STAFF REPORT

Case No. 0220-02 **INFOR No.** 20ZN1005

Planning	Planning Commission Hearing Date: February 19, 2020				
Applicant & Legal Description	Owner: J3PV Investment, LP. Applicant/Representative: Urban Engineering Location Address: 113 Porto Villageo Drive Legal Description: Lots 8 through 11, Block 1, Lots 6, 7, 9, 10 through 15 and 17 through 21, Block 3, Porto Villageo, located along the east side of State Highway 361, north of Beach Comber Drive, and south of Mustang Island Estates Drive.				
Zoning Request	From: "RM-AT" Multifamily AT District To: "RS-4.5/PUD" Single-Family 4.5 District with a Planned Unit Development Area: 4.06 acres Purpose of Request: To allow for the construction of a single-family residential development.				
		Existing Zoning District	Existing Land Use	Future Land Use	
and	Site	"RM-AT" Multifamily AT	Vacant	Mixed Use	
oning Jses	North	"RM-AT" Multifamily AT	Vacant	Mixed Use	
ng Zc and I	South	"RM-AT" Multifamily AT	Vacant	Mixed Use	
Existing Zoning and Land Uses	East	"RM-AT" Multifamily AT	Vacant	Mixed Use	
ш	West	"RM-AT" Multifamily AT	Vacant	Mixed Use	
ADP, Map & Violations	Area Development Plan: The subject property is located within the boundaries of the Mustang/Padre Island Area Development Plan and is planned for Mixed Uses. The proposed rezoning to the "RS-4.5/PUD" Single-Family 4.5 with a Planned Unit Development is consistent with the adopted Future Land Use Map and the Mustang/Padre Island Area Development Plan. Map No. 021039 Zoning Violations: None				
Transportation	Transportation and Circulation : The subject property has approximately 200 feet of street frontage along Porto Villageo Drive which is designated as "Local / Residential" Street. According to the Urban Transportation Plan, "Local / Residential" Streets can convey a capacity up to 500 Average Daily Trips (ADT).				

Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
Str. R.O	Porto Villageo Drive	"Local/Residential"	50' ROW 28' paved	50' ROW 28' paved	N/A

Staff Summary:

Requested Zoning: The applicant is requesting a rezoning from the "RM-AT" Multifamily AT District to the "RS-4.5/PUD" Single-Family 4.5 District with a Planned Unit Development to allow for the construction of a single-family residential development.

Development Plan: The proposed development will consist of 24 single family residences as a reconfiguration of a portion of the existing subdivision. A replat of the property will encompass Lots 8 through 11, Block 1, Lots 6, 7, 9, 10 through 15 and 17 through 21, Block 3, Porto Villageo. The redevelopment will utilize existing public roadways and sidewalks for access. This development will complement existing developments in the area.

The subject property currently consists of vacant platted properties within the Porto Villageo subdivision. The proposed rezoning to a PUD will allow flexibility to the development standards set by the Unified Development Code (UDC). Some units will be constructed on zero lot lines and may be situated closer than 10 feet apart. Fire walls will be constructed as required to meet the International Residential Code and other fire protection improvements will be constructed as required by the City.

The concept for Porto Villageo is for a small high density single-family housing group. All units will be single-family residences, have a minimum lot size of 1,400 square feet. The developer has also requested the allowance of short term rentals. Amenities provided to the single-family residential development include decks, porches, fencing, landscaping, utilities, swimming pools, gazebos, etc. The following table compares the proposed PUD development standards and the Unified Development Code (UDC) standards for the "RS-4.5" Single-Family 4.5 District and the proposed Planned Unit Development (PUD) and notes all necessary deviations from the UDC being requested by the applicant.

Minimum Dimensions	"RS-4.5" District Standards	Proposed PUD Deviatio	
Minimum Open Space	25%	45%	No
Minimum Lot Width	45 ft.	17 ft.	Yes
Minimum Lot Area	4,500 square feet	1,400 square feet	Yes
Minimum Front Setback	20 ft.	10 ft.	<u>Yes</u>
Minimum Street Corner	10 ft.	10 ft.	No
Minimum Side Yard	5 ft.	0 ft.	Yes
Minimum Rear Yard	5 ft.	0 ft.	Yes
Minimum Building Separation	10 ft.	0 ft.	Yes
Maximum Building Height	35 ft.	None	Yes

