

STAFF REPORT

Case No. 1117-01
 INFOR No. 17ZN1039

Planning Commission Hearing Date: February 21, 2018

Applicant & Legal Description	<p>Owner/Applicant: GMG Partners, LP. Location Address: 718 South Navigation Boulevard Legal Description: Being a 34.622 acre tract being out of Lot 1, Block 10, of the J.C. Russell Farm Blocks, located on the east side of South Navigation Boulevard, north of Bear Lane, and south of Agnes Street (State Highway 44).</p>			
Zoning Request	<p>Request: Special Permit Time Extension Area: 34.622 acres Purpose of Request: Extend the expiration date of the Special Permit for an additional 36 months (3 years). Original SP was approved in 2015 for resource extraction (sand, gravel, dirt, etc.).</p>			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	<i>Site</i>	"IL" Light Industrial	Vacant	Light Industrial
	<i>North</i>	"IL" Light Industrial	Vacant	Light Industrial
	<i>South</i>	"IL" Light Industrial	Vacant	Light Industrial
	<i>East</i>	"RS-6" Single-Family	Vacant	Light Industrial
	<i>West</i>	"RS-6" Single-Family	Vacant	Light Industrial
ADP, Map & Violations	<p>Area Development Plan: The subject property is located within the boundaries of the Westside Area Development Plan and is planned for light industrial uses. The proposed rezoning to the "IL/SP" Light Industrial District with a Special Permit remains consistent with the adopted Future Land Use Plan and the Westside Area Development Plan. Map No.: 050042 Zoning Violations: None</p>			
Transportation	<p>Transportation and Circulation: The subject property has approximately 1,100 feet of street frontage along South Navigation Boulevard, which is an "A1" Minor Arterial, approximately 1,500 feet of street frontage along a proposed section of Omaha Drive, which is a "C1" Minor Collector, and approximately 1,100 feet of street frontage along a proposed section "C1" Minor Collector street.</p>			

Street R.O.W.	Street	Urban Transportation Plan Type	Planned Section	Existing Section	Traffic Volume
	South Navigation Boulevard	"A1" Minor Arterial	95' ROW 64' paved	70' ROW 22' paved	3,467 ADT
	Gypsum Road	Local Street	50' ROW 28' paved	50' ROW 28' paved	N/A
	Unnamed Road	"C1" Minor Collector	60' ROW 40' paved	N/A	N/A

Staff Summary:

Request: The purpose of the request is to extend the time limit of the Special Permit for an additional 36 months (3 years).

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

Plat Status: The subject property is in the process of platting.

Department Comments:

- The applicant is requesting a time extension for the Special Permit that was issued on May 26, 2015. A time extension is needed in order for the Special Permit to remain valid.
- The original application for a Special Permit was for the continued use of the property as a resource extraction use, specifically the extraction of sand, gravel, dirt, stockpiling thereof and accessory uses including the storage of equipment and structures necessary to conduct operations.
- The applicant plans to continue operations as deemed by the Special Permit.

Original Special Permit Conditions:

1. **Use Regulation:** The only use permitted under this Special Permit, other than those allowed by right in the "IL" Industrial District, is resource extraction as described herein; the extraction of sand, gravel, dirt, stockpiling thereof and accessory uses including the storage of equipment and structures necessary to conduct operations.
2. **Erosion and Dust Control:** Erosion and dust control shall be in accordance with all City, State, and Federal requirements and specifications.
3. **Access:** Vehicular access shall be allowed as per the approved site plan and excavation permit.
4. **Hours of Operation:** Hours of operation shall be limited to the hours between 7:00 A.M. and 5:00 P.M.
5. **Restoration:** The site shall be restored to pre-existing condition upon expiration of

the Special Permit.

6. Time Limit: This Special Permit shall expire in three years or upon termination of the excavation permit, whichever comes first.

