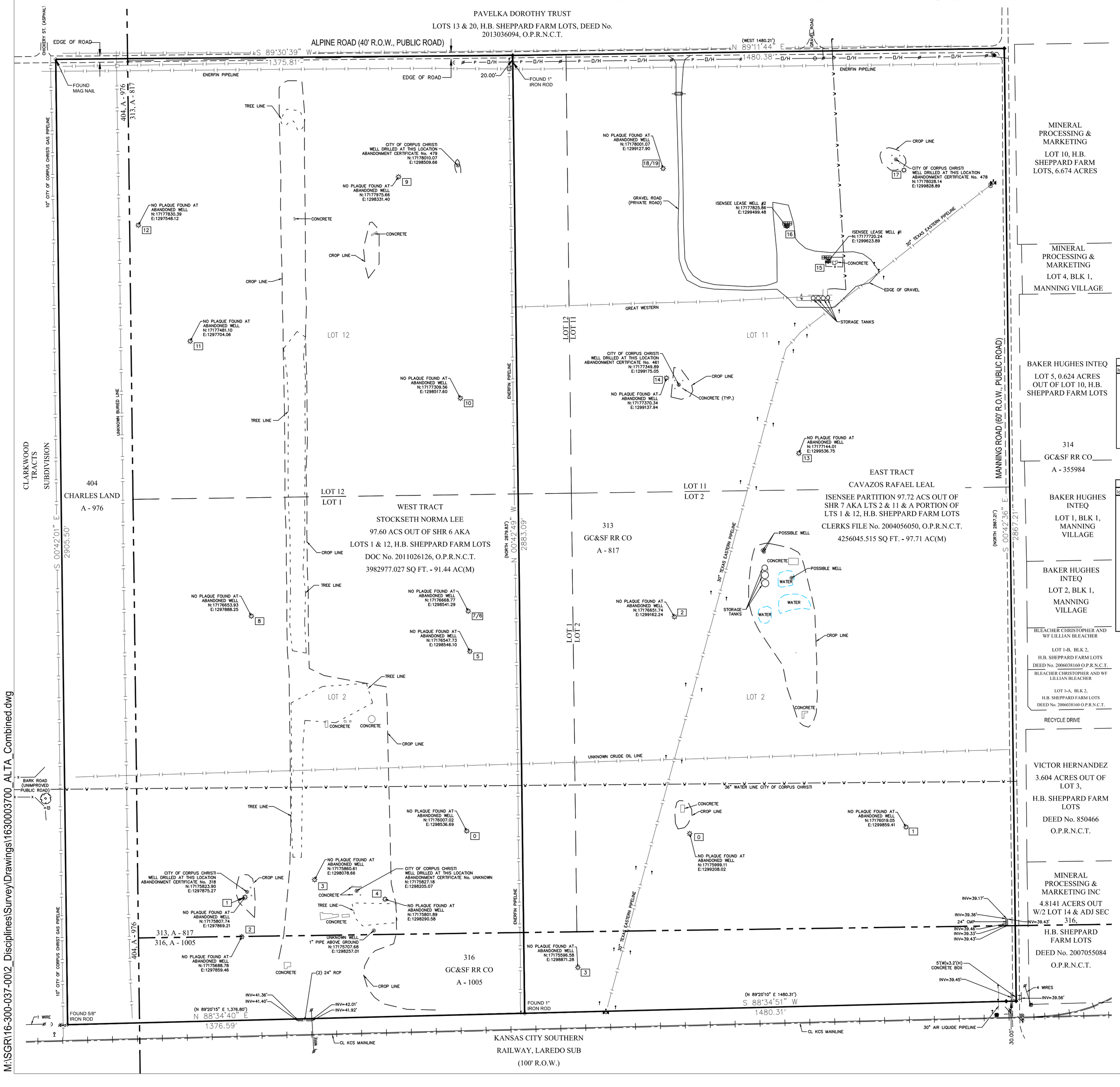
   THE DEVELOPEMENT OF LAND WILL ALSO CONSIST OF A ~3,300 SQUARE FOOT ADMIN BUILDING AT THE NORTHWEST CORNER WITH A TOTAL OF (40) PARKING SPACES, INCLUDING (2) ACCESSIBLE SPACES. THE OFFICE AND SITE WILL BE EQUIPPED WITH A TOTAL OF (40) EMPLOYEES AND WILL BE OPERATING FROM THE HOURS OF 6AM TO 5PM.

