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f. Property owners were not notified individually as this is not a requirement for the creation of a TIRZ. However, the required Notice of Public Hearings were published in the local Caller Times Newspaper at least 7 days prior to the public hearing. Additionally, agendas stating action to be taken by the City Council on the creation of a TIRZ were posted at least 72 hours prior to the meeting time as required by the Texas Open Meetings Act. Item e addresses the Notice of Public Hearings and attached for item f are the City Council meeting agendas for October 29, November 12 and December 17, 2019.	6
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b. This information will be provided by any developers who apply for TIRZ #4 incentives. The Corpus Christi Regional Economic Development Corporation is contracted by the City of Corpus Christi to process Tax Increment Financing Applications and to assist the applicant. See attached application.	13
c. The TIRZ was created with a life of 20 years. See Ordinance #031927 in B4.37.1.3.c	3
d. This information will be provided by any developers who apply for TIRZ #4 incentives. The application will ask if the Developer has applied for any tax abatements from any of the TIRZ #4 participating taxing entities. See attached application.	13
e. See pages 13-15 of the Project and Financing Plan in B4.37.1.3.a	1
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a. This information will be provided by any developers who apply for TIRZ #4 incentives. The Corpus Christi Regional Economic Development Corporation is contracted by the City of Corpus Christi to process Tax Increment Financing Applications and to assist the applicant. See attached application.	14
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b. 1,423 acres with a total assessed valuation of \$104,512,349	NA
c. Arlene Medrano, Business Liaison, City of Corpus Christi, 1201 Leopard St., Corpus Christi, TX, 78401, (361) 826-3356	NA

TAB 1

0 1500 3000 4500

GRAPHIC SCALE
1"=1500'

124.78 Acres out of W.E. Pope tract

N 31°34'36" E 8006.31'

ANCON CHANNEL

US HWY 181

BEACH AVE

OUTSPRAY AVE

SHORELINE BLVD

W. CARONDELET BLVD

W. BROADWAY BLVD

W. DULVAL BLVD

W. GARDNER BLVD

W. HENRY BLVD

W. JEFFERSON BLVD

W. KENNEDY BLVD

W. LINCOLN BLVD

W. MADISON BLVD

W. MONROE BLVD

W. PINE BLVD

W. RICHMOND BLVD

W. TOLSON BLVD

W. WASHINGTON BLVD

W. WILSON BLVD

W. YARVIS BLVD

W. ZEPHYRUS BLVD

W. 1ST AVE

W. 2ND AVE

W. 3RD AVE

W. 4TH AVE

W. 5TH AVE

W. 6TH AVE

W. 7TH AVE

W. 8TH AVE

W. 9TH AVE

W. 10TH AVE

W. 11TH AVE

W. 12TH AVE

W. 13TH AVE

W. 14TH AVE

W. 15TH AVE

W. 16TH AVE

W. 17TH AVE

W. 18TH AVE

W. 19TH AVE

W. 20TH AVE

W. 21ST AVE

W. 22ND AVE

W. 23RD AVE

W. 24TH AVE

W. 25TH AVE

W. 26TH AVE

W. 27TH AVE

W. 28TH AVE

W. 29TH AVE

W. 30TH AVE

W. 31ST AVE

W. 32ND AVE

W. 33RD AVE

W. 34TH AVE

W. 35TH AVE

W. 36TH AVE

W. 37TH AVE

W. 38TH AVE

W. 39TH AVE

W. 40TH AVE

W. 41ST AVE

W. 42ND AVE

W. 43RD AVE

W. 44TH AVE

W. 45TH AVE

W. 46TH AVE

W. 47TH AVE

W. 48TH AVE

W. 49TH AVE

W. 50TH AVE

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W. 52ND AVE

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W. 235TH AVE

W. 236TH AVE

W. 237TH AVE

W. 238TH AVE

W. 239TH AVE

W. 240TH AVE

W. 241ST AVE

W. 242ND AVE

W. 243RD AVE

December 9, 2019

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INTRODUCTION

The City of Corpus Christi is proposing to create a Tax Increment Reinvestment Zone or TIRZ (hereafter referred to as the “Zone”) over a portion of the city that includes the city’s North Beach area along the Bayfront from the Rincon Channel at the north end, south to the USS Lexington, adjacent to the Texas State Aquarium, and west to the Port of Corpus Christi.

Criteria for Zone Creation

The area within the Zone qualifies for a TIRZ because it suffers from economic stagnation, inadequate infrastructure, and deteriorating properties. Without intervention by the public sector, private market forces will not be sufficient to generate significant development and redevelopment. Conditions meeting the criteria of the Tax Code of the State of Texas, Chapter 311, Section 005 for reinvestment zone designation include:

- A substantial number of substandard, slum, deteriorated, or deteriorating structures;
- The predominance of defective or inadequate sidewalk or street layout;
- Unsanitary or unsafe conditions;
- The deterioration of site or other improvements; and
- Conditions that endanger life or property by fire or other cause.

According to the language of Chapter 311, these conditions must “substantially arrest or impair the sound growth of the municipality or county creating the zone, retard the provision of housing accommodations, or constitute an economic or social liability and be a menace to the public health, safety, morals, or welfare in its present condition and use.” The existing conditions in the North Beach area of Corpus Christi hamper investment in residential, retail and hospitality-related property improvements, as outlined in the portions of the Downtown Area Development Plan (DAPD) Residential Market Analysis relevant to North Beach. The conditions outlined above will not be overcome or corrected without significant intervention and assistance from the public sector, therefore satisfying the general criteria for creation of the Zone.

Vision for North Beach

Over 800,000 people visit the Texas State Aquarium and USS Lexington on North Beach each year. Each of those visitors drives through areas with frequent flooding and blighted as well as vacant properties. Corpus Christi's first impression to over 800,000 people each year is largely a pathway of deferred maintenance, disrepair, and unimproved properties on the way to the beautifully maintained and exciting Texas State Aquarium and USS Lexington.

In recent years, the new Harbor Bridge construction has changed the entrance and exit ramps to and from North Beach. These changes will have an enormous impact on access to and from North Beach and its ability to remain the most visited location in all of the Coastal Bend area. The completion of the Harbor Bridge, and demolition of the old bridge, will spur new opportunities for North Beach revitalization. The proposed Zone can directly aid in the realization of this vision while addressing the deficiencies and challenges outlined above.

The North Beach Area should have very well maintained infrastructure and public spaces including medians, right of ways, beaches and parks. The North Beach TIRZ could participate in contributing to a high level of proactive maintenance ensuring a clean residential, commercial and tourist community.

Anticipated Zone Role in North Beach Improvements

The DAPD Analysis of Residential Market Potential, the 2011 North Beach Development Plan and the 2018 North Beach Redevelopment Area Specific Plan indicate the nature of the intervention and assistance needed to spur economic growth in different areas of the Zone. Flooding, vacant properties, the aging of existing development, inadequate public infrastructure and facilities together depress the viability of new development and redevelopment in North Beach. However, continued investment by the Texas State Aquarium, changes brought by the new Harbor Bridge, new multi-family construction, new single-family homes, and the City's commitment to solving flooding issues and to make public amenity improvements are a positive indicator for North Beach.

The primary functions of the zone will be to support:

- Infrastructure Projects
- Maintenance Projects
- Development Incentives
- Administration of the Zone

The zone is expected to be one of a variety of planned funding sources and programs that will be acting in concert to accomplish a transformed public environment in North Beach. By improving and maintaining public spaces with a high level of service, plus increasing density through parking structure, the zone and the other projects will encourage the development of new land uses and the redevelopment or rehabilitation of existing uses. The intended result is that North Beach will become a vibrant and economically vibrant urban waterfront district with a variety of tourist, entertainment, residential, retail, and lodging uses, sending a strong first impression to nearly one million annual visitors to Corpus Christi.

PROJECT PLAN

Existing Uses and Conditions / Boundaries §311.011(b)(1)

The Zone includes approximately 1,423 acres (454.5 Acres of Land; 968.3 Acres of Water) wholly within the City of Corpus Christi. Its boundaries encompass all of the North Beach area east of the Port of Corpus Christi land, as shown in **Exhibit A**. A variety of land uses, shown in maps in **Exhibit B** and described generally below, are present within the proposed TIRZ. A legal description of the Zone is given in **Exhibit C**.

The Texas State Aquarium and the USS Lexington, in the southern area of North Beach, draw more than 800,000 tourists and visitors annually, combined. Removing the Burleson exit leaves only one northbound exit from the new Harbor Bridge, impacting accessibility to these two heavily visited attractions.

To the north, the zone transitions to an area of tourist retail, restaurants, hotels, vacant buildings and unimproved land. The beach runs along the eastern portion of the zone. Further north along the beach are multi-story condominiums, city owned Surfside Park, a small number of single-family homes, and a popular city park, Dolphin Park. If funding is determined to be appropriate and TIRZ and City Council choose to fund them, the off shore area allows for the potential inclusion of breakwater barriers.

Central North Beach has a linear right of way, formerly a rail easement, owned by the City of Corpus Christi. Timon and Surfside Boulevards run along its edges, acting as a main thoroughfare through North Beach. This right of way is the location of a proposed drainage solution, a canal to mitigate flooding. This North Beach drainage solution could potentially improve stormwater flow on the peninsula. Residents in the northwest portion of North Beach often experience difficulty making the turnaround at the north end of North Beach under the causeway due to flooding.

The new Harbor Bridge, TxDOT and the Port of Corpus Christi border the zone to the west.

Exhibit A - Zone Boundaries



Exhibit B.1: Existing Uses Throughout the Zone

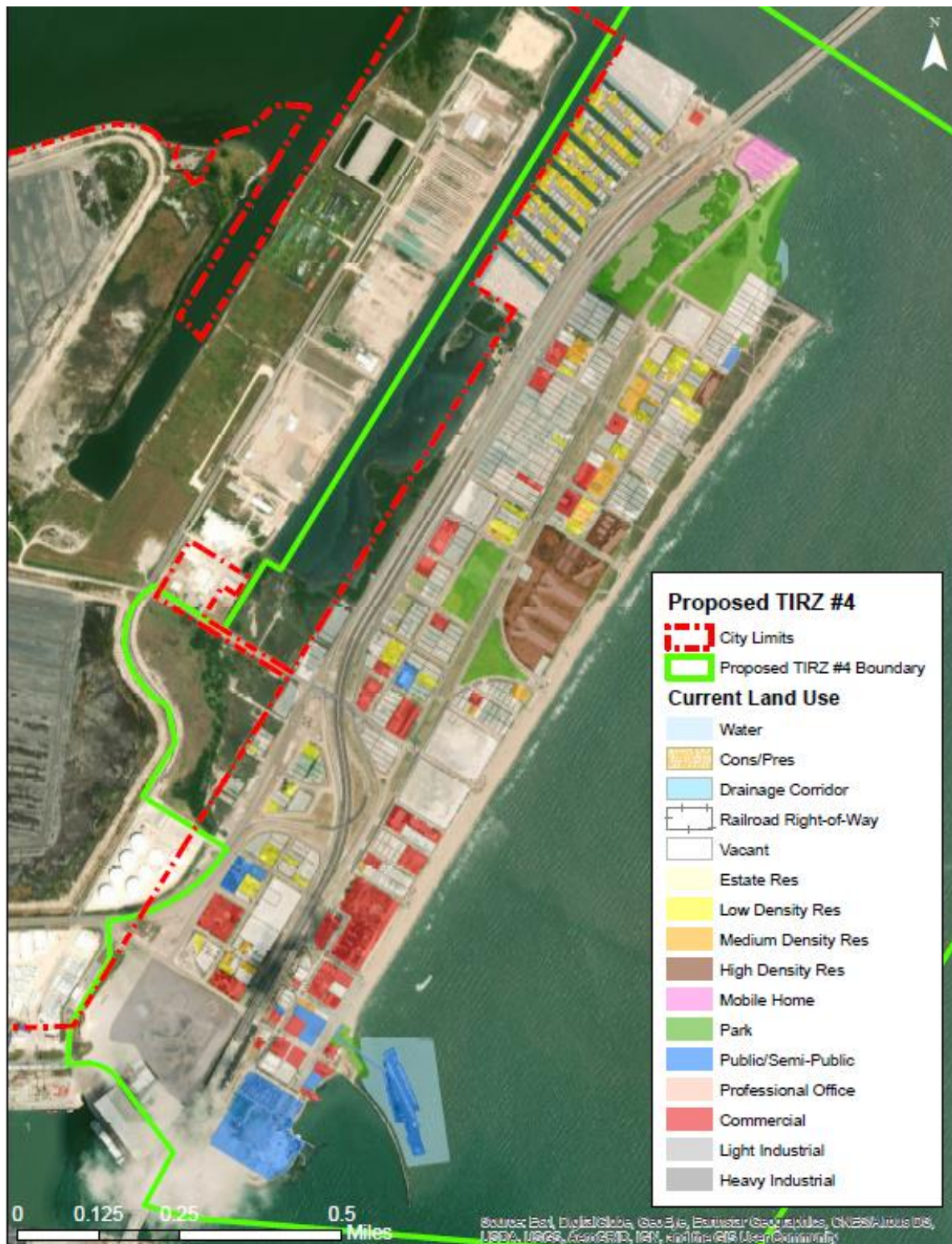


Exhibit B.2 Criteria for the Zone

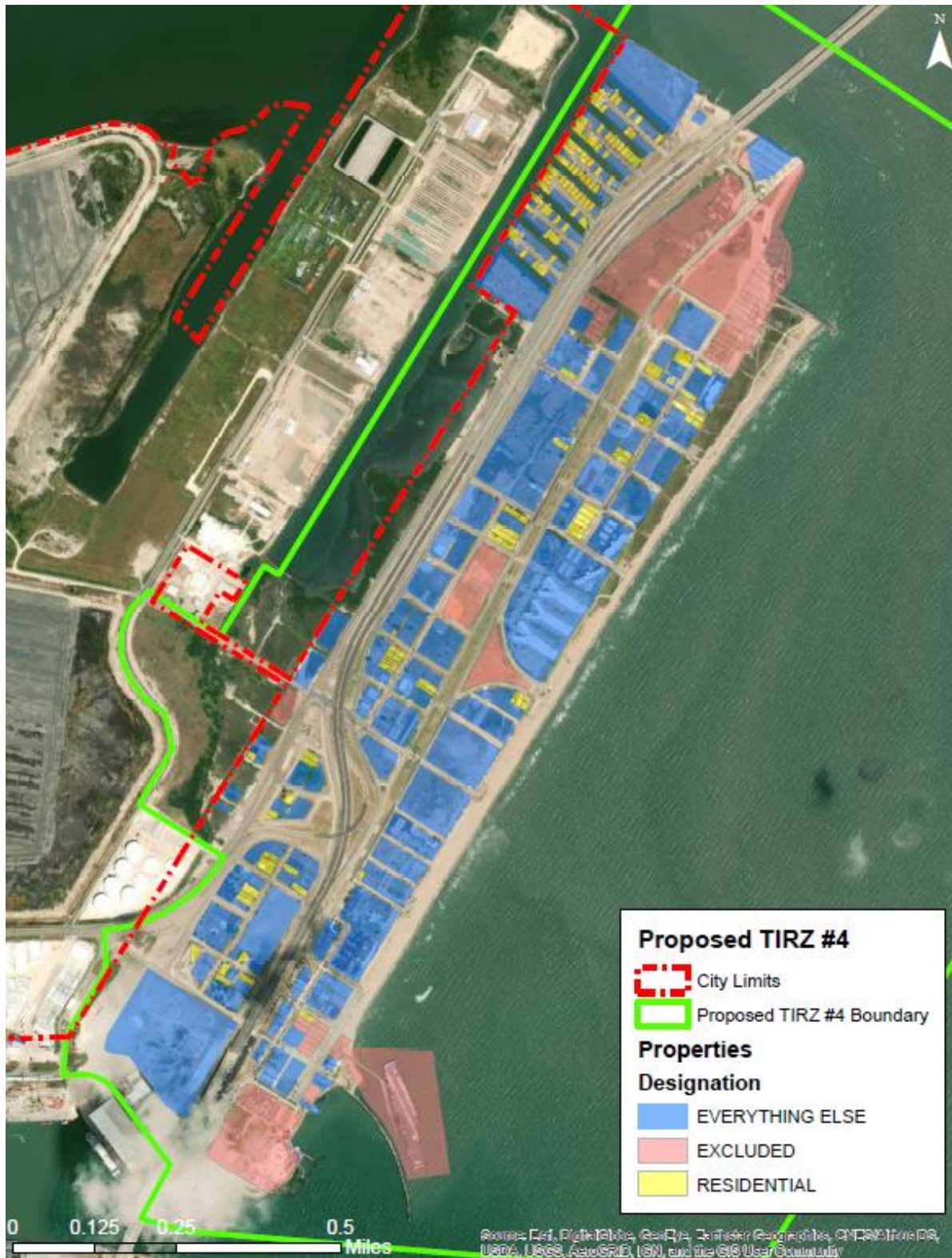


Exhibit B.3 Parcels

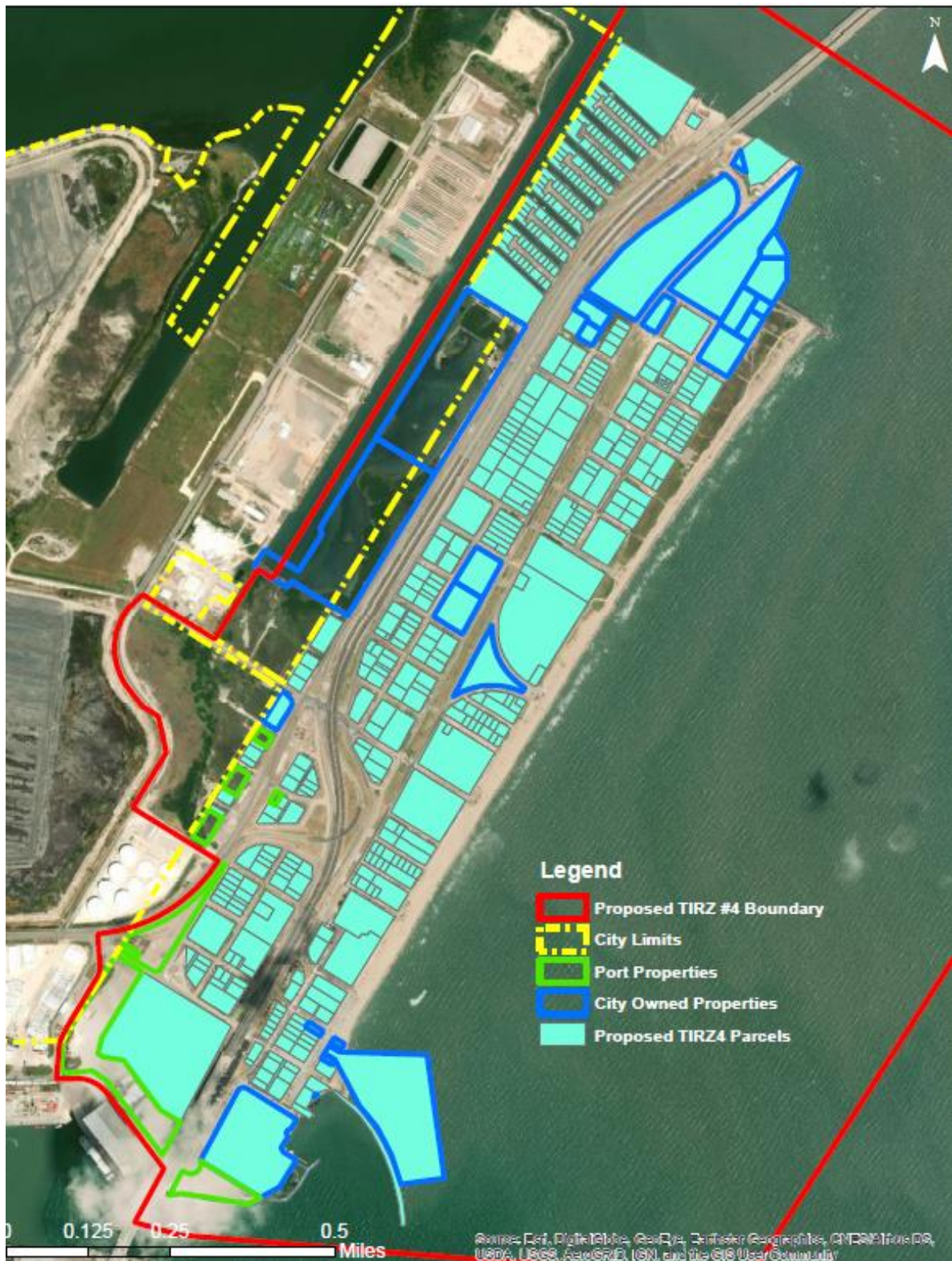


Exhibit C - Legal Description of the Zone



Job No. 43201.B9.08
August 26, 2019

Exhibit A
1,423 Acre
North Beach Tax Increment Reinvestment Zone (TIRZ)

STATE OF TEXAS
COUNTY OF NUECES

Fieldnotes, for a 1,423 Acre Tract of Land (Not based on an on the ground Survey), situated between the Corpus Christi Shipping Channel and Nueces Bay, over and across a portion of land commonly known as North Beach, Corpus Christi Bay, Nueces Bay, Rincon Channel and Corpus Christi Shipping Channel in Nueces County, Texas; the said 1,423 Acre Tract being more fully described as follows:

Beginning, at a point with a Northing of 17188715.765 and an Easting of 1342004.769, for a corner of this Tract and the point of Beginning;

Thence, with distances and bearings as follows:

- North 58°16'18" West, a distance of 807.37 Feet to a point for a corner of this Tract;
- North 31°12'27" East, a distance of 519.93 Feet to a point for a corner of this Tract;
- North 12°34'59" West, a distance of 298.84 Feet to a point for a corner of this Tract;
- North 58°13'03" West, a distance of 151.19 Feet to a point for a corner of this Tract;
- North 37°22'07" West, a distance of 225.64 Feet to a point for a corner of this Tract and the beginning of a circular curve to the Right, having a delta of 71°42'01", a radius of 527.86 Feet, an arc length of 660.56 Feet, and a chord which bears North 02°51'40" East a distance of 618.29 Feet;
- With said circular curve to the Right, a distance of 660.56 Feet for a corner of this Tract;
- North 47°24'20" East, a distance of 149.01 Feet to a point for a point at the intersection of the Northeast Right-of-Way line of Burleson Street and the Southeast Right-of-Way line of Rincon Road and for a corner of this Tract;
- South 58°19'56" East, with said Northeast Right-of-Way line of Burleson Street, a distance of 679.38 Feet to a point for a corner of this Tract;
- North 31°47'42" East, a distance of 659.79 Feet to a point for a corner of this Tract;

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- South 58°21'36" East, a distance of 139.27 Feet to a point for a corner of this Tract;
- North 31°34'36" East, generally with the centerline of Rincon Channel, a distance of 6006.31 Feet to a point in the State Submerged Lands parcel 788 for a corner of this Tract;
- South 56°27'08" East, over and across State Submerged Lands parcels 788, 59, 42 and 43 a distance of 6,377.15 Feet to a point in State Submerged Lands parcel 43 with a Northing of 17192577.892 and an Easting of 1350901.872, for a corner of this Tract;
- South 32°40'25" West, over and across State Submerged Lands parcels 43, 58, 59, and 59A a distance of 8,610.67 Feet to a point in State Submerged Lands parcel 59A, for a corner of this Tract;
- North 85°18'07" West, over and across Submerged Lands, a distance of 4,572.50 Feet to a point for a corner of this Tract;
- North 74°02'44" West, over and across Submerged Lands, a distance of 376.53 Feet to a point for a corner of this Tract;
- North 28°15'59" East, over and across Submerged Lands and up Lands, a distance of 491.15 Feet to a point for a corner of this Tract;
- North 36°52'49" West, a distance of 751.68 Feet to a point for a corner of this Tract and the beginning of a circular curve to the Left, having a delta of 56°58'45", a radius of 315.97 Feet, an arc length of 314.22 Feet, and a chord which bears North 66°04'42" West a distance of 301.43 Feet;
- With said circular curve to the Left, a distance of 314.22 Feet to a point for a corner of this Tract;
- South 88°43'24" West, a distance of 136.49 Feet to a point on the centerline of Avenue F and for a corner of this Tract;
- North 04°55'02" East, with said centerline of Avenue F, a distance of 276.87 Feet, to a point for a corner of this Tract and the beginning of a circular curve to the Right, having a delta of 18°54'21", a radius of 220.19 Feet, an arc length of 72.66 Feet, and a chord which bears North 19°07'11" East a distance of 72.33 Feet;
- With said circular curve to the Right, continuing with said centerline of Avenue F, a distance of 72.66 Feet to a point for a corner of this Tract;
- North 26°48'19" East, continuing with said centerline of Avenue F, a distance of 71.31 Feet to a point for a corner of this Tract;
- North 31°04'49" East, continuing with said centerline of Avenue F, a distance of 433.56 Feet to a point for a corner of this Tract and the beginning of a circular curve to the Left, having a delta of 48°21'30", a radius of 207.41 Feet, an arc length of 175.05 Feet, and a chord which bears North 14°22'37" East a distance of 169.90 Feet;
- With said circular curve to the Left, continuing with said centerline of Avenue F, a distance of 175.05 Feet to a point for a corner of this Tract;

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- North 03°04'08" West, continuing with said centerline of Avenue F, a distance of 223.76 Feet to a point, for the centerline intersection of said Avenue F and West Causeway Boulevard and for a corner of this Tract and the beginning of a circular curve to the Left, having a delta of 52°56'41", a radius of 1269.76 Feet, an arc length of 1173.33 Feet, and a chord which bears North 58°43'14" East a distance of 1132.03 Feet;

Thence, with said circular curve to the Left and said centerline of said West Causeway Boulevard, a distance of 1173.33 Feet to the point of Beginning, containing 1,423 Acres (61,984,040 Sq.Ft.) of Land more or less;

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.

Unless this fieldnotes description, including preamble, seal and signature, appears in its entirety, in its original form, surveyor assumes no responsibility for its accuracy. *Also reference accompanying sketch of tract described herein.*

This document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared. TIRZ boundary provided to the Surveyor by the City of Corpus Christi.

URBAN ENGINEERING

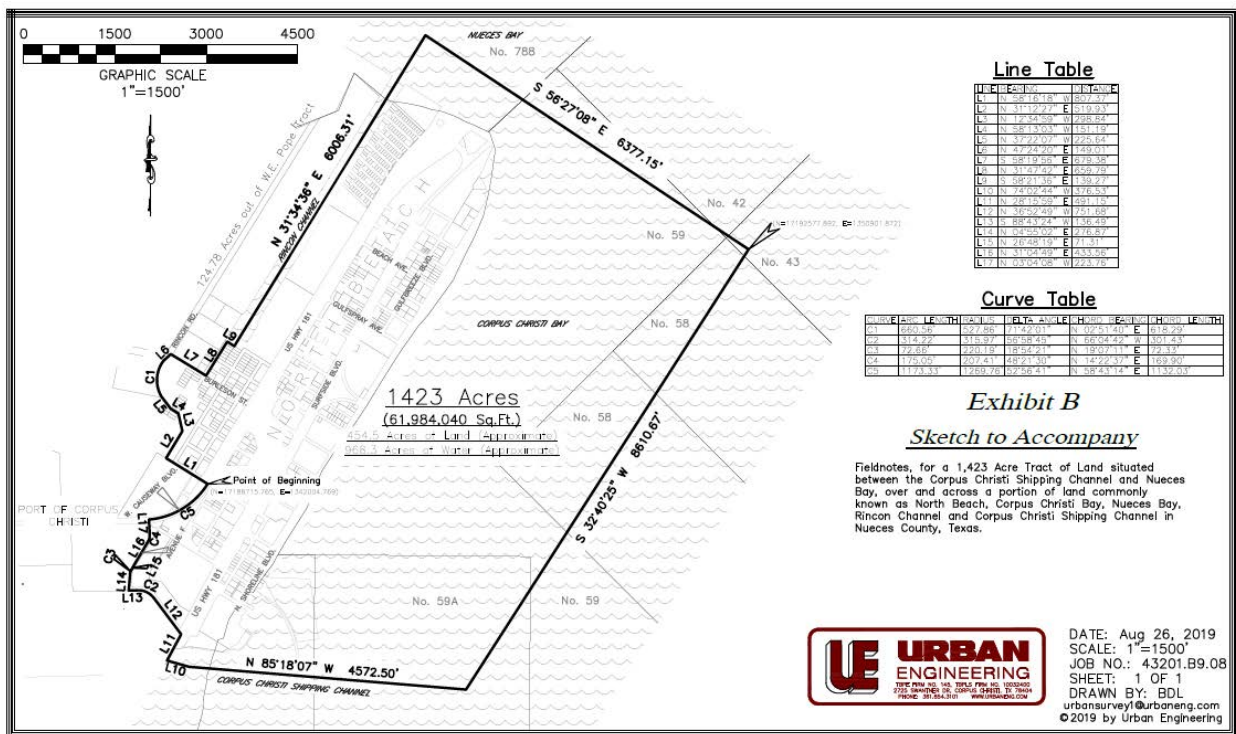


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Municipal Ordinances §311.011(b)(2)

The City is not contemplating any specific changes to municipal ordinances as part of any projects to be undertaken by the Zone.

City Planned Improvements (Non-Project Costs) §311.011(b)(3)

It is expected that the City or Corpus Christi, Nueces County, and other public agencies will participate in the rehabilitation of existing and development of new public facilities and infrastructure within the Zone. In addition, various nonprofit organizations, private citizens and developers may also consider efforts to remediate environmental and safety deficiencies on existing private properties.

The City of Corpus Christi has identified about \$11,882,989 million in projects planned, or just recently completed, for locations partly or wholly within the Zone intended to rehabilitate and improve existing public facilities and infrastructure. TIRZ funds may be used to assist these projects; however, the bulk of funding is anticipated to come from other sources. The table below lists some of these projects.

Note: Amounts may not add perfectly due to rounding

Current City Planned Improvements (Non-Project Costs)

Project	Source	Status	Projected Cost
Gas			
US 181 at Burleson Due to conflicts with the new bridge construction there will be 860 feet of 6" steel gas line replacement located in the Burleson St. and US181 intersection.	Rev Bond	Complete	\$557,788
Breakwater Ave.. at W Causeway Blvd. Due to conflicts with the new bridge construction there will be 425 feet of 2" steel gas line replacement located in the East Causeway Blvd. and Plum St. area.	Rev Bond	Complete	\$202,883
Streets			
North Beach Area Road Improvements & Area Beautification Includes pavement restoration to North Shoreline Boulevard, new wastewater and water lines on North Shoreline Boulevard, and cleaning existing stormwater and wastewater pipes and manholes on Breakwater Avenue and Coastal Avenue.	Bond 2012 Streets Storm Water Wastewater Water	Substantially Complete	\$801,500
North Beach Breakwater Plaza, North Shoreline Repair and Enhancement Includes new curb and gutter, sidewalks, ADA ramps, markings, signage, seating, on-street parking enhancements and illumination improvements to North Shoreline Boulevard. Improvements also include a paved surface to Breakwater Plaza and cleaning existing stormwater pipes and manholes on North Shoreline Boulevard.	Bond 2012	Substantially Complete	\$1,623,900
Beach Avenue (E. Causeway Blvd. to Dead End at Gulfbreeze Blvd.) Reconstruction of existing 2-lane roadway with new pavement, curb & gutter, sidewalks, ADA compliant curb ramps, signage, pavement markings and illumination. Includes bike mobility improvements per the adopted MPO bicycle mobility plan and approved in North Beach Area Plan.	Bond 2018	In planning phase	\$1,000,000
N. Beach Area Primary Access (Beach & Timon/Surfside Intersection) Design and construction of a new curved access road from E. Causeway Blvd. onto Timon Blvd. with a new traffic circle at intersection of Timon/Surfside and Beach roads. Provides a new	Bond 2018	In planning phase	\$1,250,000

route for the single access road into North Beach from the new Harbor Bridge. Traffic circle connects Timon/Surfside and Beach and converts Beach Avenue to one-way from Surfside to E. Causeway Blvd. New Traffic circle also allows development of new gateway feature for the entry into North Beach approved in the North Beach Area Plan.			
N. Beach Gulfspay Ave. Pedestrian/Bike Access (Beach Access to E. Causeway Blvd.) Pedestrian and bicycle infrastructure improvements to create a new train for improved access from Harbor Bridge and the beach approved in the North Beach Area Plan.	Bond 2018	In planning phase	\$300,000
N. Beach Coastal Protection (Breakwater Barrier) Preliminary engineering and permitting with USACE, GLO, Port of Corpus Christi and other agencies for the design and construction of new breakwater barriers to mitigate beach erosion and coastal flooding as approved in the North Beach Area Plan.	Bond 2018	In planning phase	\$250,000
Water			
US 181-Beach Ave to Elm St Due to conflicts with the new bridge construction there will be 3000 feet of 12" waterline replacement, 600 feet of 16" waterline replacement and 800 feet of 6" waterline replacement to maintain water quality. The work is concentrated on the east side of US181 between Reef Ave. and Burleson St.	Rev Bond	90% complete by TxDOT	\$3,715,322
Breakwater- W. Causeway Blvd Due to conflicts with the new bridge construction there will be 500 feet of 12" waterline replacement to maintain water quality. The work is located on Breakwater Ave. between Avenue F and East Causeway Blvd.	Rev Bond	90% complete by TxDOT	\$1,021,191
Wastewater Due to conflicts with the new bridge construction there will be 500 feet of 4" wastewater force main replacement and abandonment of a total of 1000 feet of 6" and 8" gravity sewer main. This work is located west side of the existing US181 between Burleson St. and Avenue F.			
US 181 at Plum St.	Rev Bond	90% complete by TxDOT	\$201,649
US 181 at E Walnut St	Rev Bond	90% complete by TxDOT	\$446,815
Burleson St from US 181 SBFR to Seagull	Rev Bond	90% complete by TxDOT	\$411,941
Parks and Recreation			
North Beach Historic Plaza Placement and installation of a series of historical panels in North Beach plaza currently being constructed as part of Bond 2012.	Hotel Occupancy Tax	Dec 2019	\$100,000
Total			\$11,882,989

Relocation §311.011(b)(4)

No relocation of existing residents is anticipated to be required as a result of the Zone's projects.

REINVESTMENT ZONE FINANCING PLAN

Estimated Project Cost Description §311.011(c)(1) and Kind, Number, and Location of TIRZ Improvements §311.011(c)(2)

The Zone is anticipated to engage in projects that will support development and economic activity as well as contribute to the image and attractiveness of North Beach Corpus Christi on a local, regional, and national level. In addition, the Zone will pay the costs of Zone creation and ongoing administration.

The following are project cost estimates and should not be construed as definitive costs for the listed projects (not listed in priority order).

1. INFRASTRUCTURE PROJECTS: \$ 15,919,636

- A. **Wayfinding Infrastructure** – The Zone may participate in proposed construction of gateway features with wayfinding throughout North Beach. It may also build multi-use paths to major tourists destinations.
- B. **Park Improvements** – The Zone may contribute to enhancements to Dolphin Park, Surfside Park, and Kiwanis and construct a North Beach birding park (Eco Park).
- C. **Demolition of Blighted Structures** – Many older vacant or underutilized buildings within the Zone are not economically feasible to reuse because they contain environmentally undesirable or unsafe elements that present a public safety hazard. The Zone may provide assistance to property owners and developers who must remediate or demolish such structures in order to develop or redevelop.
- D. **Public Safety** – With the purpose of increasing safety and security within the Zone, the Zone will provide support for security cameras and associated costs or other one-time security equipment and system devices.
- E. **Drainage**- The Zone may contribute financially to addressing infrastructure improvements that would reduce tidal and stormwater related flooding.
- F. **Residential Streets**- In November 2016, the voters approved a Charter Revision to *Article VIII. Taxation and Bonds, Section 1. Taxation* of the City’s Charter which authorized the City Council to levy, assess and collect a property tax not to exceed six cents per \$100 valuation for residential street reconstruction to be gradually implemented at a rate not to exceed two cents per \$100 valuation per year (i.e. 2+2+2 = 6 cents). The City Council exercised that authority in FY 2018 and in FY 2019. The additional four cents and potential additional two cents must be used for residential streets as approved by the residents of Corpus Christi on November 8, 2016.

City Charter Art. VIII, Sec. 1(c):

(c) A dedicated fund to be used solely for residential street reconstruction is established, and the city council is authorized each year to levy, assess and collect a property tax not to exceed six cents (\$0.06) per one hundred dollars (\$100.00) of assessed value for the purpose of residential street

reconstruction to be deposited in such fund. Said taxes shall be used solely for the purpose of residential street reconstruction, including associated architectural, engineering and utility costs, and shall be implemented gradually at a rate not to exceed two cents (\$0.02) per one hundred dollars (\$100.00) of assessed value per year. For the purposes of this provision, the term "reconstruction" is defined as removing all or a significant portion of the pavement material and replacing it with new or recycled materials. The dedicated fund established by this subsection (c) may not be used for payment of debt service.

2. MAINTENANCE PROJECTS: \$1,713,732

- A. North Beach Public Spaces Beautification & Revitalization Programs & Services** - The Zone may contribute 5% of the total incremental ad valorem taxes collected per year in the Zone to beautification projects including the creation of or enhancements to common areas, roadway and median streetscapes, pedestrian landscapes, beach renourishment and beautification, wayfinding signage, lighting, public facilities and any services relating to such program.

3. INCENTIVES: \$ 14,391,277

All Development Incentives are approved at the discretion of the TIRZ Board.

- A. Project Specific Development Agreement-** In situations where higher development costs create a financing gap, TIRZ #4 can provide assistance to property owners or developers through a Development Agreement for reimbursement of net ad valorem new tax increment on new developments, including mixed-use developments. A pro-forma is required to qualify for up to 75% of the qualifying tax increment for 10 years, unless the gap suggests that additional time is required.

- The total reimbursement by the TIRZ #4 will not exceed 20% of the total project cost if a development is at least 20,000 square feet or creating 100 or more new residential units.
- The total reimbursement by the TIRZ #4 will not exceed 10% of the total project cost if a development is at least 5,000 square feet but less than 20,000 square feet or creating at least 25 but less than 100 new residential units.

If further gap exists, staff will undertake additional third-party review to justify any additional reimbursement up to 95% of the qualifying tax increment for 10 years, unless the gap suggests that additional time is required based on the "but, for" principle. The qualifying cost elements for this Project Specific Development Agreement include those listed in the paragraph above and also:

- Environmental Remediation/Code Compliance
- Historic Preservation
- Structured Parking, including availability for public parking
- Urban Design/Landscaping
- Public Improvements/Utilities, including drainage

To incent developers to build more than one project on North Beach, the TIRZ Board will consider reimbursement of net ad valorem new tax increment on all of the developer's properties within the TIRZ boundary.

-
- B. North Beach Property Improvement Program** – This grant will support and encourage private investment in the existing structures and facilities already built on North Beach. The Zone will match approved property improvements funded by the property owners. The Zone will consider a match of 50/50 (Property Owner / TIRZ #4), depending upon the extent to which the scope of the project meets the priorities of the Zone.
- C. North Beach Living Initiative**– In order to stimulate the development of North Beach and quickly build residential density in the area, the Zone will establish a grant that will provide a \$10,000 per dwelling unit reimbursement for multi-family developments of over 10 units.

Any applicant awarded a grant must obtain a Building Permit for the entirety of such project(s) within six (6) months of award of such grant. If a Building Permit is not obtained within the six-month time period, then the grant will be forfeited.

4. ADMINISTRATIVE COSTS: \$2,250,000

- A. Creation** – (\$250,000) Zone shall reimburse the City for City incurred expenses related to the costs of creating the Zone.
- B. Administration** – (\$2,000,000) Zone funds shall pay for the City’s costs of ongoing administration of the Zone including but not limited to accounting, legal services, document production and maintenance, and other administrative costs. These costs are estimated at \$100,000 per year for the 20-year life of the Zone.

Project Costs are Estimated as Follows:

Infrastructure, Maintenance and Incentives	\$32,024,645
Administrative Costs	\$2,250,000
TOTAL	\$ 34,274,645

Economic Feasibility Study §311.011(c)(3)

Several market and economic feasibility studies for the Zone have been completed. The MJB Consulting “Retail Market Analysis and Strategy” and the Zimmerman/Volk Associates “Office, Retail, and Hotel Market Assessment” are provided under separate cover. In addition, a feasibility analysis by Landmark Renewal was completed in August 2019, which is included in Appendix A to this Plan.

Estimate of Bonded Indebtedness §311.011(c)(4)

It is not initially anticipated that the Zone will issue bonded debt; instead the Zone's projects will be funded on a pay-as-you-go basis or utilize other financing methods. However, if the annual Zone revenue and available non-bonded debt financing are insufficient to address the needs of the Zone, the Zone may issue bonded debt commensurate with the specific project costs under consideration and anticipated annual Zone revenues to support debt service payments.

Timing of Incurring Costs or Monetary Obligation §311.011(c)(5)

Costs will be incurred over the life of the Zone based on its Board of Directors' identification of priority activities and projects, opportunities for implementation, and available revenues to sustain a pay-as-you-go project expenditure approach or a bonded debt issuance.

Method of Financing and Sources of Revenue §311.011(c)(6)

Methods of financing. The Zone will initially take a pay-as-you-go approach to financing projects that could utilize the following methods:

- Cash funds generated from existing property value increment,
- Short term anticipation notes or other debt issued by private financial institutions based on projected property tax increment to be generated from taxable development under construction at the time of debt issuance, and
- Developer cash reimbursement agreements where the revenues from the Developer's property tax increment compensate a developer for fronting eligible expenditures in a specific taxable project after the project is completed.

If future Zone revenues to support debt service payments are anticipated, the Zone may also issue bonded debt, the term of which will not extend past the expected life of the Zone.

Sources of revenue. The primary source of revenue for the Zone will be funds from the contributed property tax collections of the City of Corpus Christi and Nueces County on the taxable property value increment within the Zone. It is currently projected that the County will agree to participate in funding the Zone with 100% of the incremental property taxes collected over the life of the Zone and that the City will participate in the funding of the Zone based on the table below. If City reaches \$20 million, then the City shall cease contributions to the increment. It is anticipated that Del Mar College will be a participant in the TIRZ.

TABLE- TIRZ Contributions			
Taxing Entity	Maximum Dollar Contribution	Increment Percentage	Tax Year(s)
City of Corpus Christi	\$20,000,000	100%	2019 through 2028
		75%	2029 through 2038
Nueces County	None	100%	2019 through 2038

The assessed value base year for the City of Corpus Christi and Nueces County is 2019. The projection of incremental property tax revenue contributed to the Zone is as follows:

Certified Appraised Values

Base value is from 2019 (January 1, 2019) taxable appraised value. Values in future years are based on current development projections.

Net Taxable Values from the Certified Roll 2019 (*with estimated development)

Year		3%	Tax Revenue			Tax Increment		
Fiscal Year	Tax Year	Values	City	County	Total	City	County	County 100% City Scaled
FY 20	2019	104,512,349	675,426	325,648	1,001,074			
FY 21	2020	107,647,719	695,688	335,417	1,031,106	20,263	9,769	30,032
FY 22	2021	110,877,151	716,559	345,480	1,062,039	41,133	19,832	60,965
FY 23	2022*	188,203,466	1,216,291	586,419	1,802,711	540,866	260,771	801,637
FY 24	2023	193,849,570	1,252,780	604,012	1,856,792	577,354	278,364	855,718
FY 25	2024*	238,165,057	1,539,175	742,094	2,281,269	863,749	416,446	1,280,195
FY 26	2025	253,035,008	1,635,274	788,427	2,423,701	959,848	462,779	1,422,627
FY 27	2026	268,582,809	1,735,754	836,872	2,572,626	1,060,328	511,224	1,571,552
FY 28	2027	284,835,745	1,840,791	887,514	2,728,305	1,165,365	561,866	1,727,231
FY 29	2028	301,822,134	1,950,568	940,442	2,891,009	1,275,142	614,794	1,889,936
FY 30	2029	319,571,353	2,065,275	995,746	3,061,021	1,042,387	670,098	1,712,485
FY 31	2030	338,113,886	2,185,108	1,053,522	3,238,631	1,132,262	727,874	1,860,136
FY 32	2031	357,481,357	2,310,273	1,113,869	3,424,142	1,226,136	788,221	2,014,357
FY 33	2032	377,706,573	2,440,982	1,176,888	3,617,870	1,324,167	851,240	2,175,407
FY 34	2033	398,823,569	2,577,453	1,242,686	3,820,140	1,426,521	917,038	2,343,559
FY 35	2034	420,867,649	2,719,916	1,311,373	4,031,289	1,533,368	985,725	2,519,093
FY 36	2035	443,875,433	2,868,607	1,383,063	4,251,670	1,644,886	1,057,415	2,702,301
FY 37	2036	467,884,902	3,023,772	1,457,873	4,481,645	1,761,259	1,132,225	2,893,485
FY 38	2037	492,935,452	3,185,664	1,535,928	4,721,592	1,882,679	1,210,280	3,092,959
FY 39	2038	519,067,939	3,354,549	1,617,353	4,971,903	2,009,343	1,291,705	3,301,048
TOTALS			39,989,906	19,280,626	59,270,532	21,487,056	12,767,668	34,254,724

According to these projections, 63% of the tax increment revenues will come from the City of Corpus Christi and 37% will come from Nueces County. Revenue estimates will be monitored and adjusted annually.

The 2019 tax rate applicable to the reinvestment zone is \$0.957852 (or approximately \$0.96) per \$100 of assessed valuation, broken down as follows:

City of Corpus Christi	0.646264
Nueces County	0.311588
Total	<u>0.957852</u>

Applying the 2019 tax rate of \$0.957852 per \$100 assessed valuation to the 2019 total certified roll taxable value of properties within the zone, property taxes of \$1,001,074 are generated. This amount produced from the tax increment base (or the "frozen base") will continue to be allocated and paid to the taxing entities levying taxes in the zone area, based on their respective tax rates.

Zone property tax contributions from the participating tax jurisdictions could be supplemented with other sources of revenue as available. These could include but are not limited to:

- Grants from other local, state, and federal agencies;
- Grants from private entities such as foundations; and
- Joint implementation and funding agreements with other public agencies or private entities such as civic associations for specific projects.

Current Appraised Value §311.011(c)(7)

According to the Nueces County Appraisal District, the 2019 certified roll total assessed value for the Zone for the City of Corpus Christi as of July 26, 2019 is \$198,076,260.

Due to differences in policies regarding exemptions and tax abatements, the *net* taxable values differ among the two jurisdictions. According to the Nueces County Appraisal District, the 2019 certified roll net taxable value for the Zone as of July 26, 2019 is \$104,861,392 for the City of Corpus Christi and \$102,791,043 for Nueces County.

Estimated Captured Appraised Value §311.011(c)(8)

The table above provides the projected schedule of taxable value increment captured by the Zone over its proposed 20-year duration. There is a column shown for each entity. Captured value projections assume a 3.0% annual value appreciation rate for existing development.

In year 2022, the development currently underway on North Beach, LaVista Pointe Apartments, will be complete with an estimated future property value increase of \$24 million. Additionally, there are other developments planned throughout the zone with a combined projected increase in value of \$105 million. Based on calculations in the TIRZ # 4 Feasibility Analysis, beginning in 2024 and continuing throughout the remaining life of the Zone, 22 apartment units valued at \$150,000 each and 12 condominium or townhome units valued at \$300,000 each, are projected to be added to the tax rolls each year. The per unit amounts are adjusted for inflation at 3% per year.

The tax increment is the amount of property taxes produced yearly during the term of the reinvestment zone on the captured appraised value. This value is the appraised value of taxable real property within the reinvestment zone which exceeds the tax increment base. The table above shows estimated TIRZ revenues over the 20 life of the zone to be as follows:

City of Corpus Christi:	\$21,487,056
Nueces County:	<u>\$12,767,668</u>
Total	<u>\$34,254,724</u>

Duration of the Zone §311.011(c)(9)

The proposed duration of the Zone is twenty years from the time of its creation. Assuming creation in 2019, the Zone would expire after 2038.

City Council may, by ordinance, extend the length of the TIRZ to allow additional time to expend funds.

Appendices

Appendix A – Economic Feasibility Study §311.011(c)(3)

Feasibility Analysis

Tax Increment Reinvestment Zone # 4

North Beach Area

City of Corpus Christi, Texas

August 2019

Jim Johnson, PhD

Landmark Renewal

I. Introduction

The North Beach area of Corpus Christi, Texas, already a leading tourist destination with 800,000 visitors annually, is primed for accelerated redevelopment upon completion of the new Harbor Bridge and demolition of the old bridge. A number of planning processes have focused on the area, producing a wealth of reports including:

- North Beach Development Plan (November 2011) - NBDP
- Zimmerman Volk Associates: Residential Market Potential (October 2014) - ZVA
- North Beach Redevelopment Area Specific Plan (February 2018) - NBRA
- Downtown Area Development Plan, Corpus Christi (March 2018) - DADP

In addition, the Market and Economic Feasibility Study Update for TIRZ # 2 (July 2019), contains a detailed residential, retail and hotel development analysis of the Corpus Christi metropolitan statistical area (MSA) applicable in part to North Beach.

The feasibility of a tax increment reinvestment zone (TIRZ) depends on whether tax increment stimulated by TIRZ improvements will cover the costs of those improvements, leaving local tax jurisdictions better off at termination of the TIRZ than they would be without a TIRZ. While some new development would occur regardless, establishing the zone provides a revenue source for public improvements that can spur additional and more intensive development than would otherwise occur.

The year in which a TIRZ is established becomes its base year, with each succeeding year's incremental tax revenues pledged to a fund controlled by the zone's board of directors. Local taxing jurisdictions may contribute up to 100% of their tax increment. TIRZ revenues depend on:

- Overall changes in property valuations;
- Timing and value of new development; and
- Loss of value from demolition of existing improvements.

Once the zone has sufficient revenue, infrastructure improvements should coincide with and enable associated private investment (DADP, p. 26). This analysis assumes that TIRZ spending will be based on articulated stakeholder and planning priorities, such as the February 2018 North Beach Redevelopment Initiative Near-Term Projects and Mid- and Long-Term Projects lists.

II. TIRZ Revenue Projection

City of Corpus Christi is expected to participate at 100% for the first ten years and at 75% for the last ten years. Nueces County is expected to participate with 100% of tax increment for the full length of the TIRZ.

Base year taxable values vary slightly between jurisdictions, primarily due to differing property tax exemptions offered. Exemptions on owner-occupied residential property include homestead and the over-65 tax freeze. For purposes of these projections, we assume the effect of these exemptions will be small since most existing and new development will be commercial, including multifamily, that is ineligible for these residential exemptions. The aggregate value of single family residential property tax exemptions changes slowly over time. We assume no effect from commercial property tax abatements that could be offered by participating jurisdictions.

The following projections of TIRZ revenue are based on the following assumptions:

- 3% annual growth in taxable property valuations
- Completion of a \$24 million apartment complex, LaVista Pointe, in 2022
- New residential development in North Beach equivalent to 22 new apartment units and 12 new condominium or townhome units per year beginning in 2024

Prudence requires a conservative bias in revenue assumptions so that TIRZ spending can be reasonably planned. There is no assumption of added taxable value from retail/commercial or hotel/hospitality/tourism-related new development, despite a reasonable possibility of such investments.

According to ZVA (p. 42), the residential “market is constrained in North Beach due to the additional cost of development incurred by flooding issues.” In the five years since the ZVA report, no multifamily residential development has been completed. The TIRZ revenue forecast assumes that a flooding mitigation solution, such as the proposed canal (NBRI Alternative 2), is devised and implemented by the City of Corpus Christi within the next five years. While drainage improvements are unlikely to erase the additional costs of development in North Beach, it should substantially ease that market constraint, making the ZVA residential projections for North Beach realizable in the future.

LaVista Pointe, a 150-unit apartment complex, is planned for completion around 2022. ZVA projects North Beach annual residential absorption over a 10-year period of 44-53 apartment units and 26-31 condominium and townhome units. Taking a middle point of those projections, or 48 apartment units

and 28 condo/townhome units, times 10 years, and subtracting the 150 completed apartment units, results in a projection of 330 additional apartment units and 280 new condo/townhome units after 2024.

This analysis assumes that tax revenue from these units is, conservatively, spread over a 15-year period beginning in 2024, after LaVista Pointe has likely reached stabilized occupancy. Apartments are estimated at \$150,000 per unit and condos and townhomes at \$350,000 at the beginning of the 15-year period, with 3% inflation for new construction in each succeeding year. The 2024 per unit values discounted back to 2019 values at 3% per year equal about \$129,000 per apartment unit and \$300,000 per condo/townhome unit.

While the TIRZ revenue forecast involves no additional retail or hotel development, TIRZ infrastructure should make high intensity tourism-oriented development appealing to the private sector. In particular, TIRZ infrastructure, a canal or other drainage solution, and right of way opened up by demolition of old the Harbor Bridge ramps, together should enable the transformative potential of high-density mixed-use development and structured parking near existing tourist attractions and associated parking needs (DADP, p. 87). “Opportunities here could include hotels, other tourism-related uses, and surface parking serving the beach and other visitor destinations.” (DADP, p. 85)

III. TIRZ Projects, Costs and Timing

The proposed TIRZ project list is derived from the planning documents listed above and stakeholder input. Project costs are estimates derived from similar types of projects, and therefore should not be construed as definitive costs for the listed projects. The TIRZ Project Plan should contain cost estimates in categories of spending rather than for specific projects, which over the 20-year life of the zone may change conceptually and in terms of scope and extent.

Among recommendations of the DADP are the following:

- Restore street connections where old Harbor Bridge is removed, and provide “convenient, attractive access at Beach Ave. connecting to Surfside and Timon Blvd.” (p. 32)
- Build a “new multi-use path extending along Beach Ave. to the Beachwalk, and along Timon and Surfside Blvd. to the Texas State Aquarium ferry dock.” (p. 36)
- “Complete North Beach birding park and Timon/Surfside path within 5 years.” (p. 36)
- “Create a welcoming Beach Ave. gateway at the new point of entry to North Beach off the Harbor Bridge.” (p. 86)

-
- “A new ‘North Beach Blvd.’ should also be created through the redesign of existing Timon and Surfside Blvd. with street upgrades, a new wide multi-purpose path for pedestrians and bicyclists...and planting the center median with a rich palette of native, coastal plant species.” (p. 86)

The North Beach TIRZ should include the following project categories:

Roads and wayfinding

- Beach Ave. roadway/pedestrian improvements and area beautification
- Construction of Traffic Circle at the intersection of Beach Ave. with Surfside Blvd. and Timon Blvd. including gateway feature with wayfinding

Parks

- Dolphin Park improvements
- Surfside Park improvements
- Kiwanis Park and Community Center improvements

Other infrastructure

Demolition of blighted structures

Structured parking

Cumulative revenue is projected as follows:

Year		Revenue	
Fiscal Year	Tax Year	Annual	Cumulative
FY 20	2019		
FY 21	2020	30,032	30,032
FY 22	2021	60,965	90,998
FY 23	2022	801,637	892,635
FY 24	2023	855,718	1,748,353
FY 25	2024	1,280,195	3,028,548
FY 26	2025	1,422,627	4,451,175
FY 27	2026	1,571,552	6,022,728
FY 28	2027	1,727,231	7,749,959
FY 29	2028	1,889,936	9,639,895
FY 30	2029	1,712,485	11,352,379
FY 31	2030	1,860,136	13,212,516
FY 32	2031	2,014,357	15,226,872
FY 33	2032	2,175,407	17,402,280
FY 34	2033	2,343,559	19,745,839
FY 35	2034	2,519,093	22,264,932
FY 36	2035	2,702,301	24,967,232
FY 37	2036	2,893,485	27,860,717
FY 38	2037	3,092,959	30,953,676
FY 39	2038	3,301,048	34,254,724

TIRZ spending could begin as early as 2022 on modest improvements, but assuming a pay-as-you-go structure, major infrastructure spending would have to wait at least until approximately \$3.0 million had been accumulated in 2024. A parking structure would have to wait until near the end of the TIRZ lifetime, unless a private developer could be induced to build a garage in a public-private partnership earlier than that. With the opportunity of vacated ROW from the demolished Harbor Bridge ramps, such a partnership is feasible, perhaps in conjunction with an on-street meter parking policy as envisioned by the DADP (p. 28).

CARDSTOCK

TIRZ #4 DEVELOPMENT REIMBURSEMENT AGREEMENT- The Frazier

This Development Reimbursement Agreement (the “**Agreement**”) is entered into by and between the City of Corpus Christi, Texas (the “**City**”), as the agent of the Reinvestment Zone Number 4, City of Corpus Christi, Texas (“**TIRZ #4**”), and The Breakers at North Beach, L.P. (the “**Developer**”).

Recitals

WHEREAS on November 12, 2019, the City Council of the City (the “**City Council**”) approved Ordinance #031927, which established the TIRZ #4 in accordance with Texas Tax Code Chapter 311. TIRZ #4 promotes economic development and stimulates business and commercial activity in the North Beach area of Corpus Christi (the “**Zone**”);

WHEREAS on November 19, 2019, the City Council approved a Project and Financing Plan (the “**Plan**”) for TIRZ #4;

WHEREAS the Board of Directors of TIRZ #4 (the “**Board**”) includes members of the City Council in a non-public-official capacity, as well as representation from Nueces County, who has committed to contribute to TIRZ #4 through an Interlocal Agreement created in 2019;

WHEREAS the Plan contained certain programs designed to improve conditions and increase commerce within the Zone;

WHEREAS the Developer has proposed a development plan (the “**Development**”) for the certain improvements and projects listed on attached **Exhibit A** (each, an “**Improvement**” and, collectively, the “**Improvements**”). The Improvements are planned to be constructed on the property located at 3612 Surfside Blvd, with such property being more fully described in the attached **Exhibit B** (the “**Property**”);

WHEREAS the Property is located within the Zone, and the Improvements fall within one of the programs approved in the Plan;

WHEREAS the Developer, or an affiliated entity, is also developing an additional property within the Zone, located at approximately 4933 West Causeway Blvd, with such property being more fully described in the attached **Exhibit B** (“**LaVista Pointe**”);

WHEREAS the Development concept has been refined through cooperation between the Developer, the City and the Corpus Christi Regional Economic Development Corporation to meet the desired goals of revitalization within the Zone and serve a public benefit;

WHEREAS any reference to “City” or “City Staff,” is entirely in agency capacity for TIRZ #4, and further the City as a home-rule municipal corporation is not a party to this agreement; and

WHEREAS the Developer desires to be reimbursed for certain future costs incurred pursuant to the Development, and TIRZ #4 desires to reimburse the Developer for these costs in accordance with this Agreement;

Agreement

Now therefore, in consideration of the mutual covenants and obligations, the parties agree as follows:

Section 1. Reimbursement Obligations.