Sidewalks	5 ft. both sides	4 ft. existing (tied)	Yes
ROW Width	50 ft.	50 ft.	No
Paved Street Width	28 ft.	28 ft.	No
Curb Type	6 in. curb & gutter	6 in. curb & gutter	No
Parking Requirement	2 spaces per unit	2 spaces per unit (Shared Parking)	No

Existing Land Uses & Zoning: The subject property is currently zoned "RM-AT" Multifamily AT District and consists of vacant platted lots. Within the existing Porto Villageo subdivision are approximately nine single-family homes. To the north, south, and east are vacant properties zoned "RM-AT" Multifamily AT District. Additionally, to the east is the Gulf of Mexico. To the west are vacant properties zoned "CR-2 "Resort Commercial District.

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

Plat Status: The property is platted.

Utilities:

Water: Nueces County Water Control and Improvement District #4.

Wastewater: Nueces County Water Control and Improvement District #4.

Gas: N/A

Storm Water: Street inlets.

Plan CC & Area Development Plan Consistency: The subject property is located within the boundaries of the Mustang/Padre Island Area Development Plan (ADP). The proposed rezoning to the "RS-4.5/PUD" Single-Family 4.5 District with a Planned Unit Development is consistent with the adopted Comprehensive Plan (Plan CC). The following policies of Plan CC should be considered:

- Promote a balanced mix of land uses to accommodate continuous growth and promote the proper location of land uses based on compatibility, locational needs, and characteristics of each use (Future Land Use, Zoning, and Urban Design Policy Statement 1).
- Encourage orderly growth of new residential, commercial, and industrial areas. (Future Land Use, Zoning, and Urban Design Policy Statement 3).
- Encourage residential infill development on vacant lots within or adjacent to existing neighborhoods (Future Land Use, Zoning, and Urban Design Policy Statement 3).

Department Comments:

The proposed rezoning is compatible with the adopted Comprehensive Plan (Plan CC). The proposed rezoning is also compatible with neighboring properties and with the general character of the surrounding area. This rezoning does not have a negative impact upon the surrounding neighborhood.

- The subject property is suitable for the uses proposed by this Planned Unit Development (PUD). The proposed PUD redesigns existing platted vacant lots to create a single-family residential development.
- Infill development should be encouraged at this site. PUDs allow flexibility for attractive, efficient design and can often reduce infrastructure installation and maintenance costs to the city. PUDs can also encourage development on difficult sites.
- Outreach to neighborhood was conducted by the applicant to determine the opinion of the nine existing single-family residences. The Porto Villageo HOA has endorsed the proposed PUD.
- The PUD has been reviewed by the Technical Review Committee (TRC). Staff finds that the proposed deviations are acceptable.
- This case was originally presented to the Planning Commission on February 19th, 2020. After review and deliberation, the Planning Commission voted to table the case to gather additional information and to hold an additional meeting with the HOA.

Staff Recommendation:

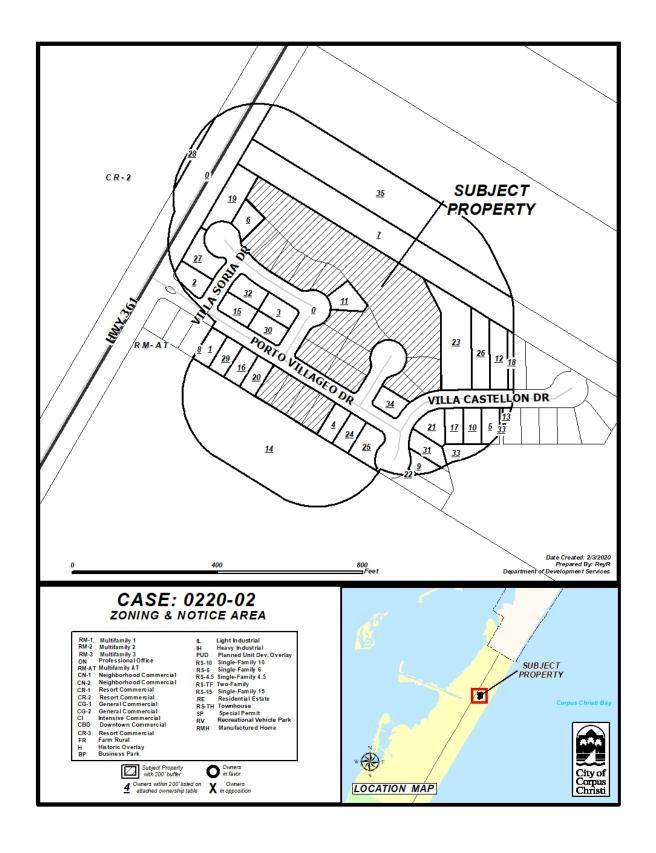
Approval of the change of zoning from the "RM-AT" Multifamily AT District to the "RS-4.5/PUD" Single-Family 4.5 District with a Planned Unit Development with the following conditions:

