Washington Coles
Site Investigation Report

1124 Martin Luther King Drive, Corpus Christi, Texas 78401

Acknowledgement: All persons who have a property interest in this report hereby acknowledge that the Department may publish the full report on the Department’s website, release the report in response to a request for public information and make other use of the report as authorized by law.

Prepared by:

WGA
CONSULTING ENGINEERS

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Houston, TX 77063
(713) 789-1900
Firm #9756

WGA Project # 00496-004

February 27, 2020
February 27, 2020

Brinshore Development, LLC
1701 W. Northwest Hwy, Suite 100
Grapevine, Tx 76051

RE: Site Design and Development Feasibility Report
Proposed Multifamily Development
1124 Martin Luther King Dr.
Corpus Christi, TX 78401

I. PROJECT SUMMARY
Ward, Getz & Associates, PLLC (WGA) conducted a site investigation for the proposed multifamily development for Washington Coles at 1124 Martin Luther King Dr. Corpus Christi, Texas. Aspects of city and developmental restrictions, site access, utility availability and various constraints or items that affect the site development were researched. The purpose of this report is to present a summary of our findings.

II. SITE DESCRIPTION
The Washington Coles site is 1.99-acres platted as one block with 12 lots and is zoned Commercial use (Light Industrial District), which multi-family is not a permitted use. Additional zoning is required, and the property will be re-platted to a single lot. The site is being rezoned from IL (Light Industrial District) to RM-AT (Multifamily). 8-inch water is available along N Staples Street near side. 12-inch sanitary sewer is available along Winnebago Street near side. 18-inch storm sewer is available along Martin Luther King Drive near side. In result from the utility lines being near sided, detention will not be required for this project.

See Exhibit A for Site Plan

III. FLOODPLAIN REVIEW
According to Federal Emergency Management Agency (FEMA) the site has been located on the Flood Insurance Rate Map (FIRM) No. 4854640167C effective date July 17, 1985 and is shown to be in Zone C “areas resulting in minimal flooding”. The nearest adjacent 100-year flood plain elevation is 12 in Zone A1B.

See Exhibit D for Corpus Christi Viewer Existing Utility Map
IV. **UTILITY AVAILABILITY**

The proposed development is provided these services through the City of Corpus Christi.

**Water**
8-inch cast iron water is available on the near side of N Staples Street.

**Sanitary**
12-inch clay sanitary sewer is available on the near side of Winnebago Street.

**Storm**
18-inch RCP storm sewer is available on the near side of Martin Luther King Drive.

The City of Corpus Christi does not provide Utility Capacity Letters; however, it is assumed that the available utilities are adequate for the proposed project.

*See Exhibit B for Proposed Utility Connections*
*See Exhibit D for Corpus Christi Viewer for the Existing Utility Map*

V. **SITE ACCESS**

The site will have a single primary access off Winnebago Street (approximately 24 feet) and Waco Street (24 feet). The International Fire Code requires only one means of ingress/egress when unit count is under 100. Driveway permits will need to be obtained through the City of Corpus Christi permitting. The driveways meet the city’s design criteria as shown.

*See Exhibit A for Site Plan*

VI. **ZONING REQUIREMENTS**

The property is currently zoned Light Industrial District (IL) which is not a permitted use for Residential Multi-family; therefore, rezoning will be required. An application has been submitted to rezone the site to RM-AT, “areas zoned for 3+ family housing with densities greater than 9 units/acre and less than 60 units/acre.

The proposed site adheres to all zoning, development and planning ordinances as shown.
### Table 4.4.3.B Multifamily Zoning Districts

