



August 4, 2020

AVO: 038474.001

City of Corpus Christi
Planning & Environmental Services
Attn: Daniel McGinn
1201 Leopard Street, 1st Floor
Corpus Christi, Texas 78401

Re: Request for Portion of Civitan Dr. Elimination from Transportation Plan
IDEA Public Schools

Dear Mr. McGinn:

Per our telephone discussion on July 29, 2020, I am writing you today on behalf of my client, IDEA Public Schools (IDEA), to formally request that a portion of the proposed Civitan Drive be eliminated from the City of Corpus Christi adopted Transportation Plan.

IDEA has entered into a purchase-sale agreement for a 15.42-acre tract of land near the intersection of Civitan Dr. and Ayers St. currently owned by South Padre Investment, Inc. IDEA is currently within the due diligence period of this agreement. A copy of the Category 1A Land Title Survey is attached to this letter as Exhibit "A". Per the City of Corpus Christi's Transportation Plan, Civitan Dr. is planned to continue from the Ayers intersection in a westerly direction across the subject property as a collector street, through Crosstown Expwy (TX-286), and tie back into Martin St. on the west side of Crosstown Expwy. It appears that this plan was produced prior to the extension of Crosstown Expwy to the south. As such, Civitan Dr. will no longer continue across Crosstown Expwy. Additionally, Civitan Dr. has been labeled over a local road on the Corpus Christi GIS Viewer as continuing along the frontage of the subject site within public right-of-way and ties back into the frontage road for Crosstown Expwy just north of the turnaround under Crosstown Expwy. Please see Exhibit "B" for further illustration of the existing layout of roadways.

The construction of Civitan Dr. as a collector through the subject property would generate a non-standard intersection at Ayers St. The existing Civitan Dr. and Ayers St. intersection is controlled by a signal. If the Civitan Dr. collector were constructed through the subject property, the existing Civitan Dr. local roadway to the west of the intersection would intersect with the proposed collector too close to the signalized intersection and generate a potentially unsafe situation. See Exhibit "B" identifying this location.

Furthermore, the construction of the Civitan Dr. collector roadway to the west of the aforementioned intersection no longer appears to be warranted, given the existing locations of Crosstown Expwy, Ayers Street, and Holly Rd., which currently provide adequate access for all blocks between S. Padre Island Drive and Holly Rd.

For these reasons, we request that the City of Corpus Christi remove the extension of the Civitan Dr. collector roadway to the west of the existing Civitan Dr. and Ayers St. intersection. Please consider this request and provide the necessary steps to present this to the Planning and Zoning Commission for approval at the earliest opportunity. Should you need any further information or desire to discuss this in detail, please do not hesitate to call me at 361-400-4600 or 512-777-4603. Thank you in advance for your consideration of this request.

Sincerely,



Robert W. Scholz, P.E.
Civil Engineering Team Leader

cc: Alan Kirchhoff – PMSI
Ernie Villarreal - PMSI

Title Commitment:

Fidelity National Title Insurance Company
G.F. No. 195202157
Effective Date: February 4, 2019
Issued Date: February 11, 2019, at 8:00 a.m.

This Survey was prepared in reference to the above Title Commitment and is Certified to the Parties shown hereon, for this transaction only and is not intended for any subsequent transactions or parties. It does not constitute a title search by the surveyor. All information regarding record easements, adjoiners, and other documents that might affect the quality of a title to the tract shown hereon was gained from the Title Commitment.