- 1. Planned Unit Development Guidelines and Master Site Plan: The Owners shall develop the Property in accordance with Porto Villageo Planned Unit Development (PUD) Guidelines and Master Site Plan.
- 2. Other Requirements: The PUD conditions listed herein do not preclude compliance with other applicable UDC, Building, and Fire Code Requirements.
- **3. Time Limit**: This Planned Unit Development (PUD) shall be compliant with Section 3.5.9. of the Unified Development Code (UDC).

۔	Number of Notices Mailed – 35 within 200-foot notification area 4 outside notification area			
Notification	As of February 14 In Favor	1, 2020: - 0 inside notification area - 1 outside notification area		
Public	In Opposition	2 inside notification area0 outside notification area		
	Totaling 0.874% of the land within the 200-foot notification area in opposition.			

Attachments:

- 1. Location Map (Existing Zoning & Notice Area)
- 2. Public Comments Received (if any)
- 3. Planned Unit Development (PUD) Guidelines and Master Site Plan





February 11, 2020

To whom it may concern,

On behalf of the Porto Villageo Owners Association I am writing this letter to express the community's support for J3PV Investments, LP development plan within the Porto Villageo Owners Association. On Wednesday, February 5, 2020 Porto Villageo Owners Association held their annual meeting for the 2019 year. At this meeting J3PV Investments, LP provided the owners within the association their development plan. Present in person or via conference call were 43 out of 55 lot owners. The association was hesitant at first due to having received numerous development plans in the past from previous developers which all unfortunately fell through. Following the annual meeting the association was full of excitement and hope for their community for the first time in many years.

The association is pleased to endorse the proposed development plan by J3PV Investments, LP. If approved, this development plan will greatly and significantly impact the association in a positive manner. The association believes the development plan is required for the success of their community and they have extreme confidence in the fact that J3PV Investments, LP can achieve this goal timely and efficiently. The association hopes to gain your support for this project as well.

If the association can provide additional information to encourage your consideration of this project please feel free to contact me at 512.620.7081.

Most sincerely.

Crystan Copeland on behalf of Porto Villageo Owners Association

Community Association Manager
Crystan.copeland@fsresidential.com

Office: 512.620.7081 Cell: 361.463.9473

Crystan Copeland

FirstService RESIDENTIAL

Persons with disabilities planning to attend this meeting, who may require special services, are requested to contact the Development Services Department at least 48 hours in advance at (361) 826-3240. Personas con incapacidades, que tienen la intención de asistir a esta junta y que requieren servicios especiales, se les suplica que den aviso 48 horas antes de la junta llamando al departamento de servicios de desarrollo, al número (361) 826-3240.

If you wish to address the Commission during the meeting and your English is limited, please call the Development Services Department at (361) 826-3240 at least 48 hours in advance to request an interpreter be present during the meeting. Si usted desea dirigirse a la commission durante la junta y su inglés es limitado, favor de llamar al departamento de servicios de desarrollo al número (361) 826-3240 al menos 48 horas antes de la junta para solicitar un intérprete ser presente durante la junta.

CITY PLANNING COMMISSION PUBLIC HEARING NOTICE Rezoning Case No. 0220-02

<u>J3PV Investments, LP.</u> has petitioned the City of Corpus Christi to consider a change of zoning from the <u>"RM-AT" Multifamily AT District</u> to the <u>"RS-4.5/PUD" Single-Family 4.5 District with a Planned Unit Development, not resulting in a change to the Future Land Use Map.</u> The property to be rezoned is described as:

113 Porto Villageo Drive and described as Lots 8 through 11, Block 1, Lots 6, 7, 9, 10 through 15 and 17 through 21, Block 3, Porto Villageo, located along the east side of State Highway 361, north of Beach Comber Drive, and south of Mustang Island Estates Drive.