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<thead>
<tr>
<th>Multifamily Districts</th>
<th>RM-1</th>
<th>RM-2</th>
<th>RM-3</th>
<th>PI/Mi&lt;sup&gt;*&lt;/sup&gt;/North Beach (1-2 Fam)</th>
<th>1-2 Fam</th>
<th>3+ Fam</th>
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<td>30</td>
<td>36</td>
<td>18</td>
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<td>Min. Open Space (% site area)</td>
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<td>25%</td>
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<td>Min. Lot Width (ft.)</td>
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<td>Street (corner)</td>
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<td>Side (1 fam &amp; 2 fam)</td>
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<td>5</td>
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<tr>
<td>Side (3+ fam)</td>
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<td>10&lt;sup&gt;2&lt;/sup&gt;</td>
<td>5&lt;sup&gt;2&lt;/sup&gt;</td>
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<td>Rear</td>
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<tr>
<td>Min. Building Separation (ft.)</td>
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<tr>
<td>Max. Height (ft.) and comply with Section 4.2.8.C., 4.2.8.D., and 4.2.8.E.</td>
<td>45</td>
<td>60</td>
<td>60</td>
<td>See Section 4.2.8.C., 4.2.8.D., and 4.2.8.E.</td>
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</table>

*PI/Mi = Padre Island/Mustang Island

<sup>1</sup> Regardless of single- or two-family adjacency, increase yard in accordance with Section 4.2.8.C.

<sup>2</sup> Regardless of single- or two-family adjacency, increase yard in accordance with Section 4.2.8.C., but yard shall not exceed a total of 30 feet if property is not adjacent to a single- or two-family use.

The UDC can be accessed by the link: [https://www.cctexas.com/udc](https://www.cctexas.com/udc)

*See Exhibit I for proof of zoning application receipt.*
VII. **NUECES COUNTY PROPERTY TAX INFORMATION**

**Property Identification Number**

196988

**Tax Rates:**

- City of Corpus Christi     $0.646264
- Nueces County     $0.307689
- Hospital     $0.112421
- Corpus Christi ISD     $1.270000
- Farm to Market Road     $0.003899
- Del Mar College District     $0.280665

There are no inhibiting site development issues that will prevent construction of the proposed apartments at this site.

*See Exhibit E for Nueces CAD*

VIII. **FIRE DEPARTMENT REQUIREMENTS**

The fire department requires (2015 IFC) the following per the Municode Chapter 18 – “Fire Prevention and Protection” Section 907.1.1 of the International Fire Code is revised to read as follows:

907.1.1 Construction documents.

1. Construction documents for fire alarm systems shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code, the International Building Code, and relevant laws, ordinances, rules and regulations, as determined by the fire code official.
2. Construction documents for fire alarm systems shall be submitted for review and approval prior to system installation.
3. Two (2) complete sets of plans shall be provided to the fire prevention bureau.
4. These plans shall bear the signature and license number of the licensed fire alarm planning superintendent, the date of proposed installation and the name, address, and certificate-of-registration number of the registered firm.
5. Any plans not drawn or submitted by a licensed planning superintendent will not be accepted
Fire protection must comply with Fire Marshal’s Office regulations, and in no case be less than currently adopted 2015 International Fire Code requirements.

1. Each building in the city limits shall be within 500 feet of a fire hydrant, as measured by lay-of-hose length.
   A. In all cases, the following criteria shall be adhered to:

1. Fire hydrant leads shall be minimum 6-inch diameter, sole purpose and shall not exceed 150 feet in length. The entire length of the lead shall be mechanically restrained.
2. Private fire protection lines and hydrant leads shall connect at the main with a gate valve or tapping valve of at least equal size to the fire protection line.
3. A fire hydrant is required within 200 feet of a Fire Department Connection.
4. Fire lines from public mains to buildings shall be installed by a state certified fire sprinkler firm and tested to Fire Marshal’s Office requirements.

Fire hydrants shall be located at intersections wherever possible.
Consult Section C-104 of the International Fire Code for requirements on hydrants that may obstruct access during firefighting operations.
5. A hydrant shall be placed at the throat or beginning of each cul-de-sac at the intersecting street.
   a. Additional fire hydrants may be required based on length of cul-de-sac.
   b. Fire hydrants placed at the bulb end of cul-de-sacs should be avoided.
6. On divided highways hydrants shall be placed on each side of the highway wherever possible.
7. Fire hydrants shall be installed with the 4-inch nozzle facing the required access way or street.
8. Fire hydrants shall be installed and maintained so that the center of the lowest water outlet is 18 inches above the ground.
9. Fire hydrants shall be placed so that they are readily visible from the street and shall be no closer than 2 feet nor further than 5 feet from back of curb.
10. A reflective, blue, raised pavement marker shall be placed at the center of the required access way or street for any new fire hydrant installation, in line with the 4-inch nozzle.
11. No bushes, ground cover over 6 inches in height, or other obstructions shall be placed within a 5 foot radius in all directions of a hydrant or fire department connection.
12. Where fire hydrants are vulnerable to vehicular damage, appropriate crash posts shall be provided.
   a. No obstructions shall exist within a 3-foot working area of each fire hydrant.
b. Crash posts shall be 4-inch, cement-filled pipe with a minimum of 3 feet above finished grade and 2 feet of pipe anchored in concrete below grade.