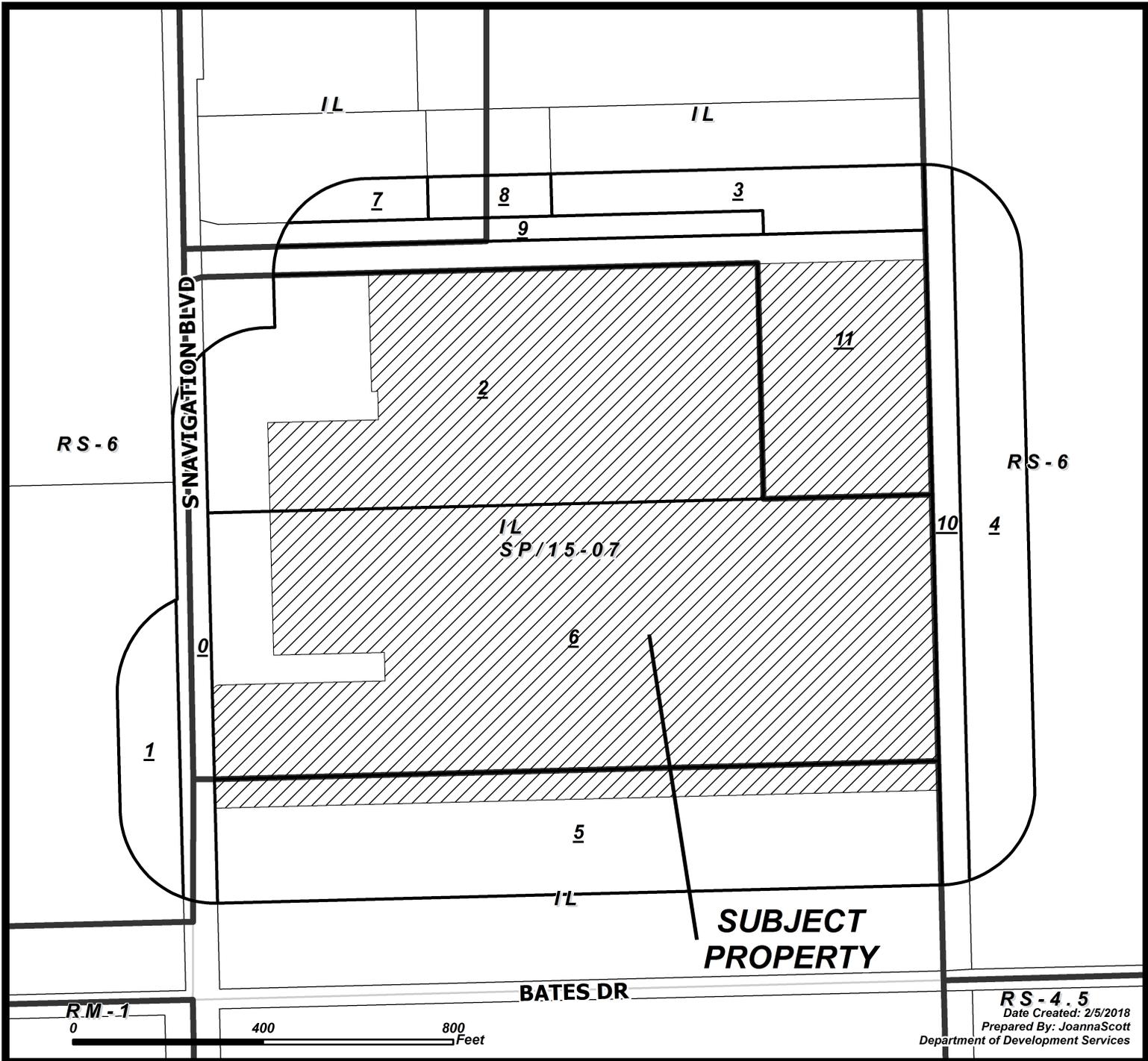
Staff Recommendation:

Approval of the requested Special Permit time extension for an additional 36 months (3 years).

Public Notification	Number of Notices Mailed – 11 within 200-foot notification area 5 outside notification area
	<u>As of February 16, 2018:</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:

- A. Location Map (Existing Zoning & Notice Area)
- B. Special Permit Ordinance
- C. Revised Metes and Bounds
- D. Public Comments Received (if any)

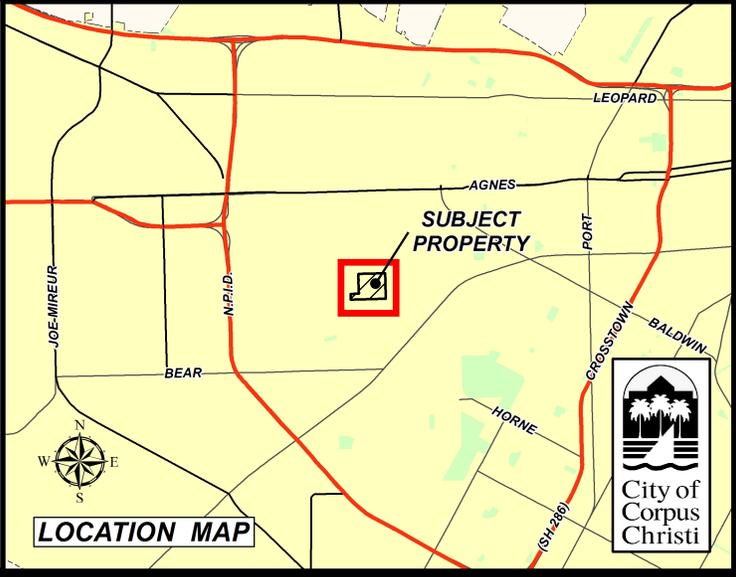


RS - 4.5
 Date Created: 2/5/2018
 Prepared By: Joanna Scott
 Department of Development Services

CASE: 1117-01 Revised 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



Ordinance amending the Unified Development Code (“UDC”), upon application by GMG Partners, LP (“Owner”), by changing the UDC Zoning Map in reference to 34.12 acres out of Lot 1, Block 10, J.C. Russell Farm Blocks, from the “IL” Light Industrial District to the “IL/SP” Light Industrial District with a Special Permit for Resource Extraction; amending the Comprehensive Plan to account for any deviations; and providing for a repealer clause and publication.

WHEREAS, the Planning Commission has forwarded to the City Council its final report and recommendation regarding the application of GMG Partners, LP (“Owner”), 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, public hearings were held on Wednesday, April 22, 2015, during a meeting of the Planning Commission, and on Tuesday, May 19, 2015, during a meeting of the City Council, during which all interested persons were allowed to appear and be heard; and

WHEREAS, the City Council has determined that this amendment would best serve the public health, necessity, convenience and general welfare of the City of Corpus Christi and its citizens.

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

SECTION 1. Upon application made by GMG Partners, LP (“Owner”), the Unified Development Code (“UDC”) of the City of Corpus Christi, Texas (“City”), is amended by changing the zoning on 34.12 acres out of Lot 1, Block 10, J.C. Russell Farm Blocks, located on the east side of South Navigation Boulevard and north of Bates Drive (the “Property”), from “IL” Light Industrial District to the “IL/SP” Light Industrial District with a Special Permit for Resource Extraction (Zoning Map No. 050042), as shown in Exhibits “A”, Exhibit “B” and Exhibit “C.” Exhibit A, which is a metes and bounds description of the Property, Exhibit B, which is a location map, and Exhibit C, which is a site plan of the Property, are attached to and incorporated in this ordinance by reference as fully set out herein in their entireties.