The City shall reimburse the Developer from available TIRZ #4 funds in an amount up to the estimated project cost listed next to each Improvement in attached **Exhibit C** (the "**Estimated Project Costs**"), except that (a) the total amount of all such reimbursements for the Development may not exceed \$7,826,200 and (b) if the Developer actually incurs a cost for an Improvement less than that Improvement's Estimated Project Cost, the City shall reimburse the Developer for only the amount of the cost that the Developer actually incurred for that Improvement. Based on qualifications of the Development, the Program reimbursement structure is as follows:

(a) Project Specific Development Agreement:

- (1) Beginning the first tax year for which the tax is levied after the Developer receives a Certificate of Occupancy ("C of O") for all units that require a C of O that are included as part of the Development from the City's Development Services Department, the City shall reimburse annually up to 95% of the property tax increment paid on the Improvements to the Property to the participating taxing entities in TIRZ #4, for a period of time not to exceed 18 years, or the expiration of TIRZ #4, whichever comes first. In addition to the 95% of the tax increment paid on the Improvements to the Property, the City shall reimburse 95% of the tax increment paid on improvements to LaVista Pointe over the same time period.
- (2) Each such payment shall be made no later than 30 days following the City's approval of a valid Request for Reimbursement submitted by the Developer.
- (3) After City has paid to Developer an amount equal to either the total amount that Developer expended on eligible Project Costs or the not to exceed amount listed in the first paragraph of Section 1, whichever is less, City shall have no further obligation to pay any amount to Developer.
- (4) No interest shall accrue on any amount of unreimbursed Project Costs, and City shall not be obligated to pay Developer any interest whatsoever under this Agreement.
- (5) The reimbursement under this Agreement is for either the time period provided in (1) above or the amount of time required to reimburse the total required amount in accordance with (3) above, whichever comes first. Once either the time period provided in (1) ends or the amount provided in (3) has been reimbursed, the Developer shall not be entitled to any further reimbursement under this Agreement.
- (6) If at any time prior to the completion of the Development, the Developer decides not to proceed with the construction of either a hotel or a multi-family residential building, the Developer must notify the City in writing. In such event, as long as the Developer constructs the hotel or the multi-family residential building, then, the City will reimburse the Developer in accordance with this Section 1 up to half of the not to exceed amount listed in the first paragraph of Section 1. In no event will the City's reimbursement under this section exceed 20% of the total amount expended by the Developer for the Development.

Section 2. Closing Statement Required. Intentionally deleted.

Section 3. Conditions for Reimbursement.

The City shall reimburse Developer in accordance with Section 1 only if the following conditions are fulfilled:

- (a) Developer obtains all required building permits from the City and commences construction of the Improvements within six (6) months of the date this Agreement is signed by the City. Any extensions of this deadline must be requested by Developer in writing and approved by the Board.
- (b) The Developer completes construction of all of the Improvements on the Property on or before July 31, 2022 (the "**Completion Date**") in accordance with **Exhibit A** and the City's building codes and policies.
- (c) The completed Improvements must include all elements (including but not limited to: all design, structural, architectural, lighting, landscaping, etc.) which are shown or referenced in the Development Plan attached hereto as Exhibit A. Any amendments to the Development Plan must be submitted in writing and be approved by all parties to this Agreement.
- (d) The City's Development Services Department issues a C of O for the Improvements.
- (e) Within 60 days of the issuance of C of O, the Developer submits a Request for Reimbursement for actual Project Costs, in the form contained in **Exhibit D**, including:
 - (i.) C of O;
 - (ii.) specific improvements completed under the Project and the amount of money that Developer paid for completion of such work and that Developer claims as actual Project Costs;
 - (iii.) supporting documents demonstrating that such amounts were actually paid by Developer, including but not limited to invoices, receipts and final lien waivers signed by the general contractor;
- (f) Appropriate City Staff has inspected the Improvements and certifies that the Improvements are complete, acceptable, and comport to the terms of this Agreement.
- (g) Request for Reimbursement form is reviewed and approved by the appropriate City staff.
- (h) If the Developer fails to pay the required taxes on the property or files an appeal to the Nueces County Appraisal District or any state or federal court of the assessed value of Property for ad valorem tax purposes, the City and TIRZ #4 shall be under no obligation to make any payments under this agreement until such time as the appeal is resolved and all taxes are paid in full. Any late fees, fines, or interest assessed as a result of the failure to pay taxes or the appeal process shall not be reimbursed to the Developer under this agreement. Reimbursement is limited to the actual amount of property tax paid on the Improvements.
- (i) The Parties understand that the overall Project described on **Exhibit A** hereto, as well as the related Plan, may undergo modification prior to and/or during the construction and development process. Developer may request amendments to the **Exhibit A** as the Development proceeds. Such requested amendments will be reviewed by City staff and presented to the Board for approval, which approval will not be unreasonably refused as long as the modifications do not substantially alter the overall character and intent of the Project. Changes to any portion of the Development not specifically referenced in **Exhibit A** do not require an amendment. Changes to project costs in **Exhibit C** do not require an amendment. If the total eligible project costs are lower than presented in **Exhibit C**, payment on the basis of the actual project costs will be made in accordance with Section 1 herein.

Section 4. Audit

Developer will also make available for inspection by designated City Staff all financial and business records of Developer that relate to the Project, in order to assist City Staff in verifying the Developer's compliance with the terms and conditions of this Agreement. TIRZ #4 shall have the right to have these records audited.

Section 5. Maintenance of Property and Improvements.

Developer must maintain the property for the entirety of the Agreement in accordance with the City's Property Maintenance requirements. Citations from the Code Enforcement for property maintenance issues will initiate termination provision (Section 6).

If the Developer constructs the Improvements, the Developer shall maintain the Improvements, premises, and adjacent public right of way in good condition and so as to not contribute to blight in the Zone. The Developer's obligation to maintain the Improvements and public right of way adjacent to the Property, includes without limitation, maintaining the landscaping, sidewalks, aesthetics, and general cleanliness of the premises. This obligation to maintain the Property exists throughout the entire term of the Agreement and for two years after final payment. Failure by the Developer to properly maintain the Property is an Event of Default.

Section 6. Termination.

Unless sooner terminated in accordance with this Section, this Agreement shall survive the expiration of TIRZ #4. If the Developer has not fully complied with Section 3 Conditions for Reimbursement by the Completion Date, this Agreement shall terminate immediately, unless mutually agreed to in writing in accordance with Section 17. However, if Developer fails to meet the Completion Date because of reasons of force majeure (as referenced in Section 8 below) or for other reasons beyond the control of Developer, then the Completion Date shall be extended accordingly to account for the period of time that Developer was delayed or prevented from completing its obligations hereunder.

Three citations from the City's Code Enforcement Division for significant and non-minor property maintenance violations and/or one Code Enforcement citation that results in the City abating the property will initiate a review process by the TIRZ #4 Board, at which time the Board may elect to terminate the Agreement.

Section 7. Warranties.

Developer warrants and represents to City the following:

- (a) Developer, if a corporation, partnership, or limited liability company, is duly organized, validly existing, and in good standing under the laws of the State of Texas, and further has all corporate power and authority to carry on its business as presently conducted in Corpus Christi, Texas.
- (b) Developer has the authority to enter into and perform, and will perform, the terms of this Agreement.
- (c) Developer has timely filed and will timely file all local, State, and Federal tax reports and returns required by law to be filed, and has timely paid and will timely pay all assessments, fees, and other governmental charges, including applicable ad valorem taxes, during the term of this Agreement.
- (d) If an audit determines that the request for funds was defective under the law or the terms of this agreement, Developer agrees to reimburse the City for the sums of money not authorized by law or this Agreement within 30 days of written notice from the City requesting reimbursement.
- (e) The parties executing this Agreement on behalf of Developer are duly authorized to execute this Agreement on behalf of Developer.
- (f) Developer does not and agrees that it will not knowingly employ an undocumented worker. If, after receiving payments under this Agreement, Developer is convicted of a violation under 8 U.S.C. Section 1324a(f), Developer shall repay the payments at the rate and according to the terms as specified by

City Ordinance, as amended, not later than the 120th day after the date Developer has been notified of the violation.

Section 8. Force Majeure.

If the City or Developer are prevented, wholly or in part, from fulfilling its obligations under this Agreement by reason of any act of God, unavoidable accident, acts of enemies, fires, floods, governmental restraint or regulation, strikes and/or any work stoppage or delay not within a party's control, as well as the shutdown, stoppage or delay of any governmental agency reviewing or providing work, permits, or licenses to the Project, other causes of force majeure, or by reason of circumstances beyond its control, then the obligations of the City or Developer are temporarily suspended during continuation of the force majeure. If either party's obligation is affected by any of the causes of force majeure, the party affected shall promptly notify the other party in writing, giving full particulars of the force majeure as soon as possible after the occurrence of the cause or causes relied upon. The party affected will send additional notice of force majeure every six months during which the force majeure continues. During the continuation of a force majeure, the parties may negotiate an amendment to this Agreement.

Section 9. Assignment.

Developer may not assign all or any part of its rights, privileges, or duties under this Agreement without the prior written approval of the Board. Any attempted assignment without such approval is void, and constitutes a breach of this Agreement. Assignment can only be requested for multi-year reimbursements, after completion of the Development by Developer.

Section 10. Indemnity.

Developer covenants to fully indemnify, save, and hold harmless the TIRZ #4, the City, their respective officers, employees, and agents ("Indemnitees") against all liability, damage, loss, claims, demands, and actions of any kind on account of personal injuries (including, without limiting the foregoing, workers' compensation and death claims), or property loss or damage of any kind, which arise out of or are in any manner connected with, or are claimed to arise out of or be in any manner connected with Developer activities conducted under or incidental to this Agreement, including any injury, loss or damage caused by the sole or contributory negligence of any or all of the Indemnitees. Developer must, at its own expense, investigate all those claims and demands, attend to their settlement or other disposition, defend all actions based on those claims and demands with counsel satisfactory to Indemnitees, and pay all charges of attorneys and all other cost and expenses of any kind arising from the liability, damage, loss, claims, demands, or actions.

Section 11. Events of Default.

The following events constitute a default of this Agreement:

- (a) Failure of Developer to timely, fully, and completely comply with any one or more of the requirements, obligations, duties, terms, conditions, or warranties of this Agreement, including a failure to properly maintain the Property.

- (b) TIRZ #4, the Board or City Staff determines that any representation or warranty on behalf of Developer contained in this Agreement or in any financial statement, certificate, report, or opinion submitted to the TIRZ #4 in connection with this Agreement was incorrect or misleading in any material respect when made.
- (c) Developer makes an assignment for the benefit of creditors.
- (d) Developer files a petition in bankruptcy, or is adjudicated insolvent or bankrupt.

Section 12. Notice of Default and Cure Period.

Should the City determine that Developer is in default according to the terms of this Agreement, the City shall notify Developer in writing of the event of default and provide sixty (60) days from the date of the notice ("Cure Period") for Developer to cure the event of default, and if not capable of cure within sixty (60) days, then within a reasonable period of time determined appropriate and agreed to by the parties hereto.

Section 13. Results of Uncured Default.

After exhausting good faith attempts to address any default during the Cure Period, and taking into account any extenuating circumstances that might have occurred through no fault of Developer, as determined by the City, the following actions must be taken for any default that remains uncured after the Cure Period.

- (a) Developer shall immediately repay all funds paid from TIRZ #4 funds under this Agreement.
- (b) Developer shall pay reasonable attorney fees and costs of court, if legal action is taken against the Developer to enforce the rights of the City and TIRZ #4 hereunder.
- (c) The City and TIRZ #4 shall have no further obligations to Developer under this Agreement.
- (d) Neither the City nor the TIRZ #4 may be held liable for any consequential damages.
- (e) The City and TIRZ #4 may pursue all remedies available under law.

Section 14. No Waiver.

- (a) No waiver of any covenant or condition, or the breach of any covenant or condition of this Agreement, constitutes a waiver of any subsequent breach of the covenant or condition of the Agreement.
- (b) No waiver of any covenant or condition, or the breach of any covenant or condition of this Agreement, justifies or authorizes the nonobservance on any other occasion of the covenant or condition or any other covenant or condition of this Agreement.
- (c) Any waiver or indulgence of Developer's default may not be considered an estoppel against the City or TIRZ #4.
- (d) It is expressly understood that if at any time Developer is in default in any of its conditions or covenants of this Agreement, the failure on the part of the City to promptly avail itself of the rights and remedies that the City may have, will not be considered a waiver on the part of the City, but City may at any time avail itself of the rights or remedies or elect to terminate this Agreement on account of the default.

Section 15. Available Funds.

Developer specifically agrees that City and the TIRZ #4 shall only be liable to Developer for the actual amount of the money due Developer under this Agreement from TIRZ #4 funds, and shall not be liable to Developer for any actual or consequential damages, direct or indirect, interest, attorney fees, or cost of court for any act of default by City or the TIRZ #4 under the terms of this Agreement. Payment by City is

strictly limited to the total amount of increment funds for TIRZ #4. City shall use its best efforts to anticipate economic conditions and to budget accordingly. However, it is further understood and agreed that, should the actual tax increment funds be less than the total amount due to all contracting parties at the time, then in that event, all contracting parties shall receive only their pro rata share of the available increment funds for that year, as compared to each contracting parties' grant amount for that year, and City and the TIRZ #4 shall not be liable to for any deficiency at that time or at any time in the future. In this event, City will provide all supporting documentation, as requested. Reimbursements paid to Developer shall require a written request from Developer accompanied by all necessary supporting documentation, as outlined in Section 3.

Section 16. Notices.

Any required written notices shall be sent by certified mail, postage prepaid, addressed as follows:

If to Developer:

The Breakers at North Beach, L.P.

Attn: Jeffery Blackard
401 Adriatic Parkway, Suite 700
McKinney, Texas 75070

If to City:

City of Corpus Christi
Attn.: City Manager's Office
Tax Increment Reinvestment Zone #4
P.O. Box 9277
Corpus Christi, Texas 78469-9277

Notice is effective upon deposit in the United States mail in the manner provided above.

Section 17. Amendments or Modifications.

No amendments or modifications to this Agreement may be made, nor any provision waived, unless in writing signed by a person duly authorized to sign agreements on behalf of each party.

Section 18. Captions.

The captions in this Agreement are for convenience only and are not a part of this Agreement. The captions do not in any way limit or amplify the terms and provisions of this Agreement.

Section 19. Severability.

If for any reason, any section, paragraph, subdivision, clause, provision, phrase or word of this Agreement or the application of this Agreement to any person or circumstance is, to any extent, held illegal, invalid, or unenforceable under present or future law or by a final judgment of a court of competent jurisdiction, then the remainder of this Agreement, or the application of the term or provision to persons or circumstances other than those as to which it is held illegal, invalid, or unenforceable, will not be affected by the law or judgment, for it is the definite intent of the parties to this Agreement that every section, paragraph, subdivision, clause, provision, phrase, or word of this Agreement be given full force and effect for its purpose.

To the extent that any clause or provision is held illegal, invalid, or unenforceable under present or future law effective during the term of this Agreement, then the remainder of this Agreement is not affected by the law, and in lieu of any illegal, invalid, or unenforceable clause or provision, a clause or provision, as similar in terms to the illegal, invalid, or unenforceable clause or provision as may be possible and be legal, valid, and enforceable, will be added to this Agreement automatically.

Section 20. Venue.

Venue for any legal action related to this Agreement is in Nueces County, Texas.

Section 21. Sole Agreement.

This Agreement constitutes the sole agreement between City and Developer. Any prior agreements, promises, negotiations, or representations, verbal or otherwise, not expressly stated in this Agreement, are of no force and effect.

[Signature Page Files]

APPROVED AS TO FORM: 22 day of November, 2019.

Aimee Allen-Kew
Assistant City Attorney
For City Attorney

City of Corpus Christi on behalf of Reinvestment Zone Number 4, City of Corpus Christi, Texas

Constance P. Sanchez
Constance Sanchez
Chief Financial Officer

Date: December 2, 2019

Attest:

Rebecca Huerta
Rebecca Huerta
City Secretary

The Breakers at North Beach, L.P., by its general partner, Blackard General Partner III, Inc.

Jeffery Blackard
President

Date: Nov 21, 2019

Exhibit A – Improvements and Project Description

Exhibit B – Property Description

Exhibit C – Estimated Project Costs

Exhibit D – TIRZ #4 Reimbursement Request Form

Exhibit A – Improvements and Project Description

Development and Construction of a 138-unit upscale hotel and a 109-unit luxury multifamily residential development, including a 320-unit concealed parking facility on bottom floors, 47 surface parking spaces, a restaurant, fitness center, pool and manicured courtyard areas. The use of the facility will be multi-family rental, hospitality and restaurant and a limited amount of retail. 22% of the parking spaces on site will be available for public parking during the day (8:00 a.m. to 6:00 p.m.). The surface parking spaces will be available for free parking on a first-come, first-served basis. An additional 35 spaces within the parking facility will be available for paid public parking, charged at reasonable market rates.



Exhibit B – Property Description, Metes & Bounds, Plat

Property:

Property ID: 217622

Geographic ID: 1797-0000-0070

Type: Real

Property Use
Code:

Property Use
Description:

Location

Address: 3612 SURFSIDE BLVD
CORPUS CHRISTI, TX 78402

Neighborhood: CORPUS BEACH HOTELADD

Neighborhood
CD: S1797

Owner

Name: THE BREAKERS AT NORTH BEACH LP

Mailing Address: 401 Adriatic Parkway 7th Floor

McKinney, TX 75070

Legal Description: CORPUS BEACH HOTEL LT 7-A

Zoning: (*) - COMMERCIAL LOT

Agent Code:

Mapscot:

Map ID: U-4

Owner ID: 740343

%
Ownership: 100.0000000000%



LaVista Pointe:

Property ID: 288582

Geographic ID: 6979-0001-1500

Type: Real

Property Use Code:

Property Use Description:

Legal Description: PORTO BELLO BLK 1 LOT 150

Zoning: (*) - COMMERCIAL LOT

Agent Code:

Location

Address:

CORPUS CHRISTI, TX 78402

Neighborhood: PORTO BELLO

Neighborhood CD: S6979

Mapsco:

Map ID: U-1C

Owner

Name: LA VISTA POINTE LP

Owner ID: 734997

Mailing Address: C/O BLACKARD GENERAL
PARTNER III INC
401 Adriatic Pkwy
7TH FLOOR
McKinney, TX 75072-5602 %

Ownership: 100.0000000000%



Exhibit C – Project Costs

Improvement	Estimated Cost (\$)	Category
1) Landscape Design	30,900	Beautification
2) Landscape & Irrigation	269,230	Beautification
3) Swimming Pool & Fence Allowance	299,750	Beautification
4) Pool Cabana	21,800	Beautification
5) Monument Sign	15,000	Beautification
6) Concealed Parking Structure (Concrete)	7,303,000	Parking Structure
7) Permit Fees, Temp Utilities, Electrical / Water / Sewer Distribution, Tap Fees	463,500	Utilities
8) Fire Sprinkler, Fire Alarm, Safety Railing	814,959	Code Compliance & Safety
9) Elevators	384,225	Code Compliance & Safety
Total Possible Reimbursement Basis*:	9,602,364	

*Total Possible Reimbursement Basis identifies the Project Costs that make the Development eligible under the Incentive Guidelines. The Actual Reimbursement is identified in Section 1 of the Agreement.

Tax Increment Reinvestment Zone #4 Request for Reimbursement

Project Name: _____

Grant Program: _____

Type of Reimbursement: ☐ One Time ☐ Re-Occurring (First Payment)

Requestor: _____ Date Requested: _____

Improvement	Estimated Cost (Per Agreement Exhibit C)	Actual Cost (Per Attached Documentation)	Invoice Reference
1)			
2)			
3)			
4)			
5)			
TOTAL			

Attached is the Following:

- 1) Executed TIRZ #4 Reimbursement Agreement ☐
- 2) Certificate of Occupancy Date: _____ ☐
- 3) Documentation of Expenses ☐

Signatures for Submittal:

Authorized Developer: _____ Date: _____

Authorized General Contractor: _____ Date: _____

An incomplete Request for Reimbursement will not be processed. Submit a hard copy and combined PDF version to ArleneM@cctexas.com. Upon receipt of Request, final inspection will be scheduled.

Signatures for Approval Process

Request Rec'd By City: _____ Date: _____

Documentation Complete: _____ Inspection of Project: _____

Notes: _____

Reimbursement Approved: _____ Date: _____

CARDSTOCK

TAB 2

Appendices

Appendix A – Economic Feasibility Study §311.011(c)(3)

Feasibility Analysis

Tax Increment Reinvestment Zone # 4

North Beach Area

City of Corpus Christi, Texas

August 2019

Jim Johnson, PhD

Landmark Renewal

I. Introduction

The North Beach area of Corpus Christi, Texas, already a leading tourist destination with 800,000 visitors annually, is primed for accelerated redevelopment upon completion of the new Harbor Bridge and demolition of the old bridge. A number of planning processes have focused on the area, producing a wealth of reports including:

- North Beach Development Plan (November 2011) - NBDP
- Zimmerman Volk Associates: Residential Market Potential (October 2014) - ZVA
- North Beach Redevelopment Area Specific Plan (February 2018) - NBRA
- Downtown Area Development Plan, Corpus Christi (March 2018) - DADP

In addition, the Market and Economic Feasibility Study Update for TIRZ # 2 (July 2019), contains a detailed residential, retail and hotel development analysis of the Corpus Christi metropolitan statistical area (MSA) applicable in part to North Beach.

The feasibility of a tax increment reinvestment zone (TIRZ) depends on whether tax increment stimulated by TIRZ improvements will cover the costs of those improvements, leaving local tax jurisdictions better off at termination of the TIRZ than they would be without a TIRZ. While some new development would occur regardless, establishing the zone provides a revenue source for public improvements that can spur additional and more intensive development than would otherwise occur.

The year in which a TIRZ is established becomes its base year, with each succeeding year's incremental tax revenues pledged to a fund controlled by the zone's board of directors. Local taxing jurisdictions may contribute up to 100% of their tax increment. TIRZ revenues depend on:

- Overall changes in property valuations;
- Timing and value of new development; and
- Loss of value from demolition of existing improvements.

Once the zone has sufficient revenue, infrastructure improvements should coincide with and enable associated private investment (DADP, p. 26). This analysis assumes that TIRZ spending will be based on articulated stakeholder and planning priorities, such as the February 2018 North Beach Redevelopment Initiative Near-Term Projects and Mid- and Long-Term Projects lists.

II. TIRZ Revenue Projection

City of Corpus Christi is expected to participate at 100% for the first ten years and at 75% for the last ten years. Nueces County is expected to participate with 100% of tax increment for the full length of the TIRZ.

Base year taxable values vary slightly between jurisdictions, primarily due to differing property tax exemptions offered. Exemptions on owner-occupied residential property include homestead and the over-65 tax freeze. For purposes of these projections, we assume the effect of these exemptions will be small since most existing and new development will be commercial, including multifamily, that is ineligible for these residential exemptions. The aggregate value of single family residential property tax exemptions changes slowly over time. We assume no effect from commercial property tax abatements that could be offered by participating jurisdictions.

The following projections of TIRZ revenue are based on the following assumptions:

- 3% annual growth in taxable property valuations
- Completion of a \$24 million apartment complex, LaVista Pointe, in 2022
- New residential development in North Beach equivalent to 22 new apartment units and 12 new condominium or townhome units per year beginning in 2024

Prudence requires a conservative bias in revenue assumptions so that TIRZ spending can be reasonably planned. There is no assumption of added taxable value from retail/commercial or hotel/hospitality/tourism-related new development, despite a reasonable possibility of such investments.

According to ZVA (p. 42), the residential “market is constrained in North Beach due to the additional cost of development incurred by flooding issues.” In the five years since the ZVA report, no multifamily residential development has been completed. The TIRZ revenue forecast assumes that a flooding mitigation solution, such as the proposed canal (NBRI Alternative 2), is devised and implemented by the City of Corpus Christi within the next five years. While drainage improvements are unlikely to erase the additional costs of development in North Beach, it should substantially ease that market constraint, making the ZVA residential projections for North Beach realizable in the future.

LaVista Pointe, a 150-unit apartment complex, is planned for completion around 2022. ZVA projects North Beach annual residential absorption over a 10-year period of 44-53 apartment units and 26-31 condominium and townhome units. Taking a middle point of those projections, or 48 apartment units

and 28 condo/townhome units, times 10 years, and subtracting the 150 completed apartment units, results in a projection of 330 additional apartment units and 280 new condo/townhome units after 2024.

This analysis assumes that tax revenue from these units is, conservatively, spread over a 15-year period beginning in 2024, after LaVista Pointe has likely reached stabilized occupancy. Apartments are estimated at \$150,000 per unit and condos and townhomes at \$350,000 at the beginning of the 15-year period, with 3% inflation for new construction in each succeeding year. The 2024 per unit values discounted back to 2019 values at 3% per year equal about \$129,000 per apartment unit and \$300,000 per condo/townhome unit.

While the TIRZ revenue forecast involves no additional retail or hotel development, TIRZ infrastructure should make high intensity tourism-oriented development appealing to the private sector. In particular, TIRZ infrastructure, a canal or other drainage solution, and right of way opened up by demolition of old the Harbor Bridge ramps, together should enable the transformative potential of high-density mixed-use development and structured parking near existing tourist attractions and associated parking needs (DADP, p. 87). “Opportunities here could include hotels, other tourism-related uses, and surface parking serving the beach and other visitor destinations.” (DADP, p. 85)

III. TIRZ Projects, Costs and Timing

The proposed TIRZ project list is derived from the planning documents listed above and stakeholder input. Project costs are estimates derived from similar types of projects, and therefore should not be construed as definitive costs for the listed projects. The TIRZ Project Plan should contain cost estimates in categories of spending rather than for specific projects, which over the 20-year life of the zone may change conceptually and in terms of scope and extent.

Among recommendations of the DADP are the following:

- Restore street connections where old Harbor Bridge is removed, and provide “convenient, attractive access at Beach Ave. connecting to Surfside and Timon Blvd.” (p. 32)
- Build a “new multi-use path extending along Beach Ave. to the Beachwalk, and along Timon and Surfside Blvd. to the Texas State Aquarium ferry dock.” (p. 36)
- “Complete North Beach birding park and Timon/Surfside path within 5 years.” (p. 36)
- “Create a welcoming Beach Ave. gateway at the new point of entry to North Beach off the Harbor Bridge.” (p. 86)

-
- “A new ‘North Beach Blvd.’ should also be created through the redesign of existing Timon and Surfside Blvd. with street upgrades, a new wide multi-purpose path for pedestrians and bicyclists...and planting the center median with a rich palette of native, coastal plant species.” (p. 86)

The North Beach TIRZ should include the following project categories:

Roads and wayfinding

- Beach Ave. roadway/pedestrian improvements and area beautification
- Construction of Traffic Circle at the intersection of Beach Ave. with Surfside Blvd. and Timon Blvd. including gateway feature with wayfinding

Parks

- Dolphin Park improvements
- Surfside Park improvements
- Kiwanis Park and Community Center improvements

Other infrastructure

Demolition of blighted structures

Structured parking

Cumulative revenue is projected as follows:

Year		Revenue	
Fiscal Year	Tax Year	Annual	Cumulative
FY 20	2019		
FY 21	2020	30,032	30,032
FY 22	2021	60,965	90,998
FY 23	2022	801,637	892,635
FY 24	2023	855,718	1,748,353
FY 25	2024	1,280,195	3,028,548
FY 26	2025	1,422,627	4,451,175
FY 27	2026	1,571,552	6,022,728
FY 28	2027	1,727,231	7,749,959
FY 29	2028	1,889,936	9,639,895
FY 30	2029	1,712,485	11,352,379
FY 31	2030	1,860,136	13,212,516
FY 32	2031	2,014,357	15,226,872
FY 33	2032	2,175,407	17,402,280
FY 34	2033	2,343,559	19,745,839
FY 35	2034	2,519,093	22,264,932
FY 36	2035	2,702,301	24,967,232
FY 37	2036	2,893,485	27,860,717
FY 38	2037	3,092,959	30,953,676
FY 39	2038	3,301,048	34,254,724

TIRZ spending could begin as early as 2022 on modest improvements, but assuming a pay-as-you-go structure, major infrastructure spending would have to wait at least until approximately \$3.0 million had been accumulated in 2024. A parking structure would have to wait until near the end of the TIRZ lifetime, unless a private developer could be induced to build a garage in a public-private partnership earlier than that. With the opportunity of vacated ROW from the demolished Harbor Bridge ramps, such a partnership is feasible, perhaps in conjunction with an on-street meter parking policy as envisioned by the DADP (p. 28).

TAB 3

Ordinance pertaining to North Beach designating a 1,423 acre area within the jurisdiction of the City of Corpus Christi Tax Increment Reinvestment Zone (TIRZ) Number 4; setting a maximum City financial participation of \$20,000,000 via a scaled contribution for a period not to exceed 20 years; establishing a Board of Directors for the TIRZ; and, establishing a preliminary Project and Financing Plan.

WHEREAS, the Texas Legislature has authorized cities to establish reinvestment zones by its enactment of the Tax Increment Financing Act, Chapter 311, Texas Tax Code ("Act");

WHEREAS, it has been proposed that the City of Corpus Christi should establish a reinvestment zone ("Zone"), as authorized by the Act, within the area of the City as described by metes and bounds in **Exhibit A**, and depicted by map in **Exhibit B**, which exhibits are attached to and incorporated into this ordinance;

WHEREAS, the City has prepared a preliminary reinvestment zone financing plan, a true and correct copy of which is attached to and incorporated into this ordinance as **Exhibit C**;

WHEREAS, the preliminary reinvestment zone financing plan provides that portions of the ad valorem taxes of the City constituting its tax increment (as described in Section 8 of this ordinance) are to be deposited into the Tax Increment Fund created by this ordinance, and that ad valorem taxes of the other taxing units constituting their respective tax increments may also be utilized for the purposes described in the preliminary financing plan in accordance with agreement from those other taxing entities to contribute said increment;

WHEREAS, in compliance with the Act, the City called a public hearing to hear public comment on the creation of the proposed zone and its benefits to the City and the property in the proposed zone;

WHEREAS, in compliance with the Act, notice of the public hearing was published in the Corpus Christi Caller-Times, a daily newspaper having general circulation in the City, the publication date being not later than seven days prior to the date of the public hearing;

WHEREAS, the hearing was convened at the time and place mentioned in the published notice, to-wit, on the 29th day of October, 2019, at the Regular Meeting of the City Council commencing at 11:30 a.m., at the City Hall of the City, which hearing was conducted and then closed;

WHEREAS, the City, at the hearing, invited and permitted any interested person to speak for or against the creation of the zone, its boundaries, and the concept of tax increment financing;

WHEREAS, all owners of property located within the proposed zone were given a reasonable opportunity to protest the inclusion of the property in the proposed zone;

WHEREAS, City Council considered all information provided to it relevant to the merits of creating the zone, consistent with the criteria in Chapter 311; and

WHEREAS, all requirements of the Act have been met.

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

SECTION 1. The facts and recitations contained in the preamble of this Ordinance are found and declared to be true and correct.

SECTION 2. The City Council, after conducting the above-described public hearing and having heard all evidence and testimony, makes the following findings and determinations based on the evidence and testimony presented to it:

(a) That the Zone is a contiguous geographic area located wholly within the corporate limits of the City.

(b) That the area substantially arrests or impairs the sound growth of the City, retards the provision of multi-family housing accommodations, constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare in its present condition and use because of:

(1) Unsafe conditions, including deteriorating streets and defective and inadequate sidewalks throughout the proposed zone, pose a threat to visitors, residents, and customers of businesses. The lack of appropriate curb cuts and ramps limit the mobility of persons with disabilities.

(2) Non-existent, inadequately sized, or deteriorated utility infrastructure, including wastewater and fiber optics, substantially arrests or impairs the sound growth of the City and retards the development of multi-family housing and other business or visitor facilities. The existing utility infrastructure in its current condition constitutes an economic or social liability and is a hazard to the public health and welfare in the proposed zone.

(3) The inadequate street layout, lack of adequate improved parking, and limited way-finding and other signage hampers movement of vehicles and pedestrians throughout the proposed zone. This problem will be exacerbated by the relocation of the Harbor Bridge in the coming years. While the new bridge provides additional potential for growth within the proposed zone, such potential may not be realized due to this problematic infrastructure.

(4) Deteriorating public spaces with inadequate pedestrian scale lighting, limited irrigation systems and inadequate access to water lines for drinking fountains and hose bibs throughout the proposed zone limit the types of

landscaping and public amenities that can be installed within the proposed zone.

(5) Lack of water and electrical meters in parks limits the activities within the available public spaces.

(6) Unsafe conditions due to the lack of security cameras and other safety programs pose a threat to visitors and residents.

(7) Inadequate drainage facilities substantially arrest or impair the sound growth of the City and retard the development of multi-family housing and other business or visitor facilities in the proposed zone, including potential hotel developments.

(c) That tourism and convention business is of extreme importance to the Corpus Christi economy, and the area within the proposed district has tremendous, unrealized potential to support tourist and convention facilities as the area includes some of the biggest tourist attractions in Corpus Christi, including the Texas State Aquarium and the USS Lexington, and it is essential that this presently under-developed area be fully developed to encourage tourism to continue in the area.

(d) That no more than 30 percent of the property in the proposed reinvestment zone, excluding property that is publicly owned, is used for residential purposes.

(e) That the total appraised value of taxable real property in the proposed reinvestment zone and in existing reinvestment zones within the City according to the most recent appraisal rolls for the City, does not exceed 25 percent of the current total appraised value of taxable real property in the City and in the industrial districts created by the City.

(f) That the improvements to be implemented in the proposed zone will significantly enhance the value of all taxable real property in the proposed zone and will be of general benefit to the City.

SECTION 3. The City Council designates as a reinvestment zone the area described by the metes and bounds in **Exhibit A** and depicted by map in **Exhibit B** to promote development and redevelopment of the area, which development or redevelopment the City Council determines will not occur solely through private investment in the reasonably foreseeable future. The reinvestment zone shall be identified as "Reinvestment Zone Number Four, City of Corpus Christi, Texas" ("Zone" or "Reinvestment Zone").

SECTION 4. That a board of directors for the Zone (the "Board") is established, which consists of up to 15 members. The Board shall be appointed as follows:

(a) Under Section 311.009(a), Tax Code, the respective governing bodies of each taxing unit other than the City that levies taxes within the Zone each may

appoint one member of the Board if the taxing unit has approved the payment of all or part of the tax increment produced by the unit into the tax increment fund for the zone. Each governing body may waive its right to appoint a director and is deemed to have waived the right if it has not made the appointment within 30 days of receiving written notice of its right to appoint.

(b) The remaining members of the Board are appointed by the City Council of the City. All members appointed by the Board must meet eligibility requirements, as set forth in the Act. Provided, however, notwithstanding any other provision of this Ordinance, the City Council has the right to appoint at least 10 members of the Board, and the Board may exceed 15 members, if necessary for the City Council to make the 10 appointments.

(b) Terms of Board members are two years. Terms must be staggered, with the first term of 8 City Council appointees being for one year. Officers must be appointed as provided in the Act.

(c) The Board shall make recommendations to the City Council concerning the administration of the Zone. The Board shall prepare and adopt a project plan and reinvestment zone financing plan for the Zone, and submit the plans to the City Council for its approval under Section 311.011, Texas Tax Code.

(d) The City Council specifically authorizes the Board to approve agreements that the Board considers necessary or convenient to implement the project plan and reinvestment zone financing plan and achieve their purposes. Any amendments to the project plan and/or reinvestment zone financing plan must be approved by ordinance of City Council.

SECTION 5. The Zone shall take effect immediately upon the passage of this Ordinance. Termination of the Zone occurs on December 31, 2039, or at an earlier or later time designated by subsequent ordinance of the City Council or at the time as all project costs, and all tax increment bonds and interest on any bonds, have been paid in full.

SECTION 6. The Tax Increment Base for the Zone, which is the total appraised value of all taxable real property located in the Zone for the year in which the Zone is designated, is shown in **Exhibit D**, which is attached to and incorporated into this ordinance.

SECTION 7. There is established a Tax Increment Fund for the Zone, which may be divided into the accounts and sub-accounts, as deemed necessary or convenient under generally accepted accounting principles for government, into which all tax increments, less any amounts not required to be paid into the Tax Increment Fund under the Act, are to be deposited. The Tax Increment Fund may be utilized only for purposes permitted by the Act and managed under the Act.

SECTION 8. The amount of tax increment that the City contributes to the Tax Increment Fund for each year is described in the table below. If at any time, the total amount of

increment contributed to the Tax Increment Fund by the City reaches or exceeds \$20 million, then the City shall immediately cease contributions of increment to the Tax Increment Fund.

Increment Percentage	Tax Year(s)
100%	2019 through 2028
75%	2029 through 2038

SECTION 9. The City Council finds that the creation of the Zone and the expenditure of moneys on deposit in the Tax Increment Fund, which are necessary or convenient to the creation of the Zone or to the implementation of the project plan for the Zone, constitute a program to promote local economic development and to stimulate business and commercial activity in the City.

SECTION 10. If for any reason any section, paragraph, subdivision, clause, phrase, word or provision of this ordinance shall be held invalid or unconstitutional by final judgment of a court of competent jurisdiction, it shall not affect any other section, paragraph, subdivision, clause, phrase, word, or provision of this ordinance, for it is the definite intent of this City Council that every section, paragraph, subdivision, clause, phrase, word or provision of this ordinance be given full force and effect for its purpose.

PASSED AND APPROVED, this the 12 th day of November, 2019.

ATTEST:

Rebecca Huerta
Rebecca Huerta
City Secretary

Joe McComb
Joe McComb
Mayor

That the foregoing ordinance was read for the first time and passed to its second reading on this the 29th day of October, 2019, by the following vote:

Joe McComb	<u>Aye</u>	Michael Hunter	<u>Aye</u>
Roland Barrera	<u>Aye</u>	Ben Molina	<u>Aye</u>
Rudy Garza	<u>Aye</u>	Everett Roy	<u>Aye</u>
Paulette M. Guajardo	<u>Aye</u>	Greg Smith	<u>Aye</u>
Gil Hernandez	<u>Aye</u>		

That the foregoing ordinance was read for the second time and passed finally on this the 12th day of November, 2019, by the following vote:

Joe McComb	<u>Aye</u>	Michael Hunter	<u>Aye</u>
Roland Barrera	<u>Aye</u>	Ben Molina	<u>Aye</u>
Rudy Garza	<u>Aye</u>	Everett Roy	<u>Aye</u>
Paulette M. Guajardo	<u>Aye</u>	Greg Smith	<u>Aye</u>
Gil Hernandez	<u>Aye</u>		



Job No. 43201.B9.08
August 26, 2019

Exhibit A
1,423 Acre
North Beach Tax Increment Reinvestment Zone (TIRZ)

STATE OF TEXAS
COUNTY OF NUECES

Fieldnotes, for a 1,423 Acre Tract of Land (Not based on an on the ground Survey), situated between the Corpus Christi Shipping Channel and Nueces Bay, over and across a portion of land commonly known as North Beach, Corpus Christi Bay, Nueces Bay, Rincon Channel and Corpus Christi Shipping Channel in Nueces County, Texas; the said 1,423 Acre Tract being more fully described as follows:

Beginning, at a point with a Northing of 17188715.765 and an Easting of 1342004.769, for a corner of this Tract and the point of Beginning;

Thence, with distances and bearings as follows:

- North 58°16'18" West, a distance of 807.37 Feet to a point for a corner of this Tract;
- North 31°12'27" East, a distance of 519.93 Feet to a point for a corner of this Tract;
- North 12°34'59" West, a distance of 298.84 Feet to a point for a corner of this Tract;
- North 58°13'03" West, a distance of 151.19 Feet to a point for a corner of this Tract;
- North 37°22'07" West, a distance of 225.64 Feet to a point for a corner of this Tract and the beginning of a circular curve to the Right, having a delta of 71°42'01", a radius of 527.86 Feet, an arc length of 660.56 Feet, and a chord which bears North 02°51'40" East a distance of 618.29 Feet;
- With said circular curve to the Right, a distance of 660.56 Feet for a corner of this Tract;
- North 47°24'20" East, a distance of 149.01 Feet to a point for a point at the intersection of the Northeast Right-of-Way line of Burleson Street and the Southeast Right-of-Way line of Rincon Road and for a corner of this Tract;
- South 58°19'56" East, with said Northeast Right-of-Way line of Burleson Street, a distance of 679.38 Feet to a point for a corner of this Tract;
- North 31°47'42" East, a distance of 659.79 Feet to a point for a corner of this Tract;

- South 58°21'36" East, a distance of 139.27 Feet to a point for a corner of this Tract;
- North 31°34'36" East, generally with the centerline of Rincon Channel, a distance of 6006.31 Feet to a point in the State Submerged Lands parcel 788 for a corner of this Tract;
- South 56°27'08" East, over and across State Submerged Lands parcels 788, 59, 42 and 43 a distance of 6,377.15 Feet to a point in State Submerged Lands parcel 43 with a Northing of 17192577.892 and an Easting of 1350901.872, for a corner of this Tract;
- South 32°40'25" West, over and across State Submerged Lands parcels 43, 58, 59, and 59A a distance of 8,610.67 Feet to a point in State Submerged Lands parcel 59A, for a corner of this Tract;
- North 85°18'07" West, over and across Submerged Lands, a distance of 4,572.50 Feet to a point for a corner of this Tract;
- North 74°02'44" West, over and across Submerged Lands, a distance of 376.53 Feet to a point for a corner of this Tract;
- North 28°15'59" East, over and across Submerged Lands and up Lands, a distance of 491.15 Feet to a point for a corner of this Tract;
- North 36°52'49" West, a distance of 751.68 Feet to a point for a corner of this Tract and the beginning of a circular curve to the Left, having a delta of 56°58'45", a radius of 315.97 Feet, an arc length of 314.22 Feet, and a chord which bears North 66°04'42" West a distance of 301.43 Feet;
- With said circular curve to the Left, a distance of 314.22 Feet to a point for a corner of this Tract;
- South 88°43'24" West, a distance of 136.49 Feet to a point on the centerline of Avenue F and for a corner of this Tract;
- North 04°55'02" East, with said centerline of Avenue F, a distance of 276.87 Feet, to a point for a corner of this Tract and the beginning of a circular curve to the Right, having a delta of 18°54'21", a radius of 220.19 Feet, an arc length of 72.66 Feet, and a chord which bears North 19°07'11" East a distance of 72.33 Feet;
- With said circular curve to the Right, continuing with said centerline of Avenue F, a distance of 72.66 Feet to a point for a corner of this Tract;
- North 26°48'19" East, continuing with said centerline of Avenue F, a distance of 71.31 Feet to a point for a corner of this Tract;
- North 31°04'49" East, continuing with said centerline of Avenue F, a distance of 433.56 Feet to a point for a corner of this Tract and the beginning of a circular curve to the Left, having a delta of 48°21'30", a radius of 207.41 Feet, an arc length of 175.05 Feet, and a chord which bears North 14°22'37" East a distance of 169.90 Feet;
- With said circular curve to the Left, continuing with said centerline of Avenue F, a distance of 175.05 Feet to a point for a corner of this Tract;

- North 03°04'08" West, continuing with said centerline of Avenue F, a distance of 223.76 Feet to a point, for the centerline intersection of said Avenue F and West Causeway Boulevard and for a corner of this Tract and the beginning of a circular curve to the Left, having a delta of 52°56'41", a radius of 1269.76 Feet, an arc length of 1173.33 Feet, and a chord which bears North 58°43'14" East a distance of 1132.03 Feet;

Thence, with said circular curve to the Left and said centerline of said West Causeway Boulevard, a distance of 1173.33 Feet to the point of Beginning, containing 1,423 Acres (61,984,040 Sq.Ft.) of Land more or less;

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.

Unless this fieldnotes description, including preamble, seal and signature, appears in its entirety, in its original form, surveyor assumes no responsibility for its accuracy. *Also reference accompanying sketch of tract described herein.*

This document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared. TIRZ boundary provided to the Surveyor by the City of Corpus Christi.

URBAN ENGINEERING

Dan L. Urban

Dan L. Urban, R.P.L.S.

License No. 4710



0 1500 3000 4500

GRAPHIC SCALE
1"=1500'



November 18, 2019

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INTRODUCTION

The City of Corpus Christi is proposing to create a Tax Increment Reinvestment Zone or TIRZ (hereafter referred to as the “Zone”) over a portion of the city that includes the city’s North Beach area along the Bayfront from the Rincon Channel at the north end, south to the USS Lexington, adjacent to the Texas State Aquarium, and west to the Port of Corpus Christi.

Criteria for Zone Creation

The area within the Zone qualifies for a TIRZ because it suffers from economic stagnation, inadequate infrastructure, and deteriorating properties. Without intervention by the public sector, private market forces will not be sufficient to generate significant development and redevelopment. Conditions meeting the criteria of the Tax Code of the State of Texas, Chapter 311, Section 005 for reinvestment zone designation include:

- A substantial number of substandard, slum, deteriorated, or deteriorating structures;
- The predominance of defective or inadequate sidewalk or street layout;
- Unsanitary or unsafe conditions;
- The deterioration of site or other improvements; and
- Conditions that endanger life or property by fire or other cause.

According to the language of Chapter 311, these conditions must “substantially arrest or impair the sound growth of the municipality or county creating the zone, retard the provision of housing accommodations, or constitute an economic or social liability and be a menace to the public health, safety, morals, or welfare in its present condition and use.” The existing conditions in the North Beach area of Corpus Christi hamper investment in residential, retail and hospitality-related property improvements, as outlined in the portions of the Downtown Area Development Plan (DAPD) Residential Market Analysis relevant to North Beach. The conditions outlined above will not be overcome or corrected without significant intervention and assistance from the public sector, therefore satisfying the general criteria for creation of the Zone.

Vision for North Beach

Over 800,000 people visit the Texas State Aquarium and USS Lexington on North Beach each year. Each of those visitors drives through areas with frequent flooding and blighted as well as vacant properties. Corpus Christi's first impression to over 800,000 people each year is largely a pathway of deferred maintenance, disrepair, and unimproved properties on the way to the beautifully maintained and exciting Texas State Aquarium and USS Lexington.

In recent years, the new Harbor Bridge construction has changed the entrance and exit ramps to and from North Beach. These changes will have an enormous impact on access to and from North Beach and its ability to remain the most visited location in all of the Coastal Bend area. The completion of the Harbor Bridge, and demolition of the old bridge, will spur new opportunities for North Beach revitalization. The proposed Zone can directly aid in the realization of this vision while addressing the deficiencies and challenges outlined above.

The North Beach Area should have very well maintained infrastructure and public spaces including medians, right of ways, beaches and parks. The North Beach TIRZ could participate in contributing to a high level of proactive maintenance ensuring a clean residential, commercial and tourist community.

Anticipated Zone Role in North Beach Improvements

The DAPD Analysis of Residential Market Potential, the 2011 North Beach Development Plan and the 2018 North Beach Redevelopment Area Specific Plan indicate the nature of the intervention and assistance needed to spur economic growth in different areas of the Zone. Flooding, vacant properties, the aging of existing development, inadequate public infrastructure and facilities together depress the viability of new development and redevelopment in North Beach. However, continued investment by the Texas State Aquarium, changes brought by the new Harbor Bridge, new multi-family construction, new single-family homes, and the City's commitment to solving flooding issues and to make public amenity improvements are a positive indicator for North Beach.

The primary functions of the zone will be to support:

- Infrastructure Projects
- Maintenance Projects
- Development Incentives
- Administration of the Zone

The zone is expected to be one of a variety of planned funding sources and programs that will be acting in concert to accomplish a transformed public environment in North Beach. By improving and maintaining public spaces with a high level of service, plus increasing density through parking structure, the zone and the other projects will encourage the development of new land uses and the redevelopment or rehabilitation of existing uses. The intended result is that North Beach will become a vibrant and economically vibrant urban waterfront district with a variety of tourist, entertainment, residential, retail, and lodging uses, sending a strong first impression to nearly one million annual visitors to Corpus Christi.

PROJECT PLAN

Existing Uses and Conditions / Boundaries §311.011(b)(1)

The Zone includes approximately 1,423 acres (454.5 Acres of Land; 968.3 Acres of Water) wholly within the City of Corpus Christi. Its boundaries encompass all of the North Beach area east of the Port of Corpus Christi land, as shown in **Exhibit A**. A variety of land uses, shown in maps in **Exhibit B** and described generally below, are present within the proposed TIRZ. A legal description of the Zone is given in **Exhibit C**.

The Texas State Aquarium and the USS Lexington, in the southern area of North Beach, draw more than 800,000 tourists and visitors annually, combined. Removing the Burleson exit leaves only one northbound exit from the new Harbor Bridge, impacting accessibility to these two heavily visited attractions.

To the north, the zone transitions to an area of tourist retail, restaurants, hotels, vacant buildings and unimproved land. The beach runs along the eastern portion of the zone. Further north along the beach are multi-story condominiums, city owned Surfside Park, a small number of single-family homes, and a popular city park, Dolphin Park. If funding is determined to be appropriate and TIRZ and City Council choose to fund them, the off shore area allows for the potential inclusion of breakwater barriers.

Central North Beach has a linear right of way, formerly a rail easement, owned by the City of Corpus Christi. Timon and Surfside Boulevards run along its edges, acting as a main thoroughfare through North Beach. This right of way is the location of a proposed drainage solution, a canal to mitigate flooding. This North Beach drainage solution could potentially improve stormwater flow on the peninsula. Residents in the northwest portion of North Beach often experience difficulty making the turnaround at the north end of North Beach under the causeway due to flooding.

The new Harbor Bridge, TxDOT and the Port of Corpus Christi border the zone to the west.

Exhibit A - Zone Boundaries



Exhibit B.1: Existing Uses Throughout the Zone

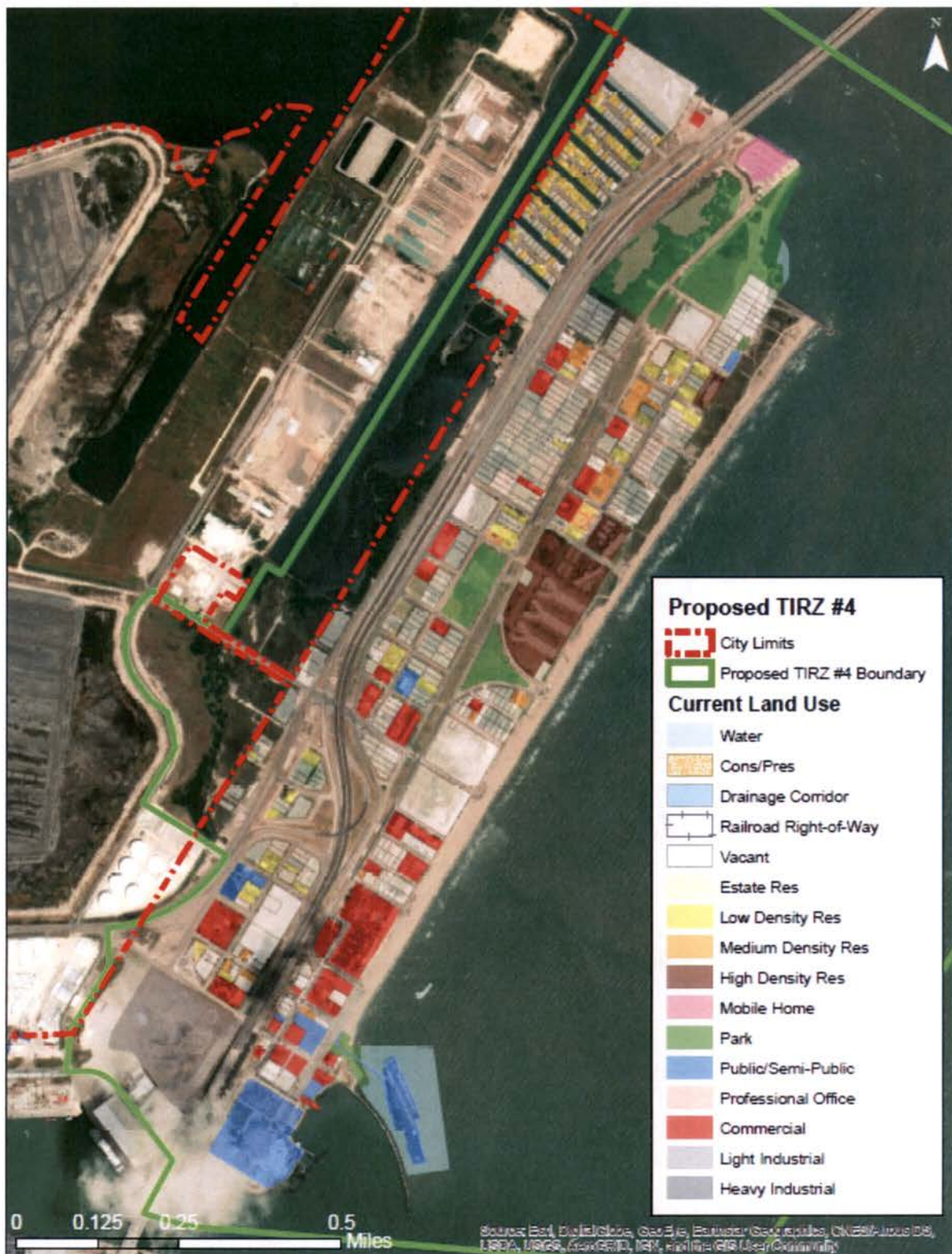


Exhibit B.2 Criteria for the Zone

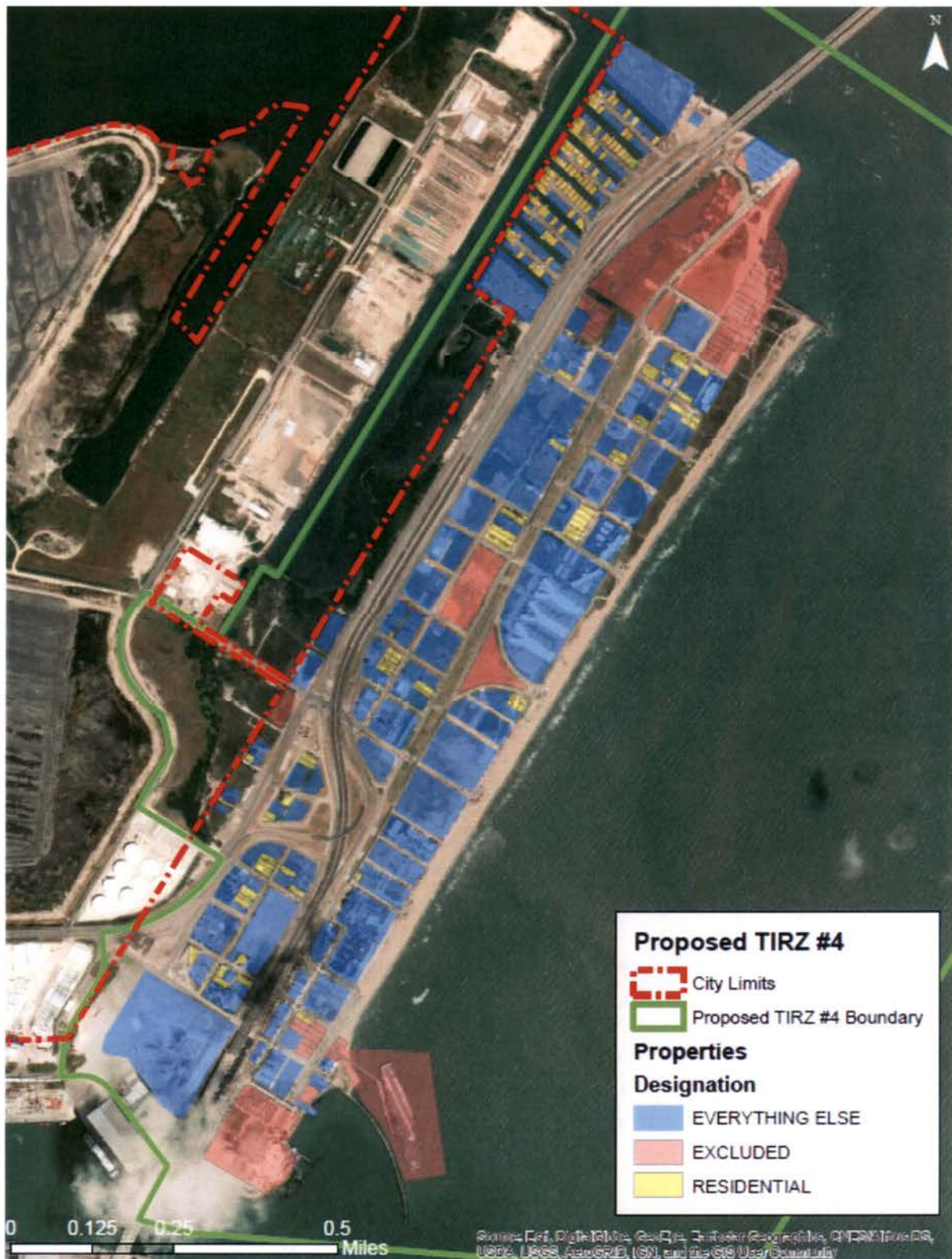


Exhibit B.3 Parcels



Exhibit C - Legal Description of the Zone



Job No. 43201.B9.08

August 26, 2019

Exhibit A

1,423 Acre

North Beach Tax Increment Reinvestment Zone (TIRZ)

STATE OF TEXAS
COUNTY OF NUECES

Fieldnotes, for a 1,423 Acre Tract of Land (Not based on an on the ground Survey), situated between the Corpus Christi Shipping Channel and Nueces Bay, over and across a portion of land commonly known as North Beach, Corpus Christi Bay, Nueces Bay, Rincon Channel and Corpus Christi Shipping Channel in Nueces County, Texas; the said 1,423 Acre Tract being more fully described as follows:

Beginning, at a point with a Northing of 17188715.765 and an Easting of 1342004.769, for a corner of this Tract and the point of Beginning;

Thence, with distances and bearings as follows:

- North 58°16'18" West, a distance of 807.37 Feet to a point for a corner of this Tract;
- North 31°12'27" East, a distance of 519.93 Feet to a point for a corner of this Tract;
- North 12°34'59" West, a distance of 298.84 Feet to a point for a corner of this Tract;
- North 58°13'03" West, a distance of 151.19 Feet to a point for a corner of this Tract;
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- With said circular curve to the Right, a distance of 660.56 Feet for a corner of this Tract;
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- South 58°19'56" East, with said Northeast Right-of-Way line of Burleson Street, a distance of 679.38 Feet to a point for a corner of this Tract;
- North 31°47'42" East, a distance of 659.79 Feet to a point for a corner of this Tract;

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Page 1 of 3

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www.urbaneng.com

TBPE Firm # 145 • TBPLS Firm # 10032400

- South 58°21'36" East, a distance of 139.27 Feet to a point for a corner of this Tract;
- North 31°34'36" East, generally with the centerline of Rincon Channel, a distance of 6006.31 Feet to a point in the State Submerged Lands parcel 788 for a corner of this Tract;
- South 56°27'08" East, over and across State Submerged Lands parcels 788, 59, 42 and 43 a distance of 6,377.15 Feet to a point in State Submerged Lands parcel 43 with a Northing of 17192577.892 and an Easting of 1350901.872, for a corner of this Tract;
- South 32°40'25" West, over and across State Submerged Lands parcels 43, 58, 59, and 59A a distance of 8,610.67 Feet to a point in State Submerged Lands parcel 59A, for a corner of this Tract;
- North 85°18'07" West, over and across Submerged Lands, a distance of 4,572.50 Feet to a point for a corner of this Tract;
- North 74°02'44" West, over and across Submerged Lands, a distance of 376.53 Feet to a point for a corner of this Tract;
- North 28°15'59" East, over and across Submerged Lands and up Lands, a distance of 491.15 Feet to a point for a corner of this Tract;
- North 36°52'49" West, a distance of 751.68 Feet to a point for a corner of this Tract and the beginning of a circular curve to the Left, having a delta of 56°58'45", a radius of 315.97 Feet, an arc length of 314.22 Feet, and a chord which bears North 66°04'42" West a distance of 301.43 Feet;
- With said circular curve to the Left, a distance of 314.22 Feet to a point for a corner of this Tract;
- South 88°43'24" West, a distance of 136.49 Feet to a point on the centerline of Avenue F and for a corner of this Tract;
- North 04°55'02" East, with said centerline of Avenue F, a distance of 276.87 Feet, to a point for a corner of this Tract and the beginning of a circular curve to the Right, having a delta of 18°54'21", a radius of 220.19 Feet, an arc length of 72.66 Feet, and a chord which bears North 19°07'11" East a distance of 72.33 Feet;
- With said circular curve to the Right, continuing with said centerline of Avenue F, a distance of 72.66 Feet to a point for a corner of this Tract;
- North 26°48'19" East, continuing with said centerline of Avenue F, a distance of 71.31 Feet to a point for a corner of this Tract;
- North 31°04'49" East, continuing with said centerline of Avenue F, a distance of 433.56 Feet to a point for a corner of this Tract and the beginning of a circular curve to the Left, having a delta of 48°21'30", a radius of 207.41 Feet, an arc length of 175.05 Feet, and a chord which bears North 14°22'37" East a distance of 169.90 Feet;
- With said circular curve to the Left, continuing with said centerline of Avenue F, a distance of 175.05 Feet to a point for a corner of this Tract;

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- North 03°04'08" West, continuing with said centerline of Avenue F, a distance of 223.76 Feet to a point, for the centerline intersection of said Avenue F and West Causeway Boulevard and for a corner of this Tract and the beginning of a circular curve to the Left, having a delta of 52°56'41", a radius of 1269.76 Feet, an arc length of 1173.33 Feet, and a chord which bears North 58°43'14" East a distance of 1132.03 Feet;

Thence, with said circular curve to the Left and said centerline of said West Causeway Boulevard, a distance of 1173.33 Feet to the point of Beginning, containing 1,423 Acres (61,984,040 Sq.Ft.) of Land more or less;

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.