13. Fire hydrants shall be in operation before framing is started or combustibles are stored on any construction site.

14. Streets and fire access roadways shall be able to support fire apparatus in wet weather before framing is started or combustibles are stored on any construction site.

https://library.municode.com/tx/corpus_christi/codes/code_of_ordinances?nodeId=PTIIITH_COOR_CH18FIPRPR

IX. APPROVAL PROCESS
The Development Services Department is responsible for all planning, development and permitting activities in Corpus Christi. The department brings together building services, civil engineering, planning and zoning, permit applications in order to facilitate project review and approval. It is expected that the rezoning process will take approximately 120 days, during this time, the plan review may be completed concurrently and is estimated to take approximately 160 days. The link to Development Services can be accessed using the link:

https://www.cctexas.com/ds

A. ENGINEERING PLAN SUBMITTAL PROCESS
A Plan Review Checklist will be required to be submitted and endorsed (e-signatures acceptable) by the Applicant or Design Professional documenting the submittal meets minimum technical requirements for each project submittal. Existing Review Checklists for each discipline have been revised to reflect the minimum technical requirements and documents necessary for an application to be deemed complete and therefore, ready for review. Submittals deemed to lack the minimum requirements will not be formally reviewed.

The Plan Review Checklist can be accessed using the link:
B. VERTICAL BUILDING SETBACK

Per the UDC Section 4.2.8.C, no multifamily or nonresidential structure shall be located nearer any property line adjacent to a single-family or two-family use than a horizontal distance of twice the vertical height of the structure. The proposed site is in compliance because the site adjoins public ROW on all sides.

C. PARKING REQUIREMENTS

Parking requirements found in UDC Section 7.2.2.B referencing the minimum number of parking spaces:
- 1 bedroom – 1 ½ per unit, plus 1 per 5 units labeled for visitors, located in proximity to each building. More than 1 bedroom - 2 per unit, plus 1 per 5 units labeled for visitors, located in proximity to each building

D. PLATTING

The property is currently divided into 12 lots. The site will be re-platted to create a single lot. No building permit may be issued for any parcel or tract of land until the property has received final plat approval and the plat has been recorded.

See Exhibit F for Boundary Survey.

E. REVIEW CRITERIA

As per the UDC Subsection 3.17.3:

In determining whether to approve, approve with conditions, or deny a site plan, the Building Official and the Technical Review Committee shall consider the following criteria:

A. The application and content of the application are consistent with the City construction specifications and standards, applicable standards of this
Unified Development Code and any written interpretations of this Unified Development Code.

B. The site plan complies with any approved plat, development agreement, or other agreement or ordinance governing the parcel of land to which the site is related.

C. The site plan complies with any additional standards related to overlay zoning districts, Planned Unit Developments, other zoning approvals, any variances, exceptions, development orders, and any standards adopted as part of the Comprehensive Plan.

D. The extent to which the impact of the use on public infrastructure such as roads, natural gas, water, storm water and wastewater, and public services such as police and fire protection and solid waste collection can be minimized without negatively impacting existing uses in the area and in the City and without creating any negative impacts on facilities, services, or the City’s fiscal resources.


F. The Local Government Code and the City of Corpus Christi Code of Ordinances delegate authority to the Building Official to interpret the code and where unclear, issue a code interpretation to be applied in a consistent manner.

X. DETENTION AND DRAINAGE

Detention is only required in the City of Corpus Christi if development results in drainage that would adversely affect a neighboring property. The site abuts public ROW on all four sides. Detention will not be required.