SECTION 2. The Special Permit granted in Section 1 of this ordinance is subject to the Owner meeting the requirements of the site plan and the following conditions:

1. Use Regulation: The only use permitted under this Special Permit, other than those allowed by right in the “IL” Industrial District, is resource extraction as described herein; the extraction of sand, gravel, dirt, stockpiling thereof and accessory uses including the storage of equipment and structures necessary to conduct operations.
2. Erosion and Dust Control: Erosion and dust control shall be in accordance with all City, State, and Federal requirements and specifications.

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3. Access: Vehicular access shall be allowed as per the approved site plan and excavation permit.
4. Hours of Operation: Hours of operation shall be limited to the hours between 7:00 A.M. and 5:00 P.M.
5. Restoration: The site shall be restored to pre-existing condition.
6. Time Limit: This Special Permit shall expire in three years or upon termination of the excavation permit, whichever comes first.

SECTION 3. The official UDC Zoning Map of the City is amended to reflect changes made to the UDC by Section 1 of this ordinance.

SECTION 4. 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.

SECTION 5. 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 6. All ordinances or parts of ordinances specifically pertaining to the zoning of the Property and that are in conflict with this ordinance are hereby expressly repealed.

SECTION 7. Publication shall be made in the City's official publication as required by the City's Charter.

The foregoing ordinance was read for the first time and passed to its second reading on this the 19th day of May, 20 15, by the following vote:

Nelda Martinez	<u>Aye</u>	Brian Rosas	<u>Aye</u>
Rudy Garza	<u>Aye</u>	Lucy Rubio	<u>Aye</u>
Chad Magill	<u>Aye</u>	Mark Scott	<u>Aye</u>
Colleen McIntyre	<u>Aye</u>	Carolyn Vaughn	<u>Aye</u>
Lillian Riojas	<u>Aye</u>		

The foregoing ordinance was read for the second time and passed finally on this the 26th day of May, 20 15 by the following vote:

Nelda Martinez	<u>Absent</u>	Brian Rosas	<u>Aye</u>
Rudy Garza	<u>Aye</u>	Lucy Rubio	<u>Absent</u>
Chad Magill	<u>Aye</u>	Mark Scott	<u>Aye</u>
Colleen McIntyre	<u>Absent</u>	Carolyn Vaughn	<u>Aye</u>
Lillian Riojas	<u>Aye</u>		

PASSED AND APPROVED this the 26th day of May, 20 15.

ATTEST:

Rebecca Huerta
Rebecca Huerta
City Secretary

Nelda Martinez
Nelda Martinez
Mayor

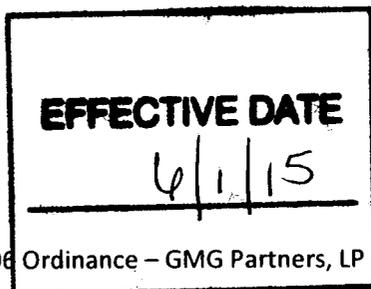


EXHIBIT A

STATE OF TEXAS
COUNTY OF NUECES

Field Notes of a 19.497 acre tract of land being out of Lot 1, Block 10, J. C. Russell Farm Blocks, as shown on a map recorded in Volume 28, Pages 58 - 59, Map Records Nueces County, Texas. Said 19.497 acre tract also being the same tract described in deed recorded in Document No. 265201, Deed Records Nueces County, Texas. Said 19.497 acre tract being more particularly described as follows:

COMMENCING at a point in the east right of way of Navigation Boulevard, said point being on the south line of Lot 1, Block 10, the north line of Bates Road, a 40 foot unopened road, from WHENCE a 5/8" iron rod found in the east right of way of Navigation Boulevard, for the common west corner of a 12.24 acre tract out of Lot 3, Block 9, as described in deed recorded in Document No. 1998033842, Deed Records Nueces County, Texas, and a 7.99 acre tract out of Lot 3, Block 9, as described in deed recorded in Document No. 2000010669, Deed Records Nueces County, Texas, bears South 01°26'54" East, a distance of 389.70 feet.

THENCE with the east right of way of Navigation Boulevard, North 01°26'54" West, a distance of 1003.69 feet to a 5/8" iron rod set for the northwest corner of a 19.63 acre tract, as described in a deed recorded in Document No. 795832, Deed Records Nueces County, Texas, the southwest corner of this survey, and for the POINT of BEGINNING.

THENCE with the east right of way of Navigation Boulevard, North 01°26'54" West, a distance of 557.02 feet to a 5/8" iron rod set in the east right of way of Navigation Boulevard, for the southwest corner of a 9.75 acre tract out of Lot 1, Block 10, as described in a deed recorded in Document No. 2006065232, Deed Records Nueces County, Texas, and for the northwest corner of this survey.

THENCE North 88°33'06" East, at a distance of 1499.69 feet pass a 5/8" iron rod set as an offset, and in all a total distance of 1524.69 feet to a 5/8" iron rod set in the west line of Lot 2, the east line of Lot 1, the southeast corner of the said 9.75 acre tract, and for the northeast corner of this survey.

THENCE with the west line of Lot 2, the east line of Lot 1, South 01°26'54" East, a distance of 557.02 feet to a 5/8" iron rod set in the west boundary line of Lot 2, the east line of Lot 1, for the northeast corner of said 19.63 acre tract, and for the southeast corner of this survey.