Unless this fieldnotes description, including preamble, seal and signature, appears in its entirety, in its original form, surveyor assumes no responsibility for its accuracy. *Also reference accompanying sketch of tract described herein.*

This document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared. TIRZ boundary provided to the Surveyor by the City of Corpus Christi.

URBAN ENGINEERING

Dan L. Urban

Dan L. Urban, R.P.L.S.

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City Planned Improvements (Non-Project Costs) §311.011(b)(3)

It is expected that the City or Corpus Christi, Nueces County, and other public agencies will participate in the rehabilitation of existing and development of new public facilities and infrastructure within the Zone. In addition, various nonprofit organizations, private citizens and developers may also consider efforts to remediate environmental and safety deficiencies on existing private properties.

The City of Corpus Christi has identified about \$11,882,989 million in projects planned, or just recently completed, for locations partly or wholly within the Zone intended to rehabilitate and improve existing public facilities and infrastructure. TIRZ funds may be used to assist these projects; however, the bulk of funding is anticipated to come from other sources. The table below lists some of these projects.

Note: Amounts may not add perfectly due to rounding

Current City Planned Improvements (Non-Project Costs)

Project	Source	Status	Projected Cost
Gas			
US 181 at Burleson Due to conflicts with the new bridge construction there will be 860 feet of 6" steel gas line replacement located in the Burleson St. and US181 intersection.	Rev Bond	Complete	\$557,788
Breakwater Ave.. at W Causeway Blvd. Due to conflicts with the new bridge construction there will be 425 feet of 2" steel gas line replacement located in the East Causeway Blvd. and Plum St. area.	Rev Bond	Complete	\$202,883
Streets			
North Beach Area Road Improvements & Area Beautification Includes pavement restoration to North Shoreline Boulevard, new wastewater and water lines on North Shoreline Boulevard, and cleaning existing stormwater and wastewater pipes and manholes on Breakwater Avenue and Coastal Avenue.	Bond 2012 Streets Storm Water Wastewater Water	Substantially Complete	\$801,500
North Beach Breakwater Plaza, North Shoreline Repair and Enhancement Includes new curb and gutter, sidewalks, ADA ramps, markings, signage, seating, on-street parking enhancements and illumination improvements to North Shoreline Boulevard. Improvements also include a paved surface to Breakwater Plaza and cleaning existing stormwater pipes and manholes on North Shoreline Boulevard.	Bond 2012	Substantially Complete	\$1,623,900
Beach Avenue (E. Causeway Blvd. to Dead End at Gulfbreeze Blvd.) Reconstruction of existing 2-lane roadway with new pavement, curb & gutter, sidewalks, ADA compliant curb ramps, signage, pavement markings and illumination. Includes bike mobility improvements per the adopted MPO bicycle mobility plan and approved in North Beach Area Plan.	Bond 2018	In planning phase	\$1,000,000
N. Beach Area Primary Access (Beach & Timon/Surfside Intersection) Design and construction of a new curved access road from E. Causeway Blvd. onto Timon Blvd. with a new traffic circle at intersection of Timon/Surfside and Beach roads. Provides a new	Bond 2018	In planning phase	\$1,250,000

route for the single access road into North Beach from the new Harbor Bridge. Traffic circle connects Timon/Surfside and Beach and converts Beach Avenue to one-way from Surfside to E. Causeway Blvd. New Traffic circle also allows development of new gateway feature for the entry into North Beach approved in the North Beach Area Plan.			
N. Beach Gulf Spray Ave. Pedestrian/Bike Access (Beach Access to E. Causeway Blvd.) Pedestrian and bicycle infrastructure improvements to create a new train for improved access from Harbor Bridge and the beach approved in the North Beach Area Plan.	Bond 2018	In planning phase	\$300,000
N. Beach Coastal Protection (Breakwater Barrier) Preliminary engineering and permitting with USACE, GLO, Port of Corpus Christi and other agencies for the design and construction of new breakwater barriers to mitigate beach erosion and coastal flooding as approved in the North Beach Area Plan.	Bond 2018	In planning phase	\$250,000
Water			
US 181-Beach Ave to Elm St Due to conflicts with the new bridge construction there will be 3000 feet of 12" waterline replacement, 600 feet of 16" waterline replacement and 800 feet of 6" waterline replacement to maintain water quality. The work is concentrated on the east side of US181 between Reef Ave. and Burleson St.	Rev Bond	90% complete by TxDOT	\$3,715,322
Breakwater- W. Causeway Blvd Due to conflicts with the new bridge construction there will be 500 feet of 12" waterline replacement to maintain water quality. The work is located on Breakwater Ave. between Avenue F and East Causeway Blvd.	Rev Bond	90% complete by TxDOT	\$1,021,191
Wastewater Due to conflicts with the new bridge construction there will be 500 feet of 4" wastewater force main replacement and abandonment of a total of 1000 feet of 6" and 8" gravity sewer main. This work is located west side of the existing US181 between Burleson St. and Avenue F.			
US 181 at Plum St.	Rev Bond	90% complete by TxDOT	\$201,649
US 181 at E Walnut St	Rev Bond	90% complete by TxDOT	\$446,815
Burleson St from US 181 SBFR to Seagull	Rev Bond	90% complete by TxDOT	\$411,941
Parks and Recreation			
North Beach Historic Plaza Placement and installation of a series of historical panels in North Beach plaza currently being constructed as part of Bond 2012.	Hotel Occupancy Tax	Dec 2019	\$100,000
Total			\$11,882,989

Relocation §311.011(b)(4)

No relocation of existing residents is anticipated to be required as a result of the Zone's projects.

REINVESTMENT ZONE FINANCING PLAN

Estimated Project Cost Description §311.011(c)(1) and Kind, Number, and Location of TIRZ Improvements §311.011(c)(2)

The Zone is anticipated to engage in projects that will support development and economic activity as well as contribute to the image and attractiveness of North Beach Corpus Christi on a local, regional, and national level. In addition, the Zone will pay the costs of Zone creation and ongoing administration.

The following are project cost estimates and should not be construed as definitive costs for the listed projects (not listed in priority order).

1. INFRASTRUCTURE PROJECTS: \$14,665,943

- A. **Wayfinding Infrastructure** – The Zone may participate in proposed construction of gateway features with wayfinding throughout North Beach. It may also build multi-use paths to major tourists destinations.
- B. **Park Improvements** – The Zone may contribute to enhancements to Dolphin Park, Surfside Park, and Kiwanis and construct a North Beach birding park (Eco Park).
- C. **Demolition of Blighted Structures** – Many older vacant or underutilized buildings within the Zone are not economically feasible to reuse because they contain environmentally undesirable or unsafe elements that present a public safety hazard. The Zone may provide assistance to property owners and developers who must remediate or demolish such structures in order to develop or redevelop.
- D. **Public Safety** – With the purpose of increasing safety and security within the Zone, the Zone will provide support for security cameras and associated costs or other one-time security equipment and system devices.
- E. **Drainage**- The Zone may contribute financially to addressing infrastructure improvements that would reduce tidal and stormwater related flooding.
- F. **Residential Streets**- In November 2016, the voters approved a Charter Revision to *Article VIII. Taxation and Bonds, Section 1. Taxation* of the City's Charter which authorized the City Council to levy, assess and collect a property tax not to exceed six cents per \$100 valuation for residential street reconstruction to be gradually implemented at a rate not to exceed two cents per \$100 valuation per year (i.e. 2+2+2 = 6 cents). The City Council exercised that authority in FY 2018 and in FY 2019. The additional four cents and potential additional two cents must be used for residential streets as approved by the residents of Corpus Christi on November 8, 2016.

City Charter Art. VIII, Sec. 1(c):

(c) A dedicated fund to be used solely for residential street reconstruction is established, and the city council is authorized each year to levy, assess and collect a property tax not to exceed six cents (\$0.06) per one hundred dollars (\$100.00) of assessed value for the purpose of residential street

reconstruction to be deposited in such fund. Said taxes shall be used solely for the purpose of residential street reconstruction, including associated architectural, engineering and utility costs, and shall be implemented gradually at a rate not to exceed two cents (\$0.02) per one hundred dollars (\$100.00) of assessed value per year. For the purposes of this provision, the term "reconstruction" is defined as removing all or a significant portion of the pavement material and replacing it with new or recycled materials. The dedicated fund established by this subsection (c) may not be used for payment of debt service.

2. MAINTENANCE PROJECTS: \$1,587,681

- A. North Beach Public Spaces Beautification & Revitalization Programs & Services** - The Zone may contribute 5% of the total incremental ad valorem taxes collected per year in the Zone to beautification projects including the creation of or enhancements to common areas, roadway and median streetscapes, pedestrian landscapes, beach renourishment and beautification, wayfinding signage, lighting, public facilities and any services relating to such program.

3. INCENTIVES: \$13,250,000

All Development Incentives are approved at the discretion of the TIRZ Board.

- A. Project Specific Development Agreement-** In situations where higher development costs create a financing gap, TIRZ #4 can provide assistance to property owners or developers through a Development Agreement for reimbursement of net ad valorem new tax increment on new developments, including mixed-use developments. A pro-forma is required to qualify for up to 75% of the qualifying tax increment for 10 years, unless the gap suggests that additional time is required.

- The total reimbursement by the TIRZ #4 will not exceed 20% of the total project cost if a development is at least 20,000 square feet or creating 100 or more new residential units.
- The total reimbursement by the TIRZ #4 will not exceed 10% of the total project cost if a development is at least 5,000 square feet but less than 20,000 square feet or creating at least 25 but less than 100 new residential units.

If further gap exists, staff will undertake additional third-party review to justify any additional reimbursement up to 95% of the qualifying tax increment for 10 years, unless the gap suggests that additional time is required based on the "but, for" principle. The qualifying cost elements for this Project Specific Development Agreement include those listed in the paragraph above and also:

- Environmental Remediation/Code Compliance
- Historic Preservation
- Structured Parking, including availability for public parking
- Urban Design/Landscaping
- Public Improvements/Utilities, including drainage

To incent developers to build more than one project on North Beach, the TIRZ Board will consider reimbursement of net ad valorem new tax increment on all of the developer's properties within the TIRZ boundary.

- B. North Beach Property Improvement Program** – This grant will support and encourage private investment in the existing structures and facilities already built on North Beach. The Zone will match approved property improvements funded by the property owners. The Zone will consider a match of 50/50 (Property Owner / TIRZ #4), depending upon the extent to which the scope of the project meets the priorities of the Zone.
- C. North Beach Living Initiative**– In order to stimulate the development of North Beach and quickly build residential density in the area, the Zone will establish a grant that will provide a \$10,000 per dwelling unit reimbursement for multi-family developments of over 10 units.

Any applicant awarded a grant must obtain a Building Permit for the entirety of such project(s) within six (6) months of award of such grant. If a Building Permit is not obtained within the six-month time period, then the grant will be forfeited.

4. ADMINISTRATIVE COSTS: \$2,250,000

- A. Creation** – (\$250,000) Zone shall reimburse the City for City incurred expenses related to the costs of creating the Zone.
- B. Administration** – (\$2,000,000) Zone funds shall pay for the City’s costs of ongoing administration of the Zone including but not limited to accounting, legal services, document production and maintenance, and other administrative costs. These costs are estimated at \$100,000 per year for the 20-year life of the Zone.

Project Costs are Estimated as Follows:

Infrastructure, Maintenance and Incentives	\$29,503,624
Administrative Costs	\$2,250,000
TOTAL	\$ 31,753,624

Economic Feasibility Study §311.011(c)(3)

Several market and economic feasibility studies for the Zone have been completed. The MJB Consulting “Retail Market Analysis and Strategy” and the Zimmerman/Volk Associates “Office, Retail, and Hotel Market Assessment” are provided under separate cover. In addition, a feasibility analysis by Landmark Renewal was completed in August 2019, which is included in Appendix A to this Plan.

Estimate of Bonded Indebtedness §311.011(c)(4)

It is not initially anticipated that the Zone will issue bonded debt; instead the Zone's projects will be funded on a pay-as-you-go basis or utilize other financing methods. However, if the annual Zone revenue and available non-bonded debt financing are insufficient to address the needs of the Zone, the Zone may issue bonded debt commensurate with the specific project costs under consideration and anticipated annual Zone revenues to support debt service payments.

Timing of Incurring Costs or Monetary Obligation §311.011(c)(5)

Costs will be incurred over the life of the Zone based on its Board of Directors' identification of priority activities and projects, opportunities for implementation, and available revenues to sustain a pay-as-you-go project expenditure approach or a bonded debt issuance.

Method of Financing and Sources of Revenue §311.011(c)(6)

Methods of financing. The Zone will initially take a pay-as-you-go approach to financing projects that could utilize the following methods:

- Cash funds generated from existing property value increment,
- Short term anticipation notes or other debt issued by private financial institutions based on projected property tax increment to be generated from taxable development under construction at the time of debt issuance, and
- Developer cash reimbursement agreements where the revenues from the Developer's property tax increment compensate a developer for fronting eligible expenditures in a specific taxable project after the project is completed.

If future Zone revenues to support debt service payments are anticipated, the Zone may also issue bonded debt, the term of which will not extend past the expected life of the Zone.

Sources of revenue. The primary source of revenue for the Zone will be funds from the contributed property tax collections of the City of Corpus Christi and Nueces County on the taxable property value increment within the Zone. It is currently projected that the County will agree to participate in funding the Zone with 100% of the incremental property taxes collected over the life of the Zone and that the City will participate in the funding of the Zone based on the table below. If City reaches \$20 million, then the City shall cease contributions to the increment. It is anticipated that Del Mar College will be a participant in the TIRZ.

TABLE- TIRZ Contributions			
Taxing Entity	Maximum Dollar Contribution	Increment Percentage	Tax Year(s)
City of Corpus Christi	\$20,000,000	100%	2019 through 2028
		75%	2029 through 2038
Nueces County	None	100%	2019 through 2038

The assessed value base year for the City of Corpus Christi and Nueces County is 2019. The projection of incremental property tax revenue contributed to the Zone is as follows:

Certified Appraised Values

Base value is from 2019 (January 1, 2019) taxable appraised value. Values in future years are based on current development projections.

Net Taxable Values from the Certified Roll 2019 (*with estimated development)

Year		3%	Tax Revenue			Tax Increment		Total
Fiscal Year	Tax Year	Values	City	County	Total	City Scaled	County	County 100% City Scaled
FY 20	2019	60,689,500	392,214	189,101	581,316			
FY 21	2020	62,510,185	403,981	194,774	598,755	11,766	5,673	17,439
FY 22	2021	64,385,491	416,100	200,617	616,718	23,886	11,516	35,402
FY 23	2022*	140,317,055	906,819	437,211	1,344,030	514,604	248,110	762,714
FY 24	2023	144,526,567	934,023	450,327	1,384,351	541,809	261,226	803,035
FY 25	2024*	187,362,364	1,210,856	583,799	1,794,654	818,641	394,697	1,213,339
FY 26	2025	200,708,235	1,297,105	625,383	1,922,488	904,891	436,282	1,341,172
FY 27	2026	214,686,232	1,387,440	668,937	2,056,376	995,225	479,835	1,475,061
FY 28	2027	229,322,271	1,482,027	714,541	2,196,568	1,089,813	525,439	1,615,252
FY 29	2028	244,643,256	1,581,041	762,279	2,343,320	1,188,827	573,178	1,762,005
FY 30	2029	260,677,109	1,684,662	812,239	2,496,901	969,336	623,137	1,592,473
FY 31	2030	277,452,814	1,793,078	864,510	2,657,587	1,050,647	675,408	1,726,056
FY 32	2031	295,000,453	1,906,482	919,186	2,825,668	1,135,701	730,085	1,865,785
FY 33	2032	313,351,242	2,025,076	976,365	3,001,441	1,224,646	787,264	2,011,910
FY 34	2033	332,537,578	2,149,071	1,036,147	3,185,218	1,317,642	847,046	2,164,688
FY 35	2034	352,593,078	2,278,682	1,098,638	3,377,320	1,414,851	909,537	2,324,387
FY 36	2035	373,552,625	2,414,136	1,163,945	3,578,081	1,516,441	974,844	2,491,285
FY 37	2036	395,452,410	2,555,667	1,232,182	3,787,849	1,622,589	1,043,081	2,665,670
FY 38	2037	418,329,985	2,703,516	1,303,466	4,006,982	1,733,476	1,114,365	2,847,841
FY 39	2038	442,224,308	2,857,936	1,377,918	4,235,854	1,849,292	1,188,817	3,038,108
TOTALS			32,379,912	15,611,564	47,991,477	19,924,084	11,829,540	31,753,624

According to these projections, 63% of the tax increment revenues will come from the City of Corpus Christi and 37% will come from Nueces County. Revenue estimates will be monitored and adjusted annually.

The 2019 tax rate applicable to the reinvestment zone is \$0.957852 (or approximately \$0.96) per \$100 of assessed valuation, broken down as follows:

City of Corpus Christi	0.646264
Nueces County	0.311588
Total	0.957852

Applying the 2019 tax rate of \$0.957852 per \$100 assessed valuation to the 2019 total certified roll taxable value of properties within the zone, property taxes of \$581,316 are generated. This amount produced from

the tax increment base (or the “frozen base”) will continue to be allocated and paid to the taxing entities levying taxes in the zone area, based on their respective tax rates.

Zone property tax contributions from the participating tax jurisdictions could be supplemented with other sources of revenue as available. These could include but are not limited to:

- Grants from other local, state, and federal agencies;
- Grants from private entities such as foundations; and
- Joint implementation and funding agreements with other public agencies or private entities such as civic associations for specific projects.

Current Appraised Value §311.011(c)(7)

According to the Nueces County Appraisal District, the 2019 certified roll total assessed value for the Zone as of July 26, 2019 is \$64,724,132.

Due to differences in policies regarding exemptions and tax abatements, the *net* taxable values differ among the two jurisdictions. According to the Nueces County Appraisal District, the 2019 certified roll net taxable value for the Zone as of July 26, 2019 is \$60,689,500 for the City of Corpus Christi and \$59,657,026 for Nueces County.

Estimated Captured Appraised Value §311.011(c)(8)

The table above provides the projected schedule of taxable value increment captured by the Zone over its proposed 20-year duration. There is a column shown for each entity. Captured value projections assume a 3.0% annual value appreciation rate for existing development.

In year 2022, the development currently underway on North Beach, LaVista Pointe Apartments, will be complete with an estimated future property value increase of \$24 million. Additionally, there are other developments planned throughout the zone with a combined projected increase in value of \$105 million. Based on calculations in the TIRZ # 4 Feasibility Analysis, beginning in 2024 and continuing throughout the remaining life of the Zone, 22 apartment units valued at \$150,000 each and 12 condominium or townhome units valued at \$300,000 each, are projected to be added to the tax rolls each year. The per unit amounts are adjusted for inflation at 3% per year.

The tax increment is the amount of property taxes produced yearly during the term of the reinvestment zone on the captured appraised value. This value is the appraised value of taxable real property within the reinvestment zone which exceeds the tax increment base. The table above shows estimated TIRZ revenues over the 20 life of the zone to be as follows:

City of Corpus Christi:	\$19,924,084
Nueces County:	<u>\$11,829,540</u>
Total	<u>\$31,753,624</u>

Duration of the Zone §311.011(c)(9)

The proposed duration of the Zone is twenty years from the time of its creation. Assuming creation in 2019, the Zone would expire after 2038.

City Council may, by ordinance, extend the length of the TIRZ to allow additional time to expend funds.

Appendices

Appendix A – Economic Feasibility Study §311.011(c)(3)

Feasibility Analysis

Tax Increment Reinvestment Zone # 4

North Beach Area

City of Corpus Christi, Texas

August 2019

Jim Johnson, PhD

Landmark Renewal

I. Introduction

The North Beach area of Corpus Christi, Texas, already a leading tourist destination with 800,000 visitors annually, is primed for accelerated redevelopment upon completion of the new Harbor Bridge and demolition of the old bridge. A number of planning processes have focused on the area, producing a wealth of reports including:

- North Beach Development Plan (November 2011) - NBDP
- Zimmerman Volk Associates: Residential Market Potential (October 2014) - ZVA
- North Beach Redevelopment Area Specific Plan (February 2018) - NBRA
- Downtown Area Development Plan, Corpus Christi (March 2018) - DADP

In addition, the Market and Economic Feasibility Study Update for TIRZ # 2 (July 2019), contains a detailed residential, retail and hotel development analysis of the Corpus Christi metropolitan statistical area (MSA) applicable in part to North Beach.

The feasibility of a tax increment reinvestment zone (TIRZ) depends on whether tax increment stimulated by TIRZ improvements will cover the costs of those improvements, leaving local tax jurisdictions better off at termination of the TIRZ than they would be without a TIRZ. While some new development would occur regardless, establishing the zone provides a revenue source for public improvements that can spur additional and more intensive development than would otherwise occur.

The year in which a TIRZ is established becomes its base year, with each succeeding year's incremental tax revenues pledged to a fund controlled by the zone's board of directors. Local taxing jurisdictions may contribute up to 100% of their tax increment. TIRZ revenues depend on:

- Overall changes in property valuations;
- Timing and value of new development; and
- Loss of value from demolition of existing improvements.

Once the zone has sufficient revenue, infrastructure improvements should coincide with and enable associated private investment (DADP, p. 26). This analysis assumes that TIRZ spending will be based on articulated stakeholder and planning priorities, such as the February 2018 North Beach Redevelopment Initiative Near-Term Projects and Mid- and Long-Term Projects lists.

II. TIRZ Revenue Projection

City of Corpus Christi is expected to participate at 100% for the first ten years and at 75% for the last ten years. Nueces County is expected to participate with 100% of tax increment for the full length of the TIRZ.

Base year taxable values vary slightly between jurisdictions, primarily due to differing property tax exemptions offered. Exemptions on owner-occupied residential property include homestead and the over-65 tax freeze. For purposes of these projections, we assume the effect of these exemptions will be small since most existing and new development will be commercial, including multifamily, that is ineligible for these residential exemptions. The aggregate value of single family residential property tax exemptions changes slowly over time. We assume no effect from commercial property tax abatements that could be offered by participating jurisdictions.

The following projections of TIRZ revenue are based on the following assumptions:

- 3% annual growth in taxable property valuations
- Completion of a \$24 million apartment complex, LaVista Pointe, in 2022
- New residential development in North Beach equivalent to 22 new apartment units and 12 new condominium or townhome units per year beginning in 2024

Prudence requires a conservative bias in revenue assumptions so that TIRZ spending can be reasonably planned. There is no assumption of added taxable value from retail/commercial or hotel/hospitality/tourism-related new development, despite a reasonable possibility of such investments.

According to ZVA (p. 42), the residential “market is constrained in North Beach due to the additional cost of development incurred by flooding issues.” In the five years since the ZVA report, no multifamily residential development has been completed. The TIRZ revenue forecast assumes that a flooding mitigation solution, such as the proposed canal (NBRI Alternative 2), is devised and implemented by the City of Corpus Christi within the next five years. While drainage improvements are unlikely to erase the additional costs of development in North Beach, it should substantially ease that market constraint, making the ZVA residential projections for North Beach realizable in the future.

LaVista Pointe, a 150-unit apartment complex, is planned for completion around 2022. ZVA projects North Beach annual residential absorption over a 10-year period of 44-53 apartment units and 26-31 condominium and townhome units. Taking a middle point of those projections, or 48 apartment units

and 28 condo/townhome units, times 10 years, and subtracting the 150 completed apartment units, results in a projection of 330 additional apartment units and 280 new condo/townhome units after 2024.

This analysis assumes that tax revenue from these units is, conservatively, spread over a 15-year period beginning in 2024, after LaVista Pointe has likely reached stabilized occupancy. Apartments are estimated at \$150,000 per unit and condos and townhomes at \$350,000 at the beginning of the 15-year period, with 3% inflation for new construction in each succeeding year. The 2024 per unit values discounted back to 2019 values at 3% per year equal about \$129,000 per apartment unit and \$300,000 per condo/townhome unit.

While the TIRZ revenue forecast involves no additional retail or hotel development, TIRZ infrastructure should make high intensity tourism-oriented development appealing to the private sector. In particular, TIRZ infrastructure, a canal or other drainage solution, and right of way opened up by demolition of old the Harbor Bridge ramps, together should enable the transformative potential of high-density mixed-use development and structured parking near existing tourist attractions and associated parking needs (DADP, p. 87). “Opportunities here could include hotels, other tourism-related uses, and surface parking serving the beach and other visitor destinations.” (DADP, p. 85)

III. TIRZ Projects, Costs and Timing

The proposed TIRZ project list is derived from the planning documents listed above and stakeholder input. Project costs are estimates derived from similar types of projects, and therefore should not be construed as definitive costs for the listed projects. The TIRZ Project Plan should contain cost estimates in categories of spending rather than for specific projects, which over the 20-year life of the zone may change conceptually and in terms of scope and extent.

Among recommendations of the DADP are the following:

- Restore street connections where old Harbor Bridge is removed, and provide “convenient, attractive access at Beach Ave. connecting to Surfside and Timon Blvd.” (p. 32)
- Build a “new multi-use path extending along Beach Ave. to the Beachwalk, and along Timon and Surfside Blvd. to the Texas State Aquarium ferry dock.” (p. 36)
- “Complete North Beach birding park and Timon/Surfside path within 5 years.” (p. 36)
- “Create a welcoming Beach Ave. gateway at the new point of entry to North Beach off the Harbor Bridge.” (p. 86)

- “A new ‘North Beach Blvd.’ should also be created through the redesign of existing Timon and Surfside Blvd. with street upgrades, a new wide multi-purpose path for pedestrians and bicyclists...and planting the center median with a rich palette of native, coastal plant species.” (p. 86)

The North Beach TIRZ should include the following project categories:

Roads and wayfinding

- Beach Ave. roadway/pedestrian improvements and area beautification
- Construction of Traffic Circle at the intersection of Beach Ave. with Surfside Blvd. and Timon Blvd. including gateway feature with wayfinding

Parks

- Dolphin Park improvements
- Surfside Park improvements
- Kiwanis Park and Community Center improvements

Other infrastructure

Demolition of blighted structures

Structured parking

Cumulative revenue is projected as follows:

Year		Revenue	
Fiscal Year	Tax Year	Annual	Cumulative
FY 20	2019		
FY 21	2020	17,439	17,439
FY 22	2021	35,402	52,842
FY 23	2022	762,714	815,556
FY 24	2023	803,035	1,618,591
FY 25	2024	1,213,339	2,831,929
FY 26	2025	1,341,172	4,173,102
FY 27	2026	1,475,061	5,648,162
FY 28	2027	1,615,252	7,263,415
FY 29	2028	1,762,005	9,025,419
FY 30	2029	1,592,473	10,617,893
FY 31	2030	1,726,056	12,343,949
FY 32	2031	1,865,785	14,209,734
FY 33	2032	2,011,910	16,221,644
FY 34	2033	2,164,688	18,386,332
FY 35	2034	2,324,387	20,710,720
FY 36	2035	2,491,285	23,202,005
FY 37	2036	2,665,670	25,867,675
FY 38	2037	2,847,841	28,715,516
FY 39	2038	3,038,108	31,753,624

TIRZ spending could begin as early as 2022 on modest improvements, but assuming a pay-as-you-go structure, major infrastructure spending would have to wait at least until approximately \$2.8 million had been accumulated in 2024. A parking structure would have to wait until near the end of the TIRZ lifetime, unless a private developer could be induced to build a garage in a public-private partnership earlier than that. With the opportunity of vacated ROW from the demolished Harbor Bridge ramps, such a partnership is feasible, perhaps in conjunction with an on-street meter parking policy as envisioned by the DADP (p. 28).

Exhibit D

Nueces County

2019 CERTIFIED TOTALS

As of Certification

Property Count: 410

C03 - CITY OF CORPUS CHRISTI

Grand Totals

7/23/2019

4:15:57PM

Land		Value			
Homesite:		5,421,499			
Non Homesite:		24,992,584			
Ag Market:		0			
Timber Market:		0			
			Total Land	(+)	30,414,083
Improvement		Value			
Homesite:		14,591,818			
Non Homesite:		19,942,128			
			Total Improvements	(+)	34,533,946
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0			
			Total Non Real	(+)	0
			Market Value	=	64,948,029
Ag		Non Exempt	Exempt		
Total Productivity Market:	0	0			
Ag Use:	0	0			
Timber Use:	0	0			
Productivity Loss:	0	0			
				Productivity Loss	(-) 0
				Appraised Value	= 64,948,029
				Homestead Cap	(-) 223,897
				Assessed Value	= 64,724,132
				Total Exemptions Amount (Breakdown on Next Page)	(-) 4,034,632
				Net Taxable	= 60,689,500

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	68,783	0	0.00	0.00	2		
OV65	3,328,046	2,318,209	12,781.56	14,519.92	14		
Total	3,396,829	2,318,209	12,781.56	14,519.92	16	Freeze Taxable	(-) 2,318,209
Tax Rate	0.626264						
						Freeze Adjusted Taxable	= 58,371,291

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 378,339.94 = 58,371,291 * (0.626264 / 100) + 12,781.56

Tax Increment Finance Value: 0
 Tax Increment Finance Levy: 0.00

2019 NOV -4 PM 3: 11

Certificate of
Publication

CITY OF CORPUS CHRIS TI
PO BOX 9277

CORPUS CHRISTI, TX 78469-9277

STATE OF WISCONSIN)

COUNTY OF BROWN)

I, being first duly sworn, upon oath depose and say that I am a legal clerk 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 which the annexed is a true copy, was inserted in the Corpus Christi Caller-Times on the following dates:

October 22, 2019

On this October 22, 2019, I certify that the attached document is a true and exact copy made by the publisher:

Kathleen Allen

Legal Notice Clerk

Notary Public

Notary Public, State of Wisconsin, County of Brown

9-19-21

Notary Expires

**NOTICE OF PUBLIC
HEARING**

The City of Corpus Christi is considering designating a certain area within the jurisdiction of the City of Corpus Christi as a Tax Increment Financing (TIF) Zone to be known as "Reinvestment Zone Number Four, City of Corpus Christi, Texas", establishing a Board of Directors for the Reinvestment Zone, and other matters relating thereto. The area to be designated includes portions of North Beach. The City Council will hold a public hearing on Tuesday, October 29, 2019, at its regularly scheduled meeting, which commences at 11:30 a.m., City Hall, 1201 Leopard St., Corpus Christi, Texas. The map of the location for the proposed reinvestment zone is available in the City Secretary's Office located on the first floor of City hall. At the hearing, interested persons are entitled to speak and present evidence for or against the designation.

/s/ Rebecca Huerta
City Secretary

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/s/ Rebecca Huerta
City Secretary

Publication Cost: \$184.45
Ad No: 0003857022
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PO BOX 9277

CORPUS CHRISTI, TX 78469-9277

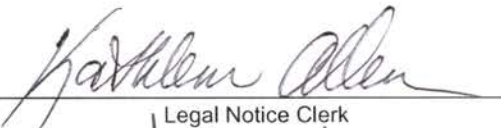
STATE OF WISCONSIN)

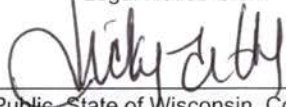
COUNTY OF BROWN)

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October 8, 2019

On this October 8, 2019, I certify that the attached document is a true and exact copy made by the publisher:


Legal Notice Clerk


Notary Public, State of Wisconsin, County of Brown

9/19/21
Notary Expires

Publication Cost: \$184.45
Ad No: 0003833392
Customer No: 1243917
PO #:

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City Secretary

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/s/ Rebecca Huerta
City Secretary



FINANCE DEPARTMENT
2019 OCT 16 AM 10:58

CARDSTOCK



I HEREBY CERTIFY that the foregoing is a true and correct copy of the minutes of the Regular Meeting of the Corpus Christi City Council of November 12, 2019, which were approved by the City Council on November 19, 2019.

WITNESSETH MY HAND AND SEAL, on this the 20th day of November 2019.



Rebecca Huerta

Rebecca Huerta
City Secretary
Corpus Christi, Texas



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes

City Council

Tuesday, November 12, 2019

11:30 AM

Council Chambers

Addendums may be added on Friday.

A. Mayor Joe McComb to call the meeting to order.

Mayor McComb called the meeting to order at 11:33 a.m.

Mayor McComb recognized military veterans.

B. Invocation to be given by Pastor Jerry Ward, Lighthouse Tabernacle.

Pastor Jerry Ward gave the invocation.

C. Pledge of Allegiance to the Flag of the United States and to the Texas Flag to be led by Marc Harrod, City Hall Liaison Officer, Corpus Christi Police Department.

Mr. Mark Harrod led the Pledge of Allegiance to the flag of the United States and the Texas Flag.

D. City Secretary Rebecca L. Huerta to call the roll of the required Charter Officers.

City Secretary Rebecca L. Huerta called the roll and verified that a quorum of the City Council and the required Charter Officers were present to conduct the meeting.

Charter Officers:

City Manager Peter Zanoni, City Attorney Miles K. Risley, and City Secretary Rebecca L. Huerta.

Present: 9 - Mayor Joe McComb, Council Member Roland Barrera, Council Member Rudy Garza, Council Member Paulette Guajardo, Council Member Gil Hernandez, Council Member Michael Hunter, Council Member Ben Molina, Council Member Everett Roy, and Council Member Greg Smith

E. Proclamations / Commendations

1. Proclamation declaring November 12, 2019, "Coastal Bend Day of Giving".
Proclamation declaring November 12, 2019, "Corpus Christi Be The Match Day" and November 2019, "National Marrow Awareness Month".
Proclamation declaring November 23, 2019, "Run the Runway 5K Day".
Proclamation declaring November 9-16, 2019, "Flags for Heroes Week".
Proclamation declaring November 10-16, 2019, "National Nurse

Practitioner Week".

The Proclamations were presented.

- F. PUBLIC COMMENT - APPROXIMATELY 12:00 P.M.** If you choose to speak during this public comment period regarding an item on the agenda, you may do so. You will not be allowed to speak again, however, when the Council is considering the item. Citizen comments are limited to three minutes. If you have a petition or other information pertaining to your subject, please present it to the City Secretary. Any electronic media (e.g. CD, DVD, flash drive) that the Public would like to use while they speak **MUST** be submitted a minimum of 24 hours prior to the Meeting. Please contact the Communication department at 361-826-3211 to coordinate. This is a public hearing for all items on this agenda.

Mayor McComb referred to comments from the public. City Attorney Miles K. Risley read the Rules of Decorum for the Council Chambers. City Secretary Rebecca L. Huerta conducted the public comment period.

Reinaldo Figueroa, 221 Lola Johnson Rd., spoke regarding concerns related to agenda Item 5 rezoning property at or near 2110 Laguna Shores Road. The following individuals spoke in support of the Grand Canal and/or the creation of a Tax Increment Reinvestment Zone (TIRZ#4) on North Beach: Juan Cantu, 3302 Surfside Blvd., Day Manley, 6705 Pharaoh Dr., Carolyn Vaughn, 4214 Spring Creek Dr., Chris Kuehn, 7038 Pharaoh Dr., Linda Strong, 4843 Ocean Dr., Carrie Robertson Meyer, 4401 Gulfbreeze Blvd., Diane Gardner, 307 Palmero St., Ron Graban, 202 Surfside Blvd., Sharon Hairgrove, 3562 Santa Fe St., Jean Marie Giegerich, 1009 Furman Ave., Taylor Oldroid, 4825 Everhart Rd., and Marsha Williams, 6006 Strasbourg. John Medina, 4931 Mokry Dr., spoke regarding concerns related to the use of a park in the 78415 zip code. Gloria Scott, 4422 S. Alameda St., spoke in support of re-purposing the Spohn Memorial Hospital building to house homeless individuals. Jonathan Gonzalez, 13753 Cayo Gorda Court, discussed requirements of the Texas Engineering Practices Act; and the condition of the stormwater system on North Beach. Jed Rollins, 401 Adriatic Prkwy., McKinney, TX, Blackard Global, discussed engagement related to media regarding the North Beach project. Jeff Blackard, 401 Adriatic Prkwy., McKinney, TX, spoke regarding the state of the stormwater system on North Beach; the capacity of the stormwater system on North Beach in relation to rainwater; and the cost of the Grand Canal and street repairs needed on North Beach. James Skrobarczyk, 714 Oriole, spoke in support of high density development, a TIRZ#4 and the Grand Canal on North Beach; the Sports and Entertainment Center on the southside and the use of alternative vehicles in the City. Peter Davidson, 1525 S. Shoreline Blvd., thanked the Council for their support of a TIRZ#4 on North Beach; and section-by-section road building and related return on investment. Mark Roach, Portland, TX, spoke regarding concerns related to the Development Services Department. Chad Magill, 641 Texas Ave., spoke regarding paying for the Grand Canal on North Beach; building the Grand Canal first, then elevating the streets on North Beach; and requested that a Council workshop be held allowing for public discussion regarding funding the Grand Canal on North Beach.

- R. BRIEFINGS: (ITEM 34)**

34. Texas Legislature Next Steps Lessons from 86th Legislative Session, Interim Forecast, Preparation for 2020

Mayor McComb deviated from the agenda and referred to Item 34.

The presentation team, consisting of Director of Intergovernmental Relations Tammy Embrey, Brandon Aghamalian, Snapper Carr, Curtis Seidlits and Andrew Keefer, presented information on the following topics: property tax reform passed during the last Texas legislative session; and legislation that passed and did not pass regarding the following Corpus Christi Legislative Priorities: Texas Windstorm Insurance Agency (TWIA); Port of Corpus Christi; annexation; Defense Economic Adjustment Assistant Grants; funding for near non-attainment cities; and hotels, convention centers and tourism. The presentation team also discussed coastal erosion; statewide bills; SB 2 supporters; right-of-way cable franchise fees; SB 29 city advocacy; local strategies; and state strategies.

Council members and the members of the presentation team discussed the following topics: the impact of SB 2; that hotel occupancy taxes (HOT), sales taxes nor fees fall under SB 2; the reasons for animosity toward cities in the state legislature; the timeline for developing the City's legislative priority list for the next state legislative session; how passage of the Flood Infrastructure Fund during this month's statewide constitutional election can benefit the City; and local elected officials continuing to be able to talk to state legislators.

I. **BOARD & COMMITTEE APPOINTMENTS:**

3. Building Code Board of Appeals (2 vacancies)
Citizens Advisory Health Board (1 vacancy)
Corpus Christi Downtown Management District (2 vacancies)
Landmark Commission (1 vacancy)
Reinvestment Zone No. 2 Board (9 vacancies)

Mayor McComb deviated from the agenda and referred to Board & Committee Appointments.

Building Code Board of Appeals

Council Member Smith nominated Gary K. Adams (Architect). Council Member Hernandez nominated Kira Bonesteel (Architect). Gary K. Adams (Architect) was appointed with Mayor McComb and Council Members Guajardo, Barrera, Roy and Smith voting for Gary K. Adams and Council Members Hunter, Molina, Garza and Hernandez voting for Kira Bonesteel.

Citizens Advisory Health Board

Council Member Molina made a motion to appoint Tosha James (City), seconded by Council Member Hunter and passed unanimously.

Corpus Christi Downtown Management District

Council Member Molina made a motion to appoint Lesley B. Lomax (Agent, Employee or Tenant, and Property Owner) and Joshua Richline (Agent, Employee or Tenant, and Property Owner), seconded by Council Member Barrera and passed unanimously.

Landmark Commission

Council Member Molina made a motion to reappoint Ira J. Freeman (Architect), seconded by Council Member Garza and passed unanimously.

Tax Reinvestment Zone No. 2 Board

Council Member Garza made a motion to reappoint Roland Barrera (City), Rudy Garza (City), Paulette Guajardo (City), Gil Hernandez (City), Michael T. Hunter (City), Joe McComb (City), Ben Molina (City), Everett Roy (City), and Greg Smith (City), seconded by Council Member Hunter and passed unanimously.

Council Member Garza made a motion to appoint Greg Smith Chairman, seconded by Council Member Molina and passed unanimously.

REGULAR AGENDA: (ITEM 26)**26.**

Ordinance pertaining to North Beach designating a 1,423 acre area within the jurisdiction of the City of Corpus Christi Tax Increment Reinvestment Zone (TIRZ) Number 4; setting a maximum City financial participation of \$20,000,000 via a scaled contribution for a period not to exceed 20 years; establishing a Board of Directors for the TIRZ; and, establishing a preliminary Project and Financing Plan.

Mayor McComb deviated from the agenda and referred to Item 26.

Business Liaison Arlene Medrano provided a review of changes since the last Council meeting on October 29, 2019, including having consolidated 12 projects into 3 categories; and staff recommendation.

A council member asked to change "may" to "shall" in the ordinance wherein reference is made to the Tax Increment Reinvestment Zone Number 4 (TIRZ#4) reimbursing the City for expenses incurred related to the creation and administration of the TIRZ#4.

Council Member Roy made a motion to approve the ordinance, seconded by Council Member Molina.

There were no comments from the public.

A council member discussed ensuring a position is available on the TIRZ#4's board of directors for Del Mar College.

This Ordinance was passed on second reading and approved with the following vote:

Aye: 9- Mayor McComb, Council Member Barrera, Council Member Garza, Council Member Guajardo, Council Member Hernandez, Council Member Hunter, Council Member Molina, Council Member Roy and Council Member Smith

Abstained: 0

Enactment No: 031927

J. EXPLANATION OF COUNCIL ACTION:**K. CONSENT AGENDA: (ITEMS 4 - 13 and 16 - 23)****Approval of the Consent Agenda**

Mayor McComb deviated from the agenda and referred to the Consent Agenda. A member of the public requested that Item 5 be pulled for individual consideration. Council members requested that Items 14 and 15 be pulled for individual consideration. Council Member Barrera announced he was abstaining on Item 12.

There were no comments from the Council or the public.

A motion was made by Council Member Garza to approve Consent Agenda Items 4, 6-11, 13 and 16 - 23, seconded by Council Member Smith. These consent agenda items were passed and approved by one vote as follows:

Aye: 9 - Mayor McComb, Council Member Barrera, Council Member Garza, Council Member Guajardo, Council Member Hernandez, Council Member Hunter, Council Member Molina, Council Member Roy and Council Member Smith

Abstained: 0

Second Reading Ordinances - Consent

4. Ordinance closing, abandoning and vacating a 16,500 square foot portion of 6th Street, a portion of public street lying between Buford Avenue and Hancock Avenue, conditioned upon payment of \$28,000 for fair market value of the improved street and execution of an agreement to relocate stormwater infrastructure. (District 1)

This Ordinance was passed on second reading on the consent agenda.

Enactment No: 031913

6. Ordinance authorizing acceptance of grant from U. S. Department of Justice, Bureau of Justice Assistance, in amount of \$175,175 for FY 2019 Edward Byrne Memorial Justice Assistance Grant Program; and appropriating \$175,175 in Police Grants Fund with \$80,917 of funds distributed to Nueces County and \$13,340 of funds distributed to City of Robstown. The remaining funds of \$80,918 will be used by the City for enhancement of law enforcement efforts.

This Ordinance was passed on second reading on the consent agenda.

Enactment No: 031915

7. Ordinance approving the purchase of Harris Public Safety communication radios in an amount not to exceed \$3,567,032.20 to be

used by the Corpus Christi Police Department from Dailey and Wells Communications, Inc; appropriating \$1,189,010.73, from the unreserved fund balance of the General Fund initially budgeted in FY 2019 for this purpose but not encumbered; and amending the FY 2019-2020 operating budget to increase expenditures.

This Ordinance was passed on second reading on the consent agenda.

Enactment No: 031916

8. Ordinance authorizing an agreement with Texas Food and Wine Festival, LLC to allow use of Heritage Park and portions of Fitzgerald Street and Hughes Street for the Corpus Christi Food and Wine Festival Event and related activities on November 23, 2019.

This Ordinance was passed on second reading on the consent agenda.

Enactment No: 031917

9. Ordinance accepting \$31,105.92 from Epic Y Grade Pipeline, LP and authorizing an amendment to the existing Revocable Easement to allow construction of an additional 12-inch pipeline.

This Ordinance was passed on second reading on the consent agenda.

Enactment No: 031918

10. Ordinance approving the purchase of twenty-six pickup trucks for a total amount not to exceed \$951,159.04 from Silsbee Ford of Silsbee, Texas via the GoodBuy Purchasing Cooperative to be used by the Utilities Department's staff for daily operations; appropriating \$951,159.04 from the unreserved fund balance in the Water Fund, the Wastewater Fund, and the Storm Water Fund that was previously budgeted in FY 2019 for this purpose but not encumbered; and amending the FY 2019-2020 operating budget to increase expenditures.

This Ordinance was passed on second reading on the consent agenda.

Enactment No: 031919

11. Ordinance appropriating anticipated revenues from the Texas Department of Transportation (TxDOT) in the amount of \$635,549 and awarding a contract to Mako Contracting, LLC. for construction of sidewalk and lighting improvements for the S.E.A. District Pedestrian Improvement project in the amount of \$794,436.22. The project is located in City Council District 1 and the contract will begin upon issuance of notice to proceed. Funding is approved and available from an 80% TxDOT grant and a 20% match from Street Bond 2016 CIP.

This Ordinance was passed on second reading on the consent agenda.

Enactment No: 031920

Contracts and Procurement - Consent

13. Motion approving the purchase from GT Distributors, Inc. of Austin, Texas for a total amount not to exceed \$103,155.00, for weapon-mounted Surefire X300 Ultra LED handgun lights to be used by the Police Department to accompany the new Smith and Wesson M&P 9mm service weapons, with funding through the CC Crime Control Fund.

This Motion was passed on the consent agenda.

Enactment No: M2019-185

16. Resolution authorizing a three-year supply agreement with J.Q & G Incorporated, dba OB Traffic, of Roanoke, Virginia in an amount not to exceed \$226,500.00 for the purchase of up to 30 traffic signal cabinets, for Street Operations effective upon issuance of notice to proceed, with FY 2020 funding in the amount of \$75,500.00 available through the Street Fund.

This Resolution was passed on the consent agenda.

Enactment No: 031923

17. Motion authorizing a two-year supply agreement with Wilnat Inc., dba Koons Gas Measurement of Tulsa, Oklahoma in an amount not to exceed \$139,750.00 to purchase residential gas regulators, effective upon issuance of notice to proceed, with FY 2020 funding in an amount of \$58,229.17 available through the Gas Fund.

This Motion was passed on the consent agenda.

Enactment No: M2019-187

18. Motion authorizing three, three-year supply agreements for a total amount not to exceed \$862,332.75, with an agreement with each of the following vendors: T&W Tire, LLC, of Oklahoma City, Oklahoma, in the amount of \$296,030.00 for the purchase of tires for refuse trucks for Solid Waste; Southern Tire Mart, LLC, of Columbia, Mississippi in the amount of \$158,202.00 for the purchase of tires for Tahoe police vehicles; and, The Goodyear Tire & Rubber Company, of Akron, Ohio in the amount of \$408,100.75 for the purchase of tires for police pursuit vehicles, effective upon issuance of notice to proceed, with FY 2020 funding in an amount of \$287,444.25 available through the Fleet Maintenance Fund.

This Motion was passed on the consent agenda.

Enactment No: M2019-188

19. Motion authorizing two purchases for a total amount of \$180,293.42; one with Computer Solutions, of San Antonio, Texas in an amount of

\$121,793.42 for network equipment, and second with Dell EMC, of Round Rock, Texas in an amount of \$58,500.00 for 60 All-in-One Desktop computers; to be used by the community of Corpus Christi at the public libraries and increase broadband capability, effective upon issuance of a purchase order, with funding available in the CDBG Grants fund.

This Motion was passed on the consent agenda.

Enactment No: M2019-189

General Consent Items

- 20.** Motion authorizing a Joint Funding Agreement with the United States Geological Survey (USGS), U.S. Department of the Interior, for USGS to maintain automated river gauging stations that record stream flows and water quality parameters associated with the Frio and Nueces Rivers and associated tributaries, which is data the City uses daily to manage releases from the City's reservoir system and for water treatment operations, whereby the USGS contributes \$28,950.00 and the City contributes \$166,350.00.

This Motion was passed on the consent agenda.

Enactment No: M2019-190

- 21.** Resolution authorizing execution of Interlocal Cooperation Agreement with Del Mar College for improvements associated with Del Mar College's new campus located at Yorktown Boulevard and Rodd Field Road in District 5 including a new pedestrian/bicycle bridge and trail, designated turn lanes and driveway cuts, and enhanced landscaping with irrigation.

This Resolution was passed on the consent agenda.

Enactment No: 031924

- 22.** Resolution amending and reaffirming the City of Corpus Christi's Investment Policy and Investment Strategies for Fiscal Year 2019-2020.

This Resolution was passed on the consent agenda.

Enactment No: 031925

- 23.** Resolution authorizing Amendment No. 1 to Chapter 380 Economic Development Agreement between the City of Corpus Christi, Texas, voestalpine Texas LLC, and the Port of Corpus Christi Authority of Nueces County, Texas, relating to the development of property.

This Resolution was passed on the consent agenda.

Enactment No: 031926

12. Ordinance authorizing the execution of the Second Addendum to the Water Supply Agreement with the Beeville Water Supply District, subject to release of all claims by Beeville Water Supply District and City of Beeville against the City of Corpus Christi and subject to withdrawal of all administrative proceedings filed by Beeville Water Supply District and City of Beeville against the City of Corpus Christi in the Public Utility Commission of Texas and subject to payment of all amounts determined by the City Manager to be owed pursuant to the existing contract between the parties after waiver of \$162,809.85 of Future Water Resources Reserve Fund charges that were contested and withheld by said District and authorizing the City Manager to make the aforesaid waiver.

Mayor McComb deviated from the agenda and referred to Item 12.

There were no comments from the Council or the public.

Council Member Smith made a motion to approve the ordinance, seconded by Council Member Molina. This Ordinance was passed on second reading and approved with the following vote:

Aye: 8 - Mayor McComb, Council Member Garza, Council Member Guajardo, Council Member Hernandez, Council Member Hunter, Council Member Molina, Council Member Roy and Council Member Smith

Abstained: 1 - Council Member Barrera

Enactment No: 031921

5. Zoning Case No. 0719-02 B&A Terra Firma Development, LLC: (District 4) Ordinance rezoning property at or near 2110 Laguna Shores Road from the "RE" Residential Estate District to the "RS-15" Single Family 15 District. Requires 3/4 Vote for zoning change.

Mayor McComb referred to Item 5.

Mayor McComb stated that this item is being reconsidered because Flour Bluff Independent School District indicated they will support a change of zoning to RS-15 instead of RS-6.

Mayor McComb called for comments from the public. Rebecca Root, 325 Lola Johnson Rd., spoke in opposition to the change in zoning to RS-15 and spoke regarding: potential for flooding existing properties if the subject land is developed; the uniqueness of the properties on Lola Johnson Rd.; and wetlands. Charlene Rombs, 230 Lola Johnson Rd., spoke in opposition to the change in zoning to RS-15 and spoke regarding the history of City Council votes regarding rezoning the subject property; FBISD's support for RS-15; and the ethics and integrity of the City Council and City staff, which Mayor McComb and Ms. Rombs discussed. Jenny Ashmore, Lola Johnson Rd., spoke in opposition to the change in zoning to RS-15 and spoke regarding wetlands being on both sides of Local Johnson Rd; and needing to fill in wetlands in order to develop the subject property. Miguel Saldana, 4555 Moonlake Ridge,

with Saldana Consulting and representing the applicant, spoke regarding FBISD being in favor of RS-15, but opposing RS-6; that the wetlands discussed by residents today are not designated wetlands; and the loss of land the applicant has incurred due to an Army Corps of Engineers' wetland designation.

Council Member Molina made a motion to approve the ordinance, seconded by Council Member Garza. This Ordinance was passed on second reading and approved with the following vote:

Aye: 9 - Mayor McComb, Council Member Barrera, Council Member Garza, Council Member Guajardo, Council Member Hernandez, Council Member Hunter, Council Member Molina, Council Member Roy and Council Member Smith

Abstained: 0

Enactment No: 031914

S. EXECUTIVE SESSION: (ITEMS 35 - 36)

Mayor McComb deviated from the agenda and referred to Executive Session Items 35 and 36. The Council went into executive session at 2:37 p.m. The Council returned from executive session at 3:10 p.m.

- 35. Executive Session pursuant to Texas Government Code § 551.071** and Texas Disciplinary Rules of Professional Conduct Rule 1.05 to consult with attorneys concerning legal issues related to contractual obligations pursuant to the lease of property to SQH Sports & Entertainment, Inc. near the intersection of State Highway 286 and Weber Road and areas adjacent thereto and pursuant to **Texas Government Code § 551.072** to discuss and deliberate the lease and value of the aforementioned real property owned by the City when deliberation in open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.

This E-Session Item was discussed in executive session.

- 36. Executive Session pursuant to Texas Government Code § 551.071** and Texas Disciplinary Rules of Professional Conduct Rule 1.05 to consult with attorneys concerning legal issues related to annexation, disannexation, and potential development agreement(s) with entities that are considering the construction, expansion, and/or ownership of industrial facilities (including, but not limited to proposed Gulf Coast Growth Ventures' chemical manufacturing facility in San Patricio County and recently annexed industrial facilities in San Patricio County, including but not limited to Voestalpine) and pursuant to **Texas Government Code § 551.087** to discuss confidential commercial or financial information pertaining to the aforesaid business prospect(s) that the City seeks to have locate, stay or expand in or near the territory of the City and with which the City may conduct economic development negotiations and/or deliberate possible economic development issues concerning

said business prospect(s).

This E-Session Item was discussed in executive session.

L. RECESS FOR LUNCH

The recess for lunch was held during Executive Session Items 35 and 36.

G. CITY MANAGER'S COMMENTS / UPDATE ON CITY OPERATIONS:

Mayor McComb referred to City Manager's Comments. City Manager Peter Zaroni reported on the following topics:

a. OTHER

1) The amount pledged by City employees over the years and during this year's United Way Campaign. 2) Provided a homelessness and workforce housing update. 3) Announced a homelessness-related walk-in-their-shoes event, sponsored by Metro Ministries, where participants will walk from Metro Ministries to City Hall on November 9, 2019. 4) The City has been awarded a grant from the National Park Services' Trails and Conservation Program to study the design of a potential eco-park on the north end of North Beach. Related workshops will take place from 3:00 p.m. - 6:00 p.m. on November 21 and 6:00 p.m. - 8:00 p.m. on November 22, 2019, at the Texas State Aquarium.

H. MINUTES:

2. Regular Meeting of October 29, 2019 and Joint Workshop Session of October 24, 2019.

Mayor McComb referred to Item 2.

A motion was made by Council Member Garza, seconded by Council Member Molina, that the Minutes be passed. The motion carried by a unanimous vote.

N. REGULAR AGENDA: (ITEMS 27 - 28)

27. Resolution authorizing execution of an Interlocal Cooperation Agreement with the Nueces County for their 100% increment participation in the North Beach Tax Increment Reinvestment Zone No. 4 for a period ending December 31, 2039

Mayor McComb referred to Item 26.

City Manager Peter Zaroni stated that the purpose of this item is to approve an Interlocal Agreement with Nueces County for their 100% participation in Tax Increment Reinvestment Zone Number 4 (TIRZ#4).

There were no comments from the Council or the public.

Council Member Smith made a motion to approve the resolution, seconded by Council Member Molina. This Resolution was passed and approved with the

following vote:

Aye: 9 - Mayor McComb, Council Member Barrera, Council Member Garza, Council Member Guajardo, Council Member Hernandez, Council Member Hunter, Council Member Molina, Council Member Roy and Council Member Smith

Abstained: 0

Enactment No: 031928

28. Appointment of Reinvestment Zone No. 4 Board of Directors

Mayor McComb referred to Item 28.

Reinvestment Zone No. 4 Board

Council Member Smith made a motion to appoint Roland Barrera (City), Gil Hernandez (City), Michael Hunter (City), Joe McComb (City), Ben Molina (City), Greg Smith (City), Rudy Garza (City), Paulette Guajardo (City), and Everett Roy (City), seconded by Council Member Barrera and approved unanimously.

Council Member Molina made a motion to appoint Tom Schmid (Director of Texas State Aquarium) and Steve Banta (Director of USS Lexington), seconded by Council Member Garza and approved unanimously.

Council Member Barrera made a motion to appoint Barbara Canales (Nueces County - Appointed by City), seconded by Council Member Garza and approved unanimously.

Council Member Garza made a motion to appoint Everett Roy Chairman, seconded by Council Member Hunter and approved unanimously.

O. RECESS CITY COUNCIL MEETING:

Mayor McComb recessed the meeting at 3:22 p.m. to hold a meeting of the Tax Increment Reinvestment Zone Number 4 (TIRZ#4).

P. RECONVENE THE CITY COUNCIL MEETING:

Mayor McComb reconvened the meeting at 3:52 p.m.

K. CONSENT AGENDA: (ITEMS 14 - 15)

14. Motion authorizing a one-year rental agreement with Herc Rentals Inc., of Corpus Christi, Texas, for on-call rental of mini-excavators and attachments used daily by Water Utilities Department for emergency repairs and construction of water and wastewater infrastructure, for a total amount not to exceed \$180,726.00, effective upon issuance of a notice to proceed, with funding through the Water and Wastewater Funds.

Mayor McComb referred to Item 14.

In response to a council member's questions, Director of Water Utilities Kevin Norton stated that the intent of this rental agreement is allow the City to rent mini excavators to allow City crews to continue working while City-owned

units are repaired; and that Water Utilities' requirement is 22 units.

There were no comments from the public.

Council Member Garza made a motion to approve the motion, seconded by Council Member Molina. This Motion was passed and approved with the following vote:

Aye: 9 - Mayor McComb, Council Member Barrera, Council Member Garza, Council Member Guajardo, Council Member Hernandez, Council Member Hunter, Council Member Molina, Council Member Roy and Council Member Smith

Abstained: 0

Enactment No: M2019-186

- 15.** Resolution authorizing a five-year service agreement with Pump Solutions, Inc. of New Caney, Texas for a total amount not to exceed \$125,884.00 for maintenance and repairs for three Amacan pumps at the Rincon Bayou Pump Station, effective upon issuance of notice to proceed, with funding in FY2020 in an amount of \$74,061.00 through the Water Fund.

Mayor McComb referred to Item 15.