- 10d Easement and Right of Way to the City of Corpus Christi, recorded, January 14, 1953 in File No. 711638, Volume 1154, Page 19, of the Deed Records, of Nueces County, Texas. (Does not Affect.)
- 10e Easement and Right of Way to Central Power and Light Company, recorded April 7, 1993 in Document No. 849580, of the Official Public Records, of Nueces County, Texas. (Does not Affect.)
- 10f Easement and Right of Way to the City of Corpus Christi, recorded December 28, 1993 in Document No. 889317, of the Official Public Records, of Nueces County, Texas. (Does not Affect.)
- 10g Easement and Right of Way to the City of Corpus Christi, recorded December 28, 1993 in Document No. 889318, of the Official Public Records, of Nueces County, Texas. (Does not Affect.)
- 10h Easement and Right of Way to Wal-Mart Stores, Inc., recorded on December 28, 1993, in Document No. 889319, of the Official Public Records, of Nueces County, Texas. (Does not Affect.)
- 10i Easement and Right of Way to Wal-Mart Stores, Inc., recorded on March 28, 1994, in Document No. 902562, of the Official Public Records, of Nueces County, Texas. (Does not Affect.)
- 10j Easement and Right of Way to Cinemark USA, Inc., recorded on April 12, 1995, in Document No. 957439, Official Public Records of Nueces County, Texas. (Does not Affect.)
- 10k Terms, Conditions, and Stipulations contained in that certain unrecorded Agricultural Lease, by and between South Padre Investment, Inc. (LESSOR) Violet Farms, Inc. and Roy M. Smith (LESSEE) dated October 1, 1991 in Document No. 889315 AND Document No. 957437, of the Official Public Records, of Nueces County, Texas. (Does not Affect.)
- 10l Terms, conditions and stipulations contained in the Declaratory Judgment in favor of South Padre Investments, Inc., against Omni/Corpus Christi, Ltd., recorded on April 13, 2007, under Document No. 2007019045, Official Public Records of Nueces County, Texas. (Not a Survey Matter.)
- 10m Utility Easement from South Padre Investment, L.P. to the City of Corpus Christi, recorded on June 16, 2016, under Document No. 2016024476, Official Public Records of Nueces County, Texas. (Does not Affect.)
- 10n Utility Easement from South Padre Investment, L.P. to the City of Corpus Christi, recorded on June 16, 2016, under Document No. 2016024477, Official Public Records of Nueces County, Texas. (Does not Affect.)
- 10o Utility Easement from South Padre Investment, L.P., to the City of Corpus Christi, recorded on February 3, 2017, under Document No. 2017004287, Official Public Records of Nueces County, Texas. (Does not Affect.)
- 10p Temporary Sanitary Sewer Easement Agreement executed by and between South Padre Investment, L.P. and CST USA Stores, LLC, recorded on June 19, 2017, under Document No. 2017025652, Official Public Records of Nueces County, Texas. (Does not Affect.)

Legal Description:

Fieldnotes, for a 15.42 Acre Tract of Land, out of Lot 3, Section 4, Bohemian Colony Lands, a map of which is recorded in Volume A, Page 48, Map Records of Nueces County, Texas, being a portion of Lot 1, Block 9, Lexington Center, a map of which is recorded in Volume 36, Page 142, said Map Records and being the same lands as a 15.42 Acre Tract of land described in a Warranty Deed from Valleywinds, Inc. to South Padre Investment, Inc., as recorded in Document Number 786480, Deed Records of Nueces County, Texas; said 15.42 Acre Tract being more fully described as follows:

Beginning, at a 5/8 Iron Rod Found, for a common corner of a 0.602 Acre Tract of land described in a Warranty Deed from Paul F. Ocker and Lillie B. Ocker to The City of Corpus Christi, as recorded in Document Number 712362, said Deed Records, the said 15.42 Acre Tract and this Tract;

Thence, North 28°01'43" East, with the common boundary line of the said 0.602 Acre Tract, the said 15.42 Acre Tract and this Tract, 10.00 Feet, to a 5/8 Iron Rod Found, on the Southwest boundary line of a 1.046 Acre Tract of land described in a Warranty Deed from W.T. Pulliam to W.T. Pulliam, as recorded in Document Number 634711, said Deed Records, being the Northeast corner of the said 0.602 Acre Tract, for a corner of the said 15.42 Acre Tract and this Tract;

Thence, South 61°54'37" East, with the common boundary line of the said 1.046 Acre Tract, the said 15.42 Acre Tract and this Tract, 129.34 Feet, to a 5/8 Iron Rod Found, for the Northeast corner of the said 15.42 Acre Tract and this Tract;

Thence, with the boundary line of the said 15.42 Acre Tract and this Tract as follows:

- South 02°25'25" West, 119.89 Feet, to a 5/8 Iron Rod Found, for a corner of the said 15.42 Acre Tract and this Tract;
- South 12°34'49" West, 149.74 Feet, to a 5/8 Iron Rod Found, for a corner of the said 15.42 Acre Tract and this Tract;
- South 23°31'18" West, 132.00 Feet, to a 5/8 Iron Rod Found, for a corner of the said 15.42 Acre Tract and this Tract;
- South 28°30'06" West, 332.37 Feet, to a 5/8 Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set, for a corner of the said 15.42 Acre Tract and this Tract;
- South 61°29'54" East, 113.44 Feet, to a 5/8 Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set, on the West Right-of-Way line Ayers Street, for a corner of the said 15.42 Acre Tract and this Tract, from Whence a TxDot Monument Found (Type II Disturbed), bears North 60°49'30" East, 1.63 Feet;
- South 28°48'29" West, with the said West Right-of-Way line, 124.82 Feet, to a 5/8 Iron Rod Found, being the Northeast corner of a 2.11 Acre Tract of land described in a Warranty Deed from Resolution Trust Corporation to The City of Corpus Christi, as recorded in Document Number 683259, said Deed Records, for the Southeast corner of the said 15.42 Acre Tract and this Tract;