THENCE South 88°33'06" West, at a distance of 25.00 feet pass a 5/8" iron rod set as an offset, and in all a total distance of 1499.69 feet to the POINT of BEGINNING of this survey, and containing 19.497 acres of land, more or less.

Notes:

- 1.) Bearings are based on Global Positioning System NAD 83 (93) 4205 Datum.
- 2.) A Map of equal date accompanies this Metes and Bounds description

I, Ronald E. Brister do hereby certify that this survey of the property legally described herein was made on the ground this day January 7, 2014 and is correct to the best of my knowledge and belief.

Ronald E. Brister

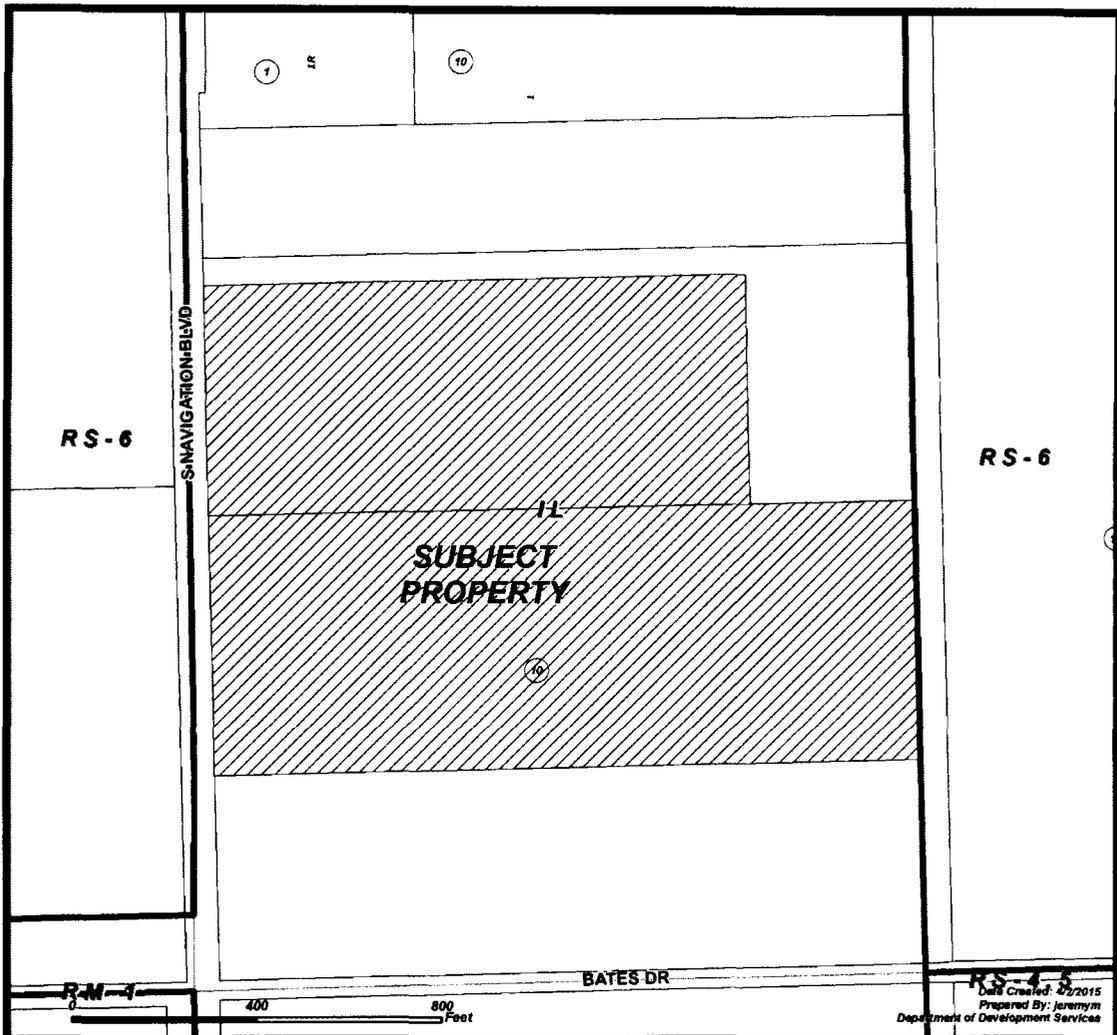
Ronald E. Brister, RPLS No. 5407
Date: January 15, 2014



Job No. 131717

GF #	131507763
AMOUNT:	
PAGES:	A
SAN JACINTO TITLE SERVICES	

Exhibit A



CASE: 0415-06
SUBJECT PROPERTY WITH ZONING

Subject Property

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-4	Single-Family 6
CN-1	Neighborhood Commercial	RS-4.5	Single-Family 4.5
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CBD	Downtown Commercial	RSH	Manufactured Home
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BP	Business Park		