A council member and Director of Water Utilities Kevin Norton discussed the following topics: if the pumps are tracked in Maximo; asset life cycle management; the life span and age of existing pumps; staggering the purchase of pumps; and that one pump will be overhauled as part of this service agreement.

There were not comments from the public.

Council Member Smith made a motion to approve the resolution, seconded by Council Member Garza. This Resolution was passed and approved with the following vote:

Aye: 9 - Mayor McComb, Council Member Barrera, Council Member Garza, Council Member Guajardo, Council Member Hernandez, Council Member Hunter, Council Member Molina, Council Member Roy and Council Member Smith

Abstained: 0

Enactment No: 031922

M. PUBLIC HEARINGS: (ITEMS 24 - 25)

- 24.** Ordinance authorizing a Water Arterial Transmission and Grid Main Line Extension Construction and Reimbursement Agreement with Braselton Custom Homes, LTD to extend a water transmission and grid main line for a planned residential subdivision located on CR-33 with a completion date of May 30, 2021;and appropriating \$1,233,230.25 from the Water Arterial Transmission and Grid Main Trust Fund to reimburse the Developer per agreement. (District 3)

Mayor McComb referred to Item 24.

Director of Development Services Al Raymond recommended the following amendment to Item 24: to amend the ordinance to remove the \$65,000 transfer from the Water Distribution Main Trust Fund to the Water Arterial Transmission and Grid Main Trust Fund and to amend the reimbursement agreement to limit the reimbursement to \$1,233,230.25, and to amend the appropriation from the Water Arterial Transmission and Grid Main Trust Fund from \$1,485,130.25 to \$1,233,230.25.

Director Raymond stated that the purpose of this item is to execute a water arterial and transmission grid main extension, construction and reimbursement agreement with Braselton Custom Homes, LTD for the installation of 4,850 linear feet of 16-inch water arterial grid main line and to appropriate from the Water Arterial and Grid Main Transmission Grid Main Trust Fund an appropriation of \$1,233,230.25 to reimburse the developer.

Director Raymond presented information on the following topics: aerial map; vicinity map; and staff's recommendation of approval.

Council members, City Manager Peter Zaroni, Director Raymond and Contracts/Funds Administrator Michael Johnston discussed the following topics: that current projects would move forward under current trust fund procedures; a timeline for changes to the trust funds; and looping of the water line in the planned subdivision; future extensions of the water line; the area the new water line will serve; the number of homes to be constructed in the subdivision, by phase; the size of the water main; and that a 1-inch legacy line will become obsolete with the installation of the larger water main.

Council Member Smith made a motion to amend the ordinance to remove the \$65,000 transfer from the Water Distribution Main Trust Fund to the Water Arterial Transmission and Grid Main Trust Fund and to amend the reimbursement agreement to limit the reimbursement to \$1,233,230.25, and to amend the appropriation from the Water Arterial Transmission and Grid Main Trust Fund from \$1,485,130.25 to \$1,233,230.25, seconded by Council Member Molina.

A council member discussed the impact of this item on growth, expanding residential development and increase to the City's tax base.

In response to a question from a council member, Bart Braselton, Braselton Custom Homes, LTD, discussed the total number of homes in the development; the build out time; the price range of the homes; the total value at build out; and the importance of the trust fund in development.

Council members discussed the following topics: development in the area of the planned subdivision; police and fire service in the planned development and the possible use of developer trust funds for related costs; discouraging the use of septic systems and water wells in the area to be developed; and existing arrangements for fire service with London Independent School District and residents in the area.

Mayor McComb opened the public hearing. There were no comments from the public.

The motion to amend the ordinance passed unanimously (Council Members Hunter and Garza - abstained).

Council Member Barrera made a motion to approve the ordinance as amended, seconded by Council Member Guajardo.

Mayor McComb closed the public hearing.

This Ordinance was passed on first reading as amended and approved with the following vote:

Aye: 7 - Mayor McComb, Council Member Barrera, Council Member Guajardo, Council Member Hernandez, Council Member Molina, Council Member Roy and Council Member Smith

Abstained: 2 - Council Member Garza and Council Member Hunter

25.

Ordinance amending Section 53-109 of the City Code which allows golf carts in certain areas by adding neighborhood electric vehicles and off-highway vehicles as an allowable mode of transportation within the city, specifically North Padre Island, Mustang Island, and North Beach; and providing for a penalty.

Mayor McComb referred to item 25.

Assistant City Manager Keith Selman discussed the following topics: that during the last legislative session, the Texas legislature provided a mechanism for neighborhood electric/off-highway vehicles to be utilized on public roadways; the Island Strategic Action Committee's review of this topic; safety equipment in neighborhood electric/off-highway vehicles; locations where golf carts are currently allowed and where neighborhood electric/off-highway vehicles will be allowed; mirroring, in the ordinance, the related state statute; the requirement in the ordinance that individuals must wear a seat belt, if the neighborhood electric/off-highway vehicle is equipped with seat belts; and a requirement that the ordinance be displayed on rented neighborhood electric/off-highway vehicles.

Mayor McComb opened the public hearing.

A council member and Assistant City Manager Selman discussed the safety record of golf carts.

Carrie Robertson Meyer discussed the use of golf carts on North Beach.

A council member discussed the use of neighborhood electric/off-highway vehicles in master planned communities.

Council Member Roy made a motion to approve the ordinance, seconded by Council Member Hunter. This Ordinance was passed on first reading and approved with the following vote:

Aye: 9 - Mayor McComb, Council Member Barrera, Council Member Garza, Council Member Guajardo, Council Member Hernandez, Council Member Hunter, Council Member Molina, Council Member Roy and Council Member Smith

Abstained: 0

Q. FIRST READING ORDINANCES: (ITEMS 29 - 33)

- 29.** Ordinance to amend the 40-year Lease Agreement with SQH Sports & Entertainment, Inc., which was originally authorized on October 18, 2016 for the lease of approximately 67.69 acres of unimproved land near State Highway 286 and FM 43 (Weber Road) for a regional youth sports complex, with the amendment to provide for extension of the performance milestones in the lease and notice of default.

Mayor McComb referred to Item 29.

Assistant City Manager Keith Selman discussed the following topics: project milestones; and new timelines that are the subject of the proposed amendment to the existing lease agreement.

There were no comments from the Council or the public.

Council Member Barrera made a motion to approve the ordinance, seconded by Council Member Smith. This Ordinance was passed on first reading and approved with the following vote:

Aye: 8 - Mayor McComb, Council Member Barrera, Council Member Guajardo, Council Member Hernandez, Council Member Hunter, Council Member Molina, Council Member Roy and Council Member Smith

Abstained: 1 - Council Member Garza

- 30.** Ordinance disannexing approximately 540.79 acres of land located in the La Quinta corridor from the City of Corpus Christi, Texas pursuant to an amendment to a Chapter 380 economic development incentive agreement with the Port of Corpus Christi Authority and Voestalpine Texas, LLC; adjusting the City boundaries accordingly; providing for severance, publication, and an effective date.

Mayor McComb referred to Item 30.

City Attorney Miles K. Risley stated that the purpose of this item is to disannex approximately 540 acres in the La Quinta corridor, which is tied to the 380 agreement with the Port of Corpus Christi Authority and Voestalpine Texas, LLC.

There were no comments from the Council or the public.

Council Member Molina made a motion to approve the ordinance, seconded by Council Member Roy. This Ordinance was passed on first reading and approved with the following vote:

Aye: 9 - Mayor McComb, Council Member Barrera, Council Member Garza, Council Member Guajardo, Council Member Hernandez, Council Member Hunter, Council Member Molina, Council Member Roy and Council Member Smith

Abstained: 0

- 31.** Ordinance amending the FY2019-2020 Operating Budget, adopted by Ordinance No. 031870, to create a temporary provisional Fire Captain position within the Fire Department complement.

Mayor McComb referred to Item 31.

Fire Chief Robert Rocha stated that the purpose of this item is to amend the FY2019-2020 operating budget, adopted by the City Council, to create a temporary provisional fire captain position within the Fire Department complement; recently, an arbitrator reinstated a Fire Captain back to his position, which was vacated in January 2018, after he was terminated; the vacancy created in January 2018 has since been filled; such a provisional position is being requested for the most recently promoted fire captain, until such time that a new vacancy occurs, or until the end of FY2019-2020; and that, due to two announced retirements for the position of Fire Captain, it is anticipated that the provisional position will be needed for approximately 2 months.

A council member and Fire Chief Rocha discussed the background necessitating this item; and the sources of funding for related back pay to the reinstated Fire Captain.

There were no comments from the public.

This Ordinance was passed and approved on first reading with the following vote:

Aye: 9 - Mayor McComb, Council Member Barrera, Council Member Garza, Council Member Guajardo, Council Member Hernandez, Council Member Hunter, Council Member Molina, Council Member Roy and Council Member Smith

Abstained: 0

- 32.** Ordinance accepting and appropriating Airport Grant #58 in the amount of \$9,445,368; awarding a contract in the amount of \$6,884,574.42 with Airfield Contracting, a Joint Venture between Head, Inc. of Columbus, Ohio and Jackson Construction Services, LLC, of Jacksboro, Texas for the total base bid and additive alternates 1 and 2 for the Corpus Christi International Airport (CCIA) Rehabilitate Terminal Apron Phase III and East General Aviation Apron Phase IV projects, effective upon issuance of notice to proceed, with funding available in the Airport Capital program by acceptance of the grant and; transferring \$1,049,486 as a 10% grant match from the unreserved fund balance of the Airport Operational Fund.

Mayor McComb referred to Item 32.

Director of Engineering Services Jeff Edmonds stated that the purpose of this item is to accept the grant from the Federal Aviation Administration; award the construction contract to Airfield Contracting; transfer funds, out of the fund reserve, to cover the City's 10% match for the grant; and award the base bid, plus alternates 1 and 2 for the fourth of a five-phase effort to rehabilitate part of

the terminal apron and the general aviation apron.

There were not comments from the Council or the public.

Council Member Garza made a motion to approve the ordinance, seconded by Council Member Roy. This Ordinance was passed first reading and approved with the following vote:

Aye: 9 - Mayor McComb, Council Member Barrera, Council Member Garza, Council Member Guajardo, Council Member Hernandez, Council Member Hunter, Council Member Molina, Council Member Roy and Council Member Smith

Abstained: 0

- 33.** Ordinance abandoning and vacating a 10-foot wide by approximately 180-feet in length (1,800 sq. ft.) portion of an existing drainage easement out of Lots 3 & 4, Block 1, Padre Island - Corpus Christi Section E located at 15045 & 15041 Aruba Drive. (District 4)

Mayor McComb referred to Item 33.

Director of Development Services Al Raymond stated that the purpose of this ordinance is to abandon and vacate a 10-foot wide by approximately 180-foot long portion of an existing drainage easement out of Lots 3 and 4, Block 1, Padre Island, Corpus Christi, Section E, located at 15045 and 15041 Aruba Dr.

Director Raymond presented information on the following topics: vicinity map; aerial overview; and staff's recommendation for approval.

Director Raymond stated that this was an easement on paper, that was never improved, does not impact subsequent development and that the easement is not required for stormwater drainage along this portion of Aruba Drive.

A council member discussed that this makes one lot out of two; and the potential value of the property after this action is taken.

There were no comments from the public.

Council Member Smith made a motion to approve the ordinance, seconded by Council Member Molina. This Ordinance was passed on first reading and approved with the following vote:

Aye: 9 - Mayor McComb, Council Member Barrera, Council Member Garza, Council Member Guajardo, Council Member Hernandez, Council Member Hunter, Council Member Molina, Council Member Roy and Council Member Smith

Abstained: 0

S. EXECUTIVE SESSION: (ITEM 37)

- 37.** **Executive Session pursuant to Texas Government Code § 551.071 and Texas Disciplinary Rules of Professional Conduct Rule 1.05 to consult with attorneys concerning legal issues related to legislation recently approved by or potentially being sought in the Texas Legislature**

and/or U.S. Congress related to municipal matters.

This E-Session Item was withdrawn by staff.

T. IDENTIFY COUNCIL FUTURE AGENDA ITEMS

Mayor McComb referred to Identify Council Future Agenda Items. No items were discussed or identified.

U. ADJOURNMENT

The meeting was adjourned at 4:47 p.m.

TAB 4



I HEREBY CERTIFY that the foregoing is a true and correct copy of the minutes of the Regular Meeting of the Corpus Christi City Council of October 29, 2019, which were approved by the City Council on November 12, 2019.

WITNESSETH MY HAND AND SEAL, on this the 18th day of November 2019.

Rebecca Huerta
City Secretary
Corpus Christi, Texas

(S E A L)



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes

City Council

Tuesday, October 29, 2019

11:30 AM

Council Chambers

Addendums may be added on Friday.

A. Mayor Joe McComb to call the meeting to order.

Mayor McComb called the meeting to order at 11:32 a.m.

B. Invocation to be given by Pastor Rick Barrera, Believe Church.

Pastor Rick Barrera gave the invocation.

C. Pledge of Allegiance to the Flag of the United States and to the Texas Flag to be led by Jim Davis, Director of Asset Management.

Mr. Jim Davis led the Pledge of Allegiance to the flag of the United States and the Texas Flag.

D. City Secretary Rebecca L. Huerta to call the roll of the required Charter Officers.

City Secretary Rebecca L. Huerta called the roll and verified that a quorum of the City Council and the required Charter Officers were present to conduct the meeting.

Charter Officers:

City Manager Peter Zanoni, City Attorney Miles K. Risley, and City Secretary Rebecca L. Huerta.

Present: 9 - Mayor Joe McComb, Council Member Roland Barrera, Council Member Rudy Garza, Council Member Paulette Guajardo, Council Member Gil Hernandez, Council Member Michael Hunter, Council Member Ben Molina, Council Member Everett Roy, and Council Member Greg Smith

E. Proclamations / Commendations

1. Proclamation declaring October 10, 2019, "Real Men Wear Pink Day".
Proclamation declaring October 28-November 1, 2019, "Red Ribbon Week".
Proclamation declaring November 2, 2019, "Face to Face Walk for Memory Day".
Proclamation declaring November 2019, "50th Anniversary Month of Freddie Records".
Commendation for K-Space Contemporary.

The Proclamations and Commendation were presented.

- F. PUBLIC COMMENT - APPROXIMATELY 12:00 P.M.** If you choose to speak during this public comment period regarding an item on the agenda, you may do so. You will not be allowed to speak again, however, when the Council is considering the item. Citizen comments are limited to three minutes. If you have a petition or other information pertaining to your subject, please present it to the City Secretary. Any electronic media (e.g. CD, DVD, flash drive) that the Public would like to use while they speak **MUST** be submitted a minimum of 24 hours prior to the Meeting. Please contact the Communication department at 361-826-3211 to coordinate. This is a public hearing for all items on this agenda.

Mayor McComb referred to comments from the public. City Attorney Miles K. Risley read the Rules of Decorum for the Council Chambers. City Secretary Rebecca L. Huerta conducted the public comment period.

C. J. Johnson, 509 S. Carancahua St., spoke regarding shootings related to mental health. John Powell, 4634 Barnard Dr., thanked a Council member and certain City staff for their assistance resolving a concern relating to high water bills; discussed an experience he had with political corruption; spoke in favor of the Park Road 22 bridge and development of North Beach. The following individuals spoke in support of creating a Tax Increment Reinvestment Zone Number 4 (TIRZ#4) on North Beach: Chris Kuehn, 7038 Pharaoh; Robert Ferguson, 1334 Sandpiper Dr.; Ron Graven, 202 Surfside Blvd.; Gordon Landreth, 1309 Sealane Dr.; Dee Dee Williams, 325 Cape Cod; Ann Foote, 4217 Gulfbreeze Blvd.; Steve Gomez, 6630 Clarion Dr.; Barbara Sico, 19 Hewit Dr.; Carrie Robertson Meyer, 4401 Gulfbreeze Blvd.; Barbara Welder, 202 Reef Ave.; Nueces County Commissioner Carolyn Vaughn; Juan Cantu, 3302 Surfside Blvd.; Taylor Oldroid, 4825 Everhart Rd., on behalf of the Corpus Christi Association of Realtors; and Jerry Bass, 6722 Pharaoh. Margareta Fratila, 3606 Tripoli Dr., spoke regarding development and infrastructure on North Beach. Peter Davidson, 1525 N. Shoreline Blvd., thanked the City and City Departments for maintaining the City of Corpus Christi. Chad Magill, 641 Texas Ave., spoke regarding drainage and the canal option on North Beach; Susie Luna Saldana, 4710 Hakel, spoke regarding funding sources for the development of North Beach; Ray Madrigal de Pancho Villa, 4253 Dody St.; spoke regarding the homeless at Leopard and N. Staples Streets; transporting the homeless to other cities; concerns regarding the use of Lamar Elementary to house the homeless; using Memorial Hospital to house the homeless; and the lateness with which the police unit assigned to respond to individuals who have mental illness responds. Gloria Scott, 4422 S. Alameda St., thanked Council for their recent work on Blucher Park; and using Memorial Hospital to house the homeless. Rolando Garza, 8225 Leopard St., spoke in opposition to re-purposing Lamar Elementary to house the homeless.

G. CITY MANAGER'S COMMENTS / UPDATE ON CITY OPERATIONS:

Mayor McComb referred to City Manager's Comments. City Manager Peter Zaroni reported on the following topics:

a. OTHER

1) Provided an update on FY19/20 budget initiatives. 2) Discussed the status and timeline to hire a new Chief Executive Officer at the Corpus Christi Convention and Visitors Bureau. 3) Announced that the First Friday celebration in the Marina Arts District will take place from 5:30 p.m. - 9:00 p.m. this Friday.

2. North Beach Drainage Analysis

Mayor McComb referred to Item 2.

City Manager Zaroni discussed the following topics: possible North Beach drainage solutions; a more robust drainage system; that funding is a key component; the cost of a navigable channel and the cost of and need to raise city streets and possible funding sources; if developers have the monies necessary to commit; improving North Beach while meeting the rest of the City's needs; testing Urban Engineering's report via other engineers and by public input; developing a comprehensive calendar for North Beach improvements in order to minimize disruption to residents and businesses; which developers may want to build on the canal; and a long-term plan to address drainage solutions.

Assistant City Manager Mark Van Vleck presented information on the following topics: overview; tidal flooding; observed tidal flooding at 10/18/2019; elevations 2.5 feet and below; elevation profiles; Sandbar Ave., Beach Ave., Gulf Spray Ave., Surfside Park, Bridgeport Ave., and Breakwater Ave. elevations; street improvements needed and estimated cost; North Beach projects from 2007 - 2019; decrease in sanitary sewer overflows on North Beach; stormwater infrastructure and related funding sources; the total number of buildings on North Beach and the total number of those that are elevated; and the flood insurance rate map.

Chip Urban, Urban Engineering, presented information on the following topics: introduction; study area; existing conditions; relative sea level rise; tidal inundation at the north and south end of North Beach; existing drainage; two-part solution (provide better way for stormwater to get out and raise property); Options 1 and 2 layout; Option 3 navigable channel; Option 3 layout; utilities; cost estimates for each of the three options; conclusions; and recommendations.

Council members, City Manager Zaroni, Assistant City Manager Van Vleck and Mr. Urban discussed the following topics: elevating residential and commercial buildings on North Beach; extending drainage to properties that cannot be elevated; that there are a large number of properties that can be elevated; phasing in North Beach improvements; installing a better drainage system before elevating properties; long term elimination of flooding on North Beach; the quantity of soil needed to elevate North Beach; using fill dirt, from other projects in the area, on North Beach; if beach erosion was part of Urban Engineering's study; the effect of beach erosion and the City commissioning a study to get information on this; tidal flooding on North Beach; how Charleston, South Carolina's drainage system works; the use of check valves on stormwater outfalls on North Beach; installation of monitoring wells to determine water table levels in relation to tides; flooding coming through the stormwater system and over land; the potential effectiveness of check valves on North Beach; paving over manhole covers; transitioning from contractors to

City staff to monitor and inspect paving projects; acquiring fill dirt generated from the new Harbor Bridge project for use on North Beach; using soil excavated from the construction of the navigable channel on North Beach; differences in soils; the costs of drainage and elevation on North Beach as set out in Urban Engineering's study; the return on investment for North Beach projects; the percentage of flooding to be resolved on North Beach with construction of the navigable channel; the City's responsibility to resolve North Beach drainage issues; a history of platting of North Beach; sea level increases over the years; wastewater work to date and recently on North Beach; reducing infiltration; increasing the volume of drainage on North Beach; the City providing fill material for private property owners to elevate their properties; costs, funding and who is paying for what; how Option 2, consisting of an open ditch, would function and its cost; the cost of cutting a navigable channel to the bay; inclusion of a breakwater; total cost to the City of North Beach improvements; the Council viewed a brief video from the North Beach Community Association related to flooding on North Beach at high tide at Seagull and GulfSpray; permitting; functionality of the existing stormwater system on North Beach; whether the TIRZ#4 addresses drainage; and a request from a council member to explore check valves on stormwater drainage outfalls on North Beach.

H. MINUTES:

3. Regular Meetings of September 24, 2019 and October 15, 2019 and Special Meeting of October 1, 2019.

Mayor McComb referred to Item 3.

A motion was made by Council Member Paulette Guajardo, seconded by Council Member Greg Smith, that the Minutes be passed. The motion carried by a unanimous vote.

I. BOARD & COMMITTEE APPOINTMENTS:

4. ~~Sister City Committee (3 vacancies)~~

This item will not be considered.

Board and Committee Appointments were withdrawn.

Q. EXECUTIVE SESSION: (ITEM 33)

Mayor McComb deviated from the agenda and referred to Executive Session Item 33. The Council went into executive session at 2:33 p.m. The Council returned from executive session at 3:11 p.m.

33. **Executive Session pursuant to Texas Government Code § 551.071 and Texas Disciplinary Rules of Professional Conduct Rule 1.05 to consult with attorneys concerning litigation including, but not limited to, the case of *Graham Construction Services, Inc. et al v. City of Corpus Christi et al*, including potential consideration of settlement offers and/or fees for attorneys, engineers, and other expert witnesses assisting in**

defense of action(s) and updates on litigation in other cases.

The Council considered the following motion:

Motion to authorize the execution of amendments, agreements and encumbrance of funds for legal, engineering, and other professional consulting and expert witness services and associated court reporter, copy, travel, data, and other costs for the lawsuit of Graham Construction Services, Inc. v. City of Corpus Christi, Xylem Water Solutions and Atlas Copco Compressors v. Carollo Engineers, PC, Travelers Casualty and Surety Company, Control Panels USA, Inc. and Fluid Components International LLC in a total added amount not to exceed \$1,250,000 with the law firms of Kilpatrick Townsend & Stockton, LLP, Hartline Barger, LLP, and the consulting/engineering/expert firms of Ankura Consulting Group, Enprotec, WJE and FTI and authorize carry-over of unexpended funds into the following fiscal years.

Council Member Molina made a motion to approve the motion, seconded by Council Member Garza. This Motion was passed and approved with the following vote:

Aye: 9 - Mayor McComb, Council Member Barrera, Council Member Garza, Council Member Guajardo, Council Member Hernandez, Council Member Hunter, Council Member Molina, Council Member Roy and Council Member Smith

Abstained: 0

Enactment No: M2019-184

L. RECESS FOR LUNCH

The recess for lunch was held during Executive Session Item 33.

PUBLIC HEARINGS: (ITEM 21)

- 21.** Ordinance pertaining to North Beach designating a 1,423 acre area within the jurisdiction of the City of Corpus Christi Tax Increment Reinvestment Zone (TIRZ) Number 4; setting a maximum City financial participation of \$20,000,000 via a scaled contribution for a period not to exceed 20 years; establishing a Board of Directors for the TIRZ; and, establishing a preliminary Project and Financing Plan.

Mayor McComb deviated from the agenda and referred to Item 21.

City Manager Peter Zaroni discussed the following topics: that \$32 million is estimated to be generated through a Tax Increment Reinvestment Zone Number 4 (TIRZ#4) over a 20-year period; Del Mar College's participation in TIRZ#4; and the composition and number of individuals on the TIRZ#4's board of directors.

Business Liaison Arlene Medrano presented information on the following topics: the process for creation of a TIRZ; proposed TIRZ#4 boundary; details of the proposed TIRZ#4 on North Beach; revenue projections; city participation; TIRZ#4 and General Fund revenue; summary of projects #1 - #6; summary of projects #7 - #12; revisions since City/County Joint Workshop Session; #6 North Beach parking structure initiative alternative; details of #6 North Beach parking

structure initiative; #7 project-specific development agreement; TIRZ board composition; staff recommendation; and timeline.

Mayor McComb opened the public hearing. The following individuals spoke in support of TIRZ#4: Ted Mandel, 15036 Key Largo Court; Peter Davidson, 1525 N. Shoreline Blvd.; Irma Caballero, 4966 Oakmont Dr.; Chad Magill, 641 Texas Ave.; Jeff Blackard, 401 Adriatic Parkway, McKinney, Texas; and Steve Goody, 6638 Sahara. Margareta Fratila, 3606 Tripoli Dr., spoke regarding repairing infrastructure first on North Beach. Mayor McComb closed the public hearing.

Council members, City Manager Zanoni and Business Liaison Medrano discussed the following topics: a timeline; investing 100% versus 75% in the last ten years of the TIRZ#4 and a policy addressing the percentage of City participation for all TIRZs; encouraging Del Mar College to participate in the TIRZ#4; Council support for the TIRZ#4; who has ownership of the parking spaces in project #6; the cost per parking space; closing off parking spaces; subsidy elements in the financing plan; the effect on the value of properties if streets are raised; the need for public improvements on North Beach; limitations of the current financing plan; not specifying dollars for each project in the financing plan; ensuring there is an emphasis on public improvements on North Beach; and flexibility allowed in the financing plan to fund projects.

Council Member Roy made a motion to approve the ordinance, seconded by Council Member Guajardo.

A council member, City Manager Zanoni and Business Liaison Medrano discussed the following topics: approving a TIRZ with a change in the financing plan; the restrictiveness of too much money being dedicated to infrastructure; making changes to the ordinance before second reading; consolidating the 12 project areas into 3 categories; not locking money in today for five years down the road; that any developer can apply for reimbursement through the TIRZ; and projects that are and are not pay as you go.

Council Member Roy made a motion to amend the motion to approve the ordinance to consolidate the 12 project areas into 3 categories, as follows, Incentives at \$12 million, Maintenance at \$1.5 million and Infrastructure at \$17.5 million, seconded by Council Member Guajardo.

Council members, City Manager Zanoni and Business Liaison Medrano discussed the following topics: that drainage and elevation are included in infrastructure in the incentives category; and 100% versus 75% participation in the last 10 years to the TIRZ.

The motion to amend the ordinance was passed with the following vote: Mayor McComb and Council Members Guajardo, Hunter, Molina, Roy, Smith, Barrera and Garza voting Aye and Council Member Hernandez voting No.

A council member, City Manager Zanoni and Business Liaison Medrano discussed the following topics: figures presented at the City/County Joint Workshop Session versus those presented today; that revenues should match expenditures in the TIRZ; and that reimbursements to developers are based on what the developer has paid in taxes.

Council Member Roy made a motion to approve the ordinance as amended, seconded by Council Member Guajardo. This Ordinance was passed on first reading as amended and approved with the following vote:

Aye: 9 - Mayor McComb, Council Member Barrera, Council Member Garza, Council Member Guajardo, Council Member Hernandez, Council Member Hunter, Council Member Molina, Council Member Roy and Council Member Smith

Abstained: 0

**Mayor McComb called for a recess. The Council went into recess at 4:30 p.m.
The Council returned from recess at 4:44 p.m.**

J. EXPLANATION OF COUNCIL ACTION:

K. CONSENT AGENDA: (ITEMS 5 - 20)

Second Reading Ordinances - Consent

Approval of the Consent Agenda

Mayor McComb referred to the Consent Agenda.

Council Member Smith stated that he was abstaining on Item 20. Council members requested that Items 16 and 17 be pulled for individual consideration.

A motion was made by Council Member Garza, seconded by Council Member Molina, to approve Consent Agenda Items 5 -15 and 18 - 19. The motion carried by the following vote:

Aye: 8 - Mayor McComb, Council Member Barrera, Council Member Garza, Council Member Guajardo, Council Member Hernandez, Council Member Molina, Council Member Roy and Council Member Smith

Absent: 1 - Council Member Hunter

Abstained: 0

- 5.** Case No. 0819-04, Mirabal Development Group, LC (District 5).
Ordinance rezoning property at or near 6805 Sandra Lane from the "RS-6" Single-Family 6 District to the "RM-1" Multifamily 1 District.

This Ordinance was passed on second reading on the consent agenda.

Enactment No: 031906

- 6.** Ordinance authorizing acceptance of a grant in the amount of \$48,889.40 grant from the State of Texas, Criminal Justice Division for Violence Against Women (VAWA) Program with a cash match of \$17,808.91 and in-kind match of \$2,160;

appropriating \$48,889.40 in the Police Grants Fund; and authorizing a transfer of \$17,808.91 from the General Fund to the Police Grants Fund.

This Ordinance was passed on second reading on the consent agenda.

Enactment No: 031907

7. Ordinance authorizing the acceptance of a grant in the amount of \$40,000 from the Office of the Governor's Homeland Security Grants Division for FY2020 Local Border Security Program; and appropriating \$40,000 in Police Grants Fund.

This Ordinance was passed on second reading on the consent agenda.

Enactment No: 031908

8. Ordinance approving the purchase of ten replacement trailers not to exceed \$153,963.00 to be used daily by the Utilities Department to transport heavy equipment to worksites from H & V Equipment Service, Inc. via the Buy Board Cooperative; appropriating \$59,180.20 from the unreserved fund balance in the Water Fund, \$70,969.00 from the unreserved fund balance in the Wastewater Fund and \$23,813.80 from the unreserved fund balance in the Storm Water Fund; and amending the FY 2019-2020 operating budget to increase expenditures.

This Ordinance was passed on second reading on the consent agenda.

Enactment No: 031909

9. Ordinance approving the purchase of four 2019 Ford F-150 regular cab pick-up trucks in an amount not to exceed \$110,837.00 to be used by Construction Inspectors in Engineering Services from Silsbee Ford of Silsbee, Texas via the GoodBuy Purchasing Cooperative; appropriating \$110,837.00 from the unreserved fund balance in the Engineering Services; and amending the FY 2019-2020 operating budget to increase expenditures.

This Ordinance was passed on second reading on the consent agenda.

Enactment No: 031910

Contracts and Procurement - Consent

10. Resolution authorizing execution of an Interlocal Cooperation Agreement with the Corpus Christi Downtown Management District for the maintenance of 104 planters in the downtown area for an initial period of four years.

This Resolution was passed on the consent agenda.

Enactment No: 031911

11. Motion authorizing a three year Office Lease Extension Agreement with Corpus WCEC, LLC of Dallas, Texas for lease of North Suite No 113 A in Wilson Plaza (5,503 square feet) for the operation of the City Detention Center for an amount not to exceed \$275,865.48, with first-year funding in the amount of \$91,955.16 available in the General Fund, beginning in Fiscal Year 2020.

This Motion was passed on the consent agenda.

Enactment No: M2019-175

12. Motion authorizing Amendment No. 1 to Supply Agreement No. 1261 with Chemtrade Chemicals US, LLC, of Parsippany, New Jersey, for an amount not to exceed \$97,500.00 for the 24-month term, increasing the 24-month contract amount from \$701,882.00 to \$799,382.00, allowing a price increase to the contract for the purchase of liquid ammonium sulfate solution used as a source of ammonia in the formation of chloramines to disinfect the treated water at O. N. Stevens Water Treatment Plant. Funding is available through the Water Fund.

This Motion was passed on the consent agenda.

Enactment No: M2019-176

Capital Projects - Consent

13. Motion awarding a contract to Bath Engineering for design and preparation of construction documents to implement Mechanical, Electrical and Plumbing (MEP) upgrades for the Police Headquarters building in the amount of \$143,115, located in City Council District 1, effective upon issuance of notice to proceed, with funding approved and available from Bond 2018, Proposition E, Public Health & Safety.

This Motion was passed on the consent agenda.

Enactment No: M2019-177

14. Motion awarding a contract to Clark Pipeline Services, LLC for reconstruction of Frio, Hacala, and Dorado Street Corridor from Greenwood Drive to Martin Street with new asphalt pavement and underground utility improvements in the amount of \$4,476,609.27. This project is located in City Council District 3, the contract will be effective upon issuance of notice to proceed, and funding is available from Bond 2018 Proposition A, Bond 2016 Streets, and the Utility Capital Improvement Program.

This Motion was passed on the consent agenda.

Enactment No: M2019-178

15. Motion awarding a contract to Hanson Professional Services Inc., for preparation of bid documents, street rebuild design, and delivery orders for the \$32.55 Million Residential Street Rebuild Program in the amount of \$3,389,252.89, located in all City Council districts, effective upon issuance of notice to proceed, with funding available from Bond 2018, Proposition A, Residential Street Construction Fund, and Utility Capital Program.

This Motion was passed on the consent agenda.

Enactment No: M2019-179

18. Motion awarding a contract to SCS Engineers of Bedford, Texas for design of Cefé Valenzuela Gas Collection Control System (GCCS) expansion of Cells 1B, 1C and 3C in the amount of \$163,500, effective upon issuance of notice to proceed, with funding approved and available from budgeted Solid Waste Capital Improvement Funds.

This Motion was passed on the consent agenda.

Enactment No: M2019-182

General Consent Items

19. Motion approving the 2019 Property Tax Levy of \$135,974,569.95 based on the adopted property tax rate of \$0.646264 per \$100 valuation, in accordance with Section 26.09 (e) of the Texas Tax Code.

This Motion was passed on the consent agenda.

Enactment No: M2019-183

16. Motion awarding a contract to CPC Interests, LLC d/b/a Clark Pipeline Services, LLP, for construction improvements under the Citywide Water Distribution System Indefinite Delivery/Indefinite Quantity (IDIQ) Program, in the amount up to \$5,000,000 plus two (2) optional administrative renewals for a total contract price up to \$15,000,000 for Citywide improvements, and is effective upon issuance of notice to proceed, with funding available from the Water Capital Improvement Program.

Mayor McComb referred to Item 16.

Council members and Capital Budget Manager Kamil Taras discussed the following topics: project numbers; referencing project numbers in the Capital Improvement Program; that funding is from the Indefinite Delivery Indefinite Quantity (IDIQ) program; and a request for regular updates regarding the progress of projects.

Council Member Garza made a motion to approve the motion, seconded by Council Member Smith. This Motion was passed and approved with the following vote:

Aye: 8 - Mayor McComb, Council Member Barrera, Council Member Garza, Council Member Guajardo, Council Member Hernandez, Council Member Hunter, Council Member Roy and Council Member Smith

Absent: 1 - Council Member Molina

Abstained: 0

Enactment No: M2019-180

- 17.** Motion authorizing a contract with J.S. Haren Company of Athens, Tennessee for the Whitecap Wastewater Treatment Plant (WWTP) Emissions/Odor Control and Bulkhead Rehabilitation project in the amount of \$1,916,000, to rehabilitate the emission/odor control system and repair the bulkhead. The project is located in City Council District No. 4. The contract will proceed upon the issuance of a notice to proceed and funding is approved and available through the Wastewater Capital Improvement Program (CIP) Budget.

Mayor McComb referred to Item 17.

A council member, City Manager Peter Zaroni and Director of Contracts and Procurement Kim Baker discussed the following topics: the project number; and the reason the Contracts and Procurement Department was left off the agenda memo.

Council Member Smith made a motion to approve the motion, seconded by Council Member Garza. This Motion was passed and approved with the following vote:

Aye: 8 - Mayor McComb, Council Member Barrera, Council Member Garza, Council Member Guajardo, Council Member Hernandez, Council Member Hunter, Council Member Roy and Council Member Smith

Absent: 1 - Council Member Molina

Abstained: 0

Enactment No: M2019-181

- 20.** Resolution nominating Valero Refining - Texas, L.P. to the Office of the Governor Economic Development & Tourism through the Economic Development Bank as an enterprise project pursuant to the Texas Enterprise Zone Act to encourage and to allow a rebate of State sales tax.

Mayor McComb referred to Item 20.

There were no comments from the Council or the public.

Council Member Hernandez made a motion to approve the resolution, seconded by Council Member Hunter. This Resolution was passed and approved with the following vote:

Aye: 7 - Mayor McComb, Council Member Barrera, Council Member Garza, Council Member Guajardo, Council Member Hernandez, Council Member Hunter and Council Member Roy

Absent: 1 - Council Member Molina

Abstained: 1 - Council Member Smith

Enactment No: 031912

M. PUBLIC HEARINGS: (ITEM 22)

- 22.** Ordinance closing, abandoning and vacating a 16,500 square foot portion of 6th Street, a portion of public street lying between Buford Avenue and Hancock Avenue, conditioned upon payment of \$28,000 for fair market value of the improved street and execution of an agreement to relocate stormwater infrastructure. (District 1)

Mayor McComb referred to Item 22.

Assistant Director of Development Services Nina Nixon-Mendez stated that the purpose of this item is to allow for the development of an affordable apartment complex for senior citizens.

Assistant Director Nixon-Mendez presented information on the following items: vicinity map; aerial overview; staff recommendation to approve with a floor amendment; area to which notices were mailed; and an explanation of the floor amendment being recommended.

A council member and Assistant Director Nixon-Mendez discussed the following topics: additional on site parking to be provided and its location; and the cost per parking space.

In response to a question from a council member, David Fournier, Fish Pond Development, stated that he does not have available a breakdown of the cost associated with parking spaces.

Mayor McComb opened the public hearing. There were no comments from the public. Mayor McComb closed the public hearing.

Council Member Hernandez made a motion to amend Section 2, b of the ordinance to read, "Execution of a Deferment Agreement with the City of Corpus Christi to relocate stormwater and water infrastructure within the public right of way to be abandoned and the posting of fiscal security to ensure relocation of said stormwater and water infrastructure.", seconded by Mayor McComb.

A council member and Assistant Director Nixon-Mendez discussed deferment of construction of utilities until the site development phase.

The motion to amend was passed unanimously (Council Member Garza - abstained).

Council Member Hernandez made a motion to approve the ordinance as

amended, seconded by Council Member Molina. This Ordinance was passed on first reading as amended and approved with the following vote:

Aye: 8 - Mayor McComb, Council Member Barrera, Council Member Guajardo, Council Member Hernandez, Council Member Hunter, Council Member Molina, Council Member Roy and Council Member Smith

Abstained: 1 - Council Member Garza

N. REGULAR AGENDA: (NONE)

O. FIRST READING ORDINANCES: (ITEMS 23 - 32)

- 23.** Zoning Case No. 0719-02 B&A Terra Firma Development, LLC: (District 4) Ordinance rezoning property at or near 2110 Laguna Shores Road from the "RE" Residential Estate District to the "RS-6" Single Family 6 District. Planning Commission and Staff recommend Approval. Requires 3/4 Vote for zoning change.

Mayor McComb referred to Item 23.

Mayor McComb asked if the applicant and residents in the area of the subject property are agreeable.

In response to a council member's questions, Assistant Director Nixon-Mendez explained the difference between RS-6 and RS-15 zoning designations; Council's ability to change the zoning designation; the number of dwellings per acre allowed in the RS-6 and RS-15 zoning designations; and that Flour Bluff Independent School District (FBISD) submitted a letter in support of RS-15.

Mayor McComb called for comments from the public. Rebecca Root, 325 Lola Johnson Rd, stated that she did not receive notification that this item would be on today's agenda; and provided a history of the attempted changes of zoning on the subject property. Darson Aelvoet, 281 Lola Johnson Rd., stated that the property is wetlands; that the proposed development does not comply with the published goals and objectives of the area development plan; and that the developer has not reached out to residents of the area.

Council members discussed the following topics: the reason this item is again before the Council; FBISD's reasons for initially opposing the change in zoning; that the area development plan calls for low density and RS-15 is considered low density; the potential for flooding due to RS-15; and the number of votes required to pass the ordinance.

Council Member Barrera made a motion to approve the ordinance rezoning the property to the "RS-15" Single Family 15 District, seconded by Council Member Hunter.

In response to a council members' questions, Assistant Director Nixon-Mendez discussed the number of homes allowed per acre in the RS-15 versus RS-6 zoning districts.

In response to a question from Jenny Ashmore, Lola Johnson Rd., Assistant

Director Nixon-Mendez discussed the following topics: minimum acreage necessary for a septic system; and connecting to City sewer. Miguel Saldana, Saldana Consulting, stated that the developer will extend public sewer to the development and to the lift station at the end of Lola Johnson Rd.; and discussed the status of the lift station. In response to a question from Rebecca Root, 325 Lola Johnson Rd, Juan Perales, J. Perales Civil Engineering, said the wastewater line will be laid along the east boundary of Lola Johnson Rd. and down Laguna Shores Rd. or at the northern edge of the property and across an easement.

This Ordinance was passed on first reading and approved with the following vote:

Aye: 7 - Mayor McComb, Council Member Barrera, Council Member Garza, Council Member Hernandez, Council Member Hunter, Council Member Molina and Council Member Roy

Nay: 2 - Council Member Guajardo and Council Member Smith

Abstained: 0

24.

Ordinance authorizing acceptance of grant from U. S. Department of Justice, Bureau of Justice Assistance, in amount of \$175,175 for FY 2019 Edward Byrne Memorial Justice Assistance Grant Program; and appropriating \$175,175 in Police Grants Fund with \$80,917 of funds distributed to Nueces County and \$13,340 of funds distributed to City of Robstown. The remaining funds of \$80,918 will be used by the City for enhancement of law enforcement efforts.

Mayor McComb referred to Item 24.

There were no comments from the Council or the public.

Council Member Hunter made a motion to approve the ordinance, seconded by Council Member Smith. This Ordinance was passed on first reading and approved with the following vote:

Aye: 9 - Mayor McComb, Council Member Barrera, Council Member Garza, Council Member Guajardo, Council Member Hernandez, Council Member Hunter, Council Member Molina, Council Member Roy and Council Member Smith

Abstained: 0

25.

Ordinance approving the purchase of Harris Public Safety communication radios in an amount not to exceed \$3,567,032.20 to be used by the Corpus Christi Police Department from Dailey and Wells Communications, Inc; appropriating \$1,189,010.73, from the unreserved fund balance of the General Fund initially budgeted in FY 2019 for this purpose but not encumbered; and amending the FY 2019-2020 operating budget to increase expenditures.

Mayor McComb referred to Item 25 - 32. City Secretary Rebecca L. Huerta announced that Council Member Barrera was abstaining on Item 32. A council member asked that Item 27 be pulled for individual consideration. City

Manager Peter Zaroni announced that Item 29 was being withdrawn.

Council Member Smith made a motion to approve Items 25, 26, 28, 30 and 31, seconded by Council Member Molina. These Ordinances were passed on first reading and approved by one vote.

Aye: 9 - Mayor McComb, Council Member Barrera, Council Member Garza, Council Member Guajardo, Council Member Hernandez, Council Member Hunter, Council Member Molina, Council Member Roy and Council Member Smith

Abstained: 0

- 26.** Ordinance authorizing an agreement with Texas Food and Wine Festival, LLC to allow use of Heritage Park and portions of Fitzgerald Street and Hughes Street for the Corpus Christi Food and Wine Festival Event and related activities on November 23, 2019.

This Ordinance was passed on first reading and approved by one vote (see Item 25).

Aye: 9 - Mayor McComb, Council Member Barrera, Council Member Garza, Council Member Guajardo, Council Member Hernandez, Council Member Hunter, Council Member Molina, Council Member Roy and Council Member Smith

Abstained: 0

- 28.** Ordinance accepting \$31,105.92 from Epic Y Grade Pipeline, LP and authorizing an amendment to the existing Revocable Easement to allow construction of an additional 12-inch pipeline.

This Ordinance was passed on first reading and approved by one vote (see Item 25).

Aye: 9 - Mayor McComb, Council Member Barrera, Council Member Garza, Council Member Guajardo, Council Member Hernandez, Council Member Hunter, Council Member Molina, Council Member Roy and Council Member Smith

Abstained: 0

- 29.** Ordinance accepting \$103,770 from Dean Pipeline Company, LLC and authorizing conveyance of three Revocable Easements with Temporary Construction Easements on City-owned properties, to allow construction of one 8-inch pipeline.

This Item was withdrawn by staff.

- 30.** Ordinance approving the purchase of twenty-six pickup trucks for a total amount not to exceed \$951,159.04 from Silsbee Ford of Silsbee, Texas via the GoodBuy Purchasing Cooperative to be used by the Utilities Department's staff for daily operations; appropriating \$951,159.04 from the unreserved fund balance in the Water Fund, the Wastewater Fund, and the Storm Water Fund that was previously budgeted in FY 2019 for this purpose but not encumbered; and amending the FY 2019-2020 operating budget to increase expenditures.

This Ordinance was passed on first reading and approved by one vote (see Item 25).

Aye: 9 - Mayor McComb, Council Member Barrera, Council Member Garza, Council Member Guajardo, Council Member Hernandez, Council Member Hunter, Council Member Molina, Council Member Roy and Council Member Smith

Abstained: 0

- 31.** Ordinance appropriating anticipated revenues from the Texas Department of Transportation (TxDOT) in the amount of \$635,549 and awarding a contract to Mako Contracting, LLC. for construction of sidewalk and lighting improvements for the S.E.A. District Pedestrian Improvement project in the amount of \$794,436.22. The project is located in City Council District 1 and the contract will begin upon issuance of notice to proceed. Funding is approved and available from an 80% TxDOT grant and a 20% match from Street Bond 2016 CIP.

This Ordinance was passed on first reading and approved by one vote (see Item 25).

Aye: 9 - Mayor McComb, Council Member Barrera, Council Member Garza, Council Member Guajardo, Council Member Hernandez, Council Member Hunter, Council Member Molina, Council Member Roy and Council Member Smith

Abstained: 0

- 32.** Ordinance authorizing the execution of the Second Addendum to the Water Supply Agreement with the Beeville Water Supply District, subject to release of all claims by Beeville Water Supply District and City of Beeville against the City of Corpus Christi and subject to withdrawal of all administrative proceedings filed by Beeville Water Supply District and City of Beeville against the City of Corpus Christi in the Public Utility Commission of Texas and subject to payment of all amounts determined by the City Manager to be owed pursuant to the existing contract between the parties after waiver of \$162,809.85 of Future Water Resources Reserve Fund charges that were contested and withheld by said District and authorizing the City Manager to make the aforesaid waiver.

Mayor McComb deviated from the agenda and referred to Item 32.

There were no comments from the Council or the public.

Council Member Smith made a motion to approve the ordinance, seconded by Council Member Hunter. This Ordinance was passed on first reading and approved with the following vote:

Aye: 8 - Mayor McComb, Council Member Garza, Council Member Guajardo, Council Member Hernandez, Council Member Hunter, Council Member Molina, Council Member Roy and Council Member Smith

Abstained: 1 - Council Member Barrera

27. Ordinance authorizing a 20-year Lease Agreement with Art Community Center of Corpus Christi, Inc. a Texas nonprofit corporation, for continued use and operation of the Art Community Center at no charge, located at 100 N. Shoreline Blvd. for use by local and visiting artists, to provide meeting rooms, art exhibits, an information center, a gift shop, a restaurant, display areas for the arts, and art classes.

Mayor McComb deviated from the agenda and referred to Item 27.

Assistant to the Director of Parks and Recreation Esther Velazquez stated that the purpose of this Item is to authorize a 20-year lease with the Art Community Center of Corpus Christi, Inc. for the use of the Arts Center at 100 N. Shoreline Blvd.

Council members, Assistant to the Director of Parks and Recreation Velazquez and City Attorney Miles K. Risley discussed the following topics: sub-lease provisions in the lease addressing use of a portion of the facility as a restaurant; concern regarding sub-leasing of space; and thanks to the Art Community Center of Corpus Christi, Inc. for the work they do.

Council Member Guajardo made a motion to approve the ordinance, seconded by Council Member Molina. This Ordinance was passed on first reading and approved with the following vote:

Aye: 9 - Mayor McComb, Council Member Barrera, Council Member Garza, Council Member Guajardo, Council Member Hernandez, Council Member Hunter, Council Member Molina, Council Member Roy and Council Member Smith

Abstained: 0

P. BRIEFINGS: (NONE)

Q. EXECUTIVE SESSION: (ITEM 34)

Mayor McComb referred to Executive Session Item 34. The Council went into executive session at 5:29 p.m. The Council returned from executive session at 5:57 p.m.

34. **Executive Session pursuant to Texas Government Code § 551.071 and Texas Disciplinary Rules of Professional Conduct Rule 1.05 to consult with attorneys concerning legal issues related to sanitary sewer overflows and the City's sanitary sewer system, water system, and/or drainage system and/or potential future litigation involving the U.S. Environmental Protection Agency, State of Texas, and/or U.S. Department of Justice.**

This E-Session Item was discussed in executive session.

R. IDENTIFY COUNCIL FUTURE AGENDA ITEMS

Mayor McComb referred to Identify Council Future Agenda Items. No items

were discussed or identified.

S. **ADJOURNMENT**

The meeting was adjourned at 5:57 p.m.

TAB 5

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Chevrolet 1998 Corvette, 1 owner, just turned 57K mi, treated with TLC, A/C garaged since new, pewter grey exterior-grey leather interior, Run Flat tires-less than 500 miles, could be a great x-mas gift! \$13,000 obo. Call: 361-450-0239

Your Source Public Notices

for the latest...

Application has been made with the Texas Alcoholic Beverage Commission for a Wine and Beer Retailer's Permit by Nitisha Clayton dba Raging Ice to be located at 4527 Kostoryz Corpus Christi, Nueces, TX. 78415 owner is Nitisha Clayton.

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jobs.usatoday.com

General

Public Notice
Application has been made with the Texas Alcoholic Beverage Commission for a Wine and Beer Retailer's Permit with a Food and Beverage Certificate by PUEBLO VIEJO INC, dba TAQUERIA GUADALAJARA # 1 to be located at 10341 Leopard St ,Corpus Christi, Texas 78410. President/Secretary of said Corporation is Cristian Fernandez.

Public Notices

NOTICE OF PUBLIC HEARING
The City of Corpus Christi is considering amending the City of Corpus Christi Tax Increment Zone Number Four Project and Financing Plan in a way that will increase total project costs over the 20 year period due to additional ad valorem property values within the zone, and other matters relating thereto. The City Council will hold a public hearing on Tuesday, December 17, 2019 at its regularly scheduled meeting, which commences at 11:30 a.m., City Hall, 1201 Leopard St., Corpus Christi, Texas. The proposed amendments are available in the City Secretary's Office located on the first floor of City hall. At the hearing, interested persons are entitled to speak and present evidence for or against the amendment. /s/ Rebecca Huerta City Secretary

thejob network

General



San Diego ISD is seeking Certified Secondary Teachers

- FFA/AG Teacher
- ELAR Secondary Teacher
- Science Composite Secondary Teacher

QUALIFICATIONS:

Education/Certification:

- Bachelor's degree from accredited University
- Valid Texas Teaching Certificate with required endorsements for subject and level assigned
- Highly Qualified
- Must have educator fingerprints complete

• 1st Year Teacher	\$44,025
• Perfect Attendance Incentive	\$500 per semester
• Loyalty Stipend	\$300 after 1 year
• Master's Degree	\$1000
• Performance Incentive Stipend	\$2000 - \$4000

Special Knowledge/Skills:

- Knowledge of subjects assigned
- Knowledge of Curriculum & Instruction
- Ability to instruct students and manage their behavior
- Strong organizational, communication, and interpersonal skills

To apply visit our website
<https://sdisd.tedk12.com/hire/index.aspx>

Public Notices

RIVIERA INDEPENDENT SCHOOL DISTRICT

REQUEST FOR COMPETITIVE SEALED PROPOSALS FOR RE-ROOFING DISTRICT HOUSE

RFP # FY20001

I. NOTICE OF REQUEST FOR COMPETITIVE SEALED PROPOSALS

Pursuant to the provisions of Texas Government Code Chapter 2267, Subchapter D, as amended, it is the intention of the Riviera Independent School District ("District") to select via the Request for Competitive Sealed Proposal process a contractor for the Re-Roofing of District House as generally described herein. Responses to this Request for Competitive Sealed Proposals are referred to herein as "proposals". Entities submitting proposals are referred to as "offerors".

Contract Documents are available 203 Seahawk Drive, Riviera, TX 78379.

PROPOSALS MUST BE RECEIVED NO LATER THAN 4:00 P.M. ON December 12, 2019

Any proposal received after such time will not be considered and will be returned unopened. Proposals will be received by:

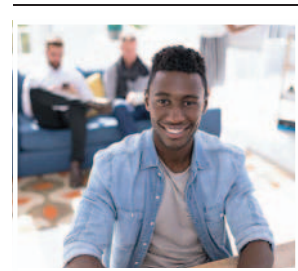
Mr. Jose A. Betancourt, Jr.
Riviera Independent School District
203 Seahawk Drive
Riviera, Texas 78379
Phone: (361) 296-3101 Ext. 1502
E-mail: JBetancourt@RivieraISD.us

Proposal envelopes must be plainly marked on the outside as follows:

SEALED PROPOSAL – DO NOT OPEN
RE-ROOFING OF DISTRICT HOUSE
RFP # FY20001

PROPOSALS MUST BE SUBMITTED ON THE PROPOSAL FORM ATTACHED AS EXHIBIT A. THIS RFP CONTAINS REQUIRED TERMS AND DESCRIPTIVE INFORMATION ABOUT THE SERVICES. RESPONSES NOT MADE AS SET FORTH IN THE RFP MAY BE DEEMED NON-RESPONSIVE AND MAY NOT BE CONSIDERED.

For questions regarding this RFP, please contact Jose Betancourt at (361) 296-3101, Ext. 1502. Or at jbetancourt@rivieraisd.us



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or call: **361.886.4307**

Garage sales Market

neighborly deals...

Estate Sales

ESTATE SALE

18 E. Bar-Le-Doc
Tues. Dec. 10th 12pm-8pm.
Wed. Dec. 11th 12pm-8pm
Kings Crossing in The Domain Furniture, Kitchen Table, Office Items, 2 Twin Beds, 2 Marble Bars with Chairs and Much More. Everything must go!

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- tickets
- jobs
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- boats
- sports equipment
- pets
- instruments
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- furniture
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- auctions
- yard sales
- collectibles
- appliances
- cameras
- coins
- Place Your Classified Ad Today.**

Garage Sales

Bumblebee Antiques

CORPUS CHRISTI'S PREMIER ANTIQUE STORE

21 years and we ain't done yet!

Lots of vintage X-Mas items and a variety of furniture and miscellaneous inventory from my storage units are waiting for you to buy them!

Come shop while I still have the spirit.

You won't be disappointed in my prices or my variety!

Bumblebee Antiques

1611 S. Staples at 6 points.

Call 884-8849

Classifieds

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■ Classifieds Phone: **361.886.4307**
■ Classifieds Email: **classifieds@caller.com**
■ Hours: **Monday - Friday 8:00am - 5:00pm**

All classified ads are subject to the applicable rate card, copies of which are available from our Advertising Dept. All ads are subject to approval before publication. The Corpus Christi Caller-Times reserves the right to edit, refuse, reject, classify or cancel any ad at any time. Errors must be reported in the first day of publication. The Corpus Christi Caller-Times shall not be liable for any loss or expense that results from an error in or omission of an advertisement. No refunds for early cancellation of order.

**Adopt Me
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Cream Golden Retriever
8 mos, Champion Sired,
Microchipped. AKC Re-
Unite Paid, UTD vacs
Call/Text (361)548-2723

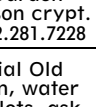
German Shepherd pups
(World Class) black &
red, parents on site,
1 male-\$2000. 361-442-5745

Labrador Retrievers - CKC
Born 7/14! 3 Black Males
Parents proven hunters and
companions - MUST SEE!
~ 361-947-8501 ~

Pitbull Puppies, 1 M, 2 F
Ready on Oct. 21. \$300 ea.
Text Only (361)537-6122

Reg. Blue Lacy Puppies
and 2 Lacey 6 months old
males. Ready to start
working. Call 979-479-5825

Shih Tzu Puppies,
3 Males waiting for thier
new families. DOB 8/4.
\$350. 361-758-8230

**Assorted
Stuff**
all kinds of things...

Cemetery Lots

Double deck plot at Memory Garden
Cemetery, a double headstone
& engraving for one person is
included, and you have an option
to change to a family plot, asking
\$3,800. Text/call Robert 361-425-6901

Seaside Mem. Garden
Mausoleum 2-person crypt.
\$7800. Call/text 972.281.7228

Seaside Memorial Old
Monument section, water
view, 2 adjacent plots, ask-
ing \$3,500 each 361-463-7767

Seaside Memorial Park
2 lots, \$4,500 for both.
361-857-2843 after 12 noon

Seaside Memorial Park,
2 side by side crypts, Level
F, 9 & 11- in the Garden
Mausoleum 1. Will sell both
for \$10K. Call: 361-215-6614
(lv name & number)

Three lots together at
Seaside Memorial Park
Valued at \$3,770/each
Asking \$6,000 total
Price includes perpetual
care and transfer fees
~ Call 361-563-7778 ~

2 adjacent burial plots,
Seaside Memorial Park.
\$3700/both. 210-884-1049

● 2 cemetery plots at ●
Memory Garden, side by
side, \$5,000. 361-854-4995

3 flat row cemetery plots at
Seaside Memorial Park.
\$10,000 for all 3; or \$3,500 ea.
Call: 682-518-3219

Wanted to Buy

OLD COINS WANTED
•Us/Foreign •Currency
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I Pay Collector's Prices
CASH (361)485-0464

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General

**Real Estate
Homes**
starting fresh...

Acreage

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10.15 AC. DUVAL COUNTY, S.
TX BRUSH COUNTRY. DEER,
HOGS, TURKEY. \$2,027 DOWN.
\$353/MONTH. LARGER TRACTS
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Industrial**

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Barth's Restaurant
Delicious Food
80 Year Old Family
Owned Business in the
Heart of Eagle Ford
Basin Business and/or
Land. Owner financing
possible Kenedy Texas.
Contact David Miller
404-401-8108

Farms For Sale

10 ACRES, ORANGE GROVE, TX
OWNER FINANCED
Good Brush cover,
good access.
\$1000 down, \$650 monthly
Call for details
Mark Connolly - Broker
(512)944-4435

**Homes For Sale -
In State**

FOR SALE

BY OWNER
3Bdrm 2Ba 2 car garage,
Fully furnished home.
1,600 sq ft.
Ready to Move In!
★ 6909 S. Haven ★
(361)991-8579

FOR SALE!