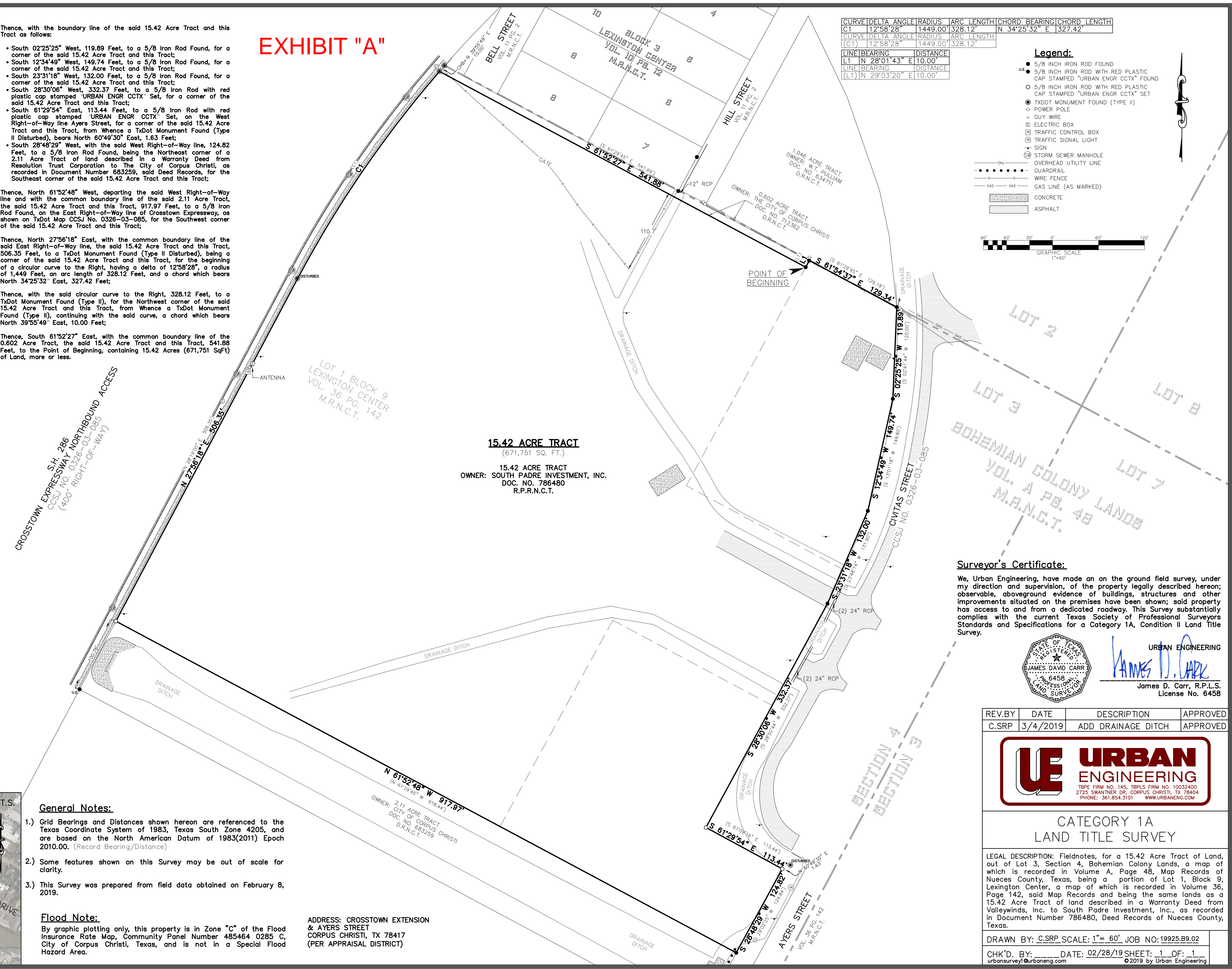
Thence, North 61°52'48" West, departing the said West Right-of-Way line and with the common boundary line of the said 2.11 Acre Tract, the said 15.42 Acre Tract and this Tract, 917.97 Feet, to a 5/8 Iron Rod Found, on the East Right-of-Way line of Crosstown Expressway, as shown on TxDot Map CCSJ No. 0326-03-085, for the Southwest corner of the said 15.42 Acre Tract and this Tract;