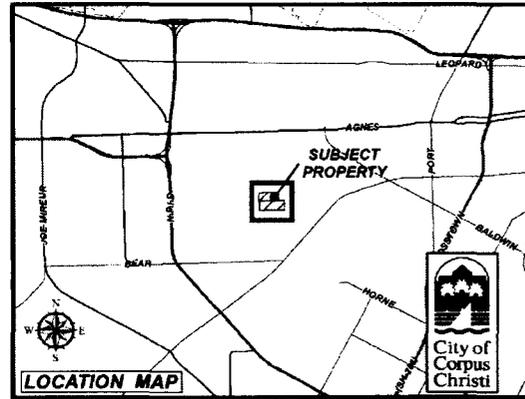


Exhibit B

PUBLISHER'S AFFIDAVIT

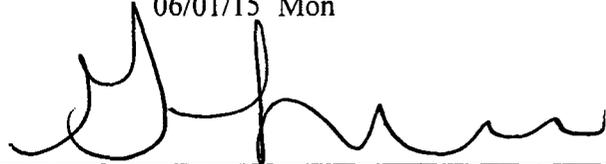
State of Texas }
County of Nueces }

CITY OF CORPUS CHRISTI
Ad # 550344
PO #

Before me, the undersigned, a Notary Public, this day personally came GEORGIA LAWSON, who being first duly sworn, according to law, says that she is LEGAL SALES REPRESENTATIVE AND EMPLOYEE OF THE PUBLISHER, namely, the *Corpus Christi Caller-Times*, a daily newspaper published at Corpus Christi in said City and State, generally circulated in Aransas, Bee, Brooks, Duval, Jim Hogg, Jim Wells, Kleberg, Live Oak, Nueces, Refugio, and San Patricio, Counties, and that the publication of NOTICE OF PASSAGE OF ORDINANCE(S) NO which the annexed is a true copy,

was inserted in the *Corpus Christi Caller-Times* on:
CC-Corpus Christi Caller-Times
CC-Internet - caller.com

06/01/15 Mon
06/01/15 Mon



LEGAL SALES REPRESENTATIVE

On this 3 day of June, 2015 I certify that the attached document is a true and exact copy made by publisher.


Notary Public, State of Texas



Legals

**NOTICE OF PASSAGE OF
ORDINANCE(S)**

NO. 030510, Ordinance amending the Unified Development Code ("UDC"), upon application by Corpus Bayside Investments, LLC ("Owner"), by changing the UDC Zoning Map in reference to Lot 15, Block 2, Flour Bluff Estates #2, from the "CG-1" General Commercial District to the "CG-1/SP" General Commercial District with a Special Permit for a microbrewery; **NO. 030511**, Ordinance amending the Unified Development Code ("UDC"), upon application by GMG Partners, LP ("Owner"), by changing the UDC Zoning Map in reference to 34.12 acres out of Lot 1, Block 10, J.C. Russell Farm Blocks, from the "IL" Light Industrial District to the "IL/SP" Light Industrial District with a Special Permit for Resource Extraction; amending the Comprehensive Plan to account for any deviations; and providing for a repealer clause and publication. These ordinances were passed and approved on second reading by the City Council on May 26, 2015.
/s/ Rebecca Huerta
City Secretary

VISIT
callertocalified.com/classifieds
24/7

PUBLISHER'S AFFIDAVIT

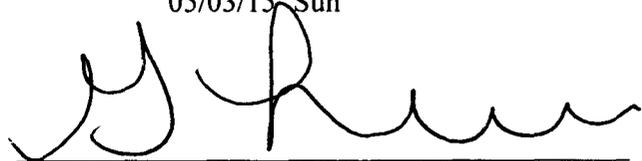
State of Texas }
County of Nueces }

CITY OF CORPUS CHRISTI
Ad # 523939
PO #

Before me, the undersigned, a Notary Public, this day personally came GEORGIA LAWSON, who being first duly sworn, according to law, says that she is LEGAL SALES REPRESENTATIVE AND EMPLOYEE OF THE PUBLISHER, namely, the *Corpus Christi Caller-Times*, a daily newspaper published at Corpus Christi in said City and State, generally circulated in Aransas, Bee, Brooks, Duval, Jim Hogg, Jim Wells, Kleberg, Live Oak, Nueces, Refugio, and San Patricio, Counties, and that the publication of NOTICE OF PUBLIC HEARING TO CONSIDER which the annexed is a true copy,

was inserted in the *Corpus Christi Caller-Times* on:
CC-Corpus Christi Caller-Times
CC-Internet - caller.com

05/03/15 Sun
05/03/15 Sun

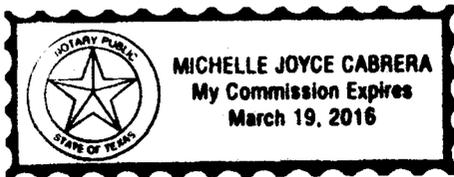


LEGAL SALES REPRESENTATIVE

On this 8 day of May, 2015 I certify that the attached document is a true and exact copy made by publisher.



Notary Public, State of Texas





**NOTICE OF PUBLIC HEARING
TO CONSIDER RE-ZONING
APPLICATION(S) IN THE CITY
OF CORPUS CHRISTI**

Notice is hereby given that the Corpus Christi City Council will conduct a public hearing on May 19, 2015 during a regular Council meeting which commences at 11:30 a.m. in the Council Chambers, City Hall, 1201 Leopard, to consider the following zoning application(s) which are on file in the Department of Development Services. At said time & place of hearing, persons & parties interested may appear before the City Council:

1. Case No. 0415-05 AAF-Vantage at Corpus Christi, Inc: A change of zoning from the "RS-6" Single-Family 6 District to the "RM-1" Multifamily 1 District on 19.74 acres out of the remainder of a 20.26 acre tract described as Parcel 5, in a Special Warranty Deed from William E. McKinzie, Jr. to William E. McKinzie, Jr. Family Limited Partnership, located on the south side of Up River Road between Deer Run Drive and Carbon Plant Road.

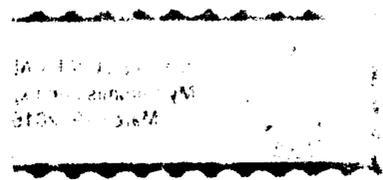
* **2. Case No. 0415-06 GMG Partners, LP:** A change of zoning from the "IL" Light Industrial District to the "IL/SP" Light Industrial District with a Special Permit for Resource Extraction on 34.12 acres out of Lot 1, Block 10, J.C. Russell Farm Blocks, located on the east side of South Navigation Boulevard and north of Bates Drive.