3BR 2BA-1 garage New
central heat and air tile
floors, big fence yard,
new appliances, 5705 Cain
Dr \$115,000 No owner fi-
nance 361-442-5026

**FOR SALE
By Owner**

Corpus Christi: Located in
Popular Southside, 3 BR,
2 Ba, private fenced yard,
2 car garage, ready to
move in, freshly remodeled
w/updates in kitchen, baths,
hardwood floors, new
carpet, new roof & C/A.
For appt 361-688-0524



Waterfront Home on Padre
Island: 3 BR 2 BA, recently
remodeled bath & kitchen,
tile floors, new stainless
steel appliances, pool w/
BBQ area, jacuzzi, deck for
boat, 10K sq ft lot. \$495,000.
361-949-4868

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General

**Real Estate
Rentals**
great places to live...

Homes For Rent

For lease or sale; 1 small
house on city lot, 1BR, 1BA,
2 tvs, washer and dryer, all
appliances, fully furnished
with bedding, pots pans
dishes and microwave oven
3yrs old, 15ft of elevation
no flooding, water and elec-
tricity incl, \$1,000/mo or
\$120,000 purchase price
shop and garage incl, am-
ple parking, 711 S Kossuth
Rockport Call 361-205-1973

Land-Bldg Site Lease

New, secluded, private 2
space RV park, on Baffin
Bay w/new 540' lighted
pier. 400sq ft cabana.
\$1,000 monthly. All bills
paid. Serious inquiries only:
kevin.lunaas@grandecom.net

New Warehouse for Lease
in Aransas Pass, Texas!
5000 Sq.Ft. for \$6,000 per
mo. Call Richard for
more info 361-779-7486

Rooms For Rent

Single female looking for
same to share 3 BR 2 BA
home in Annville/Calallen
area. Shared space for
kitchen, living rm, laundry.
Utilities incl. \$550 /mo. +
\$250 dep. 361-548-7039

**Commercial
Industrial Lease**

COMING SOON !!
5333 Everhart Office Space
Former School and Bank
15,000-19,000 SF. 361-906-0033

Office Space Available
4949 Everhart. 800 SF
Great Location - Utilities Paid
361-906-0033

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Space Available
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840 SF +/- . Great Visibility
Everhart Signage. 361-906-0033

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RVs, motorcycles, etc.

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HARLEY DAVIDSON
2011 Sportster 883L cc, been
garaged, 7,000 mi., like
new. Light Blue. Never
wrecked. Call for more
info., 361-816-0900

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Public Notices

**SHERIFF'S SALE
NUECES COUNTY
SHERIFF'S OFFICE
NOTICE OF SALE OF
REAL ESTATE**

THE STATE OF TEXAS) (COUNTY OF NUECES) (BY VIRTUE OF AN ORDER OF SALE IN TAX SUITS ISSUED 9TH DAY OF August, 2019 OUT OF THE HONORABLE 347TH DISTRICT COURT OF N U E C E S COUNTY, TEXAS, ON A JUDGMENT RENDERED IN SAID COURT ON THE 4TH DAY OF JUNE, 2019, IN FAVOR OF OVATION SERVICES, LLC AND NUECES COUNTY, ET AL AND AGAINST MARICELA M. VALDEZ AND THE CITY OF CORPUS CHRISTI (IN REM), TO WIT: LOT THREE (3) BLOCK THREE (3) HUDSON ACRES ADDITION CITY OF CORPUS CHRISTI ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOL. 1556 PAGE 685 DEED RECORDS NUECES COUNTY TEXAS. AND ON THE 5TH DAY OF November, 2019, BEING THE FIRST TUESDAY OF SAID MONTH BETWEEN THE HOURS

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Public Notices

OF 10:00 AM AND 4:00 PM ON SAID DAY, AT THE NUECES COUNTY COURTHOUSE DOOR. I WILL OFFER FOR SALE AND SELL AT PUBLIC AUCTION, FOR CASH, ALL THE RIGHT, TITLE, AND INTEREST OF THE ABOVE NAMED DEFENDANT(S), IN AND TO SAID ABOVE DESCRIBED PROPERTY, AS PROVIDED FOR BY THE TEXAS PROPERTY TAX CODE. DATED AT CORPUS CHRISTI, TEXAS THIS 17TH DAY OF September, 2019. J.C HOOPER, SHERIFF NUECES COUNTY, TEXAS BY: C. MCCLURE, DEPUTY NUECES COUNTY SHERIFF'S OFFICE P.O. BOX 1940 CORPUS CHRISTI, TEX.

**SHERIFF'S SALE
NUECES COUNTY
SHERIFF'S OFFICE
NOTICE OF SALE OF
REAL ESTATE**

THE STATE OF TEXAS COUNTY OF NUECES BY VIRTUE OF AN ORDER OF SALE IN TAX SUITS ISSUED 9TH DAY OF August, 2019 OUT OF THE HONORABLE 347TH DISTRICT COURT OF N U E C E S COUNTY, TEXAS, ON A JUDGMENT RENDERED IN SAID COURT ON THE 4TH DAY OF JUNE, 2019, IN FAVOR OF OVATION SERVICES, LLC AND NUECES COUNTY, ET AL AND AGAINST RAMON HERNANDEZ AND THE CITY OF CORPUS CHRISTI, (IN REM), IN THE CASE OF OVATION SERVICES, LLC VERSUS RAMON HERNANDEZ AND THE CITY OF CORPUS CHRISTI (IN REM), CAUSE NUMBER 2018DCV-1707-H IN SAID COURT, I DID ON THE 17 DAY OF September, 2019, AT 10:00 O'CLOCK A.M., LEVY UPON THE FOLLOWING DESCRIBED TRACTS OR PARCELS OF LAND IN THE COUNTY OF NUECES, STATE OF TEXAS, AS PROPERTY OF RAMON HERNANDEZ AND THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOL. 4, PAGE 52, MAP RECORDS OF NUECES COUNTY, TEXAS. AND ON THE 5TH DAY OF November, 2019, BEING THE FIRST TUESDAY OF SAID MONTH BETWEEN THE HOURS OF 10:00 AM AND 4:00 PM ON SAID DAY, AT THE NUECES COUNTY COURTHOUSE DOOR. I WILL OFFER FOR SALE AND SELL AT PUBLIC AUCTION, FOR CASH, ALL THE RIGHT, TITLE, AND INTEREST OF THE ABOVE NAMED DEFENDANT(S), IN AND TO SAID ABOVE DESCRIBED PROPERTY, AS PROVIDED FOR BY THE TEXAS PROPERTY TAX CODE. DATED AT CORPUS CHRISTI, TEXAS THIS 17TH DAY OF September, 2019. J.C HOOPER, SHERIFF NUECES COUNTY, TEXAS BY: C. MCCLURE, DEPUTY NUECES COUNTY SHERIFF'S OFFICE

NOTICE OF PUBLIC HEARING
The City of Corpus Christi is considering designating a certain area within the jurisdiction of the City of Corpus Christi as a Tax Increment Financing (TIF) Zone to be known as "Reinvestment Zone Number Four, City of Corpus Christi, Texas", establishing a Board of Directors for the Reinvestment Zone, and other matters relating thereto. The area to be designated includes portions of North Beach. The City Council will hold a public hearing on Tuesday, October 29, 2019, at its regularly scheduled meeting, which commences at 11:30 a.m., City Hall, 1201 Leopard St., Corpus Christi, Texas. The map of the location for the proposed reinvestment zone is available in the City Secretary's Office located on the first floor of City hall. At the hearing, interested persons are entitled to speak and present evidence for or against the designation. /s/ Rebecca Huerta City Secretary

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Public Notices

**SHERIFF'S SALE
NUECES COUNTY SHERIFF'S
OFFICE
NOTICE OF SALE OF REAL
ESTATE**

THE STATE OF TEXAS) (COUNTY OF NUECES) (BY VIRTUE OF AN ORDER OF SALE IN TAX SUITS ISSUED 19TH DAY OF September, 2019 OUT OF THE HONORABLE 148TH OF NUECES COUNTY, TEXAS, ON A JUDGMENT RENDERED IN SAID COURT ON THE 25 DAY OF APRIL 2019, IN FAVOR OF JPMORGAN CHASE BANK, NATIONAL ASSOCIATION AND AGAINST KATHLEEN SASARA, IN THE CASE OF JPMORGAN CHASE BANK, NATIONAL ASSOCIATION VERSUS KATHLEEN SASARA, CAUSE NUMBER 2017DCV-1965-E IN SAID COURT, I DID ON THE 7TH DAY OF OCTOBER 2019, AT 10:00 O'CLOCK AM, LEVY UPON THE FOLLOWING DESCRIBED TRACTS OR PARCELS OF LAND IN THE COUNTY OF NUECES, STATE OF TEXAS, AS PROPERTY OF KATHLEEN SASARA, TO WIT: LOT 15 (15), BLOCK FOUR (4), BRIGHTON VILLAGE UNIT 4, A SUBDIVISION OF THE CITY OF CORPUS CHRISTI, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN VOL. 49, PAGES 117, 118, AND 119, MAP RECORDS OF NUECES COUNTY, TEXAS, SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, CONVENTANT, OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY, AND ON THE 5TH DAY OF November, 2019, BEING THE FIRST TUESDAY OF SAID MONTH BETWEEN THE HOURS OF 10:00 AM AND 4:00 PM ON SAID DAY, AT THE NUECES COUNTY COURTHOUSE DOOR. I WILL OFFER FOR SALE AND SELL AT PUBLIC AUCTION, FOR CASH, ALL THE RIGHT, TITLE, AND INTEREST OF THE ABOVE NAMED DEFENDANT(S), IN AND TO SAID ABOVE DESCRIBED PROPERTY, AS PROVIDED FOR BY THE TEXAS PROPERTY TAX CODE. DATED AT CORPUS CHRISTI, TEXAS THIS 7TH DAY OF OCTOBER, 2019. J.C HOOPER, SHERIFF NUECES COUNTY, TEXAS BY: C. MCCLURE, DEPUTY NUECES COUNTY SHERIFF'S OFFICE

NOTICE TO ALL PERSONS HAVING CLAIMS AGAINST THE ESTATE OF CLARA CURTIS, DECEASED
Notice is hereby given that original Letters of Administration for the Estate CLARA CURTIS were issued on October 16, 2019, in Cause No. 2019-PR-00584-1 pending in the District Court of Nueces County, Texas, to CHRISTOPHER WARD CURTIS. The residence of such Executor is 127 Pvt. Rodriguez Lane, Beeville, Texas 78102. The post office address is: 127 Pvt. Rodriguez Lane Beeville, Texas 78102 All persons having claims against this Estate which is currently being administered are required to present them within the time in the manner prescribed by law. DATED the 16th day of October, 2019. /s/FRANK W. WARNER, Attorney for the Estate

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clothing items are the
cheapest in town. Jeans
with holes now only \$6
a pair, records \$.85 each,
and over 2 million
collectible items
are 20-50% off!

Come shop:
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9am-5pm**

**And some Sundays
11am-4pm.**

**1611 S. Staples.
Call 884-8849
with questions
or answers.**

**Parking and entrance
in front and in rear.**

**23 years and still
enjoy being here!**

Public Notices

**NOTICE OF PUBLIC
HEARING**

Pursuant to Texas
Government Code, Section
51.305, a Public Hearing
will be held November 6,
2019 at 9:00 A.M. in the
Nueces County Commis-
sioners Courtroom, 3rd
Floor, 901 Leopard Street,
Corpus Christi, Texas, to
consider a Plan for the
preservation and restora-
tion of the Nueces County
District Clerk's court re-
cords archives.
Nueces County Commis-
sioners Court

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boats
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Texas A1 Steaks and Seafood is now hiring Line cooks.
Immediate full-time positions with some overtime
available. Experience a plus but not necessary, willing
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to have basic knowledge of kitchen operations,
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permit is required upon hire or within 2 weeks of hire.

- Salary is very competitive and negotiable upon
proven knowledge of kitchen operations. •

Apply within or email resume to
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407 Cedar Dr. Portland, TX. 78374

Caller Times

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PO BOX 9277

CORPUS CHRISTI, TX 78469-9277

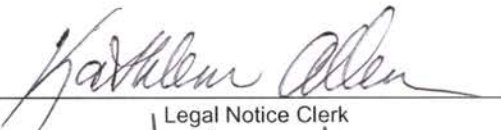
STATE OF WISCONSIN)

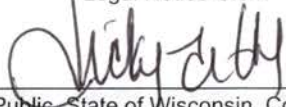
COUNTY OF BROWN)

I, being first duly sworn, upon oath depose and say that I am a legal clerk 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 which the annexed is a true copy, was inserted in the Corpus Christi Caller-Times on the following dates:

October 8, 2019

On this October 8, 2019, I certify that the attached document is a true and exact copy made by the publisher:


Legal Notice Clerk


Notary Public, State of Wisconsin, County of Brown

9/19/21
Notary Expires

Publication Cost: \$184.45
Ad No: 0003833392
Customer No: 1243917
PO #:

**NOTICE OF PUBLIC
HEARING**

The City of Corpus Christi is considering designating a certain area within the jurisdiction of the City of Corpus Christi as a Tax Increment Financing (TIF) Zone to be known as "Reinvestment Zone Number Four, City of Corpus Christi, Texas", establishing a Board of Directors for the Reinvestment Zone, and other matters relating thereto. The area to be designated includes portions of North Beach. The City Council will hold a public hearing on Tuesday, October 15, 2019, at its regularly scheduled meeting, which commences at 11:30 a.m., City Hall, 1201 Leopard St., Corpus Christi, Texas. The map of the location for the proposed reinvestment zone is available in the City Secretary's Office located on the first floor of City hall. At the hearing, interested persons are entitled to speak and present evidence for or against the designation.

/s/ Rebecca Huerta
City Secretary

**NOTICE OF PUBLIC
HEARING**

The City of Corpus Christi is considering designating a certain area within the jurisdiction of the City of Corpus Christi as a Tax Increment Financing (TIF) Zone to be known as "Reinvestment Zone Number Four, City of Corpus Christi, Texas", establishing a Board of Directors for the Reinvestment Zone, and other matters relating thereto. The area to be designated includes portions of North Beach. The City Council will hold a public hearing on Tuesday, October 15, 2019, at its regularly scheduled meeting, which commences at 11:30 a.m., City Hall, 1201 Leopard St., Corpus Christi, Texas. The map of the location for the proposed reinvestment zone is available in the City Secretary's Office located on the first floor of City hall. At the hearing, interested persons are entitled to speak and present evidence for or against the designation.

/s/ Rebecca Huerta
City Secretary



FINANCE DEPARTMENT
2019 OCT 16 AM 10:58

2019 NOV -4 PM 3: 11

Certificate of
Publication

CITY OF CORPUS CHRIS TI
PO BOX 9277

CORPUS CHRISTI, TX 78469-9277

STATE OF WISCONSIN)

COUNTY OF BROWN)

I, being first duly sworn, upon oath depose and say that I am a legal clerk 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 which the annexed is a true copy, was inserted in the Corpus Christi Caller-Times on the following dates:

October 22, 2019

On this October 22, 2019, I certify that the attached document is a true and exact copy made by the publisher:

Kathleen Allen

Legal Notice Clerk

Notary Public

Notary Public, State of Wisconsin, County of Brown

9-19-21

Notary Expires

**NOTICE OF PUBLIC
HEARING**

The City of Corpus Christi is considering designating a certain area within the jurisdiction of the City of Corpus Christi as a Tax Increment Financing (TIF) Zone to be known as "Reinvestment Zone Number Four, City of Corpus Christi, Texas", establishing a Board of Directors for the Reinvestment Zone, and other matters relating thereto. The area to be designated includes portions of North Beach. The City Council will hold a public hearing on Tuesday, October 29, 2019, at its regularly scheduled meeting, which commences at 11:30 a.m., City Hall, 1201 Leopard St., Corpus Christi, Texas. The map of the location for the proposed reinvestment zone is available in the City Secretary's Office located on the first floor of City hall. At the hearing, interested persons are entitled to speak and present evidence for or against the designation.

/s/ Rebecca Huerta
City Secretary

**NOTICE OF PUBLIC
HEARING**

The City of Corpus Christi is considering designating a certain area within the jurisdiction of the City of Corpus Christi as a Tax Increment Financing (TIF) Zone to be known as "Reinvestment Zone Number Four, City of Corpus Christi, Texas", establishing a Board of Directors for the Reinvestment Zone, and other matters relating thereto. The area to be designated includes portions of North Beach. The City Council will hold a public hearing on Tuesday, October 29, 2019, at its regularly scheduled meeting, which commences at 11:30 a.m., City Hall, 1201 Leopard St., Corpus Christi, Texas. The map of the location for the proposed reinvestment zone is available in the City Secretary's Office located on the first floor of City hall. At the hearing, interested persons are entitled to speak and present evidence for or against the designation.

/s/ Rebecca Huerta
City Secretary

Publication Cost: \$184.45
Ad No: 0003857022
Customer No: 1243917
PO #:



TAB 6



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda - Final-revised

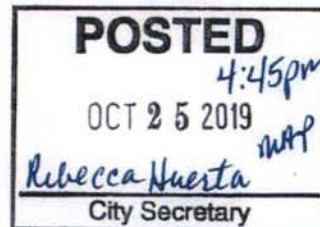
City Council

Tuesday, October 29, 2019

11:30 AM

Council Chambers

Addendums may be added on Friday.



- A. Mayor Joe McComb to call the meeting to order.
- B. Invocation to be given by Pastor Rick Barrera, Believe Church.
- C. Pledge of Allegiance to the Flag of the United States and to the Texas Flag to be led by Jim Davis, Director of Asset Management.
- D. City Secretary Rebecca L. Huerta to call the roll of the required Charter Officers.
- E. Proclamations / Commendations
 - 1. 19-1470 Proclamation declaring October 10, 2019, "Real Men Wear Pink Day".
Proclamation declaring October 28-November 1, 2019, "Red Ribbon Week".
Proclamation declaring November 2, 2019, "Face to Face Walk for Memory Day".
Proclamation declaring November 2019, "50th Anniversary Month of Freddie Records".
Commendation for K-Space Contemporary.
- F. PUBLIC COMMENT - APPROXIMATELY 12:00 P.M. If you choose to speak during this public comment period regarding an item on the agenda, you may do so. You will not be allowed to speak again, however, when the Council is considering the item. Citizen comments are limited to three minutes. If you have a petition or other information pertaining to your subject, please present it to the City Secretary. Any electronic media (e.g. CD, DVD, flash drive) that the Public would like to use while they speak MUST be submitted a minimum of 24 hours prior to the Meeting. Please contact the Communication department at 361-826-3211 to coordinate. This is a public hearing for all items on this agenda.
- G. CITY MANAGER'S COMMENTS / UPDATE ON CITY OPERATIONS:
 - a. OTHER
 - 2. 19-1474 North Beach Drainage Analysis

SCANNED

H. MINUTES:

3. 19-1485 Regular Meetings of September 24, 2019 and October 15, 2019 and Special Meeting of October 1, 2019.

I. BOARD & COMMITTEE APPOINTMENTS:

4. 19-1469 ~~Sister City Committee (3 vacancies)~~

This item will not be considered.

J. EXPLANATION OF COUNCIL ACTION:

For administrative convenience, certain of the agenda items are listed as motions, resolutions, or ordinances. If deemed appropriate, the City Council will use a different method of adoption from the one listed; may finally pass an ordinance by adopting it as an emergency measure rather than a two reading ordinance; or may modify the action specified. A motion to reconsider may be made at this meeting of a vote at the last regular, or a subsequent special meeting; such agendas are incorporated herein for reconsideration and action on any reconsidered item.

K. CONSENT AGENDA: (ITEMS 5 - 20)

NOTICE TO THE PUBLIC: The following items are consent motions, resolutions, and ordinances of a routine or administrative nature. The Council has been furnished with background and support material on each item, and/or it has been discussed at a previous meeting. All items will be acted upon by one vote without being discussed separately unless requested by a Council Member or a citizen, in which event the item or items will immediately be withdrawn for individual consideration in its normal sequence after the items not requiring separate discussion have been acted upon. The remaining items will be adopted by one vote. Unless otherwise stated below, Ordinances should be presumed to be second readings.

Second Reading Ordinances - Consent

5. 19-1351 Case No. 0819-04, Mirabal Development Group, LC (District 5).
Ordinance rezoning property at or near 6805 Sandra Lane from the "RS-6"
031906 Single-Family 6 District to the "RM-1" Multifamily 1 District.

Sponsors: Development Services

6. 19-1352 Ordinance authorizing acceptance of a grant in the amount of
\$48,889.40 grant from the State of Texas, Criminal Justice Division
031907 for Violence Against Women (VAWA) Program with a cash match
of \$17,808.91 and in-kind match of \$2,160; appropriating
\$48,889.40 in the Police Grants Fund; and authorizing a transfer of
\$17,808.91 from the General Fund to the Police Grants Fund.

Sponsors: Police Department

7. 19-1266 Ordinance authorizing the acceptance of a grant in the amount of \$40,000
031908 from the Office of the Governor's Homeland Security Grants Division for

FY2020 Local Border Security Program; and appropriating \$40,000 in Police Grants Fund.

Sponsors: Police Department

8. 19-1307

031909

Ordinance approving the purchase of ten replacement trailers not to exceed \$153,963.00 to be used daily by the Utilities Department to transport heavy equipment to worksites from H & V Equipment Service, Inc. via the Buy Board Cooperative; appropriating \$59,180.20 from the unreserved fund balance in the Water Fund, \$70,969.00 from the unreserved fund balance in the Wastewater Fund and \$23,813.80 from the unreserved fund balance in the Storm Water Fund; and amending the FY 2019-2020 operating budget to increase expenditures.

Sponsors: Utilities Department and Contracts and Procurement

9. 19-1305

031910

Ordinance approving the purchase of four 2019 Ford F-150 regular cab pick-up trucks in an amount not to exceed \$110,837.00 to be used by Construction Inspectors in Engineering Services from Silsbee Ford of Silsbee, Texas via the GoodBuy Purchasing Cooperative; appropriating \$110,837.00 from the unreserved fund balance in the Engineering Services; and amending the FY 2019-2020 operating budget to increase expenditures.

Sponsors: Engineering Services and Contracts and Procurement

Contracts and Procurement - Consent

10. 19-1035

031911

Resolution authorizing execution of an Interlocal Cooperation Agreement with the Corpus Christi Downtown Management District for the maintenance of 104 planters in the downtown area for an initial period of four years.

Sponsors: Business Liaison and Engineering Services

11. 19-1378

2019 175

Motion authorizing a three year Office Lease Extension Agreement with Corpus WCEC, LLC of Dallas, Texas for lease of North Suite No 113 A in Wilson Plaza (5,503 square feet) for the operation of the City Detention Center for an amount not to exceed \$275,865.48, with first-year funding in the amount of \$91,955.16 available in the General Fund, beginning in Fiscal Year 2020.

Sponsors: Municipal Court Administration

12. 19-1379

2019 176

Motion authorizing Amendment No. 1 to Supply Agreement No. 1261 with Chemtrade Chemicals US, LLC, of Parsippany, New Jersey, for an amount not to exceed \$97,500.00 for the 24-month term, increasing the 24-month contract amount from \$701,882.00 to \$799,382.00, allowing a price increase to the contract for the purchase of liquid ammonium sulfate solution used as a source of ammonia in the formation of chloramines to disinfect the treated water at O. N. Stevens Water Treatment Plant. Funding is available through the Water Fund.

Sponsors: Utilities Department and Contracts and Procurement

Capital Projects - Consent

13. 19-0853

2019 177

Motion awarding a contract to Bath Engineering for design and preparation of construction documents to implement Mechanical, Electrical and Plumbing (MEP) upgrades for the Police Headquarters building in the amount of \$143,115, located in City Council District 1, effective upon issuance of notice to proceed, with funding approved and available from Bond 2018, Proposition E, Public Health & Safety.

Sponsors: Police Department, Asset Management Department, Contracts and Procurement and Engineering Services

14. 19-1390

2019 178

Motion awarding a contract to Clark Pipeline Services, LLC for reconstruction of Frio, Hacala, and Dorado Street Corridor from Greenwood Drive to Martin Street with new asphalt pavement and underground utility improvements in the amount of \$4,476,609.27. This project is located in City Council District 3, the contract will be effective upon issuance of notice to proceed, and funding is available from Bond 2018 Proposition A, Bond 2016 Streets, and the Utility Capital Improvement Program.

Sponsors: Street Department, Contracts and Procurement and Engineering Services

15. 19-1413

2019 179

Motion awarding a contract to Hanson Professional Services Inc., for preparation of bid documents, street rebuild design, and delivery orders for the \$32.55 Million Residential Street Rebuild Program in the amount of \$3,389,252.89, located in all City Council districts, effective upon issuance of notice to proceed, with funding available from Bond 2018, Proposition A, Residential Street Construction Fund, and Utility Capital Program.

Sponsors: Street Department and Engineering Services

16. 19-1391

2019 180

Motion awarding a contract to CPC Interests, LLC d/b/a Clark Pipeline Services, LLP, for construction improvements under the Citywide Water Distribution System Indefinite Delivery/Indefinite Quantity (IDIQ) Program, in the amount up to \$5,000,000 plus two (2) optional administrative renewals for a total contract price up to \$15,000,000 for Citywide improvements, and is effective upon issuance of notice to proceed, with funding available from the Water Capital Improvement Program.

Sponsors: Utilities Department, Contracts and Procurement and Engineering Services

17. 19-1343

2019 181

Motion authorizing a contract with J.S. Haren Company of Athens, Tennessee for the Whitecap Wastewater Treatment Plant (WWTP) Emissions/Odor Control and Bulkhead Rehabilitation project in the amount of \$1,916,000, to rehabilitate the emission/odor control system and repair the bulkhead. The project is located in City Council District No. 4. The contract will proceed upon the issuance of a notice to proceed and funding is approved and available through the Wastewater Capital Improvement Program (CIP) Budget.

Sponsors: Utilities Department and Engineering Services

18. 19-1400

2019 182

Motion awarding a contract to SCS Engineers of Bedford, Texas for design of Cefé Valenzuela Gas Collection Control System (GCCS) expansion of Cells 1B, 1C and 3C in the amount of \$163,500, effective upon issuance of notice to proceed, with funding approved and available from budgeted Solid Waste Capital Improvement Funds.

Sponsors: Solid Waste Operations, Contracts and Procurement and Engineering Services

General Consent Items

19. 19-1419

2019 183

Motion approving the 2019 Property Tax Levy of \$135,974,569.95 based on the adopted property tax rate of \$0.646264 per \$100 valuation, in accordance with Section 26.09 (e) of the Texas Tax Code.

Sponsors: Finance & Business Analysis

20. 19-0651

031912

Resolution nominating Valero Refining - Texas, L.P. to the Office of the Governor Economic Development & Tourism through the Economic Development Bank as an enterprise project pursuant to the Texas Enterprise Zone Act to encourage and to allow a rebate of State sales tax.

Sponsors: Economic Development

L. RECESS FOR LUNCH

The City Council will take a lunch break at approximately 1:30 p.m.

M. PUBLIC HEARINGS: (ITEMS 21 - 22)

The following items are public hearings and public hearings with first reading ordinances. Each item will be considered individually.

21. 19-0996

As Amended

Ordinance pertaining to North Beach designating a 1,423 acre area within the jurisdiction of the City of Corpus Christi Tax Increment Reinvestment Zone (TIRZ) Number 4; setting a maximum City financial participation of \$20,000,000 via a scaled contribution for a period not to exceed 20 years; establishing a Board of Directors for the TIRZ; and, establishing a preliminary Project and Financing Plan.

Sponsors: Business Liaison

22. 19-1377

As Amended

Ordinance closing, abandoning and vacating a 16,500 square foot portion of 6th Street, a portion of public street lying between Buford Avenue and Hancock Avenue, conditioned upon payment of \$28,000 for fair market value of the improved street and execution of an agreement to relocate stormwater infrastructure. (District 1)

Sponsors: Development Services

N. REGULAR AGENDA: (NONE)

The following items are motions, resolutions and ordinances that will be considered and

voted on individually.

O. FIRST READING ORDINANCES: (ITEMS 23 - 32)

23. 19-1100 Zoning Case No. 0719-02 B&A Terra Firma Development, LLC: (District 4) Ordinance rezoning property at or near 2110 Laguna Shores Road from the "RE" Residential Estate District to the "RS-6" Single Family 6 District. Planning Commission and Staff recommend Approval. Requires 3/4 Vote for zoning change.

Sponsors: Development Services

24. 19-1383 Ordinance authorizing acceptance of grant from U. S. Department of Justice, Bureau of Justice Assistance, in amount of \$175,175 for FY 2019 Edward Byrne Memorial Justice Assistance Grant Program; and appropriating \$175,175 in Police Grants Fund with \$80,917 of funds distributed to Nueces County and \$13,340 of funds distributed to City of Robstown. The remaining funds of \$80,918 will be used by the City for enhancement of law enforcement efforts.

Sponsors: Police Department

25. 19-1455 Ordinance approving the purchase of Harris Public Safety communication radios in an amount not to exceed \$3,567,032.20 to be used by the Corpus Christi Police Department from Dailey and Wells Communications, Inc; appropriating \$1,189,010.73, from the unreserved fund balance of the General Fund initially budgeted in FY 2019 for this purpose but not encumbered; and amending the FY 2019-2020 operating budget to increase expenditures.

Sponsors: Information Technology Services and Contracts and Procurement

26. 19-1388 Ordinance authorizing an agreement with Texas Food and Wine Festival, LLC to allow use of Heritage Park and portions of Fitzgerald Street and Hughes Street for the Corpus Christi Food and Wine Festival Event and related activities on November 23, 2019.

Sponsors: Parks and Recreation Department

27. 19-1431 Ordinance authorizing a 20-year Lease Agreement with Art Community Center of Corpus Christi, Inc. a Texas nonprofit corporation, for continued use and operation of the Art Community Center at no charge, located at 100 N. Shoreline Blvd. for use by local and visiting artists, to provide meeting rooms, art exhibits, an information center, a gift shop, a restaurant, display areas for the arts, and art classes.

Sponsors: Parks and Recreation Department

28. 19-1398 Ordinance accepting \$31,105.92 from Epic Y Grade Pipeline, LP and authorizing an amendment to the existing Revocable Easement to allow construction of an additional 12-inch pipeline.

Sponsors: Utilities Department and Engineering Services

29. 19-1399 Ordinance accepting \$103,770 from Dean Pipeline Company, LLC and authorizing conveyance of three Revocable Easements with Temporary Construction Easements on City-owned properties, to allow construction of one 8-inch pipeline.

Withdrawn

Sponsors: Utilities Department and Engineering Services

30. 19-1393 Ordinance approving the purchase of twenty-six pickup trucks for a total amount not to exceed \$951,159.04 from Silsbee Ford of Silsbee, Texas via the GoodBuy Purchasing Cooperative to be used by the Utilities Department's staff for daily operations; appropriating \$951,159.04 from the unreserved fund balance in the Water Fund, the Wastewater Fund, and the Storm Water Fund that was previously budgeted in FY 2019 for this purpose but not encumbered; and amending the FY 2019-2020 operating budget to increase expenditures.

Sponsors: Utilities Department and Contracts and Procurement

31. 19-1437 Ordinance appropriating anticipated revenues from the Texas Department of Transportation (TxDOT) in the amount of \$635,549 and awarding a contract to Mako Contracting, LLC. for construction of sidewalk and lighting improvements for the S.E.A. District Pedestrian Improvement project in the amount of \$794,436.22. The project is located in City Council District 1 and the contract will begin upon issuance of notice to proceed. Funding is approved and available from an 80% TxDOT grant and a 20% match from Street Bond 2016 CIP.

Sponsors: Street Department and Engineering Services

32. 19-1481 Ordinance authorizing the execution of the Second Addendum to the Water Supply Agreement with the Beeville Water Supply District, subject to release of all claims by Beeville Water Supply District and City of Beeville against the City of Corpus Christi and subject to withdrawal of all administrative proceedings filed by Beeville Water Supply District and City of Beeville against the City of Corpus Christi in the Public Utility Commission of Texas and subject to payment of all amounts determined by the City Manager to be owed pursuant to the existing contract between the parties after waiver of \$162,809.85 of Future Water Resources Reserve Fund charges that were contested and withheld by said District and authorizing the City Manager to make the aforesaid waiver.

Sponsors: Assistant City Manager and Utilities Department

P. BRIEFINGS: (NONE)

Briefing information will be provided to the City Council during the Council meeting. Briefings are for Council information only. Council may give direction to the City Manager, but no other action will be taken and no public comment will be solicited. The City Manager or City Council Liaison for any city board, commission, committee or corporation (including Type A or B Corporation) may report on the action(s) or discussion(s) of any such body's public meeting that occurred within one month prior to

this City Council meeting.

Q. EXECUTIVE SESSION: (ITEMS 33 - 34)

PUBLIC NOTICE is given that the City Council may elect to go into executive session at any time during the meeting in order to discuss any matters listed on the agenda, when authorized by the provisions of the Open Meeting Act, Chapter 551 of the Texas Government Code, and that the City Council specifically expects to go into executive session on the following matters. If the Council elects to go into executive session regarding an agenda item, the section or sections of the Open Meetings Act authorizing the executive session will be publicly announced by the presiding officer. The City Council may deliberate and take action in open session on any issue that may be discussed in executive session. The description of an item in "Executive Sessions" constitutes the written interpretation by the City Attorney of Chapter 551 of the Texas Government Code and his determination that said item may be legally discussed in Closed Meeting in compliance with Chapter 551 the Texas Government Code.

33. 19-1454

2019 184
(see motion on last page).

Executive Session pursuant to Texas Government Code § 551.071 and Texas Disciplinary Rules of Professional Conduct Rule 1.05 to consult with attorneys concerning litigation including, but not limited to, the case of *Graham Construction Services, Inc. et al v. City of Corpus Christi et al*, including potential consideration of settlement offers and/or fees for attorneys, engineers, and other expert witnesses assisting in defense of action(s) and updates on litigation in other cases.

34. 19-1453

Executive Session pursuant to Texas Government Code § 551.071 and Texas Disciplinary Rules of Professional Conduct Rule 1.05 to consult with attorneys concerning legal issues related to sanitary sewer overflows and the City's sanitary sewer system, water system, and/or drainage system and/or potential future litigation involving the U.S. Environmental Protection Agency, State of Texas, and/or U.S. Department of Justice.

R. IDENTIFY COUNCIL FUTURE AGENDA ITEMS

Per Council Policies, an item may be added to the agenda by four members of the City Council. Council may give direction to the City Manager to add an item to a future agenda, but no other action will be taken, and no public comment solicited.

S. ADJOURNMENT

Si Usted desea dirigirse al Concilio y cree que su inglés es limitado, habrá un intérprete inglés-español en todas las juntas del Concilio para ayudarle.

Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services are requested to contact the City Secretary's office (at 361-826-3105) at least 48 hours in advance so that appropriate arrangements can be made.

33. M2019-184

Motion to authorize the execution of amendments, agreements and encumbrance of funds for legal, engineering, and other professional consulting and expert witness services and associated court reporter, copy, travel, data, and other costs for the lawsuit of Graham Construction Services, Inc. v. City of Corpus Christi, Xylem Water Solutions and Atlas Copco Compressors v. Carollo Engineers, PC, Travelers Casualty and Surety Company, Control Panels USA, Inc. and Fluid Components International LLC in a total added amount not to exceed \$1,250,000 with the law firms of Kilpatrick Townsend & Stockton, LLP, Hartline Barger, LLP, and the consulting/engineering/expert firms of Ankura Consulting Group, Enprotec, WJE and FTI and authorize carry-over of unexpended funds into the following fiscal years.

CITY OF CORPUS CHRISTI REGULAR COUNCIL MEETING

October 29, 2019

REGULAR AGENDA

Item Number	33	21									
J. McComb	✓	✓									
R. Barrera	✓	✓									
R. Garza	✓	✓									
P. Guajardo	✓	✓									
G. Hernandez	✓	✓									
M. Hunter	✓	✓									
B. Molina	✓	✓									
E. Roy	✓	✓									
G. Smith	✓	✓									
Passed/Failed	P	P									

As Amended

**CITY OF CORPUS CHRISTI
REGULAR COUNCIL MEETING**

October 29, 2019

CONSENT AGENDA:

Item Number	5,6,7,8,9,10,11,12,13,14,15,18,19	16	17	20	
J. McComb	✓	✓	✓	✓	
R. Barrera	✓	✓	✓	✓	
R. Garza	✓	✓	✓	✓	
P. Guajardo	✓	✓	✓	✓	
G. Hernandez	✓	✓	✓	✓	
M. Hunter	A	✓	✓	✓	
B. Molina	✓	A	A	A	
E. Roy	✓	✓	✓	✓	
G. Smith	✓	✓	✓	Ab	
Passed/Failed	P	P	P	P	

**CITY OF CORPUS CHRISTI
REGULAR COUNCIL MEETING**

October 29, 2019

REGULAR AGENDA

Item Number	22	23	24	25,26,28,30,31	32	27				
J. McComb	✓	✓	✓	✓	✓	✓				
R. Barrera	✓	✓	✓	✓	Ab	✓				
R. Garza	Ab	✓	✓	✓	✓	✓				
P. Guajardo	✓	No	✓	✓	✓	✓				
G. Hernandez	✓	✓	✓	✓	✓	✓				
M. Hunter	✓	✓	✓	✓	✓	✓				
B. Molina	✓	✓	✓	✓	✓	✓				
E. Roy	✓	✓	✓	✓	✓	✓				
G. Smith	✓	No	✓	✓	✓	✓				
Passed/Failed	P	P	P	P	P	P				

As Amended

CARDSTOCK

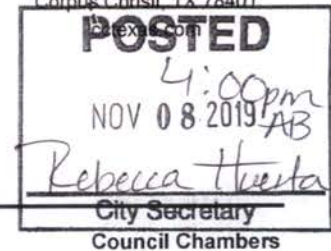


City of Corpus Christi

Meeting Agenda - Final-revised

City Council

1201 Leopard Street
Corpus Christi, TX 78401



Tuesday, November 12, 2019

11:30 AM

Addendums may be added on Friday.

- A. Mayor Joe McComb to call the meeting to order.
- B. Invocation to be given by Pastor Jerry Ward, Lighthouse Tabernacle.
- C. Pledge of Allegiance to the Flag of the United States and to the Texas Flag to be led by Marc Harrod, City Hall Liaison Officer, Corpus Christi Police Department.
- D. City Secretary Rebecca L. Huerta to call the roll of the required Charter Officers.
- E. Proclamations / Commendations
 - 1. [19-1522](#) Proclamation declaring November 12, 2019, "Coastal Bend Day of Giving".
Proclamation declaring November 12, 2019, "Corpus Christi Be The Match Day" and November 2019, "National Marrow Awareness Month".
Proclamation declaring November 23, 2019, "Run the Runway 5K Day".
Proclamation declaring November 9-16, 2019, "Flags for Heroes Week".
Proclamation declaring November 10-16, 2019, "National Nurse Practitioner Week".
- F. PUBLIC COMMENT - APPROXIMATELY 12:00 P.M. If you choose to speak during this public comment period regarding an item on the agenda, you may do so. You will not be allowed to speak again, however, when the Council is considering the item. Citizen comments are limited to three minutes. If you have a petition or other information pertaining to your subject, please present it to the City Secretary. Any electronic media (e.g. CD, DVD, flash drive) that the Public would like to use while they speak MUST be submitted a minimum of 24 hours prior to the Meeting. Please contact the Communication department at 361-826-3211 to coordinate. This is a public hearing for all items on this agenda.
- G. CITY MANAGER'S COMMENTS / UPDATE ON CITY OPERATIONS:
 - a. OTHER
- H. MINUTES:

SCANNED

2. [19-1540](#) Regular Meeting of October 29, 2019 and Joint Workshop Session of October 24, 2019.

I. **BOARD & COMMITTEE APPOINTMENTS:**

3. [19-1516](#) Building Code Board of Appeals (2 vacancies)
Citizens Advisory Health Board (1 vacancy)
Corpus Christi Downtown Management District (2 vacancies)
Landmark Commission (1 vacancy)
Reinvestment Zone No. 2 Board (9 vacancies)

J. **EXPLANATION OF COUNCIL ACTION:**

For administrative convenience, certain of the agenda items are listed as motions, resolutions, or ordinances. If deemed appropriate, the City Council will use a different method of adoption from the one listed; may finally pass an ordinance by adopting it as an emergency measure rather than a two reading ordinance; or may modify the action specified. A motion to reconsider may be made at this meeting of a vote at the last regular, or a subsequent special meeting; such agendas are incorporated herein for reconsideration and action on any reconsidered item.

K. **CONSENT AGENDA: (ITEMS 4 - 23)**

NOTICE TO THE PUBLIC: The following items are consent motions, resolutions, and ordinances of a routine or administrative nature. The Council has been furnished with background and support material on each item, and/or it has been discussed at a previous meeting. All items will be acted upon by one vote without being discussed separately unless requested by a Council Member or a citizen, in which event the item or items will immediately be withdrawn for individual consideration in its normal sequence after the items not requiring separate discussion have been acted upon. The remaining items will be adopted by one vote. Unless otherwise stated below, Ordinances should be presumed to be second readings.

Second Reading Ordinances - Consent

4. [19-1377](#) Ordinance closing, abandoning and vacating a 16,500 square foot portion of 6th Street, a portion of public street lying between Buford Avenue and Hancock Avenue, conditioned upon payment of \$28,000 for fair market value of the improved street and execution of an agreement to relocate stormwater infrastructure. (District 1)
031913
Sponsors: Development Services
5. [19-1100](#) Zoning Case No. 0719-02 B&A Terra Firma Development, LLC: (District 4) Ordinance rezoning property at or near 2110 Laguna Shores Road from the "RE" Residential Estate District to the "RS-15" Single Family 15 District. Requires 3/4 Vote for zoning change.
031914
Sponsors: Development Services
6. [19-1383](#) Ordinance authorizing acceptance of grant from U. S. Department of Justice, Bureau of Justice Assistance, in amount of \$175,175 for FY 2019
031915

Edward Byrne Memorial Justice Assistance Grant Program; and appropriating \$175,175 in Police Grants Fund with \$80,917 of funds distributed to Nueces County and \$13,340 of funds distributed to City of Robstown. The remaining funds of \$80,918 will be used by the City for enhancement of law enforcement efforts.

Sponsors: Police Department

7. [19-1455](#)

031916

Ordinance approving the purchase of Harris Public Safety communication radios in an amount not to exceed \$3,567,032.20 to be used by the Corpus Christi Police Department from Dailey and Wells Communications, Inc; appropriating \$1,189,010.73, from the unreserved fund balance of the General Fund initially budgeted in FY 2019 for this purpose but not encumbered; and amending the FY 2019-2020 operating budget to increase expenditures.

Sponsors: Information Technology Services and Contracts and Procurement

8. [19-1388](#)

031917

Ordinance authorizing an agreement with Texas Food and Wine Festival, LLC to allow use of Heritage Park and portions of Fitzgerald Street and Hughes Street for the Corpus Christi Food and Wine Festival Event and related activities on November 23, 2019.

Sponsors: Parks and Recreation Department

9. [19-1398](#)

031918

Ordinance accepting \$31,105.92 from Epic Y Grade Pipeline, LP and authorizing an amendment to the existing Revocable Easement to allow construction of an additional 12-inch pipeline.

Sponsors: Utilities Department and Engineering Services

10. [19-1393](#)

031919

Ordinance approving the purchase of twenty-six pickup trucks for a total amount not to exceed \$951,159.04 from Silsbee Ford of Silsbee, Texas via the GoodBuy Purchasing Cooperative to be used by the Utilities Department's staff for daily operations; appropriating \$951,159.04 from the unreserved fund balance in the Water Fund, the Wastewater Fund, and the Storm Water Fund that was previously budgeted in FY 2019 for this purpose but not encumbered; and amending the FY 2019-2020 operating budget to increase expenditures.

Sponsors: Utilities Department and Contracts and Procurement

11. [19-1437](#)

031920

Ordinance appropriating anticipated revenues from the Texas Department of Transportation (TxDOT) in the amount of \$635,549 and awarding a contract to Mako Contracting, LLC. for construction of sidewalk and lighting improvements for the S.E.A. District Pedestrian Improvement project in the amount of \$794,436.22. The project is located in City Council District 1 and the contract will begin upon issuance of notice to proceed. Funding is approved and available from an 80% TxDOT grant and a 20% match from Street Bond 2016 CIP.

Sponsors: Street Department and Engineering Services

12. [19-1481](#)

031921

Ordinance authorizing the execution of the Second Addendum to the Water Supply Agreement with the Beeville Water Supply District, subject to release of all claims by Beeville Water Supply District and City of Beeville against the City of Corpus Christi and subject to withdrawal of all administrative proceedings filed by Beeville Water Supply District and City of Beeville against the City of Corpus Christi in the Public Utility Commission of Texas and subject to payment of all amounts determined by the City Manager to be owed pursuant to the existing contract between the parties after waiver of \$162,809.85 of Future Water Resources Reserve Fund charges that were contested and withheld by said District and authorizing the City Manager to make the aforesaid waiver.

Sponsors: Assistant City Manager and Utilities Department

Contracts and Procurement - Consent

13. [19-1405](#)

2019 185

Motion approving the purchase from GT Distributors, Inc. of Austin, Texas for a total amount not to exceed \$103,155.00, for weapon-mounted Surefire X300 Ultra LED handgun lights to be used by the Police Department to accompany the new Smith and Wesson M&P 9mm service weapons, with funding through the CC Crime Control Fund.

Sponsors: Police Department and Contracts and Procurement

14. [19-1318](#)

2019 186

Motion authorizing a one-year rental agreement with Herc Rentals Inc., of Corpus Christi, Texas, for on-call rental of mini-excavators and attachments used daily by Water Utilities Department for emergency repairs and construction of water and wastewater infrastructure, for a total amount not to exceed \$180,726.00, effective upon issuance of a notice to proceed, with funding through the Water and Wastewater Funds.

Sponsors: Utilities Department and Contracts and Procurement

15. [19-1406](#)

031922

Resolution authorizing a five-year service agreement with Pump Solutions, Inc. of New Caney, Texas for a total amount not to exceed \$125,884.00 for maintenance and repairs for three Amacan pumps at the Rincon Bayou Pump Station, effective upon issuance of notice to proceed, with funding in FY2020 in an amount of \$74,061.00 through the Water Fund.

Sponsors: Utilities Department and Contracts and Procurement

16. [19-1380](#)

031923

Resolution authorizing a three-year supply agreement with J.Q & G Incorporated, dba OB Traffic, of Roanoke, Virginia in an amount not to exceed \$226,500.00 for the purchase of up to 30 traffic signal cabinets, for Street Operations effective upon issuance of notice to proceed, with FY 2020 funding in the amount of \$75,500.00 available through the Street Fund.

Sponsors: Street Department and Contracts and Procurement

17. [19-1439](#)

2019 187

Motion authorizing a two-year supply agreement with Wilnat Inc., dba Koons Gas Measurement of Tulsa, Oklahoma in an amount not to exceed

\$139,750.00 to purchase residential gas regulators, effective upon issuance of notice to proceed, with FY 2020 funding in an amount of \$58,229.17 available through the Gas Fund.

Sponsors: Gas Department and Contracts and Procurement

18. 19-1414

2019 188

Motion authorizing three, three-year supply agreements for a total amount not to exceed \$862,332.75, with an agreement with each of the following vendors: T&W Tire, LLC, of Oklahoma City, Oklahoma, in the amount of \$296,030.00 for the purchase of tires for refuse trucks for Solid Waste; Southern Tire Mart, LLC, of Columbia, Mississippi in the amount of \$158,202.00 for the purchase of tires for Tahoe police vehicles; and, The Goodyear Tire & Rubber Company, of Akron, Ohio in the amount of \$408,100.75 for the purchase of tires for police pursuit vehicles, effective upon issuance of notice to proceed, with FY 2020 funding in an amount of \$287,444.25 available through the Fleet Maintenance Fund.

Sponsors: Asset Management Department and Contracts and Procurement

19. 19-1345

2019 189

Motion authorizing two purchases for a total amount of \$180,293.42; one with Computer Solutions, of San Antonio, Texas in an amount of \$121,793.42 for network equipment, and second with Dell EMC, of Round Rock, Texas in an amount of \$58,500.00 for 60 All-in-One Desktop computers; to be used by the community of Corpus Christi at the public libraries and increase broadband capability, effective upon issuance of a purchase order, with funding available in the CDBG Grants fund.

Sponsors: Information Technology Services, Libraries and Contracts and Procurement

General Consent Items

20. 19-1514

2019 190

Motion authorizing a Joint Funding Agreement with the United States Geological Survey (USGS), U.S. Department of the Interior, for USGS to maintain automated river gauging stations that record stream flows and water quality parameters associated with the Frio and Nueces Rivers and associated tributaries, which is data the City uses daily to manage releases from the City's reservoir system and for water treatment operations, whereby the USGS contributes \$28,950.00 and the City contributes \$166,350.00.

Sponsors: Utilities Department

21. 19-1438

031924

Resolution authorizing execution of Interlocal Cooperation Agreement with Del Mar College for improvements associated with Del Mar College's new campus located at Yorktown Boulevard and Rodd Field Road in District 5 including a new pedestrian/bicycle bridge and trail, designated turn lanes and driveway cuts, and enhanced landscaping with irrigation.

Sponsors: Street Department and Engineering Services

22. 19-1382

031925

Resolution amending and reaffirming the City of Corpus Christi's

Investment Policy and Investment Strategies for Fiscal Year 2019-2020.

Sponsors: Finance & Business Analysis

23. 19-1465 Resolution authorizing Amendment No. 1 to Chapter 380 Economic Development Agreement between the City of Corpus Christi, Texas, voestaltpine Texas LLC, and the Port of Corpus Christi Authority of Nueces County, Texas, relating to the development of property.

031926

Sponsors: Planning & Environmental Services

L. RECESS FOR LUNCH

The City Council will take a lunch break at approximately 1:30 p.m.

M. PUBLIC HEARINGS: (ITEMS 24 - 25)

The following items are public hearings and public hearings with first reading ordinances. Each item will be considered individually.

24. 19-1464 Ordinance authorizing a Water Arterial Transmission and Grid Main Line Extension Construction and Reimbursement Agreement with Braselton Custom Homes, LTD to extend a water transmission and grid main line for a planned residential subdivision located on CR-33 with a completion date of May 30, 2021; transferring \$65,000.00 from the Water Distribution Main Trust Fund to the Water Arterial Transmission and Grid Main Trust Fund; and appropriating \$1,485,130.25 from the Water Arterial Transmission and Grid Main Trust Fund to reimburse the Developer per agreement. (District 3)

Sponsors: Development Services

25. 19-1512 Ordinance amending Section 53-109 of the City Code which allows golf carts in certain areas by adding neighborhood electric vehicles and off-highway vehicles as an allowable mode of transportation within the city, specifically North Padre Island, Mustang Island, and North Beach; and providing for a penalty.

Sponsors: Assistant City Manager

N. REGULAR AGENDA: (ITEMS 26 - 28)

The following items are motions, resolutions and ordinances that will be considered and voted on individually.

26. 19-0996 Ordinance pertaining to North Beach designating a 1,423 acre area within the jurisdiction of the City of Corpus Christi Tax Increment Reinvestment Zone (TIRZ) Number 4; setting a maximum City financial participation of \$20,000,000 via a scaled contribution for a period not to exceed 20 years; establishing a Board of Directors for the TIRZ; and, establishing a preliminary Project and Financing Plan.

031927

Sponsors: Business Liaison

27. 19-555 Resolution authorizing execution of an Interlocal Cooperation Agreement

031928

As Amended

with the Nueces County for their 100% increment participation in the North Beach Tax Increment Reinvestment Zone No. 4 for a period ending December 31, 2039

Sponsors: Business Liaison

28. [19-1536](#) Appointment of Reinvestment Zone No. 4 Board of Directors

Sponsors: City Secretary's Office

O. **RECESS CITY COUNCIL MEETING:**

The City Council Meeting will recess at approximately 3:00 p.m. to convene the Tax Increment Reinvestment Zone No. 4 meeting.

P. **RECONVENE THE CITY COUNCIL MEETING:**

Q. **FIRST READING ORDINANCES: (ITEMS 29 - 33)**

29. [19-1517](#) Ordinance to amend the 40-year Lease Agreement with SQH Sports & Entertainment, Inc., which was originally authorized on October 18, 2016 for the lease of approximately 67.69 acres of unimproved land near State Highway 286 and FM 43 (Weber Road) for a regional youth sports complex, with the amendment to provide for extension of the performance milestones in the lease and notice of default.

Sponsors: Assistant City Manager

30. [19-1461](#) Ordinance disannexing approximately 540.79 acres of land located in the La Quinta corridor from the City of Corpus Christi, Texas pursuant to an amendment to a Chapter 380 economic development incentive agreement with the Port of Corpus Christi Authority and voestalpine Texas, LLC; adjusting the City boundaries accordingly; providing for severance, publication, and an effective date.

Sponsors: Planning & Environmental Services

31. [19-1558](#) Ordinance amending the FY2019-2020 Operating Budget, adopted by Ordinance No. 031870, to create a temporary provisional Fire Captain position within the Fire Department complement.

Sponsors: Fire Department

32. [19-1501](#) Ordinance accepting and appropriating Airport Grant #58 in the amount of \$9,445,368; awarding a contract in the amount of \$6,884,574.42 with Airfield Contracting, a Joint Venture between Head, Inc. of Columbus, Ohio and Jackson Construction Services, LLC, of Jacksboro, Texas for the total base bid and additive alternates 1 and 2 for the Corpus Christi International Airport (CCIA) Rehabilitate Terminal Apron Phase III and East General Aviation Apron Phase IV projects, effective upon issuance of notice to proceed, with funding available in the Airport Capital program by acceptance of the grant and; transferring \$1,049,486 as a 10% grant match from the unreserved fund balance of the Airport Operational Fund.

Sponsors: Aviation Department, Contracts and Procurement and Engineering Services

33. [19-1370](#) Ordinance abandoning and vacating a 10-foot wide by approximately 180-feet in length (1,800 sq. ft.) portion of an existing drainage easement out of Lots 3 & 4, Block 1, Padre Island - Corpus Christi Section E located at 15045 & 15041 Aruba Drive. (District 4)

Sponsors: Development Services

R. **BRIEFINGS: (ITEM 34)**

Briefing information will be provided to the City Council during the Council meeting. Briefings are for Council information only. Council may give direction to the City Manager, but no other action will be taken and no public comment will be solicited. The City Manager or City Council Liaison for any city board, commission, committee or corporation (including Type A or B Corporation) may report on the action(s) or discussion(s) of any such body's public meeting that occurred within one month prior to this City Council meeting.

34. [19-1430](#) Texas Legislature Next Steps Lessons from 86th Legislative Session, Interim Forecast, Preparation for 2020

Sponsors: Communications & Intergovernmental Affairs

S. **EXECUTIVE SESSION: (ITEMS 35 - 37)**

PUBLIC NOTICE is given that the City Council may elect to go into executive session at any time during the meeting in order to discuss any matters listed on the agenda, when authorized by the provisions of the Open Meeting Act, Chapter 551 of the Texas Government Code, and that the City Council specifically expects to go into executive session on the following matters. If the Council elects to go into executive session regarding an agenda item, the section or sections of the Open Meetings Act authorizing the executive session will be publicly announced by the presiding officer. The City Council may deliberate and take action in open session on any issue that may be discussed in executive session. The description of an item in "Executive Sessions" constitutes the written interpretation by the City Attorney of Chapter 551 of the Texas Government Code and his determination that said item may be legally discussed in Closed Meeting in compliance with Chapter 551 the Texas Government Code.

35. [19-1523](#) **Executive Session pursuant to Texas Government Code § 551.071** and Texas Disciplinary Rules of Professional Conduct Rule 1.05 to consult with attorneys concerning legal issues related to contractual obligations pursuant to the lease of property to SQH Sports & Entertainment, Inc. near the intersection of State Highway 286 and Weber Road and areas adjacent thereto and pursuant to **Texas Government Code § 551.072** to discuss and deliberate the lease and value of the aforementioned real property owned by the City when deliberation in open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.

36. [19-1524](#) **Executive Session pursuant to Texas Government Code § 551.071** and Texas Disciplinary Rules of Professional Conduct Rule 1.05 to consult with attorneys concerning legal issues related to annexation,

disannexation, and potential development agreement(s) with entities that are considering the construction, expansion, and/or ownership of industrial facilities (including, but not limited to proposed Gulf Coast Growth Ventures' chemical manufacturing facility in San Patricio County and recently annexed industrial facilities in San Patricio County, including but not limited to Voestalpine) and pursuant to **Texas Government Code § 551.087** to discuss confidential commercial or financial information pertaining to the aforesaid business prospect(s) that the City seeks to have locate, stay or expand in or near the territory of the City and with which the City may conduct economic development negotiations and/or deliberate possible economic development issues concerning said business prospect(s).

37. [19-1525](#) **Executive Session pursuant to Texas Government Code § 551.071** and Texas Disciplinary Rules of Professional Conduct Rule 1.05 to consult with attorneys concerning legal issues related to legislation recently approved by or potentially being sought in the Texas Legislature and/or U.S. Congress related to municipal matters.

T. IDENTIFY COUNCIL FUTURE AGENDA ITEMS

Per Council Policies, an item may be added to the agenda by four members of the City Council. Council may give direction to the City Manager to add an item to a future agenda, but no other action will be taken, and no public comment solicited.

U. ADJOURNMENT

ADDITIONAL INSTRUCTIONS / INSTRUCCIONES ADICIONALES

Si Usted desea dirigirse al Concilio y cree que su inglés es limitado, habrá un intérprete inglés-español en todas las juntas del Concilio para ayudarle.

Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services are requested to contact the City Secretary's office (at 361-826-3105) at least 48 hours in advance so that appropriate arrangements can be made.

CITY OF CORPUS CHRISTI REGULAR COUNCIL MEETING

November 12, 2019

REGULAR AGENDA

Item Number	26										
J. McComb	✓										
R. Barrera	✓										
R. Garza	✓										
P. Guajardo	✓										
G. Hernandez	✓										
M. Hunter	✓										
B. Molina	✓										
E. Roy	✓										
G. Smith	✓										
Passed/Failed	P										

**CITY OF CORPUS CHRISTI
REGULAR COUNCIL MEETING**

November 12, 2019

CONSENT AGENDA:

Item Number	4, 6-11, 13, 16-23	12	5	
J. McComb	✓	✓	✓	
R. Barrera	✓	Ab	✓	
R. Garza	✓	✓	✓	
P. Guajardo	✓	✓	✓	
G. Hernandez	✓	✓	✓	
M. Hunter	✓	✓	✓	
B. Molina	✓	✓	✓	
E. Roy	✓	✓	✓	
G. Smith	✓	✓	✓	
Passed/Failed	P	P	P	

**CITY OF CORPUS CHRISTI
REGULAR COUNCIL MEETING**

November 12, 2019

REGULAR AGENDA

Item Number	27										
J. McComb	✓										
R. Barrera	✓										
R. Garza	✓										
P. Guajardo	✓										
G. Hernandez	✓										
M. Hunter	✓										
B. Molina	✓										
E. Roy	✓										
G. Smith	✓										
Passed/Failed	P										

**CITY OF CORPUS CHRISTI
REGULAR COUNCIL MEETING**

November 12, 2019

CONSENT AGENDA:

Item Number	14	15	
J. McComb	✓	✓	
R. Barrera	✓	✓	
R. Garza	✓	✓	
P. Guajardo	✓	✓	
G. Hernandez	✓	✓	
M. Hunter	✓	✓	
B. Molina	✓	✓	
E. Roy	✓	✓	
G. Smith	✓	✓	
Passed/Failed	P	P	

CITY OF CORPUS CHRISTI REGULAR COUNCIL MEETING

November 12, 2019

REGULAR AGENDA

Item Number	24	25	29	30	31	32	33				
J. McComb	✓	✓	✓	✓	✓	✓	✓				
R. Barrera	✓	✓	✓	✓	✓	✓	✓				
R. Garza	Ab	✓	Ab	✓	✓	✓	✓				
P. Guajardo	✓	✓	✓	✓	✓	✓	✓				
G. Hernandez	✓	✓	✓	✓	✓	✓	✓				
M. Hunter	Ab	✓	✓	✓	✓	✓	✓				
B. Molina	✓	✓	✓	✓	✓	✓	✓				
E. Roy	✓	✓	✓	✓	✓	✓	✓				
G. Smith	✓	✓	✓	✓	✓	✓	✓				
Passed/Failed	P	P	P	P	P	P	P				

As Amended

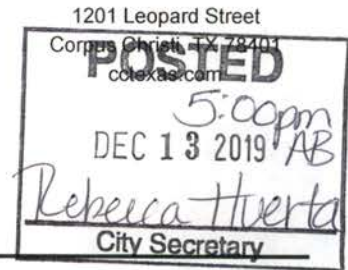
CARDSTOCK



City of Corpus Christi

Meeting Agenda - Final-revised

City Council



Tuesday, December 17, 2019

11:30 AM

Council Chambers

Addendums may be added on Friday.