The Planning Commission may recommend to City Council approval or denial, or approval of an intermediate zoning classification and/or Special Permit. Approval of a change of zoning, if inconsistent with the City's Comprehensive Plan, will also have the effect of amending the Comprehensive Plan to reflect the approved zoning. The Planning Commission will conduct a public hearing for this rezoning request to discuss and formulate a recommendation to the City Council. The public hearing will be held on Wednesday, February 19, 2020, during one of the Planning Commission's regular meetings, which begins at 5:30 p.m., in the City Council Chambers, 1201 Leopard Street. You are invited to attend this public hearing to express your views on this rezoning request. For more information, please call (361) 826-3240.

TO BE ON RECORD, THIS FORM MUST BE FILLED OUT, SIGNED BY THE CURRENT PROPERTY OWNER(S) AND MAILED IN ITS ENTIRETY TO THE DEVELOPMENT SERVICES DEPARTMENT, P. O. BOX 9277, CORPUS CHRISTI, TEXAS 78469-9277. ANY INFORMATION PROVIDED BELOW BECOMES PUBLIC RECORD.

NOTE: In accordance with the Planning Commission By-Laws, no discussion shall be held by a member or members of this Commission with an applicant or appellant concerning an application or appeal, either at home or office, or in person, by telephone call or by letter.

Printed Name: BRUCE AND CIN	Dy CLARK		
Address: 145 Porto VILLAGE	odn-		r-Anins45
() IN FAVOR (IN OPPOSITION		Phone: 256	990 293
REASON: DUE TO THE FACT-	THAT THIS SAN	IE DEVELOP	ER, J3PV, HAS
IGNORED & NEGLECTED	THE EXISTING	COMMONA	IREAS OF PV
FOR A YEAR & A HALF	DHOTOS ATTACHE	D) THIS INC	WDES POOL,
FOR A YEAR & A HALF (BATHROOMS, STORAGE I THESE AREAS POSE H	ROOMS, FENC	E WALFO	VER 10 BEACH.
THESE AREAS POSE H	EXCHI & SA	2001	PORTO VILLIGEO.
& VISITORS & RENTERSO	Signature	10	
SEE MAP ON REVERSE SIDE INFOR Case No.: 20ZN1005	Mue X		Case No. 0220-02 roject Manager; Andrew Dimas
Property Owner ID: 8 UET, THEY WANT TO S	DEN DATHORDIN	LATE AMOU	mail: AndrewD2@cctexas.com
OF THE POST	DOMEST 41/97	EPA-PATE HO	A WITHIN DIR COMMINITION

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Printed Name: TAMES READ	MOBISON	
Address: 146 VII/a Pample	va Drive	City/State: Port Argusas 1 Tx
() IN FAVOR (IN OPPOSITIO	ON	Phone: 817-240-7353
REASON: Value of property	will decrease	
REASON: Value of property Developer leaves our neigh for years.	borhood in di	isrepair
SEE MAP ON REVERSE SIDE INFOR Case No.: 20ZN1005 Property Owner ID: 6	Signature	Case No. 0220-02 Project Manager: Andrew Dimas Email: AndrewD2@cctexas.com

Porto Villageo, P.U.D.

Corpus Christi, Texas

Owner/Developer

J3PV Investments, LP

Submitted by
Urban Engineering
January 15, 2020



TBPE Firm #145 TBPLS Firm #10032400

2725 Swantner Drive, Corpus Christi, Texas 78404

Phone: (361)854-3101 Fax: (361) 854-6001

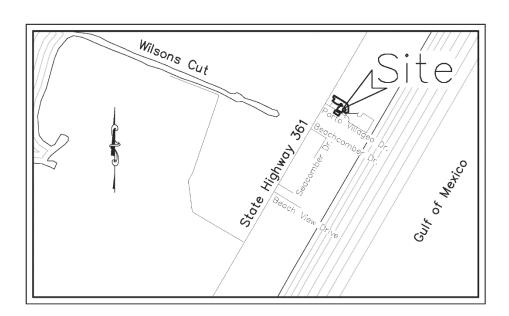
Porto Villageo, P.U.D.

Corpus Christi, Texas

Development Description:

The developer is proposing re-platting 18 existing single family lots into 24 single family residences as a reconfiguration of a portion of the existing subdivision. A re-plat of the property will encompass Lots 8 through 11, Block 1, Lots 6, 7, 9, 10 through 15 and 17 through 21, Block 3, Porto Villageo. The re-development will utilize existing public roadways and sidewalks for access. This development will complement existing developments in the area.