3. Case No. 0415-07 Staples Development, LLC: A change of zoning from the "RS-6" Single-Family 6 District to the "RM-1" Multifamily 1 District on a 15.125 acre tract of land out of a portion of Lots 13 and 14, Section 11, Flour Bluff and Encinal Farm and Garden Tracts, located along the north side of Timbergate Drive approximately 1,300 feet east of South Staples Street

4. Case No. 0415-08 Corpus Bayside Investments, LLC: A change of zoning from the "CG-1" General Commercial District to the "IL" Light Industrial District on Lot 15, Block 2, Flour Bluff Estates #2, located at the northwest corner of Scotland Drive and Naval Air Station Drive.

Information may be obtained by calling or visiting the Department of Development Services at (361) 826-3240, 2406 Leopard Street.

/s/ Rebecca Huerta
City Secretary



STATE OF TEXAS
NUECES COUNTY

EXHIBIT "A"

Field Note Description for a **34.6220 acre (1,508,135 square feet)** tract being out of Lot 1, Block 10, of the J.C. Russell Farm Blocks, as recorded in Volume 28, Pages 58-59, Map Records Nueces County, Texas, (M.R.N.C.T.), said 32.1020 acre tract being out of a portion of a called 19.632 acre tract as described in Doc. No. #2014004928 of the Official Public Records of Nueces County Texas (O.P.R.N.C.T.), and also being out of a portion of a called 19.497 acre tract as described in Doc. No. # 2014004931 of the O.P.R.N.C.T., said **34.6220 acre (1,508,135 square feet)** tract being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with "Brister" cap found in the east Right-of-Way (R.O.W.) of Navigation Boulevard for the northwest corner of the Driscoll Foundation called 15.48 acre tract out of Lot 1, Block 10 of the said J.C. Russell Farm Blocks, from which the north line of Bates Road (undeveloped 40' R.O.W.) bears South 01°27'25" East, 389.76 feet., same point being the southwest corner of a called 19.632 acre tract, as recorded in Document No. 20140004928 O.P.R.N.C.T., for the "**POINT OF BEGINNING**" and the southwest corner of the herein described tract;

THENCE North 01°27'25" West, along and with the east R.O.W. of the said Navigation Boulevard, and the west boundary line of the herein described tract, a distance of 235.28 feet to a 5/8 inch iron rod with plastic yellow cap stamped "RPLS 5886" set for a horizontal curve to the right and a corner of the herein described tract;

THENCE departing Navigation Boulevard and crossing and severing the said 19.632 acre tract, continuing along and with said curve to the right, having a radius of 15.00 feet, an arc length of 23.56 feet, and a delta angle of 90°00'00", to a 5/8 inch iron rod with plastic yellow cap stamped 'RPLS 5886" set for a corner of the herein described tract;

THENCE North 88°32'35" East, continuing across and severing the said 19.632 acre tract, a distance of 349.00 feet to a 5/8 inch iron rod with plastic yellow cap stamped "RPLS 5886" set for a corner of the herein described tract;

THENCE North 01°27'25" West, continuing across and severing the said 19.632 acre tract, a distance of 60.00 feet to a 5/8 inch iron rod with plastic yellow cap stamped 'RPLS 5886" set for a corner of the herein described tract;

THENCE South 88°32'35" West, continuing across and severing the said 19.632 acre tract, a distance of 233.00 feet to a 5/8 inch iron rod with plastic yellow cap stamped "RPLS 5886" set for a corner of the herein described tract;

THENCE North 01°27'25" West, continuing across and severing the said 19.632 acre tract, at 250.56 feet crossing and severing into the called 19.497 acre tract, in all a distance of 498.97 feet to a 5/8 inch iron rod with plastic yellow cap stamped "RPLS 5886" set for a corner of the herein described tract;

THENCE North 88°32'35" East, continuing across and severing the said 19.497 acre tract, a distance of 233.00 feet to a 5/8 inch iron rod with plastic yellow cap stamped "RPLS 5886" set for a corner of the herein described tract;

THENCE North 01°27'25" West, continuing across and severing the said 19.497 acre tract, a distance of 60.00 feet to a 5/8 inch iron rod with plastic yellow cap stamped "RPLS 5886" set for a corner of the herein described tract;

THENCE South 88°32'35" West, continuing across and severing the said 19.497 acre tract, a distance of 13.00 feet to a 5/8 inch iron rod with plastic yellow cap stamped "RPLS 5886" set for a corner of the herein described tract;

THENCE North 01°27'25" West, continuing across severing said 19.497 acre tract, a distance of 248.63 feet to a 5/8 inch iron rod with plastic yellow cap stamped "RPLS 5886" set in the south boundary line of a called 9.748 acre tract as described in Document No. 2014004443 O.P.R.N.C.T. for a corner of the herein described tract;

THENCE North 88°33'27" East, along and with the south boundary line of the said 9.748 and the north boundary line of the said 19.497 acre tract, same being the north boundary line of the herein described tract, at a distance 1148.69 feet passing a 5/8 inch iron rod with "Brister" cap found, in all a distance of 1173.69 feet to a 5/8 inch iron rod with "Brister" cap found in the west boundary line of Lot 2, Block 10 J.C. Russell Farm Blocks, as described in Volume 28, Page 58-59, M.R.N.C.T., for the northeast corner of the said 19.497 acre tract and a corner of the herein described tract;