- A. Mayor Joe McComb to call the meeting to order.
- B. Invocation to be given by Pastor David Bendett, Rock City Church.
- C. Pledge of Allegiance to the Flag of the United States and to the Texas Flag to be led by Albert Quintanilla, Director of Street Operations.
- D. City Secretary Rebecca L. Huerta to call the roll of the required Charter Officers.
- E. Proclamations / Commendations
 - 1. [19-1724](#) Commendation for Mandalyn Puebla.
Commendation for Robert Galvan, Sr.
Swearing-In Ceremony for Newly Appointed Board, Commission, Committee and Corporation Members.
- F. PUBLIC COMMENT - APPROXIMATELY 12:00 P.M. If you choose to speak during this public comment period regarding an item on the agenda, you may do so. You will not be allowed to speak again, however, when the Council is considering the item. Citizen comments are limited to three minutes. If you have a petition or other information pertaining to your subject, please present it to the City Secretary. Any electronic media (e.g. CD, DVD, flash drive) that the Public would like to use while they speak MUST be submitted a minimum of 24 hours prior to the Meeting. Please contact the Communication department at 361-826-3211 to coordinate. This is a public hearing for all items on this agenda.
- G. CITY MANAGER'S COMMENTS / UPDATE ON CITY OPERATIONS:
- a. OTHER
- H. MINUTES:
- I. BOARD & COMMITTEE APPOINTMENTS:
- J. EXPLANATION OF COUNCIL ACTION:

For administrative convenience, certain of the agenda items are listed as motions, resolutions, or ordinances. If deemed appropriate, the City Council will use a different method of adoption from the one listed; may finally pass an ordinance by adopting it as an emergency measure rather than a two reading ordinance; or may modify the action specified. A motion to reconsider may be made at this meeting of a vote at the last regular, or a subsequent special meeting; such agendas are incorporated herein for reconsideration and action on any reconsidered item.

K. CONSENT AGENDA: (ITEMS 2 - 34)

NOTICE TO THE PUBLIC: The following items are consent motions, resolutions, and ordinances of a routine or administrative nature. The Council has been furnished with background and support material on each item, and/or it has been discussed at a previous meeting. All items will be acted upon by one vote without being discussed separately unless requested by a Council Member or a citizen, in which event the item or items will immediately be withdrawn for individual consideration in its normal sequence after the items not requiring separate discussion have been acted upon. The remaining items will be adopted by one vote. Unless otherwise stated below, Ordinances should be presumed to be second readings.

2. [19-1751](#) One-reading Ordinance authorizing the conveyance of approximately 0.55 acres of land out of Lot 7A, King Square Addition, located adjacent to Lions Park (near McArdle Road and Holmes Drive) to Housing and Community Services, Inc. in consideration of payment of \$115,300.
Sponsors: Engineering Services
3. [19-1641](#) One-reading Ordinance to Approve the 2020 Annual Audit Plan.
Sponsors: City Auditor
4. [19-1784](#) One-reading Ordinance approving the addition of six full-time positions with required salaries, benefits and equipment to the Engineering Services Department budget; amending the FY 2020 Operating Budget as required for the last eight months of the year with funding coming from the FY 2020 Capital Improvement and Operational Budgets as required.
Sponsors: Engineering Services and Office of Management and Budget
5. [19-1786](#) One-reading Ordinance approving two contracts for comprehensive facility assessments to LNV, Inc. in the amounts of \$29,880 for the Art Center of Corpus Christi and \$52,830 for the Art Museum of South Texas, located in Council District 1, with work beginning upon issuance of notice to proceed, with funds available in the Type A Seawall System CIP Fund; and amending the FY 2020 Capital Improvement Program Budget.
Sponsors: Engineering Services, Parks and Recreation Department and Contracts and Procurement
6. [19-1666](#) Ordinance awarding a contract to Bay, Ltd. for Ultra-Thin Bonded Wear Course in an amount not to exceed \$20,000,000 and Overlays in an amount not to exceed \$30,000,000 as part of the Street Preventative Maintenance Program located city-wide with work starting upon notice to proceed and funding available through Streets, Utilities with ADA improvement funds from Bond 2016 and 2018; and amending the budget

to appropriate \$5,000,000 in Street Preventative Maintenance Program Reserves.

Sponsors: Engineering Services, Street Department and Contracts and Procurement

7. [19-1490](#) Zoning Case No. 1019-05, Southside Ventures III, LP. (District 5). Ordinance rezoning property at or near 7564 Brooke Road from the "RS-TH" Townhouse District to the "RS-4.5" Single-Family 4.5 District. Planning Commission and Staff recommend Approval.

 Sponsors: Development Services
8. [19-1491](#) Zoning Case No. 1019-02, DMPI Beach Investments (District 4). Ordinance rezoning property at or near 14901 Granada Drive from the "RM-AT/IO" Multifamily AT District with an Island Overlay to the "RM-AT/IO/PUD" Multifamily AT District with an Island Overlay and Planned Unit Development. Planning Commission and Staff recommend Approval.

 Sponsors: Development Services
9. [19-1492](#) Zoning Case No. 0819-05, Tammy Johnson (District 4). Ordinance rezoning property at or near 3837 Herring Drive from the "RMH" Manufactured Home District to the "RS-6" Single-Family 6 District. Planning Commission and Staff recommend Approval.

 Sponsors: Development Services
10. [19-1618](#) Ordinance accepting grant funds from the Coastal Bend Wellness Foundation in the amount of \$22,892.91 for the Red Cord Initiative Diversion Program; and appropriating \$22,892.91 in the FY 2020 Police General Fund.

 Sponsors: Police Department
11. [19-1675](#) Ordinance eliminating, revising, modifying, and merging advisory boards and committees as a result of a thorough review.

 Sponsors: City Secretary's Office and Strategic Planning & Innovation
12. [19-1500](#) Ordinance approving the sale of lot of approximately 0.1431 acres at 7101 Edgebrook Drive for the highest cash offer received by real estate broker of \$18,000 to James Magill.

 Sponsors: Legal Department
13. [19-1513](#) Ordinance approving the sale of City's partial interest in the lot of approximately 0.1993 acres at or near 926 St. Bernard, Corpus Christi, Texas for \$7,500.00 to Strategic Investment Solutions, LLC.

 Sponsors: Gas Department
14. [19-1349](#) Ordinance approving a Small Business Incentives Agreement between the Corpus Christi Business and Job Development Corporation and Del Mar College (Del Mar) to provide grant up to \$133,000 for their Contractor Resource Center (CRC) program to assist small businesses bid for existing and upcoming large industrial opportunities; appropriating

\$133,000 from the unreserved fund balance in the Business/Job Development Fund; and amending the budget.

Sponsors: Economic Development

15. [19-1619](#) Ordinance closing, abandoning, and vacating a 25-foot wide by approximately 993.17-foot long (24,136 sq. ft.) utility easement in Callicoatte Estates Unit 5 located at 3802 Callicoatte Road. (District 1).
Sponsors: Development Services
16. [19-1638](#) Ordinance authorizing an amendment to the Depository Services Agreement with Frost Bank to modify a collateral requirement and to extend the term of the contract for the final one-year extension commencing January 1, 2020 and ending December 31, 2020.
Sponsors: Finance & Business Analysis
17. [19-1691](#) Ordinance amending the FY 2020 City of Corpus Christi Capital Budget to appropriate \$350,000 from the unreserved fund balance in Seawall Improvements; transferring and appropriating said funds into Seawall CIP Fund; adding the Bayshore Park Improvement Project to the Capital Improvement Program; and authorizing a change order to Fulton-Coastcon, Inc. of Corpus Christi, Texas to restore the Bayshore Park Playground Area (Water's Edge Park in Council District 1) for a total amount not to exceed \$234,745.
Sponsors: Engineering Services, Parks and Recreation Department and Contracts and Procurement
18. [19-1732](#) Ordinance authorizing a navigable canal on North Beach.
19. [19-1457](#) Resolution renewing an Interlocal Cooperation Agreement with Nueces County and the Port of Corpus Christi Authority with the City of Corpus Christi in-kind contribution providing office space, utilities and related services for a term of five years for the Local Emergency Response Planning Committee to enhance emergency response preparedness for hazardous materials.
Sponsors: Fire Department
20. [19-1486](#) Motion authorizing a three-year supply agreement, for a total amount not to exceed \$1,023,279.00, with Beasley Tire Service-Houston Inc., of Houston, Texas, for the purchase of tires for City owned sedans, pickup trucks, heavy-duty trucks and trailers to be installed by Asset Management, effective upon issuance of notice to proceed, with FY 2020 funding in the amount of \$284,244.17 available through the Fleet Maint Svs Fund.
Sponsors: Asset Management Department and Contracts and Procurement
21. [19-1559](#) Resolution authorizing an interlocal governmental agreement with the Texas Department of Motor Vehicles for five years relating to motor vehicle registration refusal for failure to appear or failure to pay a fine on a traffic law violation; and authorizing an agreement with Linebarger Goggan Blair

& Sampson, LLP to assist with the implementation of a Motor Vehicle Registration Refusal Program.

Sponsors: Municipal Court Administration

22. [19-1653](#)

Motion authorizing a three-year lease purchase agreement with Great South Texas Corporation dba Computer Solutions of San Antonio, Texas for the amount not to exceed \$4,999,616.07 for the Cisco network, hardware and software, effective upon issuance of a notice to proceed, with first year funding in an amount of \$1,666,538.69 available through the FY2020 Info Tech Fund.

Sponsors: Information Technology Services

23. [19-1710](#)

Motion authorizing a two-year license agreement with EC America, Inc., of McLean, Virginia for an amount not to exceed \$68,094.87, for the purchase of Citrix software licenses and support renewal used by staff of the Corpus Christi Police Department and Nueces County Sheriff's Department, effective upon issuance of a notice to proceed, with funding in the amount of \$68,094.87 for the two-year agreement available through the FY 2020 Info Tech Fund.

Sponsors: Information Technology Services and Contracts and Procurement

24. [19-1535](#)

Motion authorizing the purchase of three vehicles for the Utilities Department, which consist of one Explorer, one F150 pickup truck and one F550 pickup truck, as additions to the fleet, from Silsbee Ford of Silsbee, Texas, for a total amount of \$128,966.00, effective upon issuance of letter of acceptance, with funding available through the FY 2020 Water and Storm Water Department Funds.

Sponsors: Utilities Department and Contracts and Procurement

25. [19-1534](#)

Motion authorizing the purchase of four John Deere mini excavators from Doggett Heavy Machinery Services, LLC of Corpus Christi, Texas for a total amount of \$273,200.00 to be used daily by the Utilities Department for emergency repairs and construction of water and wastewater infrastructure as additions to the fleet, effective upon issuance of letter of acceptance, with funding available through the FY 2020 Wastewater and Water Funds.

Sponsors: Utilities Department and Contracts and Procurement

26. [19-1549](#)

Motion authorizing the lease-purchase of one XL3100 Gradall excavator, as an addition to the fleet, from Waukesha-Pearce Industries, Inc. of Corpus Christi, Texas, for a total amount of \$474,423.00, for the Utilities Department to be used daily for construction work and emergency repairs of water and wastewater infrastructure throughout the City, effective upon issuance of letter of acceptance, with FY 2020 funding in the amount of \$94,884.60 available through the Stormwater Funds.

Sponsors: Utilities Department and Contracts and Procurement

27. [19-1635](#) Resolution approving an Amendment No. 1 to the Agreement between the Corpus Christi Business and Job Development Corporation and the City of Corpus Christi for the Type A Affordable Housing Program - Homebuyer Assistance Program.
Sponsors: Housing and Community Development
28. [19-1661](#) Resolution decertifying the City of Corpus Christi under Texas Highway Beautification Act; and reestablishing the annual permit renewal fee for billboard signs.
Sponsors: Development Services
29. [19-1711](#) Resolution authorizing the submission of applications to the Texas Commission on Environmental Quality for La Quinta Channel and Inner Harbor water rights diversion and discharge permits necessary for development of two seawater desalination plants and authorizing payment of permit fees in total amount not to exceed \$450,000.
Sponsors: Utilities Department
30. [19-1643](#) Motion authorizing an amendment to Supply Agreement No. 1026 for sodium bisulfite for a total amount not to exceed \$169,999.87, with Southern Ionics, Inc. of West Point, Mississippi, increasing the supply agreement value to a not to exceed value of \$1,336,481.42 for the dechlorination of wastewater at the Oso Wastewater Treatment Plant, with funding available through the FY 2020 Wastewater Fund.
Sponsors: Utilities Department and Contracts and Procurement
31. [19-1731](#) Motion to revise the Residential Street Rebuild Program (RSRP) Project Selection Matrix. There is no change to the fiscal impact, only the streets selected for future rehabilitation and/or reconstruction on future program years would be changed.
Sponsors: Street Department
32. [19-1757](#) Motion to approve Amendment No. 1 to Developer Agreement for Park Road 22 Bridge and Village Canal.
Sponsors: Assistant City Manager
33. [19-1683](#) Motion authorizing a design build contract with Progressive Commercial Aquatics, Inc., of Houston, Texas, for the design and construction of three splash pads at city parks, for a total amount not to exceed design-to budget of \$1,650,000, effective upon issuance of notice to proceed, with funding through the Community Enrichment Fund and CDBG Grant Funds.
Sponsors: Parks and Recreation Department and Contracts and Procurement
34. [19-1685](#) Motion approving the 2020 Council Meeting calendar.
Sponsors: City Secretary's Office

L. **RECESS FOR LUNCH**

The City Council will take a lunch break at approximately 1:30 p.m.

M. PUBLIC HEARINGS: (ITEMS 35 - 37)

The following items are public hearings and public hearings with first reading ordinances. Each item will be considered individually.

35. [19-1687](#) Zoning Case No. 1019-06, Rogerio and Maria E. Lopez (District 3). Ordinance rezoning property at or near 3046 Holly Road from the "RS-6" Single-Family 6 District to the "CN-1" Neighborhood Commercial District. Planning Commission and Staff recommend approval.
Sponsors: Development Services
36. [19-1699](#) Ordinance amending Wastewater Collection System Master Plan for the Allison W.W.T.P Service Area for Calallen South located on the east frontage of US 77 just south of County Road 52; amending Comprehensive Plan; and providing publication (Council District 1).
Sponsors: Planning & Environmental Services
37. [19-1698](#) Ordinance amending Wastewater Collection System Master Plan, Oso W.R.P. Service Area, Sub Basin SPA 30 for Airline Crossing Unit 3 located west of Airline Road off Lipes Boulevard; amending Comprehensive Plan; and providing publication (Outside City limits near Council District 5).
Sponsors: Planning & Environmental Services

N. REGULAR AGENDA:

The following items are motions, resolutions and ordinances that will be considered and voted on individually.

O. RECESS TO CORPORATION MEETING:

The City Council Meeting will recess at approximately 3:00 p.m. to convene the Tax Increment Reinvestment Zone No. 4 meeting.

P. RECONVENE COUNCIL MEETING:

Q. FIRST READING ORDINANCES: (ITEMS 38 - 45)

38. [19-1712](#) Ordinance amending Ordinance No. 031927, which created Reinvestment Zone Number Four, City of Corpus Christi, Texas, to correct the Tax Increment Base for the Zone by replacing Exhibit D; and approving the amendments to the Tax Increment Reinvestment Zone #4 Amended Project & Financing Plans approved by the Board of Directors of Reinvestment Zone Number Four, Corpus Christi, Texas, regarding additional ad valorem property values within the zone, and other matters relating thereto.
Sponsors: Business Liaison

39. [19-1648](#) Ordinance accepting a \$282,848.09 grant from State of Texas, Criminal Justice Division for Victims of Crime Act Outreach Program with City match of \$61,112.03 and in-kind match of \$9,600 from Police General Fund; appropriating the \$282,848.09 in Police Grants Fund; authorizing transfer of \$61,112.03 from the Police General Fund to the Police Grants Fund and appropriating the same for total project cost of \$353,560.12, and authorizing a staff complement of 3 FTE's.
Sponsors: Police Department
40. [19-1613](#) Ordinance authorizing the acceptance of two grants totaling \$333,666.41 from the Office of the Texas Governor- Homeland Security Grant Division, Homeland Security Grant Program for hazmat team enhancement and SWAT equipment; and appropriating \$333,666.41 in the Fire Grants Fund.
Sponsors: Fire Department
41. [19-1629](#) Ordinance appropriating \$33,926.39 from the City of Corpus Christi-Nueces County Local Emergency Planning Committee (LEPC) Reserve Fund to supplement and expand community information programs and projects; and amending the FY2019-2020 operating budget adopted by Ordinance 031870 to increase expenditures by \$33,926.39.
Sponsors: Fire Department
42. [19-1526](#) Ordinance accepting a grant from the Flint Hills Resources 2019 Helping Heroes Program in the amount of \$3,000 to be used to support the Corpus Christi - Nueces County Local Emergency Planning Committee; and appropriating the funds into the LEPC Fund No. 6060.
Sponsors: Fire Department
43. [19-1620](#) Ordinance authorizing execution of all documents necessary to accept, amend and appropriate a grant contract for the Tuberculosis Prevention and Control-Federal (TB/PC-FED) grant in the amount of \$48,345 with a City match of \$9,669 to provide tuberculosis prevention and control services, and authorizing a staff complement of 1 FTE.
Sponsors: Health Department
44. [19-1644](#) Ordinance abandoning and vacating a 10-foot wide by approximately 703-feet in length (7,048.1 sq. ft.) existing utility easement out of Lot 2B and Lot 2C, Block 1, SWACO Tract, located at 1706 Saratoga Boulevard. (District 3)
Sponsors: Development Services
45. [19-1733](#) Ordinance to revise fees for Sunrise Beach camp sites effective February 1, 2020.
Sponsors: Utilities Department

S. **BRIEFINGS:**

Briefing information will be provided to the City Council during the Council meeting. Briefings are for Council information only. Council may give direction to the City Manager, but no other action will be taken and no public comment will be solicited. The City Manager or City Council Liaison for any city board, commission, committee or corporation (including Type A or B Corporation) may report on the action(s) or discussion(s) of any such body's public meeting that occurred within one month prior to this City Council meeting.

T. EXECUTIVE SESSION:

PUBLIC NOTICE is given that the City Council may elect to go into executive session at any time during the meeting in order to discuss any matters listed on the agenda, when authorized by the provisions of the Open Meeting Act, Chapter 551 of the Texas Government Code, and that the City Council specifically expects to go into executive session on the following matters. If the Council elects to go into executive session regarding an agenda item, the section or sections of the Open Meetings Act authorizing the executive session will be publicly announced by the presiding officer. The City Council may deliberate and take action in open session on any issue that may be discussed in executive session. The description of an item in "Executive Sessions" constitutes the written interpretation by the City Attorney of Chapter 551 of the Texas Government Code and his determination that said item may be legally discussed in Closed Meeting in compliance with Chapter 551 the Texas Government Code.

U. IDENTIFY COUNCIL FUTURE AGENDA ITEMS

Per Council Policies, an item may be added to the agenda by four members of the City Council. Council may give direction to the City Manager to add an item to a future agenda, but no other action will be taken, and no public comment solicited.

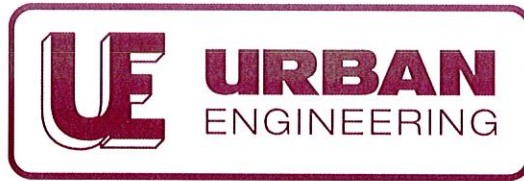
V. ADJOURNMENT

ADDITIONAL INSTRUCTIONS / INSTRUCCIONES ADICIONALES

Si Usted desea dirigirse al Concilio y cree que su inglés es limitado, habrá un intérprete inglés-español en todas las juntas del Concilio para ayudarlo.

Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services are requested to contact the City Secretary's office (at 361-826-3105) at least 48 hours in advance so that appropriate arrangements can be made.

TAB 7



Job No. 43201.B9.08

August 26, 2019

Exhibit A
1,423 Acre
North Beach Tax Increment Reinvestment Zone (TIRZ)

STATE OF TEXAS
COUNTY OF NUECES

Fieldnotes, for a 1,423 Acre Tract of Land (Not based on an on the ground Survey), situated between the Corpus Christi Shipping Channel and Nueces Bay, over and across a portion of land commonly known as North Beach, Corpus Christi Bay, Nueces Bay, Rincon Channel and Corpus Christi Shipping Channel in Nueces County, Texas; the said 1,423 Acre Tract being more fully described as follows:

Beginning, at a point with a Northing of 17188715.765 and an Easting of 1342004.769, for a corner of this Tract and the point of Beginning;

Thence, with distances and bearings as follows:

- North 58°16'18" West, a distance of 807.37 Feet to a point for a corner of this Tract;
- North 31°12'27" East, a distance of 519.93 Feet to a point for a corner of this Tract;
- North 12°34'59" West, a distance of 298.84 Feet to a point for a corner of this Tract;
- North 58°13'03" West, a distance of 151.19 Feet to a point for a corner of this Tract;
- North 37°22'07" West, a distance of 225.64 Feet to a point for a corner of this Tract and the beginning of a circular curve to the Right, having a delta of 71°42'01", a radius of 527.86 Feet, an arc length of 660.56 Feet, and a chord which bears North 02°51'40" East a distance of 618.29 Feet;
- With said circular curve to the Right, a distance of 660.56 Feet for a corner of this Tract;
- North 47°24'20" East, a distance of 149.01 Feet to a point for a point at the intersection of the Northeast Right-of-Way line of Burleson Street and the Southeast Right-of-Way line of Rincon Road and for a corner of this Tract;
- South 58°19'56" East, with said Northeast Right-of-Way line of Burleson Street, a distance of 679.38 Feet to a point for a corner of this Tract;
- North 31°47'42" East, a distance of 659.79 Feet to a point for a corner of this Tract;

S:\Surveying\43201\B908\OFFICE\METES AND BOUNDS\FN043201B908_EDIT.Docx

Page 1 of 3

OFFICE: (361)854-3101

2725 SWANTNER DR. • CORPUS CHRISTI, TEXAS 78404

FAX (361)854-6001

www.urbaneng.com

TBPE Firm # 145 • TBPLS Firm # 10032400

- South 58°21'36" East, a distance of 139.27 Feet to a point for a corner of this Tract;
- North 31°34'36" East, generally with the centerline of Rincon Channel, a distance of 6006.31 Feet to a point in the State Submerged Lands parcel 788 for a corner of this Tract;
- South 56°27'08" East, over and across State Submerged Lands parcels 788, 59, 42 and 43 a distance of 6,377.15 Feet to a point in State Submerged Lands parcel 43 with a Northing of 17192577.892 and an Easting of 1350901.872, for a corner of this Tract;
- South 32°40'25" West, over and across State Submerged Lands parcels 43, 58, 59, and 59A a distance of 8,610.67 Feet to a point in State Submerged Lands parcel 59A, for a corner of this Tract;
- North 85°18'07" West, over and across Submerged Lands, a distance of 4,572.50 Feet to a point for a corner of this Tract;
- North 74°02'44" West, over and across Submerged Lands, a distance of 376.53 Feet to a point for a corner of this Tract;
- North 28°15'59" East, over and across Submerged Lands and up Lands, a distance of 491.15 Feet to a point for a corner of this Tract;
- North 36°52'49" West, a distance of 751.68 Feet to a point for a corner of this Tract and the beginning of a circular curve to the Left, having a delta of 56°58'45", a radius of 315.97 Feet, an arc length of 314.22 Feet, and a chord which bears North 66°04'42" West a distance of 301.43 Feet;
- With said circular curve to the Left, a distance of 314.22 Feet to a point for a corner of this Tract;
- South 88°43'24" West, a distance of 136.49 Feet to a point on the centerline of Avenue F and for a corner of this Tract;
- North 04°55'02" East, with said centerline of Avenue F, a distance of 276.87 Feet, to a point for a corner of this Tract and the beginning of a circular curve to the Right, having a delta of 18°54'21", a radius of 220.19 Feet, an arc length of 72.66 Feet, and a chord which bears North 19°07'11" East a distance of 72.33 Feet;
- With said circular curve to the Right, continuing with said centerline of Avenue F, a distance of 72.66 Feet to a point for a corner of this Tract;
- North 26°48'19" East, continuing with said centerline of Avenue F, a distance of 71.31 Feet to a point for a corner of this Tract;
- North 31°04'49" East, continuing with said centerline of Avenue F, a distance of 433.56 Feet to a point for a corner of this Tract and the beginning of a circular curve to the Left, having a delta of 48°21'30", a radius of 207.41 Feet, an arc length of 175.05 Feet, and a chord which bears North 14°22'37" East a distance of 169.90 Feet;
- With said circular curve to the Left, continuing with said centerline of Avenue F, a distance of 175.05 Feet to a point for a corner of this Tract;

- North 03°04'08" West, continuing with said centerline of Avenue F, a distance of 223.76 Feet to a point, for the centerline intersection of said Avenue F and West Causeway Boulevard and for a corner of this Tract and the beginning of a circular curve to the Left, having a delta of 52°56'41", a radius of 1269.76 Feet, an arc length of 1173.33 Feet, and a chord which bears North 58°43'14" East a distance of 1132.03 Feet;

Thence, with said circular curve to the Left and said centerline of said West Causeway Boulevard, a distance of 1173.33 Feet to the point of Beginning, containing 1,423 Acres (61,984,040 Sq.Ft.) of Land more or less;

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.

Unless this fieldnotes description, including preamble, seal and signature, appears in its entirety, in its original form, surveyor assumes no responsibility for its accuracy. *Also reference accompanying sketch of tract described herein.*

This document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared. TIRZ boundary provided to the Surveyor by the City of Corpus Christi.

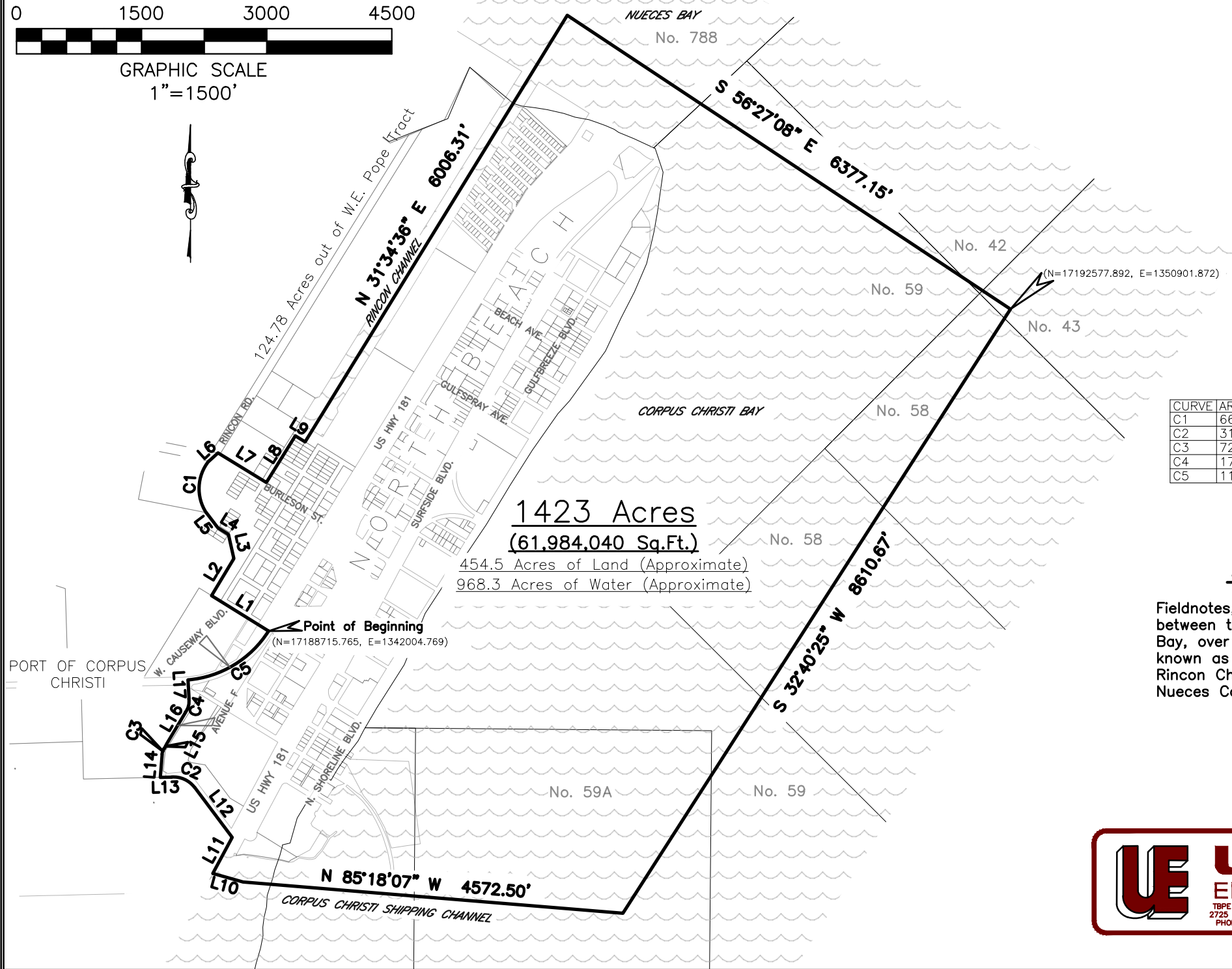
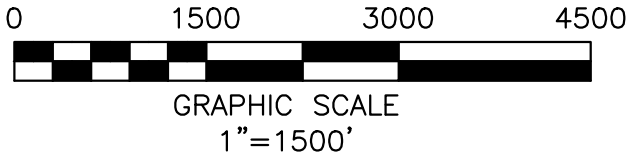
URBAN ENGINEERING



Dan L. Urban, R.P.L.S.

License No. 4710





Line Table

LINE	BEARING	DISTANCE
L1	N 58°16'18" W	807.37'
L2	N 31°12'27" E	519.93'
L3	N 12°34'59" W	298.84'
L4	N 58°13'03" W	151.19'
L5	N 37°22'07" W	225.64'
L6	N 47°24'20" E	149.01'
L7	S 58°19'56" E	679.38'
L8	N 31°47'42" E	659.79'
L9	S 58°21'36" E	139.27'
L10	N 74°02'44" W	376.53'
L11	N 28°15'59" E	491.15'
L12	N 36°52'49" W	751.68'
L13	S 88°43'24" W	136.49'
L14	N 04°55'02" E	276.87'
L15	N 26°48'19" E	71.31'
L16	N 31°04'49" E	433.56'
L17	N 03°04'08" W	223.76'

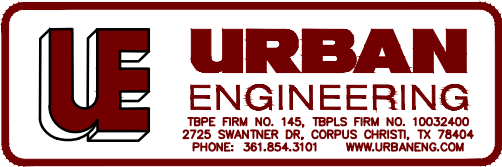
Curve Table

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	660.56'	527.86'	71°42'01"	N 02°51'40" E	618.29'
C2	314.22'	315.97'	56°58'45"	N 66°04'42" W	301.43'
C3	72.66'	220.19'	18°54'21"	N 19°07'11" E	72.33'
C4	175.05'	207.41'	48°21'30"	N 14°22'37" E	169.90'
C5	1173.33'	1269.76'	52°56'41"	N 58°43'14" E	1132.03'

Exhibit B

Sketch to Accompany

Fieldnotes, for a 1,423 Acre Tract of Land situated between the Corpus Christi Shipping Channel and Nueces Bay, over and across a portion of land commonly known as North Beach, Corpus Christi Bay, Nueces Bay, Rincon Channel and Corpus Christi Shipping Channel in Nueces County, Texas.



DATE: Aug 26, 2019
SCALE: 1"=1500'
JOB NO.: 43201.B9.08
SHEET: 1 OF 1
DRAWN BY: BDL
urbansurvey1@urbaneng.com
©2019 by Urban Engineering

CARDSTOCK

2019 CERTIFIED TOTALS

Property Count: 1,111

JRC - DEL MAR JR COLLEGE

Grand Totals

1/8/2020

9:37:24AM

Land		Value			
Homesite:		9,488,496			
Non Homesite:		42,319,097			
Ag Market:		0			
Timber Market:		0	Total Land	(+)	51,807,593
Improvement		Value			
Homesite:		56,152,690			
Non Homesite:		90,420,840	Total Improvements	(+)	146,573,530
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	198,381,123
Ag		Non Exempt	Exempt		
Total Productivity Market:	0	0			
Ag Use:	0	0	Productivity Loss	(-)	0
Timber Use:	0	0	Appraised Value	=	198,381,123
Productivity Loss:	0	0			
			Homestead Cap	(-)	304,863
			Assessed Value	=	198,076,260
			Total Exemptions Amount (Breakdown on Next Page)	(-)	91,767,800
			Net Taxable	=	106,308,460

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	330,835	53,539	150.27	185.11	6		
OV65	9,567,781	5,890,793	10,657.73	12,251.42	64		
Total	9,898,616	5,944,332	10,808.00	12,436.53	70	Freeze Taxable	(-) 5,944,332
Tax Rate	0.280665						
						Freeze Adjusted Taxable	= 100,364,128

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX

292,494.98 = 100,364,128 * (0.280665 / 100) + 10,808.00

Tax Increment Finance Value: 0

Tax Increment Finance Levy: 0.00

2019 CERTIFIED TOTALS

Property Count: 1,111

JRC - DEL MAR JR COLLEGE
Grand Totals

1/8/2020

9:37:32AM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	6	268,114	0	268,114
DV1	2	0	10,000	10,000
DV2	1	0	7,500	7,500
DV3	1	0	10,000	10,000
DV4	4	0	48,000	48,000
DVHS	6	0	1,007,204	1,007,204
EX	1	0	1,200,000	1,200,000
EX-XV	71	0	85,242,630	85,242,630
HS	121	515,701	0	515,701
OV65	72	3,408,651	0	3,408,651
OV65S	1	50,000	0	50,000
Totals		4,242,466	87,525,334	91,767,800

2019 CERTIFIED TOTALS

Property Count: 1,111

JRC - DEL MAR JR COLLEGE
Grand Totals

1/8/2020 9:37:32AM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	692		\$327,015	\$65,400,682	\$59,805,948
B	MULTIFAMILY RESIDENCE	14		\$0	\$2,763,674	\$2,748,328
C1	VACANT LOTS AND LAND TRACTS	286		\$0	\$15,608,166	\$15,598,166
F1	COMMERCIAL REAL PROPERTY	49		\$0	\$26,308,197	\$26,298,244
F2	INDUSTRIAL AND MANUFACTURIN	1		\$0	\$1,834,524	\$1,834,524
J4	TELEPHONE COMPANY (INCLUDI	1		\$0	\$23,250	\$23,250
X	TOTALLY EXEMPT PROPERTY	72		\$0	\$86,442,630	\$0
Totals			0.0000	\$327,015	\$198,381,123	\$106,308,460

2019 CERTIFIED TOTALS

Property Count: 1,111

JRC - DEL MAR JR COLLEGE
Grand Totals

1/8/2020 9:37:32AM

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	REAL, RESIDENTIAL, SINGLE-FAMILY	102		\$327,015	\$19,787,319	\$17,940,638
A4	REAL, RESIDENTIAL, CONDOMINIUMS	590		\$0	\$45,613,363	\$41,865,310
B1	REAL, RESIDENTIAL, DUPLEXES	5		\$0	\$1,683,780	\$1,683,780
B10	REAL, RESIDENTIAL, APARTMENTS	1		\$0	\$136,475	\$136,475
B3	REAL, RESIDENTIAL, APARTMENTS	1		\$0	\$74,041	\$74,041
B4	REAL, RESIDENTIAL, APARTMENTS	3		\$0	\$338,843	\$338,843
B5	REAL, RESIDENTIAL, APARTMENTS	1		\$0	\$97,634	\$97,634
B7	REAL, RESIDENTIAL, APARTMENTS	1		\$0	\$41,256	\$41,256
B8	REAL, RESIDENTIAL, APARTMENTS	1		\$0	\$283,200	\$283,200
B9	REAL, RESIDENTIAL, APARTMENTS	1		\$0	\$108,445	\$93,099
C1	REAL, VACANT PLATTED RESIDENTI	113		\$0	\$4,384,319	\$4,384,319
C1C	COMMERCIAL VACANT PLATTED LO	164		\$0	\$11,115,789	\$11,110,789
C1I	COMMERCIAL INDUSTRIAL VACANT F	10		\$0	\$108,058	\$103,058
F1	REAL, COMMERCIAL	48		\$0	\$26,238,399	\$26,228,446
F2	REAL, INDUSTRIAL	1		\$0	\$1,834,524	\$1,834,524
F3	REAL, Imp Only Commercial	1		\$0	\$69,798	\$69,798
J4	REAL & TANGIBLE PERSONAL, UTILI	1		\$0	\$23,250	\$23,250
X	TOTALLY EXEMPT PROPERTY	72		\$0	\$86,442,630	\$0
Totals			0.0000	\$327,015	\$198,381,123	\$106,308,460

2019 CERTIFIED TOTALS

Property Count: 1,111

JRC - DEL MAR JR COLLEGE
Effective Rate Assumption

1/8/2020

9:37:32AM

New Value

TOTAL NEW VALUE MARKET:	\$327,015
TOTAL NEW VALUE TAXABLE:	\$327,015

New Exemptions

Exemption	Description	Count		
EX-XV	Other Exemptions (including public property, re	7	2018 Market Value	\$9,750
ABSOLUTE EXEMPTIONS VALUE LOSS				\$9,750

Exemption	Description	Count	Exemption Amount
DP	Disability	1	\$50,000
DVHS	Disabled Veteran Homestead	1	\$103,066
HS	Homestead	9	\$40,000
OV65	Over 65	7	\$300,000
PARTIAL EXEMPTIONS VALUE LOSS		18	\$493,066
NEW EXEMPTIONS VALUE LOSS			\$502,816

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
-----------	-------------	-------	----------------------------

INCREASED EXEMPTIONS VALUE LOSS**TOTAL EXEMPTIONS VALUE LOSS \$502,816****New Ag / Timber Exemptions****New Annexations****New Deannexations****Average Homestead Value**

Category A and E

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
120	\$152,345	\$6,663	\$145,682
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
120	\$152,345	\$6,663	\$145,682

2019 CERTIFIED TOTALS

JRC - DEL MAR JR COLLEGE
Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
1	\$37,969.00	\$37,969

2019 CERTIFIED TOTALS

Property Count: 1,061

C03 - CITY OF CORPUS CHRISTI

Grand Totals

12/9/2019

3:02:35PM

Land		Value			
Homesite:		9,488,496			
Non Homesite:		41,831,252			
Ag Market:		0			
Timber Market:		0	Total Land	(+)	51,319,748
Improvement		Value			
Homesite:		56,152,690			
Non Homesite:		90,413,340	Total Improvements	(+)	146,566,030
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	197,885,778
Ag		Non Exempt	Exempt		
Total Productivity Market:	0	0			
Ag Use:	0	0	Productivity Loss	(-)	0
Timber Use:	0	0	Appraised Value	=	197,885,778
Productivity Loss:	0	0	Homestead Cap	(-)	304,863
			Assessed Value	=	197,580,915
			Total Exemptions Amount (Breakdown on Next Page)	(-)	92,719,523
			Net Taxable	=	104,861,392

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count			
DP	330,835	47,685	308.17	411.25	6			
OV65	9,567,781	5,271,864	22,282.04	25,343.36	64			
Total	9,898,616	5,319,549	22,590.21	25,754.61	70	Freeze Taxable	(-)	5,319,549
Tax Rate	0.646264							
						Freeze Adjusted Taxable	=	99,541,843

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX

665,893.31 = 99,541,843 * (0.646264 / 100) + 22,590.21

Tax Increment Finance Value: 0

Tax Increment Finance Levy: 0.00

2019 CERTIFIED TOTALS

Property Count: 1,061

C03 - CITY OF CORPUS CHRISTI
Grand Totals

12/9/2019

3:02:42PM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	6	268,114	0	268,114
DV1	1	0	5,000	5,000
DV2	1	0	7,500	7,500
DV3	1	0	10,000	10,000
DV4	4	0	48,000	48,000
DVHS	6	0	1,007,204	1,007,204
EX	1	0	1,200,000	1,200,000
EX-XV	61	0	85,059,967	85,059,967
HS	121	1,655,087	0	1,655,087
OV65	72	3,408,651	0	3,408,651
OV65S	1	50,000	0	50,000
Totals		5,381,852	87,337,671	92,719,523

2019 CERTIFIED TOTALS

Property Count: 1,061

C03 - CITY OF CORPUS CHRISTI
Grand Totals

12/9/2019 3:02:42PM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	692		\$327,015	\$65,400,682	\$58,668,540
B	MULTIFAMILY RESIDENCE	14		\$0	\$2,763,674	\$2,746,933
C1	VACANT LOTS AND LAND TRACTS	246		\$0	\$15,295,484	\$15,290,484
F1	COMMERCIAL REAL PROPERTY	49		\$0	\$26,308,197	\$26,297,661
F2	INDUSTRIAL AND MANUFACTURIN	1		\$0	\$1,834,524	\$1,834,524
J4	TELEPHONE COMPANY (INCLUDI	1		\$0	\$23,250	\$23,250
X	TOTALLY EXEMPT PROPERTY	62		\$0	\$86,259,967	\$0
Totals			0.0000	\$327,015	\$197,885,778	\$104,861,392

2019 CERTIFIED TOTALS

Property Count: 1,061

C03 - CITY OF CORPUS CHRISTI

Grand Totals

12/9/2019

3:02:42PM

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	REAL, RESIDENTIAL, SINGLE-FAMILY	102		\$327,015	\$19,787,319	\$17,265,275
A4	REAL, RESIDENTIAL, CONDOMINIUMS	590		\$0	\$45,613,363	\$41,403,265
B1	REAL, RESIDENTIAL, DUPLEXES	5		\$0	\$1,683,780	\$1,683,780
B10	REAL, RESIDENTIAL, APARTMENTS	1		\$0	\$136,475	\$136,475
B3	REAL, RESIDENTIAL, APARTMENTS	1		\$0	\$74,041	\$74,041
B4	REAL, RESIDENTIAL, APARTMENTS	3		\$0	\$338,843	\$338,843
B5	REAL, RESIDENTIAL, APARTMENTS	1		\$0	\$97,634	\$97,634
B7	REAL, RESIDENTIAL, APARTMENTS	1		\$0	\$41,256	\$41,256
B8	REAL, RESIDENTIAL, APARTMENTS	1		\$0	\$283,200	\$283,200
B9	REAL, RESIDENTIAL, APARTMENTS	1		\$0	\$108,445	\$91,704
C1	REAL, VACANT PLATTED RESIDENTIAL	113		\$0	\$4,384,319	\$4,384,319
C1C	COMMERCIAL VACANT PLATTED LOT	133		\$0	\$10,895,451	\$10,890,451
C1I	COMMERCIAL INDUSTRIAL VACANT LOT	1		\$0	\$15,714	\$15,714
F1	REAL, COMMERCIAL	48		\$0	\$26,238,399	\$26,227,863
F2	REAL, INDUSTRIAL	1		\$0	\$1,834,524	\$1,834,524
F3	REAL, Imp Only Commercial	1		\$0	\$69,798	\$69,798
J4	REAL & TANGIBLE PERSONAL, UTILITIES	1		\$0	\$23,250	\$23,250
X	TOTALLY EXEMPT PROPERTY	62		\$0	\$86,259,967	\$0
Totals			0.0000	\$327,015	\$197,885,778	\$104,861,392

2019 CERTIFIED TOTALS

Property Count: 1,061

C03 - CITY OF CORPUS CHRISTI

Effective Rate Assumption

12/9/2019

3:02:42PM

New Value

TOTAL NEW VALUE MARKET:	\$327,015
TOTAL NEW VALUE TAXABLE:	\$316,429

New Exemptions

Exemption	Description	Count		
EX-XV	Other Exemptions (including public property, re	7	2018 Market Value	\$9,750
ABSOLUTE EXEMPTIONS VALUE LOSS				\$9,750

Exemption	Description	Count	Exemption Amount
DP	Disability	1	\$50,000
DVHS	Disabled Veteran Homestead	1	\$103,066
HS	Homestead	9	\$102,814
OV65	Over 65	7	\$300,000
PARTIAL EXEMPTIONS VALUE LOSS		18	\$555,880
NEW EXEMPTIONS VALUE LOSS			\$565,630

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS**TOTAL EXEMPTIONS VALUE LOSS \$565,630****New Ag / Timber Exemptions****New Annexations****New Deannexations****Average Homestead Value**

Category A and E

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
120	\$152,345	\$16,142	\$136,203
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
120	\$152,345	\$16,142	\$136,203

2019 CERTIFIED TOTALS

C03 - CITY OF CORPUS CHRISTI
Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
1	\$37,969.00	\$37,969

2019 CERTIFIED TOTALS

Property Count: 1,111

GNU - NUECES COUNTY
Grand Totals

12/9/2019

3:02:35PM

Land		Value			
Homesite:		9,488,496			
Non Homesite:		42,319,097			
Ag Market:		0			
Timber Market:		0	Total Land	(+)	51,807,593
Improvement		Value			
Homesite:		56,152,690			
Non Homesite:		90,420,840	Total Improvements	(+)	146,573,530
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	198,381,123
Ag		Non Exempt	Exempt		
Total Productivity Market:	0	0			
Ag Use:	0	0	Productivity Loss	(-)	0
Timber Use:	0	0	Appraised Value	=	198,381,123
Productivity Loss:	0	0	Homestead Cap	(-)	304,863
			Assessed Value	=	198,076,260
			Total Exemptions Amount (Breakdown on Next Page)	(-)	95,285,217
			Net Taxable	=	102,791,043

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count			
DP	330,835	24,331	74.86	164.39	6			
OV65	9,567,781	3,740,377	7,692.02	9,573.41	64			
Total	9,898,616	3,764,708	7,766.88	9,737.80	70	Freeze Taxable	(-)	3,764,708
Tax Rate	0.307689							
						Freeze Adjusted Taxable	=	99,026,335

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
312,460.02 = 99,026,335 * (0.307689 / 100) + 7,766.88

Tax Increment Finance Value: 0
Tax Increment Finance Levy: 0.00

2019 CERTIFIED TOTALS

Property Count: 1,111

GNU - NUECES COUNTY
Grand Totals

12/9/2019

3:02:42PM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	6	284,796	0	284,796
DV1	2	0	10,000	10,000
DV2	1	0	7,500	7,500
DV3	1	0	10,000	10,000
DV4	4	0	48,000	48,000
DVHS	6	0	1,007,204	1,007,204
EX	1	0	1,200,000	1,200,000
EX-XV	71	0	85,242,630	85,242,630
HS	121	3,258,371	0	3,258,371
OV65	72	4,154,216	0	4,154,216
OV65S	1	62,500	0	62,500
Totals		7,759,883	87,525,334	95,285,217

2019 CERTIFIED TOTALS

Property Count: 1,111

GNU - NUECES COUNTY
Grand Totals

12/9/2019 3:02:42PM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	692		\$327,015	\$65,400,682	\$56,298,213
B	MULTIFAMILY RESIDENCE	14		\$0	\$2,763,674	\$2,742,013
C1	VACANT LOTS AND LAND TRACTS	286		\$0	\$15,608,166	\$15,598,166
F1	COMMERCIAL REAL PROPERTY	49		\$0	\$26,308,197	\$26,294,877
F2	INDUSTRIAL AND MANUFACTURIN	1		\$0	\$1,834,524	\$1,834,524
J4	TELEPHONE COMPANY (INCLUDI	1		\$0	\$23,250	\$23,250
X	TOTALLY EXEMPT PROPERTY	72		\$0	\$86,442,630	\$0
Totals			0.0000	\$327,015	\$198,381,123	\$102,791,043

2019 CERTIFIED TOTALS

Property Count: 1,111

GNU - NUECES COUNTY

Grand Totals

12/9/2019

3:02:42PM

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	REAL, RESIDENTIAL, SINGLE-FAMILY	102		\$327,015	\$19,787,319	\$16,240,505
A4	REAL, RESIDENTIAL, CONDOMINIUMS	590		\$0	\$45,613,363	\$40,057,708
B1	REAL, RESIDENTIAL, DUPLEXES	5		\$0	\$1,683,780	\$1,683,780
B10	REAL, RESIDENTIAL, APARTMENTS	1		\$0	\$136,475	\$136,475
B3	REAL, RESIDENTIAL, APARTMENTS	1		\$0	\$74,041	\$74,041
B4	REAL, RESIDENTIAL, APARTMENTS	3		\$0	\$338,843	\$338,843
B5	REAL, RESIDENTIAL, APARTMENTS	1		\$0	\$97,634	\$97,634
B7	REAL, RESIDENTIAL, APARTMENTS	1		\$0	\$41,256	\$41,256
B8	REAL, RESIDENTIAL, APARTMENTS	1		\$0	\$283,200	\$283,200
B9	REAL, RESIDENTIAL, APARTMENTS	1		\$0	\$108,445	\$86,784
C1	REAL, VACANT PLATTED RESIDENTIAL	113		\$0	\$4,384,319	\$4,384,319
C1C	COMMERCIAL VACANT PLATTED LOT	164		\$0	\$11,115,789	\$11,110,789
C1I	COMMERCIAL INDUSTRIAL VACANT LOT	10		\$0	\$108,058	\$103,058
F1	REAL, COMMERCIAL	48		\$0	\$26,238,399	\$26,225,079
F2	REAL, INDUSTRIAL	1		\$0	\$1,834,524	\$1,834,524
F3	REAL, Imp Only Commercial	1		\$0	\$69,798	\$69,798
J4	REAL & TANGIBLE PERSONAL, UTILITIES	1		\$0	\$23,250	\$23,250
X	TOTALLY EXEMPT PROPERTY	72		\$0	\$86,442,630	\$0
Totals			0.0000	\$327,015	\$198,381,123	\$102,791,043

2019 CERTIFIED TOTALS

Property Count: 1,111

GNU - NUECES COUNTY
Effective Rate Assumption

12/9/2019

3:02:42PM

New Value

TOTAL NEW VALUE MARKET:	\$327,015
TOTAL NEW VALUE TAXABLE:	\$305,843

New Exemptions

Exemption	Description	Count		
EX-XV	Other Exemptions (including public property, re	7	2018 Market Value	\$9,750
ABSOLUTE EXEMPTIONS VALUE LOSS				\$9,750

Exemption	Description	Count	Exemption Amount
DP	Disability	1	\$62,500
DVHS	Disabled Veteran Homestead	1	\$103,066
HS	Homestead	9	\$195,034
OV65	Over 65	7	\$367,796
PARTIAL EXEMPTIONS VALUE LOSS		18	\$728,396
NEW EXEMPTIONS VALUE LOSS			\$738,146

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS**TOTAL EXEMPTIONS VALUE LOSS \$738,146****New Ag / Timber Exemptions****New Annexations****New Deannexations****Average Homestead Value**

Category A and E

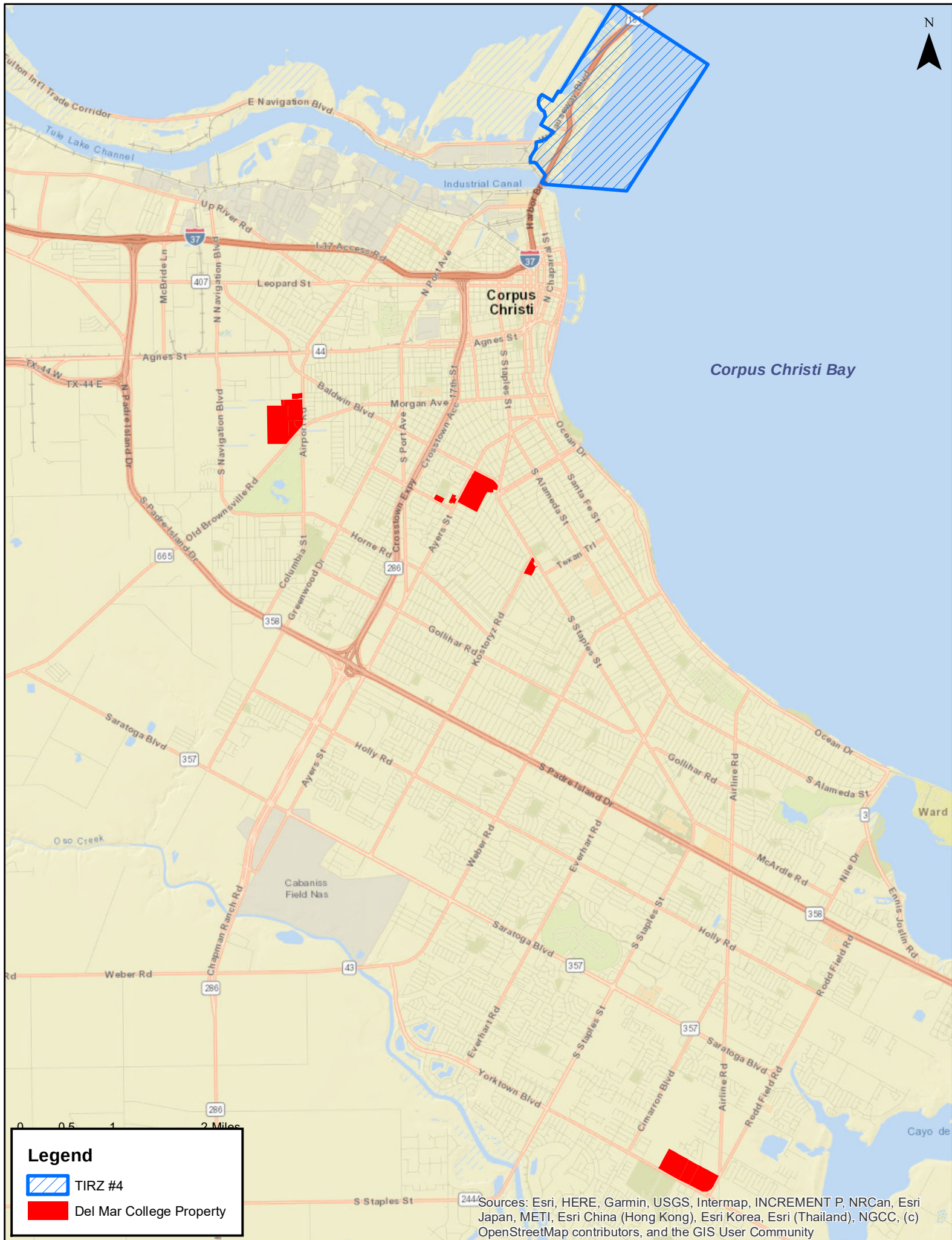
Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
120	\$152,345	\$29,444	\$122,901
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
120	\$152,345	\$29,444	\$122,901