Location Map:



Development Standards per City of Corpus Christi Unified Development Code

Minimum Lot Area – 4,500sf

Minimum Lot Width - 45'

Minimum Street Yard - 20'

Minimum Street Yard (Corner) – 10' when back to back lot

Minimum Side Yard – 5'

Minimum Side Yard (Total) – 10'

Minimum Rear Yard – 5'

Minimum building separation - 10'

Minimum Open Space – 30%

Maximum Height - 35'

Required Parking: - 2 per unit

Curb Type – 6" Curb and Gutter

Sidewalks – 5' on each side

Paved Street Width - 28'

PUD Requirements

Minimum Lot Area – 1,400sf

Minimum Dwelling Width (Shared parking) – 17' along cul-de-sac, 25' at yard requirement

Minimum Street Yard - 10'

Minimum Street Yard (Corner) – 10'

Minimum Side Yard – 0'

Minimum Side Yard (Total) - 0'

Minimum Rear Yard – 0'

Minimum building separation - 0'

Minimum Open Space – 30% (85% provided)

Maximum Height - None

Required Parking: - 2 per unit (71 provided)

Curb Type – Existing 6" Curb and Gutter

Sidewalks – Existing 4' wide sidewalks (4' Tied Sidewalks will be provided adjacent to shared parking)

Paved Street Width - Existing Asphalt Paving 28'

Development Guidelines For Residential Lots

Use – Single Family Residential Lot Area – Minimum 1,400sf Lot Width – 17' along cul-de-sac, 25 lot width Yard Requirements:

Street: 10'

Street corner: 10' Side Yard: 0'

Maximum building Height: None **Minimum Building Spacing:** 0'

Parking Requirement Per Unit: 2 per unit (71 provided)

Maintenance: Lot Owner and Home Owners Association

Allowed Improvements: Residential structures, support structures including decks, porches,

pavement, fencing, landscaping, etc.

Placement of Improvements: Within limits of Individual Lots and setbacks and outside of

easements with exception of fences, paving and landscaping.

Short Term Rentals: Allowed, specific language will be described in HOA document

Development Guidelines For Common Area Lots

Use – Non-residential Structures for enjoyment and benefit of Porto Villageo, P.U.D.

Community

Lot Area - N/A Lot Width - N/A Yard Requirements:

Street: N/A

Street corner: N/A Side Yard: N/A

Maximum building Height: None

Minimum Building Spacing: As required per International Building Code

Parking Requirement: 0 spaces

Maintenance: Home Owners Association

Allowed Improvements: Community structures/amenities, including decks, porches, pavement,

fencing, landscaping, utilities, swimming pools, gazebos, etc.

Placement of Improvements: Within limits of Individual Lots and setbacks and outside of

easements with exception of fences, paving and landscaping.

Notes:

- 1. Total platted area contains 4.06 Acres of Land.
- The receiving water for the storm water runoff from this property is Corpus Christi Bay. The TCEQ has classified the aquatic life use for Corpus Christi Bay as "exceptional" and "oyster waters". TCEQ categorized the Corpus Christi Bay as "contact recreation" use.
- Grid Bearings and Distances shown hereon are referenced to the Texas Coordinate System of 1983, Texas South Zone 4205, and are based on the North American Datum of 1983(2011) Epoch 2010.00. Б.
- By graphic plotting only, this property is in Zones "A13(EL 9)" and "V13 (EL 12)" on Flood Insurance Rate Map, Community Panel No. 485464 0335D, City of Corpus Christi, Texas, which bears an effective date of September 17, 1992 and it is in a Special Flood Hazard Area. Per preliminary Flood Insurance Rate Map, Community Panel No. 48355C0560G, Nueces County, Texas, the property is in Zones "X", "AE (EL 9)" and "VE (EL 13)". The more stricter of the two designations shall be considered. 4.
- Contours shown hereon are referenced to the North American Vertical Datum of 1988 (NAVD88), Geoid 12A. Ď.
- 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" at all lot corners, unless noted otherwise. 6
- Lot 8D, Block 1; Lots 6I and 6O, Block 3 and Lot 17E, Block 3 are common areas that will be owned and maintained by the Homeowner's Association. 7.
- the Lot 6E, Block 3 is an unbuildable Lot that will be maintained by property owners. ωi

tof Pla

P.U.Dgeo, Porto Villa

of Lots 8 through 11, Block 1, through 15 and 17 through 21, Villageo, a map of which is ie 65, Pages 108 through 109, being a re—plat of Lots 8 through Lots 6, 7, 9, 10 through 15 and 17 Block 3, Porto Villageo, a map recorded in Volume 65, Pages 108 Map Records of Nueces County, Texas.