THENCE South 01°27'25" East, along and with the west boundary line of the said Lot 2, Block 10, J.C. Russell Farm Blocks and the east boundary line of the said 19.497 acre tract, at a distance of 557.02 feet passing a 5/8 inch iron rod with "Brister" cap found for the southeast corner of the said 19.497 acre tract and the northeast corner of the said 19.632 acre, in all a distance of 1117.91 feet to a 5/8 inch iron rod with "Brister" cap found for the southeast corner of the said 19.632 acre tract and the southeast corner of the herein described tract;

THENCE South 88°33'19" West, departing the west line of the said Lot 2, Block 10, J.C. Russell Farm Blocks and continuing along and with the south boundary line of the said 19.632 acre tract, the north boundary line of the said Driscoll foundation called 15.48 acre tract, a distance of 1524.69 feet to the **"POINT OF BEGINNING"** and containing within these metes & bounds **34.6220 acre (1,508,135 square feet)** of land, more or less. (All bearings are based on The Texas State Plane Coordinate System, South Zone 4205, NAD 83).

I hereby certify that the foregoing legal description was prepared from an on the ground survey performed on February 13, 2015, under my supervision and it correctly represents the facts found at the time of the survey. ****REVISED 01/26/2018.**



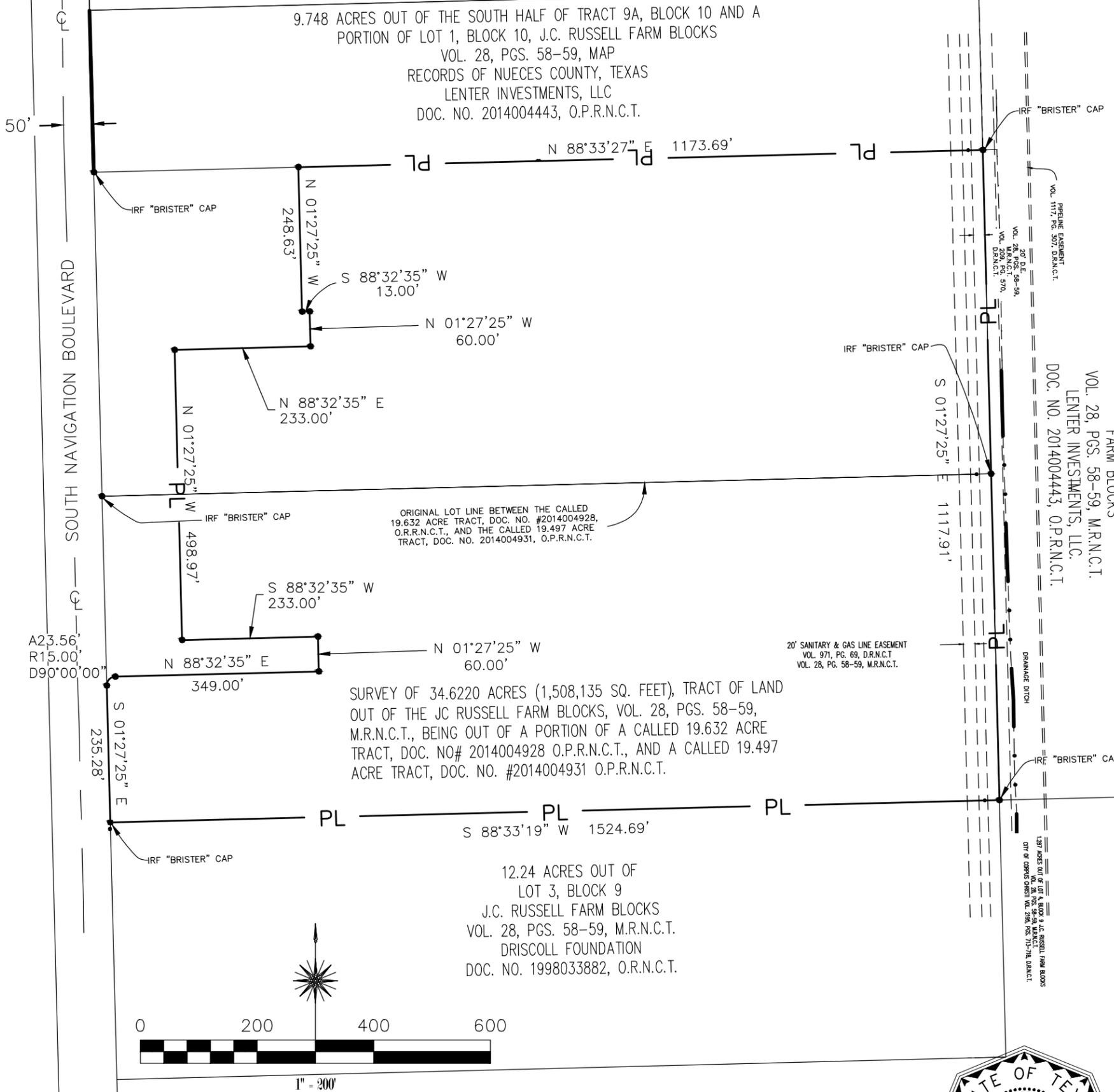
Xavier Sandoval
Registered Professional Land Surveyor
License No. 5886 State of Texas



STABIL DRILL SPECIALTIES LLC
STABIL TRACT BLOCK 1, LOT 1R
PROPERTY ID 200110704

9.748 ACRES OUT OF THE SOUTH HALF OF TRACT 9A, BLOCK 10 AND A
PORTION OF LOT 1, BLOCK 10, J.C. RUSSELL FARM BLOCKS
VOL. 28, PGS. 58-59, MAP
RECORDS OF NUECES COUNTY, TEXAS
LENER INVESTMENTS, LLC
DOC. NO. 2014004443, O.P.R.N.C.T.