2019 CERTIFIED TOTALSGNU - NUECES COUNTY
Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
1	\$37,969.00	\$37,969

TAB 8



TAB 9

prop_prop_id	geo_id	prop_cad	Sta file	as_name	Owner_Mailing_Address	situs_display	Legal_Description	assessed_val	market	c03_taxable_val	exemptions	entity_cds
2019	381548	0541-0000-0010	R	A4	CNB HOME LLC	17351 County Highway 6 Lake Park MN 56554-9341	4601 Gulfbreeze BLVD 1CORPUS CHRISTI, TX 78402	BEACHCOMBER COTTAGES TOWNHOMES, UNIT 1, 20% COMMON AREA INTEREST	139904	139904	139904	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	381549	0541-0000-0020	R	A4	CNB HOME LLC	17351 County Highway 6 Lake Park MN 56554-9341	4601 Gulfbreeze BLVD 2CORPUS CHRISTI, TX 78402	BEACHCOMBER COTTAGES TOWNHOMES, UNIT 2, 20% COMMON AREA INTEREST	139904	139904	139904	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	381550	0541-0000-0030	R	A4	CNB HOME LLC	17351 County Highway 6 Lake Park MN 56554-9341	4601 Gulfbreeze BLVD 3CORPUS CHRISTI, TX 78402	BEACHCOMBER COTTAGES TOWNHOMES, UNIT 3, 20% COMMON AREA INTEREST	139904	139904	139904	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	381551	0541-0000-0040	R	A4	CNB HOME LLC	17351 County Highway 6 Lake Park MN 56554-9341	4601 Gulfbreeze BLVD 4CORPUS CHRISTI, TX 78402	BEACHCOMBER COTTAGES TOWNHOMES, UNIT 4, 20% COMMON AREA INTEREST	158623	158623	158623	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	381552	0541-0000-0050	R	A4	CNB HOME LLC	17351 County Highway 6 Lake Park MN 56554-9341	4601 Gulfbreeze BLVD 5CORPUS CHRISTI, TX 78402	BEACHCOMBER COTTAGES TOWNHOMES, UNIT 5, 20% COMMON AREA INTEREST	19775	19775	19775	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	192136	0545-0000-0101	R	A4	STERNADEL SHIRLEY L	202 REEF AVE #402 CORPUS CHRISTI TX 78402	202 REEF CORPUS CHRISTI, TX 78402	BEACH PLACE CONDO, UNIT 101, 2.7518% COMMON AREA INTEREST	151723	151723	151723	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	192137	0545-0000-0102	R	A4	HUNT MARIE BERNICE JEWETT REV TRUST 12-20-96	193 SUNNYVALE DR LIVERMORE CO 80536	202 REEF CORPUS CHRISTI, TX 78402	BEACH PLACE CONDO, UNIT 102, 2.7518% COMMON AREA INTEREST	128103	128103	128103	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	192138	0545-0000-0103	R	A4	LONGORIA ISRAEL AND RUTH	5507 GREEN HILL RD PEARLAND TX 77581	202 REEF CORPUS CHRISTI, TX 78402	BEACH PLACE CONDO, UNIT 103, 2.7146% COMMON AREA INTEREST	151551	151551	151551	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	192139	0545-0000-0104	R	A4	LANCE DEARL & WF RUTH LANCE	1094 Countyfair Dr Wayland MI 49348-8979	202 REEF CORPUS CHRISTI, TX 78402	BEACH PLACE CONDO, UNIT 104, 1.9725% COMMON AREA INTEREST	107466	107466	107466	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	192140	0545-0000-0105	R	A4	TURNER LIVING TRUST	4725 Amorosa Way San Antonio TX 78261-2907	202 REEF CORPUS CHRISTI, TX 78402	BEACH PLACE CONDO, UNIT 105, 1.9725% COMMON AREA INTEREST	107466	107466	107466	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	192141	0545-0000-0106	R	A4	WELDER BARBARA M	202 Reef Ave Apt 106 Corpus Christi TX 78402-1632	202 REEF CORPUS CHRISTI, TX 78402	BEACH PLACE CONDO, UNIT 106, 2.6374% COMMON AREA INTEREST	162038	162038	98834 HS, OV65	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200119174	0545-0000-0107	R	A4	CLIFTON LARRY J	202 REEF AVE #107 CORPUS CHRISTI TX 78402	202 REEF UNIT 107CORPUS CHRISTI, TX 78402	BEACH PLACE CONDO, UNIT 107, 2.8458% COMMON AREA INTEREST	157256	157256	91530 HS, OV65	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	192143	0545-0000-0200	R	A4	TOOSI CYRUS	5014 Bonnavista Dr Hermitage TN 37076-1846	202 REEF CORPUS CHRISTI, TX 78402	BEACH PLACE CONDO, UNIT 200, 2.8985% COMMON AREA INTEREST	142260	142260	142260	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	192144	0545-0000-0201	R	A4	McDANIEL JOYCE	202 REEF AVE #202 CORPUS CHRISTI TX 78402	202 REEF CORPUS CHRISTI, TX 78402	BEACH PLACE CONDO, UNIT 201, 2.7255% COMMON AREA INTEREST	156283	156283	156283	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	192145	0545-0000-0202	R	A4	McDANIEL JOYCE	202 REEF AVE #202 CORPUS CHRISTI TX 78402	202 REEF CORPUS CHRISTI, TX 78402	BEACH PLACE CONDO, UNIT 202, 2.7255% COMMON AREA INTEREST	156283	156283	90655 HS, OV65	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	192146	0545-0000-0203	R	A4	VASQUEZ FAMILY TRUST CYNTHIA M	202 Reef Ave Apt 203 Corpus Christi TX 78402-1633	202 REEF CORPUS CHRISTI, TX 78402	BEACH PLACE CONDO, UNIT 203, 2.6861% COMMON AREA INTEREST	153669	153669	153669	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	192147	0545-0000-0204	R	A4	CYGAN J C & RUTH A	202 REEF AVE APT 204 CORPUS CHRISTI TX 78402-1633	202 REEF CORPUS CHRISTI, TX 78402	BEACH PLACE CONDO, UNIT 204, 1.9484% COMMON AREA INTEREST	110364	110364	49328 HS, OV65	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	192148	0545-0000-0205	R	A4	CAHILL RALPH ETUX EVELINE	19519 Terra Mont San Antonio TX 78255-2392	202 REEF CORPUS CHRISTI, TX 78402	BEACH PLACE CONDO, UNIT 205, 1.9484% COMMON AREA INTEREST	110364	110364	110364	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	192149	0545-0000-0206	R	A4	DALBIANCO RITA	8708 Silverhill Ln Austin TX 78759-7417	202 REEF CORPUS CHRISTI, TX 78402	BEACH PLACE CONDO, UNIT 206, 2.6861% COMMON AREA INTEREST	153669	153669	153669	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	192150	0545-0000-0207	R	A4	LUNDQUIST OLOF R & WF ILA JEAN	C/O CRISTIN M BORNEKE & DAVID N LUNDQUIST 547 Oakwood Dr Janesville MN 56048-4416	202 REEF CORPUS CHRISTI, TX 78402	BEACH PLACE CONDO, UNIT 207, 2.8985% COMMON AREA INTEREST	162439	162439	162439	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	192151	0545-0000-0300	R	A4	BARBARA J BAIRD TRUSTEE UNDER	TRUST AGREEMENT OF MAR 6, 1991 202 REEF AVE UNIT 300 CORPUS CHRISTI TX 78402	202 REEF CORPUS CHRISTI, TX 78402	BEACH PLACE CONDO, UNIT 300, 2.8985% COMMON AREA INTEREST	167553	167553	100798 HS, OV65	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	192152	0545-0000-0301	R	A4	RANGEL JORGE C	PO Box 2683 Corpus Christi TX 78403-2683	202 REEF CORPUS CHRISTI, TX 78402	BEACH PLACE CONDO, UNIT 301, 2.7255% COMMON AREA INTEREST	161208	161208	161208	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	192153	0545-0000-0302	R	A4	KENNEDY MICHAEL J AND SPSE	LINDA T KENNEDY 202 REEF AVE APT 302 CORPUS CHRISTI TX 78402-1634	202 REEF CORPUS CHRISTI, TX 78402	BEACH PLACE CONDO, UNIT 302, 2.7255% COMMON AREA INTEREST	161208	161208	95087 HS, OV65	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	192154	0545-0000-0303	R	A4	GILLENWATER WILLIAM ROGERS & SHARON MARIE GILLENWATER	2210 Aspen Dr Portland TX 83734-2902	202 REEF CORPUS CHRISTI, TX 78402	BEACH PLACE CONDO, UNIT 303, 2.6861% COMMON AREA INTEREST	158512	158512	158512	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	192155	0545-0000-0304	R	A4	BAIRD FRED L AND SANDRA G	23437 GOODNIGHT LOVING SAN ANTONIO TX 78255	202 REEF CORPUS CHRISTI, TX 78402	BEACH PLACE CONDO, UNIT 304, 1.9484% COMMON AREA INTEREST	113840	113840	113840	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	192156	0545-0000-0305	R	A4	ALVARADO ALBERT H AND	SYLVIA A ALVARADO 202 REEF AVE #305 CORPUS CHRISTI TX 78402	202 REEF CORPUS CHRISTI, TX 78402	BEACH PLACE CONDO, UNIT 305, 1.9484% COMMON AREA INTEREST	113840	113840	52456 HS, OV65	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	192157	0545-0000-0306	R	A4	ADKINS JOHN T & WF MICHELE W	14304 Laurinburg Dr Austin TX 78717-5041	202 REEF CORPUS CHRISTI, TX 78402	BEACH PLACE CONDO, UNIT 306, 2.6861% COMMON AREA INTEREST	158512	158512	158512	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	192158	0545-0000-0307	R	A4	FOLLOW THROUGH LTD	4037 LITTLE BLANCO RD BLANCO TX 78606	202 REEF CORPUS CHRISTI, TX 78402	BEACH PLACE CONDO, UNIT 307, 2.8985% COMMON AREA INTEREST	167553	167553	167553	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	192159	0545-0000-0400	R	A4	CAHILL RALPH ETUX EVELINE	19519 Terra Mont San Antonio TX 78255-2392	202 REEF CORPUS CHRISTI, TX 78402	BEACH PLACE CONDO, UNIT 400, 2.8985% COMMON AREA INTEREST	172667	172667	172667	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	192160	0545-0000-0401	R	A4	SPEARS GEORGE MICHAEL AND	FRANCES B SPEARS 202 Reef Ave Apt 504 Corpus Christi TX 78402-1637	202 REEF CORPUS CHRISTI, TX 78402	BEACH PLACE CONDO, UNIT 401, 2.7255% COMMON AREA INTEREST	166134	166134	166134	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	192161	0545-0000-0402	R	A4	STERNADEL SHIRLEY	202 REEF AVE #402 CORPUS CHRISTI TX 78402	202 REEF CORPUS CHRISTI, TX 78402	BEACH PLACE CONDO, UNIT 402, 2.7255% COMMON AREA INTEREST	166134	166134	99521 HS, OV65	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	192162	0545-0000-0403	R	A4	TAYLOR MELODY VANCE	2024 N Saint Andrews Ct Arlington TX 76011-3252	202 REEF CORPUS CHRISTI, TX 78402	BEACH PLACE CONDO, UNIT 403, 2.6861% COMMON AREA INTEREST	165883	165883	165883	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	192163	0545-0000-0404	R	A4	KUCERA JOHN CHARLES & WF SHARLEEN D	6146 Hartson Kyle TX 78640-8727	202 REEF CORPUS CHRISTI, TX 78402	BEACH PLACE CONDO, UNIT 404, 1.9484% COMMON AREA INTEREST	117316	117316	117316	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	192164	0545-0000-0405	R	A4	SMITH BEVERLY JAN MAY	1801 Lavaca St #13-C Austin TX 78701-1332	202 REEF CORPUS CHRISTI, TX 78402	BEACH PLACE CONDO, UNIT 405, 1.9484% COMMON AREA INTEREST	117316	117316	117316	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	192165	0545-0000-0406	R	A4	SPEARS FRANCES	202 REEF #504 CORPUS CHRISTI TX 78402-1637	202 REEF CORPUS CHRISTI, TX 78402	BEACH PLACE CONDO, UNIT 406, 2.2680% COMMON AREA INTEREST	136215	136215	136215	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	192166	0545-0000-0407	R	A4	SPEARS FRANCES	202 REEF #504 CORPUS CHRISTI TX 78402-1637	202 REEF CORPUS CHRISTI, TX 78402	BEACH PLACE CONDO, UNIT 407, 3.3166% COMMON AREA INTEREST	218959	218959	218959	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	192167	0545-0000-0500	R	A4	KNIGHT LAWRENCE P & WF MELODY YARBROUGH KNIGHT	202 REEF AVE APT 500 CORPUS CHRISTI TX 78402-1636	202 REEF CORPUS CHRISTI, TX 78402	BEACH PLACE CONDO, UNIT 500, 2.9642% COMMON AREA INTEREST	178800	178800	110920 HS, OV65	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	192168	0545-0000-0501	R	A4	RINGLER DALE WILLIAM ETUX	CHERI LEAH RINGLER 11277 S MILE RD MORLEY MI 49336-9720	202 REEF CORPUS CHRISTI, TX 78402	BEACH PLACE CONDO, UNIT 501, 2.7255% COMMON AREA INTEREST	171060	171060	171060	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	192169	0545-0000-0502	R	A4	COWLING DAVID AND BARBARA M	202 REEF AVE # 502 CORPUS CHRISTI TX 78402-1637	202 REEF CORPUS CHRISTI, TX 78402	BEACH PLACE CONDO, UNIT 502, 2.7255% COMMON AREA INTEREST	171060	171060	103954 HS, OV65	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	192170	0545-0000-0503	R	A4	THOMPSON COMMODITIES INC	PO Box 70 Wilson TX 79381-0070	202 REEF CORPUS CHRISTI, TX 78402	BEACH PLACE CONDO, UNIT 503, 2.6861% COMMON AREA INTEREST	168197	168197	168197	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	192171	0545-0000-0504	R	A4	SPEARS FRANCES	202 REEF #504 CORPUS CHRISTI TX 78402-1637	202 REEF CORPUS CHRISTI, TX 78402	BEACH PLACE CONDO UNIT 500 BLDG 0 PLUS 3.8902 % INT IN COM AREA	212764	212764	212764	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	192172	0545-0000-0505	R	A4	WENDLANDT WILLIAM O & PATRICIA C TRS	PATRICIA C WENDLANDT REV TRST 202 Reef Ave APT 506 Corpus Christi TX 78402-1637	202 REEF CORPUS CHRISTI, TX 78402	BEACH PLACE CONDO, UNIT 506, 2.6097% COMMON AREA INTEREST	126357	126357	126357	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	192173	0545-0000-0507	R	A4	COWLING DAVID L & BARBARA M COWLING	202 Reef Ave Apt 502 Corpus Christi TX 78402-1637	202 REEF CORPUS CHRISTI, TX 78402	BEACH PLACE CONDO, UNIT 507, 2.9642% COMMON AREA INTEREST	190243	190243	190243	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	199164	0941-0000-1001	R	A4	DRAWJE JACK & JEANNEAN DRAWJE	809 Campbell St Lockhart TX 78644-2505	4242 Gulfbreeze BLVD CORPUS CHRISTI, TX 78402	THE BREAKERS CONDO, UNIT 1001, 1.852% COMMON AREA INTEREST	112014	112014	100813 HS	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	199165	0941-0000-1002	R	A4	WOODWARD-SMITH MARY ANN AND	JANET E COOK,JT TTNTS W/SURVSHIP 4242 Gulfbreeze Blvd Apt 1006 Corpus Christi TX 78402-1537	4242 Gulfbreeze BLVD CORPUS CHRISTI, TX 78402	THE BREAKERS CONDO, UNIT 1002, 1.852% COMMON AREA INTEREST	84268	84268	84268	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	199166	0941-0000-1003	R	A4	NIELSEN JAMES	4242 Gulfbreeze Blvd Apt 1003 Corpus Christi TX 78402-1537	4242 Gulfbreeze BLVD CORPUS CHRISTI, TX 78402	THE BREAKERS CONDO, UNIT 1003, 1.852% COMMON AREA INTEREST	144865	144865	80378 HS, OV65	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	199167	0941-0000-1004	R	A4	NEWMAN FREDERICK R & TRUDY ELDER	4242 Gulfbreeze Blvd Apt 1004 Corpus Christi TX 78402-1537	4242 Gulfbreeze BLVD CORPUS CHRISTI, TX 78402	THE BREAKERS CONDO, UNIT 1004, 1.852% COMMON AREA INTEREST	149409	149409	0 DVHS, HS, OV65	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	199168	0941-0000-1005	R	A4	SCHUMANN HANS OTTO & CATHERINE SUE QUICK	4242 Gulfbreeze Blvd Apt 1005 Corpus Christi TX 78402-1537	4242 Gulfbreeze BLVD CORPUS CHRISTI, TX 78402	THE BREAKERS CONDO, UNIT 1005, 1.852% COMMON AREA INTEREST	84268	84268	75841 HS	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	199169	0941-0000-1006	R	A4	COOK JANET E AND JERRY ANN WOODWARD-SMITH	4242 Gulfbreeze Blvd Apt 1006 Corpus Christi TX 78402-1537	4242 Gulfbreeze BLVD CORPUS CHRISTI, TX 78402	THE BREAKERS CONDO, UNIT 1006, 1.852% COMMON AREA INTEREST	100836	100836	28752 DV4, HS, OV65	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	199170	0941-0000-2010	R	A4	ALLSUP BARBARA MARY & JERRY REED ALLSUP	3200 Price Rd Unit 29 Bartlesville OK 74006-7413	4242 Gulfbreeze BLVD CORPUS CHRISTI, TX 78402	THE BREAKERS CONDO UNIT 201 BLDG 0 PLUS 1.852 % INT IN COM AREA	144215	144215	144215	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	199171	0941-0000-2020	R	A4	DURKEE DENNIS	241 Cobble Stone Ct Victoria TX 77904-2975	4242 Gulfbreeze BLVD CORPUS CHRISTI, TX 78402	THE BREAKERS CONDO, UNIT 202, 1.852% COMMON AREA INTEREST	126079	126079	126079	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	199172	0941-0000-2030	R	A4	MENTZOS JOHN G & WFE MARINA CONTRERAS-MENTZOS	W13021 635th Ave Prescott WI 54021-7029	4242 Gulfbreeze BLVD CORPUS CHRISTI, TX 78402	THE BREAKERS CONDO, UNIT 203, 1.852% COMMON AREA INTEREST	145183	145183	145183	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	199173	0941-0000-2040	R	A4	WOLF OLENA M , TR OF THE CHARLES & OLENA WOLF FAMILY TR &	SURVIVOR'S TR 4242 Gulfbreeze Blvd Apt 204 Corpus Christi TX 78402-1525	4242 Gulfbreeze BLVD CORPUS CHRISTI, TX 78402	THE BREAKERS CONDO, UNIT 204, 1.852% COMMON AREA INTEREST	145183	145183	80665 HS, OV655	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	199174	0941-0000-2050	R	A4	WILKERSON DAMON	4242 Gulfbreeze Blvd Apt 205 Corpus Christi TX 78402-1525	4242 Gulfbreeze BLVD CORPUS CHRISTI, TX 78402	THE BREAKERS CONDO, UNIT 205, 1.852% COMMON AREA INTEREST	145183	145183	80665 HS, OV65	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	199175	0941-0000-2060	R	A4	KIMREY LINDA	4242 Gulfbreeze Blvd Apt 206 Corpus Christi TX 78402-1525	4242 Gulfbreeze BLVD CORPUS CHRISTI, TX 78402	THE BREAKERS CONDO, UNIT 206, 1.852% COMMON AREA INTEREST	166266	166266	99639 HS, OV65	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	199176	0941-0000-3010	R	A4	HIGHLANDER DRILLING TOOLS LLC	PO Box 809 Davis OK 73030-0809	4242 Gulfbreeze BLVD CORPUS CHRISTI, TX 78402	THE BREAKERS CONDO, UNIT 301, 1.852% COMMON AREA INTEREST	144215	144215	144215	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	199177	0941-0000-3020	R	A4	ALLSUP GARY R & WF SHERRIE L	4242 GULF BREEZE UNIT 302 CORPUS CHRISTI TX 78402-1525	4242 Gulfbreeze BLVD CORPUS CHRISTI, TX 78402	THE BREAKERS CONDO, UNIT 302, 1.852% COMMON AREA INTEREST	126079	126079	126079	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	199178	0941-0000-3030	R	A4	MORRISON COLE & ANNE E ARNOLD	7729 Corral Dr Corpus Christi TX 78414-4452	4242 Gulfbreeze BLVD CORPUS CHRISTI, TX 78402	THE BREAKERS CONDO, UNIT 303, 1.852% COMMON AREA INTEREST	145183	145183	145183	C03, CAD, GNU, HOSP, JRC, RFM, SE
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2019	199207	0941-0000-8020	R	A4	WHITMAN THOMAS P	3410 LA SIERRA AVE STE F 299 RIVERSIDE CA 92503-5270	4242 GulfBreeze BLVD CORPUS CHRISTI, TX 78402	THE BREAKERS CONDO, UNIT 802, 1.852% COMMON AREA INTEREST	86540	86540	86540		C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	199208	0941-0000-8030	R	A4	THIEDFORD RONALD B ETUX	PHYLIS A THIEDFORD 4242 GULFBREEZE #803 CORPUS CHRISTI TX 78402	4242 GulfBreeze BLVD CORPUS CHRISTI, TX 78402	THE BREAKERS CONDO, UNIT 803, 1.852% COMMON AREA INTEREST	133352	133352	70017 HS, OV65		C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	199209	0941-0000-8040	R	A4	BORIAACK LEROY A	4242 GULFBREEZE #804 CORPUS CHRISTI TX 78402	4242 GulfBreeze BLVD CORPUS CHRISTI, TX 78402	THE BREAKERS CONDO, UNIT 804, 1.852% COMMON AREA INTEREST	133352	133352	70017 HS, OV65		C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	199210	0941-0000-8050	R	A4	JOHNSON TONDA L	4242 GulfBreeze Blvd Apt 805 Corpus Christi TX 78402-1500	4242 GulfBreeze BLVD CORPUS CHRISTI, TX 78402	THE BREAKERS CONDO, UNIT 805, 1.852% COMMON AREA INTEREST	153636	153636	138272 HS		C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	199211	0941-0000-8060	R	A4	FLECK HOWARD ETUX PATRICIA	4242 GULFBREEZE #806 CORPUS CHRISTI TX 78402	4242 GulfBreeze BLVD CORPUS CHRISTI, TX 78402	THE BREAKERS CONDO, UNIT 806, 1.852% COMMON AREA INTEREST	98576	98576	38718 HS, OV65		C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	199212	0941-0000-9010	R	A4	HECK HERBERT L	4242 GULFBREEZE BLVD #405 CORPUS CHRISTI TX 78402-1525	4242 GulfBreeze BLVD CORPUS CHRISTI, TX 78402	THE BREAKERS CONDO, UNIT 901, 1.852% COMMON AREA INTEREST	134598	134598	134598		C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	199213	0941-0000-9020	R	A4	ALUKAL JOHN K & WF MARY C	12727 OLD WICK RD SAN ANTONIO TX 78230-1939	4242 GulfBreeze BLVD CORPUS CHRISTI, TX 78402	THE BREAKERS CONDO, UNIT 902, 1.852% COMMON AREA INTEREST	133352	133352	133352		C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	199214	0941-0000-9030	R	A4	VALLE ANNABELLE	400 KIRK PL SAN ANTONIO TX 78225-1128	4242 GulfBreeze BLVD CORPUS CHRISTI, TX 78402	THE BREAKERS CONDO, UNIT 903, 1.852% COMMON AREA INTEREST	86540	86540	86540		C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	199215	0941-0000-9040	R	A4	PARRIS JR RICHARD K AND CHERYL D ALCALA	4050 LOTUS DR MINNETRISTA MN 55331-9638	4242 GulfBreeze BLVD CORPUS CHRISTI, TX 78402	THE BREAKERS CONDO, UNIT 904, 1.852% COMMON AREA INTEREST	148955	148955	148955		C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	199216	0941-0000-9050	R	A4	POPE PAUL JAMES AND DEBRA KAY POPE	4242 GULFBREEZE BLVD Apt 905 Corpus Christi TX 78402-1537	4242 GulfBreeze BLVD CORPUS CHRISTI, TX 78402	THE BREAKERS CONDO, UNIT 905, 1.852% COMMON AREA INTEREST	164559	164559	164559		C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	199217	0941-0000-9060	R	A4	VALLE ANNABELLE	400 KIRK PL SAN ANTONIO TX 78225-1128	4242 GulfBreeze BLVD CORPUS CHRISTI, TX 78402	THE BREAKERS CONDO UNIT 906 BLDG 0 PLUS 1.852 % INT IN COM AREA	98576	98576	98576		C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200080242	1055-0002-0001	R	C1C	DAVID HAMELKA INCORPORATED	10333 Oasis Dr San Antonio TX 78216-4065	202 SURFSIDE BLVD CORPUS CHRISTI, TX 78402	BROOKLYN BLK 8 LOT 1R	149803	149803	149803		C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200080245	1055-0002-0002	R	C1C	HOLTEX INVESTMENT PROPERTIES LLC	7633 Odessa Dr Corpus Christi TX 78413-6114	4014 SURFSIDE BLVD CORPUS CHRISTI, TX 78402	BROOKLYN . 232 AC OUT OF BK B -- A/N/A/ VILLA DEL SOL ACCESSORY COMMERCIAL TRAI	50530	50530	50530		C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	201904	1055-0005-0010	R	C1C	BREAKWATER CORP	PO BOX 600 CORPUS CHRISTI TX 78403-0600	2801 SHORELINE BLVD N CORPUS CHRISTI, TX 78402	BROOKLYN LTS 1, 3 & 5 BK 5	156000	156000	156000		C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	201905	1055-0005-0020	R	C1C	TEXAS STATE AQUARIUM ASSOC	INC 2710 N SHORELINE BLVD CORPUS CHRISTI TX 78402	2800 SURFSIDE BLVD CORPUS CHRISTI, TX 78402	BROOKLYN LT 2 & 5/2 OF LT 4 BK 5	48750	48750	48750		C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	201906	1055-0005-0040	R	C1C	TEXAS STATE AQUARIUM ASSOC	INC 2710 N SHORELINE BLVD CORPUS CHRISTI TX 78402	2808 SURFSIDE BLVD CORPUS CHRISTI, TX 78402	BROOKLYN N/2 OF LT 4 & ALL LT 6 BK 5	48750	48750	48750		C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	201908	1055-0005-0070	R	F1	ERF REAL ESTATE INC	555 N Carancahua St #700 Corpus Christi TX 78401-0861	2817-2821 SHORELINE BLVD N CORPUS CHRISTI, TX 78401	BROOKLYN LTS 7 & 9 BK 5	328327	328327	328327		C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	201909	1055-0005-0080	R	F1	BEAUREGARD TREASURES LLC	10409 S Padre Island Dr Corpus Christi TX 78418-6025	2814-2818 SURFSIDE BLVD CORPUS CHRISTI, TX 78402	BROOKLYN LTS 8 & 10 BK 5	271683	271683	271683		C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	201910	1055-0005-0110	R	F1	ASTIN ANDREA HALL AND AVA VICTORIA ASTIN	13834 A la Entrada St Corpus Christi TX 78418-6002	2825 N. SHORELINE BLVD CORPUS CHRISTI, TX 78402	BROOKLYN LT 11 BK 5	113024	113024	113024		C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	201912	1055-0005-0120	R	C1C	ASTIN ANDREA HALL AND AVA VICTORIA ASTIN	13834 A la Entrada St Corpus Christi TX 78418-6002	SURFSIDE BLVD CORPUS CHRISTI, TX 78402	BROOKLYN LT 12 BK 5	32500	32500	0 EX-XV		C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	201913	1055-0006-0010	R	F1	LADY LEX MUSEUM ONTHE BAY ASSC	PO BOX 23076 CORPUS CHRISTI TX 78403-3076	2901 SHORELINE BLVD N CORPUS CHRISTI, TX 78402	BROOKLYN, BLOCK 6, Lot 1, & POR OF ALLEY	77481	77481	0 EX-XV		C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	201914	1055-0006-0020	R	F1	BEAUREGARD TREASURES LLC	10409 S Padre Island Dr Corpus Christi TX 78418-6025	2902 SURFSIDE BLVD CORPUS CHRISTI, TX 78402	BROOKLYN LTS 2, 4 & POR OF ALLEY BK 6	290645	290645	290645		C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	201916	1055-0006-0050	R	F1	LADY LEX MUSEUM ONTHE BAY ASSC	PO BOX 23076 CORPUS CHRISTI TX 78403-3076	2911 SHORELINE BLVD N CORPUS CHRISTI, TX 78402	BROOKLYN LT 5 & POR OF ALLEY BK 6	78016	78016	0 EX-XV		C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	201917	1055-0006-0060	F1	F1	BEAUREGARD TREASURES LLC	10409 S Padre Island Dr Corpus Christi TX 78418-6025	2910 SURFSIDE BLVD CORPUS CHRISTI, TX 78402	BROOKLYN LT 6 & POR OF ALLEY BK 6	35000	35000	35000		C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	201918	1055-0006-0070	R	F1	LADY LEX MUSEUM ONTHE BAY ASSC	PO BOX 23076 CORPUS CHRISTI TX 78403-3076	2911 N SHORELINE BLVD N CORPUS CHRISTI, TX 78402	BROOKLYN LT 7 & POR OF ALLEY BK 6	78016	78016	0 EX-XV		C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	201919	1055-0007-0010	R	F1	AAL PROPERTY LLC	516 S Alister St Port Aransas TX 78373-4405	3001 N SHORELINE BLVD/BRIDGEPORT CORPUS CHRISTI	BROOKLYN BLK 7 LOT 1A	412833	412833	412833		C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	201920	1055-0007-0020	R	F1	GAMBLE LINDA K	716-A W Bayview Blvd Portland TX 78374-1853	3006 SURFSIDE BLVD CORPUS CHRISTI, TX 78402	BROOKLYN LTS 2 & 4 BK 7	88115	88115	88115		C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	201922	1055-0007-0050	R	F1	SHORELINE SURFSIDE LLC	PO BOX 6910 CORPUS CHRISTI TX 78466-6910	3014 SHORELINE BLVD N CORPUS CHRISTI, TX 78402	BROOKLYN BLK 7 LOT 5 THRU 8	241000	241000	241000		C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	201924	1055-0007-0090	R	F1	AAL PROPERTY LLC	516 S Alister St Port Aransas TX 78373-4405	3018 SURFSIDE ST CORPUS CHRISTI, TX 78402	BROOKLYN BLK 7 LOT 9A	1065876	1065876	1065876		C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	201929	1055-0009-0015	R	F1	SOUTH TEXAS HOSPITALITY LTD	C/O RICK PATEL 3202 SURFSIDE BLVD CORPUS CHRISTI TX 78402	3202 SURFSIDE BLVD CORPUS CHRISTI, TX 78402	BROOKLYN BLK 9A LOT 1A	3124533	3124533	3124533		C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	536000	1055-0009-0016	R	F1	SOUTH TEXAS HOSPITALITY LTD	C/O RICK PATEL 3202 SURFSIDE BLVD CORPUS CHRISTI TX 78402	3200 SURFSIDE BLVD CORPUS CHRISTI, TX 78402	BROOKLYN BLK 9A LOT 1B	5623944	5623944	5623944		C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	201930	1055-0019-0010	R	C1C	CORWELL EXPRESS LP	929 N Navigation Blvd Corpus Christi TX 78408-2646	SHORELINE ST N CORPUS CHRISTI, TX 78402	BROOKLYN LTS 1 & 3 BLK 19 & ADJ ALLEY	84000	84000	84000		C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	201931	1055-0019-0020	R	C1C	CORWELL EXPRESS LP	929 N Navigation Blvd Corpus Christi TX 78408-2646	4304 GulfBreeze BLVD CORPUS CHRISTI, TX 78402	BROOKLYN LTS 2 & 4 BLK 19 & ADJ ALLEY	78000	78000	78000		C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	201933	1055-0019-0050	R	C1C	CORWELL EXPRESS LP	929 N Navigation Blvd Corpus Christi TX 78408-2646	SHORELINE BLVD N CORPUS CHRISTI, TX 78402	BROOKLYN LTS 5 & 7 BLK 19 & ADJ ALLEY	84000	84000	84000		C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	201936	1055-0019-0080	R	C1C	CORWELL EXPRESS LP	929 N Navigation Blvd Corpus Christi TX 78408-2646	Gulfbreeze BLVD CORPUS CHRISTI, TX 78402	BROOKLYN LTS 6 & 8 BLK 19 & ADJ ALLEY	77990	77990	77990		C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	201937	1055-0019-0090	R	C1C	CORWELL EXPRESS LP	929 N Navigation Blvd Corpus Christi TX 78408-2646	Gulfbreeze BLVD CORPUS CHRISTI, TX 78402	BROOKLYN LTS A, B, 9 & 11 BLK 19 & ADJ ALLEY	168006	168006	168006		C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	201940	1055-0020-0010	R	C1C	CHULA VISTA INVESTMENTS LLC	PO Box 270366 Corpus Christi TX 78427-0366	208 HAYES ST CORPUS CHRISTI, TX 78402	BROOKLYN 80 X 100 OF LTS 1 & 3 BK 20	102160	102160	102160		C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	201941	1055-0020-0015	R	C1C	CHULA VISTA INVESTMENTS LLC	PO Box 270366 Corpus Christi TX 78427-0366	HAYES ST CORPUS CHRISTI, TX 78402	BROOKLYN 50 X 100' OF LTS 1 & 3 BK 20	63850	63850	63850		C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	201942	1055-0020-0020	R	C1C	SICO CRAIG M & BARBARA SICO	19 Hewitt Dr Corpus Christi TX 78404-1609	4402 GULFBREEZE BLVD CORPUS CHRISTI, TX 78402	BROOKLYN LTS 2, 4 & 6 BK 20	169823	169823	169823		C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	201945	1055-0020-0050	R	C1C	GRIEGO LIL B & A	P O B CX 238 FULTON TX 78358	4421 SHORELINE BLVD N CORPUS CHRISTI, TX 78402	BROOKLYN LTS 5, 7, 9 & 11 BK 20	279240	279240	279240		C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	201947	1055-0020-0080	R	C1C	AKARD TIM AND ANN M AKARD	2636 Malbona Mews Dr New Braunfels TX 78132-0004	4414 GulfBreeze BLVD CORPUS CHRISTI, TX 78402	BROOKLYN LTS 8, 10 & 12 BK 20	169823	169823	169823		C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	201951	1055-0021-0010	R	C1	PEREZ FELIX III & JILL A PEREZ	107 Santa Ursula Heleotes TX 78023-4338	202 BEACH AVE CORPUS CHRISTI, TX 78402	BROOKLYN LT 1 BK 21	125125	125125	125125		C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	201952	1055-0021-0020	R	C1	KAFFIE H C & H A	P O BOX 2967 CORPUS CHRISTI TX 78403	4502 GulfBreeze BLVD CORPUS CHRISTI, TX 78402	BROOKLYN LT 2 BK 21	39000	39000	39000		C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	201953	1055-0021-0030	R	C1	MONCADA JOSE ALONZO	4421 Driftwood Pl Corpus Christi TX 78411-3015	REEF AVE CORPUS CHRISTI, TX 78402	BROOKLYN BLK 21 LOT 5	39000	39000	39000		C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	537569	1055-0021-0033	R	C1	VASQUEZ CYNTHIA M FAMILY TRUST	803 S Marengo Ave #C Pasadena CA 91106-4705	REEF AVE CORPUS CHRISTI, TX 78402	BROOKLYN BLK 21 LOT 3	39000	39000	39000		C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	201955	1055-0021-0040	R	C1	LAMB NANCY JEAN	% JEREMY RAY WOODS 312 Ore Ln Jarrell TX 76537-1874	4506 GulfBreeze BLVD CORPUS CHRISTI, TX 78402	BROOKLYN BLK 21 LOT 4&6	97500	97500	97500		C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	535589	1055-0021-0070	R	C1	MONTALVO P O BOX 270783 Corpus Christi TX 78427-0783	CORINA MONTALVO P O BOX 270783 Corpus Christi TX 78427-0783	REEF AVE CORPUS CHRISTI, TX 78402	BROOKLYN BLK 21 LOT 7	39000	39000	39000		C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	201956	1055-0021-0080	R	C1	BAKER KIMBER & WF LAURA	3093 Avenue A Ingleside TX 78362-4405	4514 GULFBREEZE BLVD CORPUS CHRISTI, TX 78402	BROOKLYN BLK 21 LOT 8	39000	39000	39000		C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	530645	1055-0021-0090	R	A1	MONTALVO NICOLAS ET UX CORINA	PO Box 270783 Corpus Christi TX 78427-0783	205 REEF AVE CORPUS CHRISTI, TX 78402	BROOKLYN BLK 21 LOT 9	194414	194414	194414		C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	530939	1055-0021-0105	R	C1	COWLING DAVID L & WF BARBARA M	202 Reef Ave Apt 502 Corpus Christi TX 78402-1637	4518 GULFBREEZE BLVD CORPUS CHRISTI, TX 78402	BROOKLYN BLK 21 LOT 10	39000	39000	39000		C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	530646	1055-0021-0110	R	A1	PEREZ FELIX III & JILL A PEREZ	107 Santa Ursula Heleotes TX 78023-4338	REEF AVE CORPUS CHRISTI, TX 78402	BROOKLYN BLK 21 LOT 11	239359	239359	239359		C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	530940	1055-0021-0120	R	A1	COWLING DAVID L & WF BARBARA M	202 Reef Ave Apt 502 Corpus Christi TX 78402-1637	4522 GULFBREEZE BLVD CORPUS CHRISTI, TX 78402	BROOKLYN BLK 21 LOT 12	143176	143176	143176		C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	201959	1055-0022-0020	R	A1	FCI NB LLC	% FAGAN CAPITAL INC PO BOX 366698 BONITA SPRINGS FL 34136-6698	4606 GulfBreeze BLVD CORPUS CHRISTI, TX 78402	BROOKLYN BLK 22 LOT 4	39000	39000	39000		C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	524747	1055-0022-0025	R	A1	MONTALVO NICOLAS & WF CORINA	7602 Kings Lk Corpus Christi TX 78413-4461	4602 GULFBREEZE BLVD CORPUS CHRISTI, TX 78402	BROOKLYN BLK 22 LOT 2	204684	204684	204684		C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	201961	1055-0022-0060	R	C1C	FCI NB LLC	PO BOX 366698 BONITA SPRINGS FL 34136-6698	Gulfbreeze BLVD CORPUS CHRISTI, TX 78402	BROOKLYN LTS 6 & 8 BK 22	64992	64992	64992		C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	201962	1055-0022-0100	R	A1	CARMICHAEL CHRISTINE M & SANDRA M LONGORIA	424 Windmill Ranch Rd Spring Branch TX 78070-6152	Gulfbreeze BLVD CORPUS CHRISTI, TX 78402	BROOKLYN LT 10 BK 22	184416	184416	184416		C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	528543	1055-0022-0125	R	A1	PARADEZ GUY & NORMA C PARADEZ	8303 MAGDALENA RUN HELOTES TX 78023-4502	4622 GULF BREEZE BLVD CORPUS CHRISTI, TX 78402	BROOKLYN LT 12 BK 22	200602	200602	200602		C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	201964	1055-0023-0010	R	F1	CITY OF CORPUS CHRISTI	PO Box 9277 Corpus Christi TX 78469-9277	SHORELINE BLVD N CORPUS CHRISTI, TX 78402	BROOKLYN BLK 23 LOT 1 THRU 12	752603	752603	0 EX-XV		C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	201968	1055-0024-0010	R	F1	MURARIU STELIAN	2146 COLFAX CONCORD CA 94520	309 SANDBAR CORPUS CHRISTI, TX 78402	BROOKLYN ENTIRE BK 24	351000	351000	351000		C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	201970	1055-0025-0020	R	A1	ALLEN SCOTT	2611 Saddlehorn St San Antonio TX 78227-2705	4602 SURFSIDE BLVD CORPUS CHRISTI, TX 78402	BROOKLYN LTS 2 & 4 BK 25	167320	167320	167320		C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	201971												

2019	202004	1055-0029-0120	R	F1	BHAKTA ANANTKUMAR R	4210 SURFSIDE BLVD CORPUS CHRISTI TX 78402-1506	4210 SURFSIDE BLVD CORPUS CHRISTI, TX 78402	BROOKLYN LTS 6, 8, 10 & 12 BK 29 POR USED AS BUSINESS	232567	232567	232567	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	202005	1055-0029-0125	R	C1	BHAKTA ANANTKUMAR R ETALS	4210 SURFSIDE CORPUS CHRISTI TX 78402	4210 SURFSIDE BLVD CORPUS CHRISTI, TX 78402	BROOKLYN LTS 6, 8, 10 & 12 BK 29 POR USED AS RESIDENCE	30056	30056	30056	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	202013	1055-0032-0010	R	F1	CITY OF CORPUS CHRISTI	(SURFSIDE PARK) 00000	3826 SURFSIDE BLVD (PARK) CORPUS CHRISTI, TX 78402	BROOKLYN BLK 32 LOT 1	1134750	1134750	0 EX-XV	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	202016	1055-0040-0010	R	F1	DHAA LLC	3101 E Surfside Blvd Corpus Christi TX 78402-1123	3101 E SURFSIDE BLVD BLVD CORPUS CHRISTI, TX 78402	BROOKLYN PT OF LTS 1, 3 & 5 BK 40 & CORPUS BEACH HOTEL LT 105 BLK 40	679962	679962	679962	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	202032	1055-0050-0010	R	F2	NUSTAR LOGISTICS LP	PO Box 780339 San Antonio TX 78278-0339	504 NAVIGATION BLVD @ AVE F CORPUS CHRISTI, TX 78402	BROOKLYN 15.2877 ACS OUT OF BROOKLYN ADD	1834524	1834524	1834524	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	530580	1055-0050-0015	R	F2	PORT OF CORPUS CHRISTI AUTH	P O BOX 1541 CORPUS CHRISTI TX 78403	HWY 181 CORPUS CHRISTI, TX 78402	BROOKLYN 10 ACS OUT OF BROOKLYN ADD	1200000	1200000	0 EX	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	571244	1055-0050-0016	R	F2	TEXAS DEPARTMENT OF TRANSPORTATION	125 E 11th St Austin TX 78701-2483	BROOKLYN 2679 ACS OUT OF BROOKLYN ADD	32148	32148	0 EX-XV	C03, CAD, GNU, HOSP, JRC, RFM, SE	
2019	202035	1055-0053-0010	R	F1	K9 CONDITIONING & REHAB SERVICES LLC	2901 W Surfside Blvd Corpus Christi TX 78402-1126	2901 SURFSIDE BLVD W CORPUS CHRISTI, TX 78402	BROOKLYN LT 1A BK 53	152966	152966	152966	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	202038	1055-0053-0050	R	C1C	BARRERA DAVID O	5202 Kentner St Corpus Christi TX 78412-2611	2917 SURFSIDE BLVD W CORPUS CHRISTI, TX 78402	BROOKLYN LTS 7 & 9 BK 53	50700	50700	50700	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	202040	1055-0053-0080	R	A1	GARCIA ROSA	* PATRICIA ARACELI MARTINEZ-SOLIS 2918 Seagull Blvd Corpus Christi TX 78402-1110	2918 SEAGULL BLVD CORPUS CHRISTI, TX 78402	BROOKLYN BLK 53 LOT 8	44480	63539	0 HS, OV65	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	202042	1055-0053-0100	R	B3	SACKLEY FAMILY LIMITED TRUST	4108 The Strand Manhattan Beach CA 90266-3054	2920 SEAGULL BLVD CORPUS CHRISTI, TX 78402	BROOKLYN BLK 53 LOT 10&12	74041	74041	74041	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	202044	1055-0053-0110	R	A1	BARRERA DAVID O	5202 Kentner St Corpus Christi TX 78412-2611	401 BRIDGEPORT AVE CORPUS CHRISTI, TX 78402	BROOKLYN BLK 53 LOT 11	51992	51992	51992	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	202045	1055-0053-0120	R	C1C	BARRERA DAVID O	5202 Kentner St Corpus Christi TX 78412-2611	413 BRIDGEPORT AVE CORPUS CHRISTI, TX 78402	BROOKLYN LT 12A BK 53	21580	21580	21580	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	202046	1055-0054-0010	R	C1C	MONTALVO NICOLAS	7602 Kings Lk Corpus Christi TX 78413-4461	3001 SURFSIDE BLVD W CORPUS CHRISTI, TX 78402	BROOKLYN LT 1 BK 54	26975	26975	26975	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	202047	1055-0054-0020	R	B4	7252 THE MANSIONS LLC	16126 Coralwine St Corpus Christi TX 78418-6537	410 BRIDGEPORT AVE CORPUS CHRISTI, TX 78402	BROOKLYN LT 2-R BK 54	147285	147285	147285	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200076225	1055-0054-0035	R	F1	EK DASHI INVESTMENT LLC	4333 OCEAN DR CORPUS CHRISTI TX 78412	3002 SEAGULL BLVD CORPUS CHRISTI, TX 78412	BROOKLYN LT 3A BK 54	165625	165625	165625	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	202050	1055-0054-0040	R	C1C	CATALANO CHRISTOPHER D	713 Secretariat Dr Schertz TX 78108-2285	424 BRIDGEPORT AVE CORPUS CHRISTI, TX 78402	BROOKLYN W/2 OF LTS 2 & 4 BK 54	26975	26975	26975	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200076229	1055-0054-0055	R	F1	EK DASHI INVESTMENT LLC	4333 OCEAN DR CORPUS CHRISTI TX 78412	SEAGULL BLVD W CORPUS CHRISTI, TX 78402	BROOKLYN LT 5A BK 54	212660	212660	212660	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200076233	1055-0054-0065	R	F1	EK DASHI INVESTMENT LLC	4333 OCEAN DR CORPUS CHRISTI TX 78412	SEAGULL BLVD W CORPUS CHRISTI, TX 78402	BROOKLYN LT 6A BK 54	49700	49700	49700	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	202060	1055-0056-0010	R	A1	CANAVACHOLO TONY & LUPITA BOOTH	3201 W Surfside Blvd Corpus Christi TX 78402-1224	3201 SURFSIDE CORPUS CHRISTI, TX 78402	BROOKLYN W 100 FT OF LT 1 BK 56	40120	59174	0 HS, OV65	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	202061	1055-0056-0020	R	C1C	HINOJOSA CULLEN VENTURES LLC	PO Box 3344 Corpus Christi TX 78463-3344	3202 SEAGULL BLVD CORPUS CHRISTI, TX 78402	BROOKLYN LTS 2 & 4 BK 56	50700	50700	50700	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	202062	1055-0056-0030	R	C1C	THOMPSON PATRICIA A AND	KATHRYN A THOMPSON P O BOX 10A23 CORPUS CHRISTI TX 78460	3207 SURFSIDE BLVD CORPUS CHRISTI, TX 78402	BROOKLYN NW POR OF LTS 3, 5 & 7 BK 56	33750	33750	33750	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	202064	1055-0056-0060	R	A1	BROWN RANDEL D AND GUADALUPE GARZA BROWN	5500 MCPHERSON #36 LAREDO TX 78041	3212 SEAGULL BLVD CORPUS CHRISTI, TX 78402	BROOKLYN BLK 56 LOT 6	91535	91535	91535	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	202065	1055-0056-0080	R	C1C	ALVAREZ ALEJANDRO	CINDY ALEJANDRINA ALVAREZ C/O 4302 SANDERS LAREDO TX 78041	SEAGULL BLVD CORPUS CHRISTI, TX 78402	BROOKLYN LT 8 BK 56	26975	26975	26975	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	202066	1055-0056-0090	R	C1C	THOMPSON PAT	P O BOX 10A23 CORPUS CHRISTI TX 78460	3225 SURFSIDE BLVD CORPUS CHRISTI, TX 78402	BROOKLYN W POR OF LTS 9 & 11 BK 56	19490	19490	19490	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	202067	1055-0056-0100	R	C1	THOMPSON PAT	P O BOX 10A23 CORPUS CHRISTI TX 78460	3232 SEAGULL BLVD CORPUS CHRISTI, TX 78402	BROOKLYN LT 10 BK 56	14625	14625	14625	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	202068	1055-0056-0120	R	C1	THOMPSON PAT	P O BOX 10A23 CORPUS CHRISTI TX 78460	421 PLUM ST CORPUS CHRISTI, TX 78402	BROOKLYN LT 12 BK 56	14625	14625	14625	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	202074	1055-0059-0030	R	C1C	ERF REAL ESTATE INC	555 N Carancahua St #700 Corpus Christi TX 78401-0861	3501 TIMON BLVD CORPUS CHRISTI, TX 78402	BROOKLYN E POR LT 3 & PT OF ST BK 59	14928	14928	14928	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	202075	1055-0059-0050	R	C1C	ERF REAL ESTATE INC	555 N Carancahua St #700 Corpus Christi TX 78401-0861	3509 TIMON BLVD CORPUS CHRISTI, TX 78402	BROOKLYN LTS 5, 7, PT OF ALLEY & ST BK 59	39733	39733	39733	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	202076	1055-0059-0060	R	C1C	ERF REAL ESTATE INC	555 N Carancahua St #700 Corpus Christi TX 78401-0861	401 BURLESON AVE CORPUS CHRISTI, TX 78402	BROOKLYN LTS 6, 8 & 10 LESS POR TO ROW & POR OF ALLEY BK 59	26230	26230	26230	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	202079	1055-0059-0090	R	C1C	ERF REAL ESTATE INC	555 N Carancahua St #700 Corpus Christi TX 78401-0861	3523 TIMON BLVD CORPUS CHRISTI, TX 78402	BROOKLYN LT 9, 11, PT OF ALLEY & ST (AKA TR 4) BK 59	39942	39942	39942	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	202082	1055-0059-0120	R	C1C	ERF REAL ESTATE INC	555 N Carancahua St #700 Corpus Christi TX 78401-0861	413 BREAKER AVE CORPUS CHRISTI, TX 78402	BROOKLYN 1155 AC OUT OF LT 12 & POR OF ALLEY BK 59	10314	10314	10314	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	547826	1055-0059-0125	R	C1C	TEXAS TRANSPORTATION COMMISSION	125 E 11th St Austin TX 78701-2483	BROOKLYN LT .0452 AC OUT OF 12 & POR OF ALLEY BK 59	8171	8171	0 EX-XV	C03, CAD, GNU, HOSP, JRC, RFM, SE	
2019	202084	1055-0060-0010	R	F1	J D G LLC	3615 TIMON BLVD CORPUS CHRISTI TX 78402	3615 TIMON BLVD CORPUS CHRISTI, TX 78402	BROOKLYN BLK 60 LOT 1 ETAL	1474480	1474480	1474480	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	202086	1055-0060-0020	R	C1C	CLENDENING JERRY CLARK	3606 BRUSHWOOD LN CORPUS CHRISTI TX 78415-3025	3606 SEAGULL BLVD CORPUS CHRISTI, TX 78402	BROOKLYN LTS .2778 ACS OUT OF 2 & 4 BK 60	37876	37876	37876	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	547298	1055-0060-0025	R	C1C	TEXAS DEPARTMENT OF TRANSPORTATION	125 E 11th St Austin TX 78701-2483	3615 TIMON BLVD CORPUS CHRISTI, TX 78402	BROOKLYN .0206 ACS OUT OF LTS 2 & 4 BK 60	6	6	0 EX-XV	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	202091	1055-0061-0010	R	C1C	LACKY JANET L	4812 LANCASTER ST HARRISBURG PA 17111-3458	3711 TIMON BLVD CORPUS CHRISTI, TX 78402	BROOKLYN LT 1, 3, 5 & PT OF ST BK 61	67071	67071	67071	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	202092	1055-0061-0020	R	F1	HARBOR VIEW CHAPEL	3710 SEAGULL BLVD CORPUS CHRISTI TX 78402	3702 SEAGULL BLVD CORPUS CHRISTI, TX 78402	BROOKLYN LTS 2 & 4 BK 61	172772	172772	0 EX-XV	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	202093	1055-0061-0060	R	F1	HARBOR VIEW CHAPEL	3710 SEAGULL BLVD CORPUS CHRISTI TX 78402	3710 SEAGULL BLVD CORPUS CHRISTI, TX 78402	BROOKLYN LTS 6, 8, 10 & 12 BK 61	168547	168547	0 EX-XV	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	202094	1055-0061-0070	R	A1	GRAND BEN	P O BOX 4274 CORPUS CHRISTI TX 78469	3713 TIMON BLVD CORPUS CHRISTI, TX 78402	BROOKLYN LT 7 & PT OF ST BK 61	104880	104880	104880	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	202096	1055-0061-0090	R	C1C	HOLLAND WAVE ET UX SUSANA HOLLAND	PO Box 402 Devine TX 78016-0402	3721 TIMON BLVD CORPUS CHRISTI, TX 78402	BROOKLYN LTS 9, 11 & PT ST BK 61	45317	45317	40317 DV1	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	202099	1055-0062-0010	R	C1C	ESTRADA MOSES	ELVA ESTRADA 4805 FM 1889 ROBSTOWN TX 78380	TIMON BLVD CORPUS CHRISTI, TX 78402	BROOKLYN LT 1, S30' OF LT 3 & PT OF ST BK 62	36939	36939	36939	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	202100	1055-0062-0020	R	C1C	THE JOSE A BARRIENTOS AND PAM BARRIENTOS REVOCABLE LIVING TRUST	12523 Sweetgum San Antonio TX 78253-3402	SEAGULL BLVD CORPUS CHRISTI, TX 78402	BROOKLYN LTS 2 & 4 BK 62	40040	40040	40040	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	202101	1055-0062-0030	R	C1	AYOUB JOSEPH S	408 E Portal Dr San Antonio TX 78232-2004	TIMON BLVD CORPUS CHRISTI, TX 78402	BROOKLYN N20' OF LT 3, LT 5 & PT OF ST BK 62	64349	64349	64349	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	202103	1055-0062-0060	R	C1C	ESTRADA DANIEL LOUIS	5804 Sunset Rdg Austin TX 78735-7920	SEAGULL BLVD CORPUS CHRISTI, TX 78402	BROOKLYN LTS 6 & 8 BK 62	40040	40040	40040	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	202104	1055-0062-0070	R	C1C	MIRAGE CONSTRUCTION LLC	PO Box 488 Lollita TX 77971-0488	3815 TIMON BLVD CORPUS CHRISTI, TX 78402	BROOKLYN LTS 7, 9, 11 & PT ST BK 62	58035	58035	58035	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	202105	1055-0062-0100	R	B7, F1	MIRAGE CONSTRUCTION LLC	PO Box 488 Lollita TX 77971-0488	3822 SEAGULL BLVD CORPUS CHRISTI, TX 78402	BROOKLYN LTS 10 & 12 BK 62	81296	81296	81296	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	202106	1055-0063-0010	R	F1	CITY OF CORPUS CHRISTI	1201 Leopard St Corpus Christi TX 78401-2162	3922 TIMON BLVD CORPUS CHRISTI, TX 78402	BROOKLYN ENTIRE BK 63 EXEMPT	189077	189077	0 EX-XV	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	202107	1055-0064-0010	R	F1	CITY OF CORPUS CHRISTI	PO Box 9277 Corpus Christi TX 78469-9277	TIMON BLVD CORPUS CHRISTI, TX 78402	BROOKLYN ENTIRE BK 64 EXEMPT	286146	286146	0 EX-XV	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	202108	1055-0065-0010	R	A1	CATALANO NICK	516 Pinehurst Portland TX 78374-4160	4101 TIMON BLVD CORPUS CHRISTI, TX 78402	BROOKLYN BLK 65 LOT 1	101073	101073	101073	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	540638	1055-0065-0020	R	A1	CATALANO NICK	516 Pinehurst Portland TX 78374-4160	4102 SEAGULL BLVD CORPUS CHRISTI, TX 78402	BROOKLYN BLK 65 LOT 2	116086	116086	116086	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	202109	1055-0065-0030	R	F1	BODINE BRIAN J	4773 Vail St Corpus Christi TX 78413-4394	4105 TIMON BLVD CORPUS CHRISTI, TX 78402	BROOKLYN LTS 3 & 4 BK 65	134000	134000	134000	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	202110	1055-0065-0050	R	C1C	CATALANO NICK	516 Pinehurst Portland TX 78374-4160	TIMON BLVD CORPUS CHRISTI, TX 78402	BROOKLYN LTS 5 & 6 BK 65	35976	35976	35976	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	202111	1055-0065-0070	R	C1C	CATALANO NICK	516 Pinehurst Portland TX 78374-4160	TIMON BLVD CORPUS CHRISTI, TX 78402	BROOKLYN LTS 7 & 8 BK 65	35825	35825	35825	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	202117	1055-0065-0090	R	C1C	GGSI LLC	P O BOX 6910 CORPUS CHRISTI TX 78466-6910	4121 TIMON BLVD CORPUS CHRISTI, TX 78402	BROOKLYN LTS 9 & 10 BK 65	35758	35758	35758	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	202118	1055-0065-0110	R	B4	CATALANO ROBERT SR	PO Box 2954 Corpus Christi TX 78403-2954	425 GULFSPRAY AVE CORPUS CHRISTI, TX 78402	BROOKLYN BLK 65 LOT 12	104786	104786	104786	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	202119	1055-0066-0010	R	C1C	SELSOR ROIANNA J	6015 Carnaby Ln Rosenberg TX 77471-4582	Gulfspray AVE CORPUS CHRISTI, TX 78402	BROOKLYN LTS 1, 2, PT OF ALLEY & ST BK 66	38915	38915	38915	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	202120	1055-0066-0030	R	C1C	SELSOR ROIANNA J	6015 Carnaby Ln Rosenberg TX 77471-4582	4205 TIMON AVE CORPUS CHRISTI, TX 78402	BROOKLYN BLK 66 LOT 3	13359	13359	13359	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	202122	1055-0066-0040	R	C1C	SELSOR ROIANNA J	6015 Carnaby Ln Rosenberg TX 77471-4582	TIMON BLVD CORPUS CHRISTI, TX 78402	BROOKLYN LTS 4, 5, 6, PT OF ALLEY & ST BK 66	60473	60473	60473	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	202123	1055-0066-0070	R	F1	BRIBESCA ANDRES	4603 ARISTOCRAT DR AUSTIN TX 78725-1303	4213 TIMON BLVD CORPUS CHRISTI, TX 78402	BROOKLYN LTS 7, 8, PT OF ALLEY & ST BK 66	64137	64137	64137	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	202124	1055-0066-0090	R	C1C	T J HOLDINGS INC	P O BOX 6948 CORPUS CHRISTI TX 78466	TIMON BLVD CORPUS CHRISTI, TX 78402	BROOKLYN 9, 10, 11, 12, PT OF ALLEY & ST BK 66	63493	63493	63493	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	202125	1055-0067-0010	R	C1C	T J HOLDINGS INC	P O BOX 6948 CORPUS CHRISTI TX 78466	TIMON BLVD CORPUS CHRISTI, TX 78402	BROOKLYN LTS 1 THRU 4 PT OF ALLEY & ST BK 67	61828	61828	61828	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	202126	1055-0067-0050	R	A1	T J HOLDINGS INC	P O BOX 6948 CORPUS CHRISTI TX 78466	4309 TIMON BLVD CORPUS CHRISTI, TX 78402	BROOKLYN LTS 5 THRU 12, PT OF ALLEY & ST BK 67	232130	232130	232130	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	202127</											