   THE SITE IS ZONED "IL" LIGHT INDUSTRIAL.

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

   North - VACANT - LIGHT INDUSTRIAL
   South - AMERICAN EAGLE LOGISTICS - LIGHT INDUSTRIAL
   East - BAKER HUGHES, H&H OIL & BRRT - LIGHT INDUSTRIAL
   West - MOBLEY SAFWAY SOLUTION & DELTA GULF RENTAL TOOL - HEAVY INDUSTRIAL

COMBINED PROPERTY SURVEY



NORTH

GRAPHIC SCALE

150 0 75 150 300

(IN FEET)
1 inch = 150

RAILROAD COMMISION TEXAS WELL DATA (EAST TRACT)

Identifier	Lat	Long	Type	API	Proration	District	Lease ID	Field	OperatorNo	Operator	Lease Name	Depth	Wellbore Status	Well No
0	27.786655	-97.525909	Plugged Oil/Gas Well	35502322	Gas	4	56439	SAXET 2500	390527	HLS Producing, Inc.	ISENSEE, T.H.	4857	PLUG	1
1	27.786696	-97.523894	Plugged Oil/Gas Well	35501789	Gas	4	53579	SAXET 2600	390527	HLS Producing, Inc.	ISENSEE, T.H.	4860	PLUG	2
2	27.788451	-97.526035	Plugged Oil/Gas Well	35501791	Gas	4	49506	SAXET 3100	589000	Morsco, Inc.	ISENSEE	4564	PLUG	4
3	27.785555	-97.52696	Plugged Oil Well	355		0	0		0			0		2
13	27.789797	-97.524865	Dry Hole	35531155		0	0		613565	North American Production Co.	ISENSEE, T.H.	0	DRY	3
14	27.790428	-97.526093	Plugged Oil Well	35501790	Oil	4	13239	SAXET	238612	E & L Corporation	ISENSEE	4868	PLUG	3
15	27.791386	-97.524574	Oil Well	35533969	Oil	4	13592	SAXET 5700 FRIO	328780	Great Western Drilling Company	ISENSEE	7500	OPEN	1
16	27.791678	-97.524957	Injection Well	35533990	Gas	4	268380	SAXET 3900	328780	Great Western Drilling Company	ISENSEE	5506	OPEN	2
17	27.792133	-97.523866	Oil/Gas Well	35501792		0	0		0			4875	HISTORIC	5
18	27.792163	-97.526109	Plugged Oil/Gas Well	35506435	Gas	4	54074	SAXET 4100	589000	Morsco, Inc.	ISENSEE, T.H.	5516	PLUG	1A
19	27.792163	-97.526109	Plugged Oil/Gas Well	35506435	Oil	4	6956	SAXET	238612	E & L Corporation	ISENSEE, T.H.	5516	PLUG	1A

RAILROAD COMMISION TEXAS WELL DATA (WEST TRACT)