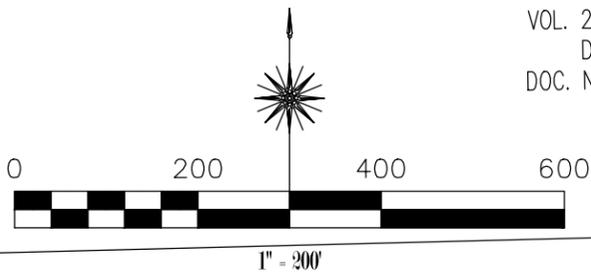
61.268 ACRES OUT OF LOT 2, BLOCK 10, J.C. RUSSELL
FARM BLOCKS
VOL. 28, PGS. 58-59, M.R.N.C.T.
LENER INVESTMENTS, LLC.
DOC. NO. 2014004443, O.P.R.N.C.T.



ORIGINAL LOT LINE BETWEEN THE CALLED
19.632 ACRE TRACT, DOC. NO. #2014004928,
O.P.R.N.C.T., AND THE CALLED 19.497 ACRE
TRACT, DOC. NO. 2014004931, O.P.R.N.C.T.

SURVEY OF 34.6220 ACRES (1,508,135 SQ. FEET), TRACT OF LAND
OUT OF THE JC RUSSELL FARM BLOCKS, VOL. 28, PGS. 58-59,
M.R.N.C.T., BEING OUT OF A PORTION OF A CALLED 19.632 ACRE
TRACT, DOC. NO# 2014004928 O.P.R.N.C.T., AND A CALLED 19.497
ACRE TRACT, DOC. NO. #2014004931 O.P.R.N.C.T.

12.24 ACRES OUT OF
LOT 3, BLOCK 9
J.C. RUSSELL FARM BLOCKS
VOL. 28, PGS. 58-59, M.R.N.C.T.
DRISCOLL FOUNDATION
DOC. NO. 1998033882, O.R.N.C.T.



NOTES:

- THE SUBJECT PROPERTY IS SITUATED WITHIN FLOD ZONE "C". KNOWN AS AN AREA OF MINIMAL FLOODING. AS INDICATED ON FEMA FIRM COMMUNITY PANEL NUMBER: 485464 0165 C, EFFECTIVE DATE: JULY 18, 1985, FOR CITY OF CORPUS CHRISTI, TEXAS, NUECES COUNTY.
- *SURVEYOR DOES NOT GUARANTEE OR WARRANT THE ACCURACY OR CORRECTNESS OF FEMA FIRM MAPS.
- GRID BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD83, SOUTH ZONE 4205.
- A METES & BOUNDS DESCRIPTION ACCOMPANIES THIS BOUNDARY EXHIBIT.
- O.P.R.N.C.T. = OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS.
- M.R.N.C.T. = MAP RECORDS OF NUECES COUNTY, TEXAS.
- D.R.N.C.T. = DEED RECORDS NUECES COUNTY TEXAS.
- ALL PROPERTY CORNERS ARE 5/8" IRON RODS WITH PLASTIC YELLOW CAP STAMPED "RPLS 5886" EXCEPT AS NOTED.
- CL = DENOTES CENTERLINE.
- PL = DENOTES PROPERTY LINE.
- P.O.B. = "POINT OF BEGINNING".
- THE SUBJECT PROPERTY HAS ACCESS TO & FROM A PUBLIC ROADWAY.
- THERE ARE NO VISIBLE ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN.
- THERE MAY BE ADDITIONAL ABOVE & BELOW GROUND IMPROVEMENTS WHICH MAY OR MAY NOT BE IN CONFLICT WITH BUILDING SETBACK & EASEMENT LINES NOT SHOWN OR UNKNOWN TO THE SURVEYOR.
- THERE MAY BE EXISTING UTILITIES & PIPELINES NOT SHOWN ON PLAT. USE THE TEXAS ONE CALL SYSTEM TO LOCATE PIPELINES BEFORE PERFORMING EXCAVATIONS ON THIS PROPERTY (<http://texas811.org/>).
- ALL RIGHTS RESERVED © UCC1-2.7.



REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE NO. 5886, STATE OF TEXAS

I, XAVIER SANDOVAL, REGISTERED PROFESSIONAL LAND SURVEYOR OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT REPRESENTS AN ON THE GROUND SURVEY, PERFORMED UNDER MY SUPERVISION THIS THE 13 DAY OF FEBRUARY, 2015,
**REVISED ON 01/26/2018.

SURVEY OF 34.6220 ACRES (1,508,135 SQ. FEET), TRACT OF LAND OUT OF THE JC RUSSELL FARM BLOCKS, VOL. 28, PGS. 58-59, M.R.N.C.T., BEING OUT OF A PORTION OF A CALLED 19.632 ACRE TRACT, DOC. NO# 2014004928 O.P.R.N.C.T., AND A CALLED 19.497 ACRE TRACT, DOC. NO. #2014004931 O.P.R.N.C.T.		
DRAWN BY: XDS	DATE: 02/19/2015	
APPROVED: XDS	DATE: *REVISED 01/26/2018	
SCALE: 1" = 200'	PROJECT NO.: 150210 180126	
XDS SURVEYING & MAPPING PC. PHONE: 210.718.7189 xaviersandoval@gmail.com FIRM REGISTRATION 10194170		