See Exhibit G for FEMA Map.
The City of Corpus Christi has only a draft Storm Water Master Plan which has not been fully adopted at this time. The draft Storm Water Master Plan can be accessed using this link: https://projects.ch2m.com/cctxswmp/swmpmaps.htm

XI. SIGNAGE
Signage for the project is anticipated to include ground supported Monument Signs. No obstacles are anticipated to obtain a Sign Permit. A fully completed Sign permit application is required. Signage will be provided in accordance with Section 7.5 “Signs” in the UDC.

XII. CITY FEES
Sec. 14-1302. - Commercial and residential building permit and inspection fees.
(a) The building permit fees applicable to the issuance of a building permit for residential construction shall be based on the total square footage at a rate according to the fee schedule published in section 14-1313 rounded up to the nearest cent.
(b) The standardized building valuation system to be used to compute commercial construction permit fees will consider the total value of all construction work, including plumbing, electrical, paving, parking, driveway approach, energy conservation, fuel gas, mechanical equipment, and other systems, including appurtenances and site improvements, materials, labor, contractor’s profit and overhead.
Sec. 14-1304. - Processing and plan review fee.
(a) A processing and plan review fee must be paid in addition to the regular permit fee as in the fee schedule published in section 14-1313.
(b) The plan review fees must be paid at the time application is filed for each application processed and reviewed for the purposes of obtaining a permit as required by the technical construction codes except:
(1) Permits categorized over the counter as deemed by the building official. An official list will be published each calendar year.
(c) Plan review fee is non-refundable.
(d) A third party plan review or inspection may be requested by the applicant at the time the application is filed. The fee for a third party plan review or inspection requested by the applicant pays the costs of services of an approved third party consultant and the applicable overhead rate. The fee for a third party plan review requested by the applicant must be paid at the time the application is filed. The fee for a third party inspection requested by the applicant must be paid prior to the inspection. The fees for third party plan review and inspection requested by the applicant are listed in the fee schedule in section 14-1313. Third party consultant contracts are available through the development services department.
(e) Expedited plan review by internal staff may be requested by the applicant at the time the application is filed. The expedited fee is payable at the time of application submittal according to the fee
schedule published in section 14-1313. Expedited plan review does not constitute an approval of submitted plans.

https://library.municode.com/tx/corpus_christi/codes/code_of_ordinances?nodeId=PTI1ITHCOOR_CH14DESE_ARTXIIIDESEFE

The summary of utility and demolition fees are estimated to be the following:

- Storm Drainage $0.00
- Water $2,863.61
- Waste Water $3,126.29
- Demolition Permit $2,322.65

The commercial building permit fees are as follows:

- $0 to $5 million 0.70% of valuation
- $5.001 to $10 million 0.65% of valuation
- $10.001 to $20 million 0.60% of valuation
- $20.001 to $50 million 0.58% of valuation

Review fees will be 40% of the building permit fee. In addition to the initial review fee, a Multiple plan review fee will be charged as follows: 15% of original plan review fee for third review submittal; 30% of original plan review fee for fourth review submittal; 45% of original plan review fee for fifth review submittal; 60% of original plan review fee for sixth review submittal; 75% of original plan review fee for seventh review submittal; 90% of original plan review fee for eighth review submittal; 100% of original plan review fee for ninth and above review submittals

Third part plan review can be requested at the contract rate plus 32% overhead. Expedited plan review can be provided at 150% of the plan review rate. Customized plan review can be provided at 150% of the plan review rate plus $150 per hour with a two-hour minimum.

XIII. WETLANDS
Per the U.S. Fish and Wildlife National Wetlands Inventory Map (Exhibit H), the proposed site does not appear to be within any established wetlands. This site was not further evaluated for wetland criteria.
XIV. SUMMARY

The developer and development team have completed a specified amount of due diligence for the Washing Coles development based on the TDHCA regulations. This conclusion is based on coordinating with the city and developer, reviewing the ordinances, city design requirements, and utilities available for use, as well as the preliminary site plan.

This summary of the development is acceptable to be relied on by the developer, the team has endeavored the research of the development given the scope of the project. Issues may arise during this process because of changes in the government rules and policies and circumstances changes. This report should not be used as the sole basis for decision making in the future.