Identifier	Lat	Long	Type	API	Proration	District	Lease_ID	Field	OperatorNo	Operator	Lease_Name	Depth	Wellbore_S	Well_No
0	27.786691	-97.527985	Plugged Oil Well	35501783	Oil	4	2539	SAXET	589000	Morsco, Inc.	ISENSEE, T.H.	2385	HISTORIC	2
1	27.786157	-97.530054	Plugged Oil Well	355		0	0		0			0		1
2	27.78583	-97.530087	Plugged Gas Well	35580069	Gas	4	13270	SAXET 2500	589000	Morsco, Inc.	KOCUREK	2533	PLUG	1
3	27.786298	-97.529405	Permitted Location	355		0	0		0			0		1
4	27.786132	-97.528751	Plugged Oil Well	355		0	0		0			0		4
5	27.788178	-97.527943	Plugged Gas Well	35501787	Gas	4	13184	SAXET 1600	803590	Southern Coast Corporation	N/A	1724	HISTORIC	7
6	27.788511	-97.527955	Plugged Oil/Gas Well	35501785	Gas	4	46243	SAXET 3100	589000	Morsco, Inc.	ISENSEE, T.H.	3630	PLUG	5
7	27.788511	-97.527955	Plugged Oil/Gas Well	35501785	Oil	4	8058	SAXET	238612	E & L Corporation	ISENSEE	3630	PLUG	5
8	27.788484	-97.529975	Plugged Gas Well	35501786	Gas	4	13183	SAXET 1600	803590	Southern Coast Corporation		1732	HISTORIC	6
9	27.79211	-97.528573	Plugged Gas Well	35501782	Gas	4	13208	SAXET 1900	803760	Southern Community Gas Co.	ISENSEE, T.H.	2201	PLUG	1
10	27.790274	-97.528013	Plugged Oil Well	35501778		0	0		0	Walling, E.L. Trustee	ISENSEE	4556	DRY	1
11	27.790763	-97.53025	Dry Hole	35582193		0	0		0	Morsco, Inc.	ISENSEE, T.H.	5000	DRY	2
12	27.791727	-97.530999	Plugged Gas Well	355		0	0		0			0		1
13	27.792021	-97.532601	Oil/Gas Well	355		0	0		0			0		A6
14	27.79164	-97.532616	Plugged Oil Well	355		0	0		0			0		6
15	27.789226	-97.533494	Oil Well	355		0	0		0			0		5
16	27.787784	-97.532527	Oil Well	355		0	0		0			0		4
17	27.786125	-97.532462	Plugged Oil/Gas Well	355		0	0		0			0		1A
18	27.785376	-97.533431	Plugged Oil/Gas Well	35501935	Gas	4	73638	SAXET 2400	57850	Bay Rock Corp.	ISENSEE	4400	PLUG	3

LEGEND

◆	SET 5/8" IR WITH ALUMINUM CAP
	RPLS 6320
◇	FOUND MONUMENT
	POWER POLE
	GUY WIRE
	WELL
	GAS MARKER
	GAS VALVE
	RAIL SIGN
10	WELL / IDENTIFIER
INV	INVERT
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
(NORTH 2879.83')	CALLED BEARING AND DISTANCE
	SURVEY LINE
	PROPERTY LINE
P D/H	OVERHEAD ELECTRIC
	EXISTING PIPELINE

WILSON & COMPANY
9922 Leopard St. Suite 102
CORPUS CHRISTI, TX 78410
PHONE: 361-241-2120
www.wilsonco.com

CONSULTANTS

SEAL

STATE OF TEXAS REGISTERED GREGORY THOMPSON 6320 PROFESSIONAL LAND SURVEYOR

PROJECT NAME

EAST AND WEST TRACT
RANGELAND SITE
NUECES COUNTY, TEXAS

MARK	DESCRIPTION	DATE

PROJECT NO: 16-300-3700
DESIGNED BY: –
DRAWN BY: AAM
CHECKED BY: ARD
DATE: JUNE 1, 2016

SHEET TITLE

LOTS 1, 2, 11 & 12
H.B. SHEPPARD FARM
LOTS, SURVEY No. 404,
CHARLES LAND

SHEET NO:

1 of 1

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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: NORMA LEE STOCKSETH

STREET: 4500 OCEAN DRIVE, APT 8A **CITY:** CORPUS CHRISTI **ZIP:** 78412

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)
N/A	N/A

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
N/A	N/A

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
N/A	N/A

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
N/A	N/A

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: NORMA LEE STOCKSETH (Print) Title: OWNER

Signature of Certifying Person: Date: 06/21/16

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
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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: RAFAEL LEAL CAVAZOS

STREET: PO BOX 270815 **CITY:** CORPUS CHRISTI **ZIP:** 78427

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)
N/A	N/A

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Name	Title
N/A	N/A

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Name	Consultant
N/A	N/A

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: RAFAEL LEAL CAVAZOS (Print) Title: OWNER

Signature of Certifying Person: for Date: 06/21/16