State of Texas County of Travis

J3PV Investments, LP, a Texas limited partnership, hereby certifies that it is the owner of the lands embraced within the boundaries of the foregoing plat; that it has had said lands surveyed and subdivided as shown; that streets shown are dedicated to the public use forever; that easements as shown are dedicated to the public use for the installation, operation and use of public utilities; and that this map was made for the purpose of description and dedication.

day of This the

By: J3PV Investments, LP, a Texas limited partnership

By: GST Management, LLC, a Texas limited liability company, its general partner

State of Texas County of Travis

This instrument was acknowledged before me by J. Kelly Gray, managing member of (Management, LLC, a Texas limited liability company, general partner of J3PV Investments, a Texas limited partnership, on behalf of said partnership.

day of This the

Notary Public in and for the State of Texas

State of Texas County of Nueces

Service Lloyds Insurance Company, a Texas corporation, hereby certifies that it holds a lien on the property owned by J3PV Investments, LP, a Texas limited partnership, as shown on the foregoing map and it approves of the subdivision and dedication for the purposes and considerations therein expressed.

day of This the

Estate

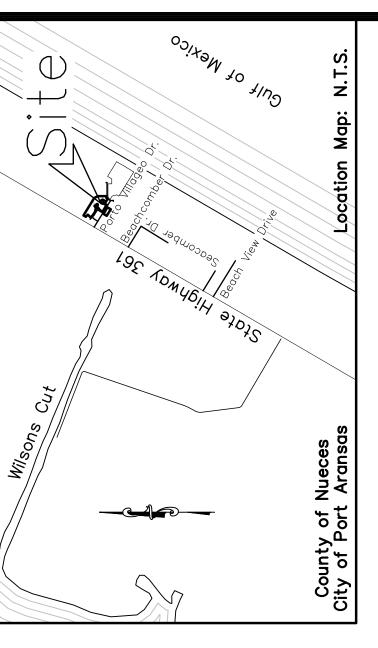
Cosmo Palmieri, Vice—President of Real

State of Texas County of Nueces

me by Cosmo Palmieri, as Vice—President corporation, on behalf of said corporation. This instrument was acknowledged before Service Lloyds Insurance Company, a Texas

day of

Notary Public in and for the State of Texc



State of Texas County of Nueces

of Development the Department þ approved Mas This final plat of the herein described property Services of the City of Corpus Christi, Texas.

20 of day This the

Pablo Martinez, P.E. Development Services Engineer

State of Texas County of Nueces

of Corpus Christi, behalf of the City approved on This final plat of the herein described property was Texas by the Planning Commission.

20. day of This the

CBO Al Raymond, III, AIA, Secretary

Carl Crull, F Chairman

State of Texas County of Nueces

I, Kara Sands, Clerk of the County Court in and for said County, do hereby certify that the foregoing instrument dated the ____ day of _____, 20____, with its certificate of authentication was filed for record in my office the ___ day of _____, 20____, At ____ O'clock ___M,, and duly recorded the ___ day of _____, 20____, at ____ O'clock __M, in said County in Volume ____, Page ____, Map Records.

Witness my hand and seal of the County Court, in and for said County, at office Texas, the day and year last written.

Corpus Christi,

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Record No. Filed for

Kara Sands, County Clerk Nueces County, Texas

0'clock

at

By:

State of Texas County of Nueces

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I, James D. Carr, a Registered Professional Land Surveyor for Urban Engineering, have prepared the foregoing map from a survey made on the ground under my direction and is true and correct to the best of my knowledge, information and belief; I have been engaged under contract to set all Lot and Block corners as shown herein and to complete such operations with due and reasonable diligence consistent with sound professional practice.

day of This the

20.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

Dan. L. Urban, R.P.L.S. Texas License No. 4710





Submitted: 1/15/2020 SCALE: None JOB NO.: 40002.B9.03 SHEET: 1 of 2 DRAWN BY: XG