We trust this provides you with the information needed at this time. If you have any questions or comments, please call us at (713) 789-1900.

Regards,

Tee Mueller, P.E.
Project Manager

02/27/2020
FIRM#9756
ATTACHMENTS

Exhibit A – ARCHITECTURAL SITE PLAN
Exhibit B – CIVIL SITE PLAN
Exhibit C – AERIAL MAP
Exhibit D – EXISTING UTILITY MAP
Exhibit E – NUECES CAD
Exhibit F – BOUNDARY SURVEY
Exhibit G – FEMA MAP
Exhibit H – WETLANDS MAP
Exhibit I – ZONING APPLICATION RECEIPT
1124 Martin Luther King Dr
Corpus Christi, TX
Brinshore Development LLC
owner

Site Data
Site Area: 86,906 SF
1.99 Acres

Site is not within flood plan. No detention is needed on site.

Notes
1. The Corpus Christi Uniform Development Code (UDC) requires 1.5 parking spaces per unit for 1-Bdrm units and 2.0 parking spaces for 2-Bdrm units.
2. The UDC requires guest parking be provided at a ratio of 1 guest space/5 dwelling units.
3. The UDC requires that 2.4 spaces/1000 sf be provided for Office uses.
4. The UDC requires that 1 space/300 GFA be provided for Community Service uses.
5. The applicant will be seeking a parking variance for the reduction in provided parking.

Required/Provided Parking

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<tr>
<th>Area</th>
<th>Qty./SF</th>
<th>Required Parking/Off College</th>
<th>Parking Provided</th>
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These drawings may have been reproduced at a size different than originally drawn. Owner and Architect assume no responsibility for use of incorrect scale. Construction must verify all existing conditions prior to proceeding with construction and verify all information contained in this document, including relevant site plans.

Site Plan

83 Spaces

Unit Data

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<th>Unit Type</th>
<th>Description</th>
<th>Total Units</th>
<th>Mobility Units</th>
<th>Hearing/Visual Impairment Units</th>
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1-Bedroom Unit Requirements

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<td>175</td>
<td>113</td>
<td>7</td>
<td>7</td>
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<td></td>
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</tbody>
</table>

Required/Provided Parking

<table>
<thead>
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<th>Area</th>
<th>Qty./SF</th>
<th>Required Parking/Off College</th>
<th>Parking Provided</th>
<th>Accessible Parking Required</th>
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<th>Remarks</th>
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<tr>
<td>1-Bdrm Dwelling</td>
<td>47</td>
<td>47</td>
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<td>2-Bdrm Dwelling</td>
<td>95</td>
<td>94</td>
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<td>1</td>
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<tr>
<td>Office</td>
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<tr>
<td>Guest Parking</td>
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<td>19</td>
<td>19</td>
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<tr>
<td>Total</td>
<td>175</td>
<td>113</td>
<td>7</td>
<td>7</td>
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</table>
Typical Floor Plan (Floors 2-4)

Scale: 1/32" = 1'-0''

Legend
- Mobility Accessible Unit
- Hearing/Visual Accessible Unit

1124 Martin Luther King Drive - Building Data

<table>
<thead>
<tr>
<th>Story</th>
<th>Unit A1 (1-Bdrm/1 Ba)</th>
<th>B1 (2-Bdrm/2 Ba)</th>
<th>B2 (2-Bdrm/2 Ba)</th>
<th>B3 (2-Bdrm/2 Ba)</th>
<th>Total Number of Units</th>
<th>Common Area</th>
<th>Balcony Area</th>
<th>Gross Area</th>
<th>Rentable Area</th>
<th>Rentable %</th>
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<tbody>
<tr>
<td>1st</td>
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<td>654</td>
<td>5</td>
<td>857</td>
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<td>948</td>
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<tr>
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<tr>
<td>2nd</td>
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<td>857</td>
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<td>948</td>
<td>4</td>
<td>953</td>
<td>23</td>
<td>0</td>
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<td>948</td>
<td>0</td>
<td>0</td>
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<td></td>
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<td></td>
</tr>
<tr>
<td>Total</td>
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<td>-</td>
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<td>14</td>
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<td>63</td>
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Notes
1. Gross Area excludes Balcony Area