Thence, North 27°56'18" East, with the common boundary line of the said East Right-of-Way line, the said 15.42 Acre Tract and this Tract, 506.35 Feet, to a TxDot Monument Found (Type II Disturbed), being a corner of the said 15.42 Acre Tract and this Tract, for the beginning of a circular curve to the Right, having a delta of 12°58'28", a radius of 1,449 Feet, an arc length of 328.12 Feet, and a chord which bears North 34°25'32" East, 327.42 Feet;

Thence, with the said circular curve to the Right, 328.12 Feet, to a TxDot Monument Found (Type II), for the Northwest corner of the said 15.42 Acre Tract and this Tract, from Whence a TxDot Monument Found (Type II), continuing with the said curve, a chord which bears North 39°55'49" East, 10.00 Feet;

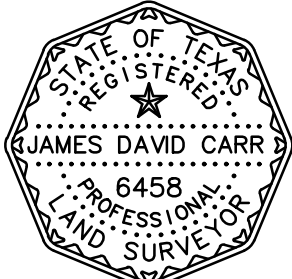
Thence, South 61°52'27" East, with the common boundary line of the 0.602 Acre Tract, the said 15.42 Acre Tract and this Tract, 541.88 Feet, to the Point of Beginning, containing 15.42 Acres (671,751 SqFt) of Land, more or less.

EXHIBIT "A"



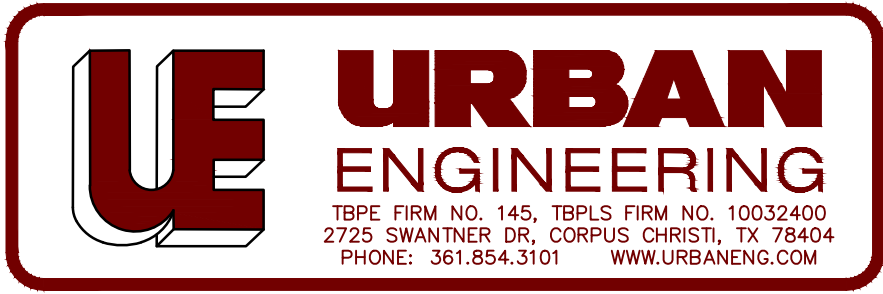
Surveyor's Certificate:

We, Urban Engineering, have made an on the ground field survey, under my direction and supervision, of the property legally described hereon; observable, aboveground evidence of buildings, structures and other improvements situated on the premises have been shown; said property has access to and from a dedicated roadway. This Survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Land Title Survey.



URBAN ENGINEERING
James D. Carr, R.P.L.S.
License No. 6458

REV. BY	DATE	DESCRIPTION	APPROVED
C.SRP	3/4/2019	ADD DRAINAGE DITCH	APPROVED



CATEGORY 1A
LAND TITLE SURVEY

LEGAL DESCRIPTION: Fieldnotes, for a 15.42 Acre Tract of Land, out of Lot 3, Section 4, Bohemian Colony Lands, a map of which is recorded in Volume A, Page 48, Map Records of Nueces County, Texas, being a portion of Lot 1, Block 9, Lexington Center, a map of which is recorded in Volume 36, Page 142, said Map Records and being the same lands as a 15.42 Acre Tract of land described in a Warranty Deed from Valleywinds, Inc. to South Padre Investment, Inc., as recorded in Document Number 786480, Deed Records of Nueces County, Texas.