EXHIBIT A - ARCHITECTURAL SITE PLAN

3 of 3
### Unit Data

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>Description</th>
<th>Total Units</th>
<th>Mobility Units</th>
<th>Unit Area (SF)</th>
<th>Total Area (SF)</th>
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<tbody>
<tr>
<td>A1</td>
<td>1 Bed/ 1 Bath</td>
<td>36</td>
<td>2</td>
<td>654</td>
<td>23,544</td>
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<tr>
<td>B1</td>
<td>2 Bed/ 2 Bath</td>
<td>39</td>
<td>2</td>
<td>857</td>
<td>33,423</td>
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<tr>
<td>B2</td>
<td>2 Bed/ 2 Bath</td>
<td>2</td>
<td>0</td>
<td>938</td>
<td>1,876</td>
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<td>B3</td>
<td>2 Bed/ 2 Bath</td>
<td>6</td>
<td>1</td>
<td>964</td>
<td>5,784</td>
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</table>

**Total**

- 83 Spaces
- 5 Mobility Units
- Total Area: 64,627 SF

### Required/Provided Parking

<table>
<thead>
<tr>
<th>Purpose</th>
<th>Qty.</th>
<th>Required Parking</th>
<th>Provided Parking</th>
<th>Remarks</th>
</tr>
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<tbody>
<tr>
<td>Main Dwelling</td>
<td>36</td>
<td>54</td>
<td>36</td>
<td>Off-street</td>
</tr>
<tr>
<td>2-Bdrm Dwelling</td>
<td>47</td>
<td>94</td>
<td>47</td>
<td>Off-street</td>
</tr>
<tr>
<td>Leasing Office</td>
<td>678</td>
<td>105</td>
<td>1</td>
<td>On-street</td>
</tr>
<tr>
<td>Community Center</td>
<td>2521</td>
<td>50</td>
<td>1</td>
<td>On-street</td>
</tr>
<tr>
<td>Guest Parking</td>
<td>1/5 DU</td>
<td>1</td>
<td>1</td>
<td>On-street</td>
</tr>
</tbody>
</table>

**Total**

- 175 Spaces
- 113 Provided Parking
- 7 Available

---

**Notes:**

1. The Corpus Christi Uniform Development Code (UDC) requires 1.5 parking spaces per unit for 1-Bedroom units and 2.0 spaces for 2-Bedroom units.
2. The UDC requires guest parking to be provided at a ratio of 1 guest space per 5 dwelling units.
3. The UDC requires that 2.4 spaces per 1000 SF be provided for Office uses.
4. The UDC requires that 1 space per 300 GFA be provided for Community Service uses.

---

**THIS PRELIMINARY SITE PLAN IS RELEASED FOR PLANNING PURPOSES ONLY. IT IS NOT TO BE USED FOR BUILDING PERMITS, BIDDING OR CONSTRUCTION. THIS PRELIMINARY SITE PLAN MATERIALLY ADHERES TO ALL APPLICABLE ZONING SITE DEVELOPMENT, AND BUILDING CODE ORDINANCES.**
Nueces CAD

Property Search > 196988 JWILLIS HOLDINGS LLC for Year 2019

Property

Account
Property ID: 196988
Geographic ID: 0797-0037-0070
Property Use Code: LIB
Property Use Description: LIGHT INDUSTRIAL BLDG

Location
Address: 1124 MARTIN LUTHER KING DR
CORPUS CHRISTI, TX 78401
Neighborhood: BLUFF
Neighborhood CD: 0797

Owner
Name: JWILLIS HOLDINGS LLC
Mailing Address: PO Box 513
Odessa, TX 79760-0513
Owner ID: 737266
% Ownership: 100.0000000000%

Values

(+) Improvement Homesite Value: + $0
(+) Improvement Non-Homesite Value: + $568,505
(+) Land Homesite Value: + $0
(+) Land Non-Homesite Value: + $97,969
(+) Agricultural Market Value: + $0
(+) Timber Market Value: + $0

(=) Market Value: = $666,474
(–) Total Value: = $666,474

Taxing Jurisdiction
Owner: JWILLIS HOLDINGS LLC
% Ownership: 100.0000000000%
Total Value: $666,474

<table>
<thead>
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<th>Tax Rate</th>
<th>Appraised Value</th>
<th>Taxable Value</th>
<th>Estimated Tax</th>
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<td>0.000000</td>
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<td>$0.00</td>
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Taxes w/Current Exemptions: $17,467.88
Taxes w/o Exemptions: $17,467.87
**Improvement / Building**

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<th>Code</th>
<th>Living Area</th>
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**Land**

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<th>Sqft</th>
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**Roll Value History**

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**Deed History - (Last 3 Deed Transactions)**

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<th>Deed Date</th>
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<th>Description</th>
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<th>Grantee</th>
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<th>Deed Number</th>
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<td>A-D</td>
<td>ASSUMP DEED</td>
<td>WILLIS JOHN J III</td>
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<td>2018040668</td>
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<td>2</td>
<td>1/6/2011</td>
<td>GWD-VL</td>
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Tax Due

Property Tax Information as of 02/14/2020

Amount Due if Paid on:

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<th>Year Taxing Jurisdiction</th>
<th>Taxable Value</th>
<th>Base Tax</th>
<th>Base Taxes Paid</th>
<th>Base Tax Due</th>
<th>Discount / Penalty &amp; Interest</th>
<th>Attorney Fees</th>
<th>Amount Due</th>
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</table>

NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions Please Call (361) 881-9978

Website version: 1.2.2.31

Database last updated on: 2/13/2020 10:37 PM

© N. Harris Computer Corporation
TITLE COMMITMENT DESCRIPTION
Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11) and Twelve (12), Block Thirty-seven (37), Bluff Portion of the City of Corpus Christi, Nueces County, Texas, as shown by the plat or plat thereof recorded in volume A, Plat Books of Nueces County, Texas, recorded under file number 46844, Volume 746, Page 224, Deed Records of Nueces County, Texas.

The undersigned hereby certifies that (a) this survey plat is true, correct and accurate representation of the above property; (b) the size, location and type of buildings and improvements are as shown; (c) the lines and dimensions of said property are as indicated; (d) an on the ground survey was conducted and meets the minimum requirements set forth by the Texas Board of Professional Land Surveying; (e) EXCEPT AS SHOWN HEREON: There are no visible easements, rights-of-way, encroachments, protrusions, or conflicts. This survey is not to be used for construction purposes. There may be restrictions, zoning requirements or other matters limiting the use of this property. Any new construction is subject to the rules and regulations of the governing entity.

NOTES
1. Coordinates and bearings are based on NAD83 (2011), Texas South Zone. All distances are U.S. Survey Feet (grid).
2. Title Commitment issued by Alliant National Title Insurance Company, G.F. No. 20-0001-CC, effective date January 3, 2020, 8:00 am.
3. The subject property DOES NOT appear to lie within the limits of a 100-Year Flood Hazard Zone, according to the Preliminary Flood Insurance Rate Map published by the Federal Emergency Management Agency, and has a Zone "C" Rating as shown by Map No. 48355C0320G, dated October 23, 2015.
4. The subject property DOES NOT appear to lie within the limits of a 100-Year Flood Hazard Zone according to the Map published by the Federal Emergency Management Agency, and has a Zone "X" Rating (unshaded) as shown by Preliminary Map No. 48355C0320G, dated July 18, 1992.

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.
EXHIBIT G - FEMA MAP

NEAREST 100-YR FLOOD PLAIN EL. (ZONE A1B EL. 12)

SITE LOCATION (ZONE C)

EXHIBIT G - FEMA MAP
This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.
Good Morning Ms. Nichols,

Thank you for sending in a Rezoning Application for Washington Coles. This information has been received.

Sincere thanks,

Ultra Pena, Planning Technician
Zoning | Development Services
2406 Leopard Street, Corpus Christi, TX 78408
Main Line: (361) 826-3240
Direct: (361) 826-3291
Email: UltraP@cctexas.com
Website: https://www.cctexas.com/departments/development-services

Please take a moment to tell us how we are doing by taking our survey:
https://www.cctexas.com/DSFeedback