DRAWN BY: C.SRP SCALE: 1"= 60' JOB NO: 19925.B9.02
CHK'D. BY: _____ DATE: 02/28/19 SHEET: 1 OF 1
urbansurvey@urbaneng.com ©2019 by Urban Engineering

General Notes:

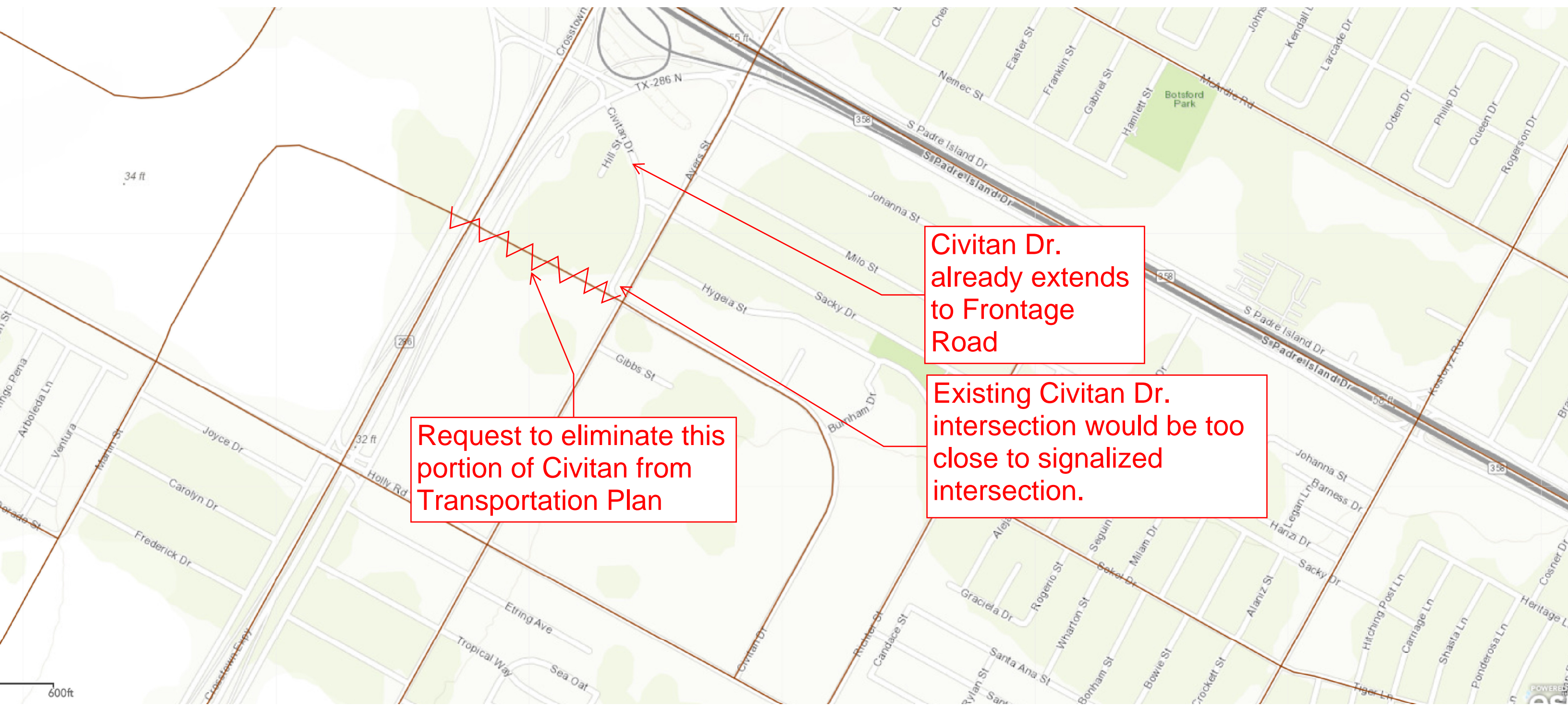
- 1.) Grid Bearings and Distances shown hereon are referenced to the Texas Coordinate System of 1983, Texas South Zone 4205, and are based on the North American Datum of 1983(2011) Epoch 2010.00. (Record Bearing/Distance)
- 2.) Some features shown on this Survey may be out of scale for clarity.
- 3.) This Survey was prepared from field data obtained on February 8, 2019.

Flood Note:

By graphic plotting only, this property is in Zone "C" of the Flood Insurance Rate Map, Community Panel Number 485464 0285 C, City of Corpus Christi, Texas, and is not in a Special Flood Hazard Area.

ADDRESS: CROSSTOWN EXTENSION
& AYERS STREET
CORPUS CHRISTI, TX 78417
(PER APPRAISAL DISTRICT)

EXHIBIT "B"



Civitan Dr.
already extends
to Frontage
Road

Existing Civitan Dr.
intersection would be too
close to signaled
intersection.

Request to eliminate this
portion of Civitan from
Transportation Plan