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2019	202446	1055-0414-0070	R	F1	CITY OF CORPUS CHRISTI	PO Box 9277 Corpus Christi TX 78469-9277	HULL ST CORPUS CHRISTI, TX 78402	BROOKLYN LT 7 BK 414	120170	120170	0	EX-XV	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	202447	1055-0414-0090	R	F1	BBC CAPITAL LTD	19 HEWITT DR CORPUS CHRISTI TX 78404-1609	5100 TIMON BLVD CORPUS CHRISTI, TX 78402	BROOKLYN BLK 414 LOT 9	888810	888810	888810		C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	202467	1055-1357-0040	R	F3	MARINAVILLE LLC	W LYNN FRAZIER - PRESIDENT 5655 Bear Ln Ste 100 Corpus Christi TX 78405-4404	5151 CAUSEWAY BLVD E UNIT #181CORPUS CHRISTI, TX 78402	BROOKLYN BLK 415-LEASEHOLD POSSESSORY INTEREST	69798	69798	69798		C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	202472	1055-2489-0010	R	C1C	CHAPARRAL INVEST PROP	921 N Chaparral St Ste 102 Corpus Christi TX 78401-2008	HIGHWAY 181 CORPUS CHRISTI, TX 78402	BROOKLYN ENTIRE BKA 6 PT OF ALLEY & ST	225090	225090	225090		C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	202481	1055-4265-0020	R	F1	CHANNEL RESORTS LTD	P O BOX 868 CORPUS CHRISTI TX 78403	2802 SHORELINE BLVD N CORPUS CHRISTI, TX 78402	BROOKLYN BLK 4265 LOT 2	213145	213145	213145		C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	202482	1055-4265-0040	R	C1C	CITY OF CORPUS CHRISTI	PO Box 9277 Corpus Christi TX 78469-9277	SHORELINE BLVD N CORPUS CHRISTI, TX 78402	BROOKLYN BLK G LOT 6 & 7 AC 0.008 AC	3500	3500	0	EX-XV	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	506661	1055-4265-0042	R	F1	TINTA NEGRA LTD	FKA CHANNEL INVESTMENTS LTD PO Box 868 Corpus Christi TX 78403-0868	2816 N SHORELINE BLVD CORPUS CHRISTI, TX 78402	BROOKLYN LTS 4, 6 & 8 BK G 4265	191925	191925	191925		C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	202483	1055-4265-0100	R	F1	ASTIN ANDREA HALL AND AVA VICTORIA ASTIN	13834 A la Entrada St Corpus Christi TX 78418-6002	2822 SHORELINE BLVD N CORPUS CHRISTI, TX 78402	BROOKLYN LTS 10 & 12 BK G 4265	166939	166939	166939		C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	202485	1055-4578-0010	R	C1C	MURRAY BRITT	3105 Seagull Blvd Corpus Christi TX 78402-1113	3101 SEAGULL BLVD @ COASTAL AVE CORPUS CHRISTI, T	BROOKLYN LT 1 BK A-2 (4578)	14625	14625	14625		C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	202486	1055-4578-0020	R	F1	MULVEY, WM MICHAEL MOST REV	DIOCESE OF CORPUS CHRISTI PO Box 2620 Corpus Christi TX 78403-2620	3110 CAUSEWAY BLVD E @ COASTAL CORPUS CHRISTI, T	BROOKLYN BLK A-2 (4578) LOT 3	328910	328910	0	EX-XV	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	202487	1055-4578-0030	R	A1	MURRAY BRITT	3105 Seagull Blvd Corpus Christi TX 78402-1113	3105 SEAGULL BLVD CORPUS CHRISTI, TX 78402	BROOKLYN BLK A-2 (4578) LOT 2	59418	59418	59418		C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	202488	1055-4578-0040	R	F1	MULVEY, WM MICHAEL MOST REV	DIOCESE OF CORPUS CHRISTI PO Box 2620 Corpus Christi TX 78403-2620	3110 CAUSEWAY BLVD E CORPUS CHRISTI, TX 78402	BROOKLYN LT 4 & 6 BK A-2 (4578) EXEMPT	28910	28910	0	EX-XV	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	202489	1055-4578-0050	R	A1	MURRAY BRITT	3105 Seagull Blvd Corpus Christi TX 78402-1113	3111 SEAGULL BLVD CORPUS CHRISTI, TX 78402	BROOKLYN BLK A-2 (4578) 5 3/2 OF LOT 5	36341	36341	36341		C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	202490	1055-4578-0060	R	F1	MULVEY, WM MICHAEL MOST REV	DIOCESE OF CORPUS CHRISTI PO Box 2620 Corpus Christi TX 78403-2620	3110 CAUSEWAY BLVD E CORPUS CHRISTI, TX 78402	BROOKLYN LT 6 BK A-2 (4578) EXEMPT	28910	28910	0	EX-XV	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	506858	1055-4578-0070	R	A1	QUIJAS HILDA	3115 Seagull Blvd Corpus Christi TX 78402-1113	3115 SEAGULL BLVD CORPUS CHRISTI, TX 78402	BROOKLYN BLK A-2 (4578) LOT 7 & N 18' LT 5	37613	96724	32613 HS		C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	202491	1055-4578-0080	R	F1	MULVEY, WM MICHAEL MOST REV	DIOCESE OF CORPUS CHRISTI PO Box 2620 Corpus Christi TX 78403-2620	3110 CAUSEWAY BLVD E CORPUS CHRISTI, TX 78402	BROOKLYN BLK A-2 (4578) EXEMPT	28910	28910	0	EX-XV	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	202492	1055-4578-0090	R	F1	MULVEY, WM MICHAEL MOST REV	DIOCESE OF CORPUS CHRISTI PO Box 2620 Corpus Christi TX 78403-2620	3110 CAUSEWAY BLVD E CORPUS CHRISTI, TX 78402	BROOKLYN LTS 9 & 11 BK A-2 (4578) EXEMPT	54040	54040	0	EX-XV	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	202493	1055-4578-0100	R	F1	MULVEY, WM MICHAEL MOST REV	DIOCESE OF CORPUS CHRISTI PO Box 2620 Corpus Christi TX 78403-2620	3110 CAUSEWAY BLVD E CORPUS CHRISTI, TX 78402	BROOKLYN LT 10 BK A-2 (4578) EXEMPT	28910	28910	0	EX-XV	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	202495	1055-4578-0120	R	F1	MULVEY, WM MICHAEL MOST REV	DIOCESE OF CORPUS CHRISTI PO Box 2620 Corpus Christi TX 78403-2620	3110 CAUSEWAY BLVD E CORPUS CHRISTI, TX 78402	BROOKLYN LT 12 BK A-2 (4578) EXEMPT	28910	28910	0	EX-XV	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	202500	1055-7899-0002	R	F1	WARNER VERN LIVING TRUST	504 Seco Dr Portland TX 78374-1233	2902 SHORELINE BLVD N CORPUS CHRISTI, TX 78402	BROOKLYN LTS 2 & 4 BLK H	367633	367633	367633		C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	202502	1055-7899-0060	R	F1	CITY OF CORPUS CHRISTI	ROW 76 CORPUS CHRISTI TX 00000	SHORELINE BLVD N CORPUS CHRISTI, TX 78402	BROOKLYN LT 6 BLK H	50000	50000	0	EX-XV	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	202503	1055-7899-0100	R	F1	CITY OF CORPUS CHRISTI	PO Box 9277 Corpus Christi TX 78469-9277	SHORELINE BLVD N CORPUS CHRISTI, TX 78402	BROOKLYN N25' OF LT 10 BLK H	25300	25300	0	EX-XV	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	202504	1055-7899-0120	R	F1	CITY OF CORPUS CHRISTI	PO Box 9277 Corpus Christi TX 78469-9277	SHORELINE BLVD N CORPUS CHRISTI, TX 78402	BROOKLYN LT 12 BLK H	50610	50610	0	EX-XV	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	217622	1797-0000-0070	R	C1C	THE BREAKERS AT NORTH BEACH LP	401 Adriatic Parkway 7th Floor McKinney TX 75070	3612 SURFSIDE BLVD CORPUS CHRISTI, TX 78402	CORPUS BEACH HOTEL LT 7-A	1244429	1244429	1244429		C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	217623	1797-0001-0850	R	F1	CATALANO NICHOLAS ROBERT	516 Pinehurst Portland TX 78374-4160	3314 SURFSIDE BLVD CORPUS CHRISTI, TX 78402	CORPUS BEACH HOTEL LTS 85, 86 & 87 BLK I	255530	255530	255530		C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	217625	1797-0001-0880	R	C1, C1C	SCCBH LLC	710 Buffalo St, STE 802 Corpus Christi TX 78401-1902	213 KLEBERG PLACE CORPUS CHRISTI, TX 78402	CORPUS BEACH HOTEL LT 88R BLK I	375435	375435	375435		C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	217631	1797-0001-0980	R	C1	MARTINEZ MAURICIO JR & WF MARTA JULIA MARTINEZ ETALS	11335 Balboa Blvd Granada Hills CA 91344-3515	GOLF PLACE CORPUS CHRISTI, TX 78402	CORPUS BEACH HOTEL LT 98 BLK I	25515	25515	25515		C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	217632	1797-0001-0990	R	C1	SOUTH TEXAS HOSPITALITY LTD	3200 SURFSIDE BLVD CORPUS CHRISTI TX 78403	GOLF PLACE CORPUS CHRISTI, TX 78402	CORPUS BEACH HOTEL LT 99 BLK I	25515	25515	25515		C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	217634	1797-0001-1000	R	C1C	CANTU JUAN & WF ROSARIO	1029 E Fulton St Sinton TX 78387-2714	GOLF PLACE CORPUS CHRISTI, TX 78402	CORPUS BEACH HOTEL LTS 100 & 101 BLK I	44550	44550	44550		C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	217635	1797-0001-1020	R	A1	CANTU JUAN & WF ROSARIO	1029 E Fulton St Sinton TX 78387-2714	3302 SURFSIDE BLVD CORPUS CHRISTI, TX 78402	CORPUS BEACH HOTEL LT 102 BLK I	127214	127214	127214		C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	217636	1797-0002-0670	R	C1	SHIV SHANKAR CORPORATION	% PANKAJ V PATEL 202 KLEBERG PL CORPUS CHRISTI TX 78402	SURFSIDE BLVD CORPUS CHRISTI, TX 78402	CORPUS BEACH HOTEL LT 67 & STRIP W OF LT 67 BLK II	27237	27237	27237		C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	217637	1797-0002-0680	R	C1	SHIV SHANKAR CORPORATION	202 Kieberg Pl Corpus Christi TX 78402-1208	229 PAUL PLACE CORPUS CHRISTI, TX 78402	CORPUS BEACH HOTEL LT 68 BLK II	25515	25515	25515		C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	217638	1797-0002-0690	R	C1C	SHIV SHANKAR CORPORATION	% PANKAJ V PATEL 202 KLEBERG PL CORPUS CHRISTI TX 78402	202 KLEBERG PLACE CORPUS CHRISTI, TX 78402	CORPUS BEACH HOTEL LTS 69 & 70 BLK II	44550	44550	44550		C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	217639	1797-0002-0710	R	C1C	SHIV SHANKAR CORPORATION	% PANKAJ V PATEL 202 KLEBERG PL CORPUS CHRISTI TX 78402	202 KLEBERG PLACE CORPUS CHRISTI, TX 78402	CORPUS BEACH HOTEL LT 71 BLK II	22275	22275	22275		C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	217640	1797-0002-0720	R	F1	SHIV SHANKAR CORPORATION	% PANKAJ V PATEL 202 KLEBERG PL CORPUS CHRISTI TX 78402	202 KLEBERG PLACE CORPUS CHRISTI, TX 78402	CORPUS BEACH HOTEL LTS 72 THRU 80 BLK II	1175852	1175852	1175852		C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	217641	1797-0002-0810	R	C1	PATEL HINA & PANKAJ PATEL	202 Kieberg Pl Corpus Christi TX 78402-1208	KLEBERG PLACE CORPUS CHRISTI, TX 78402	CORPUS BEACH HOTEL LT 81 BLK II	25515	25515	25515		C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	217642	1797-0002-0820	R	C1	PATEL HINA & PANKAJ PATEL	202 Kieberg Pl Corpus Christi TX 78402-1208	KLEBERG PLACE CORPUS CHRISTI, TX 78402	CORPUS BEACH HOTEL LT 82 BLK II	25515	25515	25515		C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	217643	1797-0002-0830	R	C1	SHIV SHANKAR CORPORATION	202 Kieberg Pl Corpus Christi TX 78402-1208	202 Kieberg Pl Corpus Christi TX 78402-1208	CORPUS BEACH HOTEL LT 83 BLK II	25515	25515	25515		C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	217644	1797-0002-0840	R	C1	SHIV SHANKAR CORPORATION	% PANKAJ V PATEL 202 KLEBERG PL CORPUS CHRISTI TX 78402	230 KLEBERG PLACE CORPUS CHRISTI, TX 78402	CORPUS BEACH HOTEL LT 84 BLK II	25515	25515	25515		C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	217645	1797-0003-0490	R	F1	NORTH BEACH HOLDINGS LLC	5655 BEAR LN STE 100 CORPUS CHRISTI TX 78405-4404	3500 SURFSIDE BLVD E CORPUS CHRISTI, TX 78402	CORPUS BEACH HOTEL ADD BLK III LOT 49 49A 50 51 64 65 66 66A	1695580	1695580	1695580		C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	217646	1797-0003-0520	R	F1	NORTH BEACH HOLDINGS LLC	5655 BEAR LN STE 100 CORPUS CHRISTI TX 78405-4404	221 HOTEL PLACE S CORPUS CHRISTI, TX 78402	CORPUS BEACH HOTEL ADD BLK 3 LOT 52A	1797116	1797116	1797116		C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	217647	1797-0003-0580	R	F1	NORTH BEACH HOLDINGS LLC	5655 BEAR LN STE 100 CORPUS CHRISTI TX 78405-4404	202 PAUL PLACE CORPUS CHRISTI, TX 78402	CORPUS BEACH HOTEL LTS 58 THRU 63 BLK III	270480	270480	270480		C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	217650	1797-0004-0000	R	C1C	POINT GREY	C/O MRS SIMEON DEE #201-388 WEST 8TH AVENUE VANCOUVER BC V5Y 3X2 CAN	SURFSIDE BLVD CORPUS CHRISTI, TX 78402	CORPUS BEACH HOTEL ENTIRE BLK IV & V & CLOSED ST	1260800	1260800	1260800		C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	217654	1797-0006-1230	R	F1	LADY LEX MUSEUM ONTHE BAY ASSC	PO BOX 23076 CORPUS CHRISTI TX 78403-3076	2914 SURFSIDE BLVD CORPUS CHRISTI, TX 78402	CORPUS BEACH HOTEL LT 123 & POR OF ALLEY BLK 6	43016	43016	0	EX-XV	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	217655	1797-0006-1240	R	F1	LADY LEX MUSEUM ONTHE BAY ASSC	PO BOX 23076 CORPUS CHRISTI TX 78403-3076	2918 SURFSIDE BLVD CORPUS CHRISTI, TX 78402	CORPUS BEACH HOTEL LT 124 & POR OF ALLEY BLK 6	43016	43016	0	EX-XV	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	217656	1797-0006-1250	R	B4	KAELHER MARY ABIGAIL	P O BOX 752 MOSIER OR 97040-0752	2915 BRIDGEPORT ST CORPUS CHRISTI, TX 78402	CORPUS BEACH HOTEL LT 125 & POR OF ALLEY BLK 6	86772	86772	86772		C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	217657	1797-0006-1320	R	F1	CITY OF CORPUS CHRISTI	PROPERTY & LAND ACQUISITION PO Box 9277 Corpus Christi TX 78469-9277	2918 SHORELINE BLVD N CORPUS CHRISTI, TX 78402	CORPUS BEACH HOTEL LT 132 & POR OF ALLEY BLK 6	290000	290000	0	EX-XV	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	217658	1797-0006-1330	R	F1	LADY LEX MUSEUM ONTHE BAY ASSC	PO BOX 23076 CORPUS CHRISTI TX 78403-3076	2911 N SHORELINE BLVD CORPUS CHRISTI, TX 78402	CORPUS BEACH HOTEL LT 133 & POR OF ALLEY BLK 6	78016	78016	0	EX-XV	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	217659	1797-0007-1690	R	C1	HUFFMAN BRUCE R	PO Box C Sinton TX 78387-0168	BUSHICK PLACE CORPUS CHRISTI, TX 78402	CORPUS BEACH HOTEL LT 169 BLK 7	25515	25515	25515		C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	217661	1797-0008-1780	R	C1C	RODRIGUEZ NAT & WF RUBY	PO Box 7435 Odessa TX 79760-7435	701 PARK AVE CORPUS CHRISTI, TX 78402	CORPUS BEACH HOTEL LTS 178 178A 179 & 180 BLK VIII	72760	72760	72760		C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	217662	1797-0008-1810	R	B9, F1	BHAKTA UESH AND G WIFE	JAISHIRI U BHAKTA 231 STEWART PLACE CORPUS CHRISTI TX 78402	226 BUSHICK PL CORPUS CHRISTI, TX 78402	CORPUS BEACH HOTEL ADD BLK 3 LOT 181	137027	152995	130049 HS		C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	217663	1797-0008-1820	R	C1	BALAJI HOLDING LLC	4210 SURFSIDE BLVD CORPUS CHRISTI TX 78402	222 BUSHICK PLACE CORPUS CHRISTI, TX 78402	CORPUS BEACH HOTEL LT 182 BLK VIII	25515	25515	25515		C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	217664	1797-0008-1830	R	C1	BALAJI HOLDING LLC	4210 SURFSIDE BLVD CORPUS CHRISTI TX 78402	BUSHICK PLACE CORPUS CHRISTI, TX 78402	CORPUS BEACH HOTEL LT 183 BLK VIII	25515	25515	25515		C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	217665	1797-0008-1840	R	C1	BALAJI HOLDING LLC	4210 SURFSIDE BLVD CORPUS CHRISTI TX 78402	BUSHICK PLACE CORPUS CHRISTI, TX 78402	CORPUS BEACH HOTEL LTS 184 & 185 BLK VIII	59220	59220	59220		C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	217666	1797-0008-1860	R	C1	BALAJI HOLDING LLC	4210 SURFSIDE BLVD CORPUS CHRISTI TX 78402	BUSHICK PLACE CORPUS CHRISTI, TX 78402	CORPUS BEACH HOTEL LT 186 BLK VIII	25515	25515	25515		C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200076690	1797-0008-1870	R	C1	BALAJI HOLDING LLC	4210 SURFSIDE BLVD CORPUS CHRISTI TX 78402	BUSHICK PLACE CORPUS CHRISTI, TX 78402	CORPUS BEACH HOTEL LT 187 BLK VIII	100890	100890	100890		C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	217667	1797-0008-1880	R	C1C	RODRIGUEZ NAT & WF RUBY	PO Box 7435 Odessa TX 79760-7435	BUSHICK PLACE CORPUS CHRISTI, TX 78402	CORPUS BEACH HOTEL LTS 188 188A & 189 BLK VIII	36754	36754	36754		C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	217668	1797-0008-1900	R	F1	BHAKTA UJESH AND JAISHIRI BHAKTA	231 Stewart Pl Corpus Christi TX 78402-1317	231 STEWART ST CORPUS CHRISTI, TX 78402	CORPUS BEACH HOTEL ADD BLK VIII LOT 190 & 191	325107	325107	325107		C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	217669	1797-0008-1920	R	C1	BALAJI HOLDING LLC	4210 SURFSIDE BLVD CORPUS CHRISTI TX 78402	221 STEWART CORPUS CHRISTI, TX 78402	CORPUS BEACH HOTEL LT 192 BLK VIII	25515	25515	25515		C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	217670	1797-0008-1930	R	C1	BALAJI HOLDING LLC	4210 SURFSIDE BLVD CORPUS CHRISTI TX 78402	STEWART PLACE CORPUS CHRISTI, TX 78402	CORPUS BEACH HOTEL LT 193 BLK VIII	25515	25515	25515		C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	217671	1797-0008-1940	R	C1	BALAJI HOLDING LLC	4210 SURFSIDE BLVD CORPUS CHRISTI TX 78402	STEWART PLACE						

2019	255972	4220-0000-0209	R	A4	JASIK GEORGE A	4000 Surfside Blvd Apt 209 Corpus Christi TX 78402-1425	4000 SURFSIDE CORPUS CHRISTI, TX 78402	LAS BRISAS CONDO, UNIT 209, 1.25% COMMON AREA INTEREST	70378	70378	13340 HS, OV65	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	255973	4220-0000-0210	R	A4	LYNN FREDERICK S AND WF	KAY LYNN LYON 3720 Wooded Creek Dr Dallas TX 75244-4748	4000 SURFSIDE CORPUS CHRISTI, TX 78402	LAS BRISAS CONDO, UNIT 210, 1.25% COMMON AREA INTEREST	155743	155743	155743	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	506419	4220-0000-0216	R	A4	MORRISON COLE V & WF ANNE E ARNOLD	7729 Corral Dr Corpus Christi TX 78414-4452	4000 SURFSIDE CORPUS CHRISTI, TX 78402	LAS BRISAS CONDO, UNIT 206, 1.25% COMMON AREA INTEREST	114610	114610	114610	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	255974	4220-0000-0301	R	A4	KEGEL BARBARA MARGARETE	4000 Surfside Blvd Apt 301 Corpus Christi TX 78402-1425	4000 SURFSIDE CORPUS CHRISTI, TX 78402	LAS BRISAS CONDOMINIUM APT 301 APPUR & 1/40 UND INT GEN COM ELEM	166305	166305	149674 HS	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	255976	4220-0000-0303	R	A4	HOELSCHER MARIE	4000 Surfside Blvd Apt 303 Corpus Christi TX 78402-1425	4000 SURFSIDE CORPUS CHRISTI, TX 78402	LAS BRISAS CONDO, UNIT 303, 1.25% COMMON AREA INTEREST	115622	115622	115622	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	255977	4220-0000-0304	R	A4	ALINOCH FRED F FAMILY TRUST	4000 Surfside Blvd Apt 604 Corpus Christi TX 78402-1426	4000 SURFSIDE CORPUS CHRISTI, TX 78402	LAS BRISAS CONDO, UNIT 304, 1.25% COMMON AREA INTEREST	115622	115622	115622	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	255978	4220-0000-0305	R	A4	ROBERTS KENNETH JOHN & LARUE ANN ROBERTS	4000 Surfside Blvd Apt 305 Corpus Christi TX 78402-1425	4000 SURFSIDE CORPUS CHRISTI, TX 78402	LAS BRISAS CONDOMINIUM APT 305 APPUR & 1/80 UND INT GEN COM ELEM	115622	115622	115622	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	255979	4220-0000-0306	R	A4	BEACHFRONT GETAWAYS LLC	924 PICASSO DR SAN MARCOS TX 78666	4000 SURFSIDE CORPUS CHRISTI, TX 78402	LAS BRISAS CONDO, UNIT 306, 1.25% COMMON AREA INTEREST	115622	115622	115622	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	255980	4220-0000-0307	R	A4	LOPEZ YOLANDA	6353 KRISTIN DR CORPUS CHRISTI TX 78414	4000 SURFSIDE CORPUS CHRISTI, TX 78402	LAS BRISAS CONDO, UNIT 307, 1.25% COMMON AREA INTEREST	115622	115622	115622	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	255981	4220-0000-0308	R	A4	ROSER ELAINE	741 IRENE CANYON LAKE TX 78133	4000 SURFSIDE CORPUS CHRISTI, TX 78402	LAS BRISAS CONDO, UNIT 308, 1.25% COMMON AREA INTEREST	115622	115622	115622	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	255982	4220-0000-0309	R	A4	VOORHEES MICHELLE R	131 Lost River Rd Georgetown TX 78628-9515	4000 SURFSIDE CORPUS CHRISTI, TX 78402	LAS BRISAS CONDO, UNIT 309, 1.25% COMMON AREA INTEREST	74648	74648	74648	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	255983	4220-0000-0310	R	A4	BURDINE JAMES K ETUX	CHARLOTTE M 2711 TIMBERLINE DR SAN ANTONIO TX 78260	4000 SURFSIDE CORPUS CHRISTI, TX 78402	LAS BRISAS CONDO, UNIT 310, 1.25% COMMON AREA INTEREST	89358	89358	89358	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	255984	4220-0000-0401	R	A4	WESTERMAANN OREN K & WF KAREN S	4000 Surfside Blvd Apt 407 Corpus Christi TX 78402-1425 US	4000 SURFSIDE CORPUS CHRISTI, TX 78402	LAS BRISAS CONDO, UNIT 407, 1.25% COMMON AREA INTEREST	167814	167814	167814	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	255985	4220-0000-0402	R	A4	MARTINEZ VICTORIA	13719 Kensington Pl Houston TX 77034-5359	4000 SURFSIDE CORPUS CHRISTI, TX 78402	LAS BRISAS CONDO, UNIT 402, 1.25% COMMON AREA INTEREST	102195	102195	102195	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	255987	4220-0000-0404	R	A4	SCHILLO MERLE K	4000 SURFSIDE #404 CORPUS CHRISTI TX 78402	4000 SURFSIDE CORPUS CHRISTI, TX 78402	LAS BRISAS CONDO, UNIT 404, 1.25% COMMON AREA INTEREST	116634	116634	54971 HS, OV65	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	255988	4220-0000-0405	R	A4	GOMEZ VERONICA AND ANNA B LEAL	111 Cave Springs Dr Wimberley TX 78676-9121	4000 SURFSIDE CORPUS CHRISTI, TX 78402	LAS BRISAS CONDO, UNIT 405, 1.25% COMMON AREA INTEREST	116634	116634	116634	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	255989	4220-0000-0406	R	A4	RABUS DAVID R & RONNA K	4000 Surfside Blvd Apt 406 Corpus Christi TX 78402-1425	4000 SURFSIDE CORPUS CHRISTI, TX 78402	LAS BRISAS CONDO, UNIT 406, 1.25% COMMON AREA INTEREST	116634	116634	54971 HS, OV65	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	255990	4220-0000-0407	R	A4	WESTERMAANN OREN K & WF KAREN S	4000 Surfside Blvd Apt 407 Corpus Christi TX 78402-1425 US	4000 SURFSIDE CORPUS CHRISTI, TX 78402	LAS BRISAS CONDO, UNIT 407, 1.25% COMMON AREA INTEREST	116634	116634	54971 HS, OV65	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	255991	4220-0000-0408	R	A4	KOEHLER WAYNE	4000 SURFSIDE #408 CORPUS CHRISTI TX 78402	4000 SURFSIDE CORPUS CHRISTI, TX 78402	LAS BRISAS CONDO, UNIT 408, 1.25% COMMON AREA INTEREST	116634	116634	54971 HS, OV65	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	255992	4220-0000-0409	R	A4	FUENTES MARC ANTHONY & WF NELDA SALDANA FUENTES	6114 SETE DR CORPUS CHRISTI TX 78414-6018	4000 SURFSIDE CORPUS CHRISTI, TX 78402	LAS BRISAS CONDO, UNIT 409, 1.25% COMMON AREA INTEREST	75259	75259	75259	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	255993	4220-0000-0410	R	A4	STROUD SARAH	160 Fairway Ridge Dr Alpharetta GA 30022-6824	4000 SURFSIDE CORPUS CHRISTI, TX 78402	LAS BRISAS CONDO, UNIT 410, 1.25% COMMON AREA INTEREST	167814	167814	167814	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	255994	4220-0000-0501	R	A4	ELIZONDO ROSE RAMIREZ	8614 RAINTREE WOODS FAIR OAKS RANCH TX 78015	4000 SURFSIDE CORPUS CHRISTI, TX 78402	LAS BRISAS CONDO, UNIT 501, 1.25% COMMON AREA INTEREST	171263	171263	171263	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	255995	4220-0000-0502	R	A4	MURCH ROGER W & SANDRA C MURCH	4000 Surfside Blvd Apt 502 Corpus Christi TX 78402-1426	4000 SURFSIDE CORPUS CHRISTI, TX 78402	LAS BRISAS CONDO, UNIT 502, 1.25% COMMON AREA INTEREST	103066	103066	0 DVHS, HS, OV65	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	255996	4220-0000-0503	R	A4	BAIRD DAVID H	3235 SABLE CROSSING SAN ANTONIO TX 78232	4000 SURFSIDE CORPUS CHRISTI, TX 78402	LAS BRISAS CONDO, UNIT 503, 1.25% COMMON AREA INTEREST	117646	117646	117646	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	255997	4220-0000-0504	R	A4	TAYLOR GEO K ET UX	PO BOX 6910 CORPUS CHRISTI TX 78466-6910	4000 SURFSIDE CORPUS CHRISTI, TX 78402	LAS BRISAS CONDO, UNIT 504, 1.25% COMMON AREA INTEREST	103898	103898	103898	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	255998	4220-0000-0505	R	A4	ROSEN NIKLAS C	4000 Surfside Blvd Apt 505 Corpus Christi TX 78402-1426	4000 SURFSIDE CORPUS CHRISTI, TX 78402	LAS BRISAS CONDO, UNIT 505, 1.25% COMMON AREA INTEREST	118896	118896	118896	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	255999	4220-0000-0506	R	A4	BALDWIN CAROL ALLENE	4000 SURFSIDE BLVD #506 CORPUS CHRISTI TX 78402	4000 SURFSIDE CORPUS CHRISTI, TX 78402	LAS BRISAS CONDO, UNIT 506, 1.25% COMMON AREA INTEREST	117646	117646	55881 HS, OV65	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	256000	4220-0000-0507	R	A4	MASSENGALE JAMES P AND CAROLYN J WIFE	4000 SURFSIDE BLVD H 507 CORPUS CHRISTI TX 78402	4000 SURFSIDE CORPUS CHRISTI, TX 78402	LAS BRISAS CONDO, UNIT 507, 1.25% COMMON AREA INTEREST	118896	118896	57006 HS, OV65	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	256001	4220-0000-0508	R	A4	DENNIS DEANNA	1101 E PARKMER LN APT 127 AUSTIN TX 78753-3426	4000 SURFSIDE CORPUS CHRISTI, TX 78402	LAS BRISAS CONDO, UNIT 508, 1.25% COMMON AREA INTEREST	117646	117646	117646	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	256002	4220-0000-0509	R	A4	GROVE BARBARA JEANNE AND FERLIN JOSEPH FRYE	15922 Edgewater Rd NE Pine City MN 55063-4747	4000 SURFSIDE CORPUS CHRISTI, TX 78402	LAS BRISAS CONDO, UNIT 509, 1.25% COMMON AREA INTEREST	75869	75869	75869	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	256003	4220-0000-0510	R	A4	LAMB JOHN L & SUSAN D LAMB	108 N Mesquite St Corpus Christi TX 78401-2823	4000 SURFSIDE CORPUS CHRISTI, TX 78402	LAS BRISAS CONDO, UNIT 510, 1.25% COMMON AREA INTEREST	169322	169322	169322	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	256004	4220-0000-0601	R	A4	FONDREN EARL R	4000 Surfside Blvd. Apt. 601 Corpus Christi TX 78402-1426	4000 SURFSIDE CORPUS CHRISTI, TX 78402	LAS BRISAS CONDO, UNIT 601, 1.25% COMMON AREA INTEREST	170831	170831	103748 HS, OV65	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	256005	4220-0000-0602	R	A4	CRUZ MARIA DOLORES PEREZ	4000 Surfside Blvd #602 Corpus Christi TX 78402-1426	4000 SURFSIDE CORPUS CHRISTI, TX 78402	LAS BRISAS CONDO, UNIT 602, 1.25% COMMON AREA INTEREST	92188	103938	32969 HS, OV65	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	256006	4220-0000-0603	R	A4	CROW FRANKLIN J	PO Box 460008 Escondido CA 92046-0008	4000 SURFSIDE CORPUS CHRISTI, TX 78402	LAS BRISAS CONDO, UNIT 603, 1.25% COMMON AREA INTEREST	118658	118658	118658	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	256007	4220-0000-0604	R	A4	ALINOCH FRED F FAMILY TRUST	4000 Surfside Blvd Apt 604 Corpus Christi TX 78402-1426	4000 SURFSIDE CORPUS CHRISTI, TX 78402	LAS BRISAS CONDO, UNIT 604, 1.25% COMMON AREA INTEREST	118658	118658	118658	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	256008	4220-0000-0605	R	A4	SHADBOIT HARVEY R AND WIFE	LYNDI C SHADBOIT 18 DIDRICKSON LN AMARILLO TX 79124-1706	4000 SURFSIDE CORPUS CHRISTI, TX 78402	LAS BRISAS CONDO, UNIT 605, 1.25% COMMON AREA INTEREST	118658	118658	118658	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	256009	4220-0000-0606	R	A4	WISE JOSEPH C JR	PO Box 1604 Corpus Christi TX 78403-1604	4000 SURFSIDE CORPUS CHRISTI, TX 78402	LAS BRISAS CONDO, UNIT 606, 1.25% COMMON AREA INTEREST	118658	118658	118658	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	256010	4220-0000-0607	R	A4	THOMAS PANDORA	4000 SURFSIDE BLVD APT 607 CORPUS CHRISTI TX 78402-1426	4000 SURFSIDE CORPUS CHRISTI, TX 78402	LAS BRISAS CONDO, UNIT 607, 1.25% COMMON AREA INTEREST	118658	118658	118658	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	256011	4220-0000-0608	R	A4	REINHART RICHARD ETUX LINDA L	4000 SURFSIDE BLVD #608 CORPUS CHRISTI TX 78402	4000 SURFSIDE CORPUS CHRISTI, TX 78402	LAS BRISAS CONDO, UNIT 608, 1.25% COMMON AREA INTEREST	118658	118658	56792 HS, OV65	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	256012	4220-0000-0609	R	A4	STOMMEL SANDRA	4000 Surfside Blvd Apt 609 Corpus Christi TX 78402-1426	4000 SURFSIDE CORPUS CHRISTI, TX 78402	LAS BRISAS CONDO, UNIT 609, 1.25% COMMON AREA INTEREST	76479	76479	68831 HS	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	256013	4220-0000-0610	R	A4	NAVA ARTURO AND NANCY	G NAVA WFE 1015 DALY DRIVE LAREDO TX 78045	4000 SURFSIDE CORPUS CHRISTI, TX 78402	LAS BRISAS CONDO, UNIT 610, 1.25% COMMON AREA INTEREST	170831	170831	170831	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	256014	4220-0000-0701	R	A4	HALTRESHT MICHAEL H ETUX ROSEANNE M WOO HALTRESHT	1347 Bayview Dr Portland TX 78374-3028	4000 SURFSIDE CORPUS CHRISTI, TX 78402	LAS BRISAS CONDO, UNIT 701, 1.25% COMMON AREA INTEREST	175358	175358	175358	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	256015	4220-0000-0702	R	A4	STOLLEY ALEXSANDRA & PAULA DAVIS CLARK	1104 Pecan St Bastrop TX 78602-3223	4000 SURFSIDE CORPUS CHRISTI, TX 78402	LAS BRISAS CONDO, UNIT 702, 1.25% COMMON AREA INTEREST	107598	107598	107598	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	256016	4220-0000-0703	R	A4	QUINN DENNIS J	4000 SURFSIDE BLVD APT 703 CORPUS CHRISTI TX 78402-1426	4000 SURFSIDE CORPUS CHRISTI, TX 78402	LAS BRISAS CONDO, UNIT 703, 1.25% COMMON AREA INTEREST	121694	121694	59525 HS, OV65	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	256017	4220-0000-0704	R	A4	VELA DOMINGO & MARIA DOLORES VELA	4418 Loveland Pass Ct Corpus Christi TX 78413-4323	4000 SURFSIDE CORPUS CHRISTI, TX 78402	LAS BRISAS CONDO, UNIT 704, 1.25% COMMON AREA INTEREST	122991	122991	122991	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	256018	4220-0000-0705	R	A4	RAMSEY JAMES	AND MELISSA ANN RAMSEY 3515 Hunters Circle St San Antonio TX 78230-2812	4000 SURFSIDE CORPUS CHRISTI, TX 78402	LAS BRISAS CONDO, UNIT 705, 1.25% COMMON AREA INTEREST	121694	121694	121694	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	256019	4220-0000-0706	R	A4	BONILLA RUBEN JR	P O DRAWER 5080 CORPUS CHRISTI TX 78465-5080	4000 SURFSIDE CORPUS CHRISTI, TX 78402	LAS BRISAS CONDO, UNIT 706, 1.25% COMMON AREA INTEREST	121694	121694	121694	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	256020	4220-0000-0707	R	A4	BRAVA ALEXANDRIA	353 Crystal Springs Rd Markleeville CA 96120-9506	4000 SURFSIDE CORPUS CHRISTI, TX 78402	LAS BRISAS CONDO, UNDIV INT IN UNIT 707, 1.25% COMMON AREA INTEREST	60847	60847	60847	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	256021	4220-0000-0708	R	A4	ALINOCH FRED F FAMILY TRUST	4000 Surfside Blvd Apt 604 Corpus Christi TX 78402-1426	4000 SURFSIDE CORPUS CHRISTI, TX 78402	LAS BRISAS CONDO, UNIT 708, 1.25% COMMON AREA INTEREST	121694	121694	121694	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	256022	4220-0000-0709	R	A4	WARE RALPH E	4000 SURFSIDE BLVD #709 CORPUS CHRISTI TX 78402	4000 SURFSIDE CORPUS CHRISTI, TX 78402	LAS BRISAS CONDO, UNIT 709, 1.25% COMMON AREA INTEREST	78310	78310	20479 HS, OV65	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	256023	4220-0000-0710	R	A4	GLASSON NORMAN R	4000 SURFSIDE BLVD APT 710 CORPUS CHRISTI TX 78402-1427	4000 SURFSIDE CORPUS CHRISTI, TX 78402	LAS BRISAS CONDO, UNIT 710, 1.25% COMMON AREA INTEREST	175358	175358	107822 HS, OV65	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	256024	4220-0000-0801	R	A4	CROW FRANKLIN J SURVIVORS TRUST	P O BOX 460008 ESCONDIDO CA 92046	4000 SURFSIDE CORPUS CHRISTI, TX 78402	LAS BRISAS CONDO, UNIT 801, 1.25% COMMON AREA INTEREST	179884	179884	179884	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	256025	4220-0000-0802	R	A4	LKNESS FAM REVOC TRST/ GREGORY LEIGH & EVIE KINDALL LKNESS TRSTS	751 N Sheridan Ave Sheridan WY 82801-3740	4000 SURFSIDE CORPUS CHRISTI, TX 78402	LAS BRISAS CONDO, UNIT 802, 1.25% COMMON AREA INTEREST	109168	109168	109168	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	256026	4220-0000-0803	R	A4	KOTHMAN BARBARA	113 N OAK SAN ANTONIO TX 78232	4000 SURFSIDE CORPUS CHRISTI, TX 78402	LAS BRISAS CONDO, UNIT 803, 1.25% COMMON AREA INTEREST	124729	124729	124729	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	256027	4220-0000-0804	R	A4	ALVARADO RUDOLPH	4000 SURFSIDE BLVD # 804 CORPUS CHRISTI TX 78402	4000 SURFSIDE CORPUS CHRISTI, TX 78402	LAS BRISAS CONDO, UNIT 804, 1.25% COMMON AREA INTEREST	124729	124729	124729	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	256028	4220-0000-0805	R	A4	CURTIS DORIS C	4000 Surfside Blvd Apt 805 Corpus Christi TX 78402-1427	4000 SURFSIDE CORPUS CHRISTI, TX 78402	LAS BRISAS CONDO, UNIT 805, 1.25% COMMON AREA INTEREST	124729	124729	62256 HS, OV65	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	256029	4220-0000-0806	R	A4	MAURER DAVID ALLEN	4210 Waterbeck St Fulshear TX 77441-3904	4000 SURFSIDE CORPUS CHRISTI, TX 78402	LAS BRISAS CONDO, UNIT 806, 1.25% COMMON AREA INTEREST	103387	103387	103387	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	256030	4220-0000-0807	R	A4	JAFAAR LAURA	210 EL RANCHO WAY SAN ANTONIO TX 78209-2118	4000 SURFSIDE CORPUS CHRISTI, TX 78402	LAS BRISAS CONDO, UNIT 807, 1.25% COMMON AREA INTEREST	124729	124729	124729	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	256031	4220-0000-0808	R	A4	CURL KELLYANN G	AND MARY GOMEZ CURLL 19114 Harvest Gin San Antonio TX 78258-3837	4000 SURFSIDE CORPUS CHRISTI, TX 78402	LAS BRISAS CONDO, UNIT 808, 1.25% COMMON AREA INTEREST	124729	124729	124729	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	256032	4										

2019	288442	6979-0001-0110	R	C1	WHITFIELD JAMES E AND SHERRY L WHITFIELD	2522 Bay Hill Dr Baytown TX 77523-0723	733 SCHOONER HARBOR CORPUS CHRISTI, TX 78402	PORTO BELLO LT 11 BK 1	37969	37969	37969	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	288443	6979-0001-0120	R	C1	GOLDBERG DAVIE	3410 GAIT OCEAN DR PH#2 FORT LAUDERDALE FL 33308	737 SCHOONER HARBOR CORPUS CHRISTI, TX 78402	PORTO BELLO LT 12 BK 1	70126	70126	70126	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	288444	6979-0001-0130	R	A1	SHILLING CORRIE & CLYDE ETAL	% EST OF BETTY BLACK 742 Schooner Hbr Corpus Christi TX 78402-1629	742 SCHOONER HARBOR CORPUS CHRISTI, TX 78402	PORTO BELLO BLK 1 LOT 13R	400000	400000	310000 HS, OV65	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	288446	6979-0001-0150	R	C1	HALM PATRICK & WFE MAYRA A HALM	714 Imperial Hbr Corpus Christi TX 78402-1714	738 SCHOONER HARBOR CORPUS CHRISTI, TX 78402	PORTO BELLO LT 15 BK 1	76606	76606	76606	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	288447	6979-0001-0160	R	C1	MAYRA A HALM 714 Imperial Hbr Corpus Christi TX 78402-1714		734 SCHOONER HARBOR CORPUS CHRISTI, TX 78402	PORTO BELLO LT 16 BK 1	37969	37969	37969	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	288448	6979-0001-0170	R	C1	HALM PATRICK AND WF	MAYRA A HALM 714 Imperial Hbr Corpus Christi TX 78402-1714	730 SCHOONER HARBOR CORPUS CHRISTI, TX 78402	PORTO BELLO LT 17 BK 1	37969	37969	37969	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	288449	6979-0001-0180	R	C1	BROWN ROLAND L AND PATTY L BROWN	219 WILSHIRE DR GLENN HEIGHTS TX 75154	726 SCHOONER HARBOR CORPUS CHRISTI, TX 78402	PORTO BELLO LT 18 BK 1	37969	37969	37969	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	288450	6979-0001-0190	R	C1	BROWN ROLAND L AND PATTY L BROWN	219 WILSHIRE DR GLENN HEIGHTS TX 75154	722 SCHOONER HARBOR CORPUS CHRISTI, TX 78402	PORTO BELLO LT 19 BK 1	37969	37969	37969	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	288451	6979-0001-0200	R	C1	SISTERDALE FAM LTD PARTNERSHIP	5707 W INTERSTATE 10 SAN ANTONIO TX 78201-2878	718 SCHOONER HARBOR CORPUS CHRISTI, TX 78402	PORTO BELLO LT 20 BK 1	37969	37969	37969	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	288452	6979-0001-0210	R	C1	SISTERDALE FAM LTD PARTNERSHIP	5707 W INTERSTATE 10 SAN ANTONIO TX 78201-2878	714 SCHOONER HARBOR CORPUS CHRISTI, TX 78402	PORTO BELLO LT 21 BK 1	37969	37969	37969	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	288453	6979-0001-0220	R	A1	GARCIA HENRY I AND	NORA LISA ESPINOSA 6030 Marina Bay San Antonio TX 78242-2929	710 SCHOONER HARBOR CORPUS CHRISTI, TX 78402	PORTO BELLO BLK 1 LOT 22	166647	166647	166647	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	288454	6979-0001-0230	R	C1	ENTRUST RETIREMENT SERVICES INC	FBO MARY LOU ROPER IRA #10422011 1366 CARIBBEAN CORPUS CHRISTI TX 78418	706 SCHOONER HARBOR CORPUS CHRISTI, TX 78402	PORTO BELLO LT 23 BK 1	37969	37969	37969	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	288455	6979-0001-0240	R	C1	LIQUID LIFE LLC	2028 E Ben White Blvd Ste 240 Austin TX 78741-6931	702 SCHOONER HARBOR CORPUS CHRISTI, TX 78402	PORTO BELLO LT 24 BK 1	53415	53415	53415	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	288456	6979-0001-0250	R	C1	HARBORS HOMEOWNERS ASSOC INC	702 Enchanted Hbr Corpus Christi TX 78402-1716	CORPUS CHRISTI, TX 78402	PORTO BELLO LT 25 BK 1	1290	1290	1290	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	288457	6979-0001-0260	R	C1	VU REX ET UX	ANN NHUAN VU 1311 ALLANTIE CT EULESS TX 76040	701 SNUG HARBOR CORPUS CHRISTI, TX 78402	PORTO BELLO LT 26 BK 1	50771	50771	50771	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	288458	6979-0001-0270	R	C1	HERNANDEZ ROJELIO	4533 Cedar Pass Dr Corpus Christi TX 78413-4391	705 SNUG HARBOR CORPUS CHRISTI, TX 78402	PORTO BELLO LT 27 BK 1	37969	37969	37969	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	288459	6979-0001-0280	R	C1	STAUT ERIC AND WF	CAROLYN STAUT 13569 PESETA COURT CORPUS CHRISTI TX 78418	709 SNUG HARBOR CORPUS CHRISTI, TX 78402	PORTO BELLO UNDIV INT IN LT 28 BK 1	37969	37969	37969	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	288460	6979-0001-0290	R	A1	FRAZIER WARREN L	713 Snug Hbr Corpus Christi TX 78402-1700	713 SNUG HARBOR CORPUS CHRISTI, TX 78402	PORTO BELLO LTS 29, 30 & 31 BK 1	606370	606370	545733 HS	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	288463	6979-0001-0320	R	C1	GAZ SAMUEL B	13509 CAMINO DE PLATA CT CORPUS CHRISTI TX 78418	725 SNUG HARBOR CORPUS CHRISTI, TX 78402	PORTO BELLO LT 32 BK 1	37969	37969	37969	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	288464	6979-0001-0330	R	C1	CONANT SIGNATURE HOMES LLC	6217 Sir Jack St Corpus Christi TX 78414-3986	729 SNUG HARBOR CORPUS CHRISTI, TX 78402	PORTO BELLO LT 33 BK 1	37969	37969	37969	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	288465	6979-0001-0340	R	C1	OMAN TIM	111 Gray Run Dr SW Huntsville AL 35824-1349	733 SNUG HARBOR CORPUS CHRISTI, AL 78402	PORTO BELLO LT 34 BK 1	37969	37969	37969	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	288466	6979-0001-0350	R	C1	CLOUGH LINDA C	300 San Gabriel Village Blvd Apt #513 Georgetown TX 78626-6689	737 SNUG HARBOR CORPUS CHRISTI, TX 78402	PORTO BELLO LT 35 BK 1	70237	70237	70237	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	288467	6979-0001-0360	R	A1	WTF RENTALS LLC	5655 BEAR LANE #100 CORPUS CHRISTI TX 78405-4407	741 SNUG HARBOR CORPUS CHRISTI, TX 78402	PORTO BELLO LT 36 BK 1	202387	202387	202387	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	288468	6979-0001-0370	R	C1	CLOUGH LINDA C	300 San Gabriel Village Blvd Apt #513 Georgetown TX 78626-6689	742 SNUG HARBOR CORPUS CHRISTI, TX 78402	PORTO BELLO LT 37 BK 1	51559	51559	51559	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	288469	6979-0001-0380	R	A1	PHELAN CHARLES R AND WF	DEBRA A PHELAN 738 Snug Hbr Corpus Christi TX 78402-1700	738 SNUG HARBOR CORPUS CHRISTI, TX 78402	PORTO BELLO BLK 1 LOT 38	277160	277160	249444 HS	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	288470	6979-0001-0390	R	A1	LENARDSON CURTIS TROY & WF ENEIDA	734 Snug Hbr Corpus Christi TX 78402-1700	734 SNUG HARBOR CORPUS CHRISTI, TX 78402	PORTO BELLO LTS 39 & 40 BLK 1	232180	232180	198962 DV3, HS	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	288472	6979-0001-0410	R	C1	CLOUGH LINDA C	300 San Gabriel Village Blvd Apt 513 Georgetown TX 78626-6689	726 SNUG HARBOR CORPUS CHRISTI, TX 78402	PORTO BELLO LT 41 BK 1	37969	37969	37969	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	288473	6979-0001-0420	R	A1	KINNEY DONNA ANNE	722 Snug Hbr Corpus Christi TX 78402-1700	722 SNUG HARBOR CORPUS CHRISTI, TX 78402	PORTO BELLO BLK 1 LOT 42	217335	217335	133601 DV4, HS, OV65	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	288474	6979-0001-0430	R	C1	ZOOBOFF STEVE AND	LINDA HALLETT 1804 S PARK ST BRENHAM TX 77833-4849	718 SNUG HARBOR CORPUS CHRISTI, TX 78402	PORTO BELLO LT 43 BK 1	37969	37969	37969	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	288475	6979-0001-0440	R	A1	TODD ANTHONY	714 Snug Hbr Corpus Christi TX 78402-1700	714 SNUG HARBOR CORPUS CHRISTI, TX 78402	PORTO BELLO BLK 1 LOT 44	274900	274900	0 DVHS, HS	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	288476	6979-0001-0450	R	C1	HERNANDEZ VICTOR	113 WEST GLENGATE AVE CHICAGO HEIGHTS IL 60411	710 SNUG HARBOR CORPUS CHRISTI, TX 78402	PORTO BELLO LT 45 BK 1	37969	37969	37969	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	288477	6979-0001-0460	R	C1	SALINAS GUSTAVO C	715 CASEY DR HOUSTON TX 77530	706 SNUG HARBOR CORPUS CHRISTI, TX 78402	PORTO BELLO LT 46 BK 1	37969	37969	37969	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	288478	6979-0001-0470	R	C1	SALINAS GUSTAVO C	715 CASEY DR HOUSTON TX 77530	702 SNUG HARBOR CORPUS CHRISTI, TX 78402	PORTO BELLO LT 47 BK 1	51143	51143	51143	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	288479	6979-0001-0480	R	C1	HARBORS HOMEOWNERS ASSOC INC	702 Enchanted Hbr Corpus Christi TX 78402-1716	CORPUS CHRISTI, TX 78402	PORTO BELLO LT 48 BLK 1	963	963	963	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	288480	6979-0001-0490	R	A1	WARNER VERN TRUSTEE OF THE	VERN WARNER LIVING TRUST 504 Seco Dr Portland TX 78374-1233	703 ENCHANTED HARBOR CORPUS CHRISTI, TX 78402	PORTO BELLO BLK 1 LOT 49	190739	190739	190739	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	288481	6979-0001-0500	R	C1	WARNER VERN AND WF	NATALYA N WARNER 504 Seco Dr Portland TX 78374-1233	705 ENCHANTED HARBOR CORPUS CHRISTI, TX 78402	PORTO BELLO LT 50 BLK 1	37969	37969	37969	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	288482	6979-0001-0510	R	A1	CARNICLE ALMA	AND HUS JOHN CARNICLE 12832 Azules Creek Trl Houston TX 77065-3209	709 ENCHANTED HARBOR CORPUS CHRISTI, TX 78402	PORTO BELLO LT 51 BLK 1	250899	250899	250899	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	288483	6979-0001-0520	R	C1	MORA RODGER	PO BOX 1590 MEDINA TX 78055-1590	713 ENCHANTED HARBOR CORPUS CHRISTI, TX 78402	PORTO BELLO, BLOCK 1, Lot 52	37969	37969	37969	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	288484	6979-0001-0530	R	C1	PA TEL JAGDISH B & WF HARSHIK K	502 Burleson St Corpus Christi TX 78402-1305	717 ENCHANTED HARBOR CORPUS CHRISTI, TX 78402	PORTO BELLO LT 53R BLK 1	75958	75958	75958	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	288486	6979-0001-0550	R	C1	GUENTHER KARL	430 COPANO RIDGE RD S ROCKPORT TX 78382	725 ENCHANTED HARBOR CORPUS CHRISTI, TX 78402	PORTO BELLO LT 55 BLK 1	37969	37969	37969	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	288487	6979-0001-0560	R	C1	SMITH ROGER W	732 ENCHANTED HARBOR CORPUS CHRISTI TX 78402	729 ENCHANTED HARBOR CORPUS CHRISTI, TX 78402	PORTO BELLO LT 56 BLK 1	37969	37969	37969	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	288488	6979-0001-0570	R	A1	SHELL DAVID K AND WF	LONNIE P SELL 733 ENCHANTED HARBOR CORPUS CHRISTI TX 78402	733 ENCHANTED HARBOR CORPUS CHRISTI, TX 78402	PORTO BELLO BLK 1 LOT 57	438981	438981	395083 HS	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	288489	6979-0001-0580	R	C1	SHELL DAVID AND WFE LONNIE	733 ENCHANTED HARBOR CORPUS CHRISTI TX 78402	737 ENCHANTED HARBOR CORPUS CHRISTI, TX 78402	PORTO BELLO LT 58 BLK 1	51345	51345	51345	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	288490	6979-0001-0590	R	A1	LIUU DINH Q	744 Enchanted Hbr Corpus Christi TX 78402-1716	744 ENCHANTED HARBOR CORPUS CHRISTI, TX 78402	PORTO BELLO LTS 59 & 60 BLK 1	337578	337578	253820 HS, OV65	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	288492	6979-0001-0610	R	A1	MARTINEZ IRIS S	736 Enchanted Hbr Corpus Christi TX 78402-1716	736 ENCHANTED HARBOR CORPUS CHRISTI, TX 78402	PORTO BELLO UNDIV INT IN BLK 1 LOT 61	84338	84338	50904 HS, OV65	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	288493	6979-0001-0620	R	A1	SMITH ROGER W AND ANA WFE	732 ENCHANTED HARBOR CORPUS CHRISTI TX 78402	732 ENCHANTED HARBOR CORPUS CHRISTI, TX 78402	PORTO BELLO BLK 1 LOT 62	191823	191823	122641 HS, OV65	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	288494	6979-0001-0630	R	A1	KNOBLES GARY H AND	NANCY KNOBLES 728 ENCHANTED HARBOR CORPUS CHRISTI TX 78402	728 ENCHANTED HARBOR CORPUS CHRISTI, TX 78402	PORTO BELLO BLK 1 LOT 63	235651	235999	162086 HS, OV65	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	288495	6979-0001-0640	R	A1	HARRAID BOBBY C JR	724 Enchanted Hbr Corpus Christi TX 78402-1716	724 ENCHANTED HARBOR CORPUS CHRISTI, TX 78402	PORTO BELLO BLK 1 LOT 64	173877	173877	156489 HS	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	288496	6979-0001-0650	R	A1	PHILLIPS ANTHONY D & WFE DEIDRE E	21514 Rio Comal San Antonio TX 78259-2648	720 ENCHANTED HARBOR CORPUS CHRISTI, TX 78402	PORTO BELLO BLK 1 LOT 65	154573	154573	154573	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	288497	6979-0001-0660	R	A1	GENTRY JEANA STETSON & ANTHONY GENTRY	716 Enchanted Hbr Corpus Christi TX 78402-1716	716 ENCHANTED HARBOR CORPUS CHRISTI, TX 78402	PORTO BELLO BLK 1 LOT 66	157560	157560	141804 HS	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	288498	6979-0001-0670	R	A1	STUBBS JANE	742 Kings Point Hbr Corpus Christi TX 78402-1713	712 ENCHANTED HARBOR CORPUS CHRISTI, TX 78402	PORTO BELLO BLK 1 LOT 67	146188	146188	146188	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	288499	6979-0001-0680	R	A1	PENA TRACY	330 Long Pointe Dr Portland TX 78374-4229	708 ENCHANTED HARBOR CORPUS CHRISTI, TX 78402	PORTO BELLO BLK 1 LOT 68	157560	157560	157560	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	288500	6979-0001-0690	R	C1	RAMIREZ RAFAEL & WF YVONNE	150 Alhaven Ave San Antonio TX 78210-3302	704 ENCHANTED HARBOR CORPUS CHRISTI, TX 78402	PORTO BELLO LT 69 BLK 1	47453	47453	47453	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	288501	6979-0001-0700	R	C1	HARBORS HOME OWNERS ASSOC	702 Enchanted Hbr Corpus Christi TX 78402-1716	702 ENCHANTED HARBOR CORPUS CHRISTI, TX 78402	PORTO BELLO LT 70 BLK 1	221	221	221	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	288502	6979-0001-0705	R	C1	COUCH MORTGAGE CO	2028 BUFFALO TER HOUSTON TX 77019-2408	CORPUS CHRISTI, TX 78402	PORTO BELLO LT 70-A BLK 1	3088	3088	3088	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	288503	6979-0001-0710	R	C1	HARBORS HOME OWNERS ASSOC	702 Enchanted Hbr Corpus Christi TX 78402-1716	CORPUS CHRISTI, TX 78402	PORTO BELLO LT 71 BLK 1	1416	1416	1416	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	288504	6979-0001-0720	R	A1	RAO ASHUTOSH S AND WF TRUPTI A RAO	1200 Griffin Lake Ave Chesterton IN 46304-2891	701 CROWN HARBOR CORPUS CHRISTI, TX 78402	PORTO BELLO LT 72 BLK 1	50434	50434	0 DVHS, HS	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	288505	6979-0001-0730	R	C1	RICHARDSON RONALD L AND PATRICIA C WIFE	5240 TUDOR COURT NAPLES FL 34112	705 CROWN HARBOR CORPUS CHRISTI, TX 78402	PORTO BELLO LT 73 BLK 1	37969	37969	37969	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	288506	6979-0001-0740	R	A1	ANDERSON CHARLES R	709 CROWN HARBOR CORPUS CHRISTI TX 78402	709 CROWN HARBOR CORPUS CHRISTI, TX 78402	PORTO BELLO BLK 1 LOT 74	132195	132195	132195	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	288507	6979-0001-0750	R	A1	MARTINEZ NANCY S	981 FM 136 TAFT TX 78390	713 CROWN HARBOR CORPUS CHRISTI, TX 78402	PORTO BELLO BLK 1 LOT 75	142646	142646	142646	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	288508	6979-0001-0760	R	A1	MARTINEZ NANCY SUE	981 FM 136 TAFT TX 78390	717 CROWN HARBOR CORPUS CHRISTI, TX 78402	PORTO BELLO BLK 1 LOT 76	159359	159359	159359	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	288509	6979-0001-0770	R	A1	MCKINNY CHARLES STANLEY JR & WF LESLIE SUSAN	721 Crown Hbr Corpus Christi TX 78402-1715	721 CROWN HARBOR CORPUS CHRISTI, TX 78402	PORTO BELLO BLK 1 LOT 77	171587	171587	171587	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	288510	6979-0001-0780	R	A1	STAPLES MICHELE & JOHN STAPLES	725 Crown Hbr Corpus Christi TX 78402-1715	725 CROWN HARBOR CORPUS CHRISTI, TX 78402	PORTO BELLO BLK 1 LOT 78	168542	168542	168542	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	288511	6979-0001-0790	R	A1	CISNEROS ROBERT M	706 Crown Hbr Corpus Christi TX 78402-1715	729 CROWN HARBOR CORPUS CHRISTI, TX 78402	PORTO BELLO LT 79 BLK 1	172442	172442	172442	C03, CAD, GNU,

2019	288541	6979-0001-1090	R	C1	DEAN STEPHEN W	11649 LEOPARD ST STE 1 CORPUS CHRISTI TX 78410	742 IMPERIAL HBR CORPUS CHRISTI, TX 78402	PORTO BELLO LT 109 BLK 1	37969	37969	37969	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	288542	6979-0001-1100	R	A1	LESTER RALPH B JR & WF DOROTHY	219 Southern Star Sidelld IA 70458-9046	738 IMPERIAL HBR CORPUS CHRISTI, TX 78402	PORTO BELLO BLK 1 LOT 110	145138	145138	145138	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	288543	6979-0001-1110	R	C1	THORFORD KEITH J & GREGORY J	10939 Dogwood Dr La Porte TX 77571-4355	734 IMPERIAL HBR CORPUS CHRISTI, TX 78402	PORTO BELLO LT 111 BLK 1	37969	37969	37969	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	288544	6979-0001-1120	R	A1	FALASCA JOHN A & WF DOLORES A FALASCA	730 Imperial Hbr Corpus Christi TX 78402-1714	730 IMPERIAL HBR CORPUS CHRISTI, TX 78402	PORTO BELLO BLK 1 LOT 112	187213	187213	118492 HS, OV65	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	288545	6979-0001-1130	R	A1	GWMY ADAM SCOTT	726 Imperial Hbr Corpus Christi TX 78402-1714	726 IMPERIAL HBR CORPUS CHRISTI, TX 78402	PORTO BELLO BLK 1 LOT 113	191897	191897	172707 HS	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	288546	6979-0001-1140	R	A1	RALLS FAMILY, LP	138 Chltpin Dr Portland TX 78374-1448	722 IMPERIAL HBR CORPUS CHRISTI, TX 78402	PORTO BELLO BLK 1 LOT 114	140256	140256	140256	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	288547	6979-0001-1150	R	A1	LIANG XIAO YAN	718 IMPERIAL HBR CORPUS CHRISTI TX 78404	718 IMPERIAL HBR CORPUS CHRISTI, TX 78402	PORTO BELLO BLK 1 LOT 115	226469	226469	203822 HS	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	288548	6979-0001-1160	R	A1	HALM MAYRA A ETVIR	PATRICK HALM 714 IMPERIAL HARBOR CORPUS CHRISTI TX 78402	714 IMPERIAL HBR CORPUS CHRISTI, TX 78402	PORTO BELLO LT 116 BLK 1	240516	240516	216464 HS	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	288550	6979-0001-1180	R	A1	YOUNG IVY JEAN RODRIGUEZ	706 IMPERIAL HARBOR CORPUS CHRISTI TX 78402	706 IMPERIAL HBR CORPUS CHRISTI, TX 78402	PORTO BELLO LTS 117, 118 & 119 BLK 1	272663	272663	195397 HS, OV65	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	288552	6979-0001-1200	R	C1	HARBORS HOMEOWNERS ASSOC INC	702 Enchanted Hbr Corpus Christi TX 78402-1716	CORPUS CHRISTI, TX 78402	PORTO BELLO LT 120 BLK 1	1157	1157	1157	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	288553	6979-0001-1210	R	C1	IBARRA GUILLERMO	746 Kings Point Hbr Corpus Christi TX 78402-1713	701 KINGS POINT HARBOR CORPUS CHRISTI, TX 78402	PORTO BELLO LT 121 BLK 1	43031	43031	43031	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	288554	6979-0001-1220	R	C1	ARANDELA EDWIN B ETALS	4425 Cobblestone Ln Corpus Christi TX 78411-4917	705 KINGS POINT HARBOR CORPUS CHRISTI, TX 78402	PORTO BELLO LT 122 BLK 1	37969	37969	37969	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	288555	6979-0001-1230	R	C1	ARANDELA LILIA A ETALS	6905 Sir Gawanw Corpus Christi TX 78413-5304	709 KINGS POINT HARBOR CORPUS CHRISTI, TX 78402	PORTO BELLO LT 123 BLK 1	37969	37969	37969	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	288556	6979-0001-1240	R	C1	DULAVITZ ANDREW J ETUX	MERCEDITA C DULAVITZ 826 ST COLUMBAN PLACE CORPUS CHRISTI TX 78418	713 KINGS POINT HARBOR CORPUS CHRISTI, TX 78402	PORTO BELLO LT 124 BLK 1	37969	37969	37969	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	288557	6979-0001-1250	R	A1	WTF RENTALS LLC	5655 BEAR LANE #100 CORPUS CHRISTI TX 78405-4407	717 KINGS POINT HARBOR CORPUS CHRISTI, TX 78402	PORTO BELLO BLK 1 LOT 125&126	336480	336480	336480	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	288559	6979-0001-1270	R	C1	FLEEMAN BLK	PO BOX 271081 CORPUS CHRISTI TX 78427	725 KINGS POINT HARBOR CORPUS CHRISTI, TX 78402	PORTO BELLO LT 127 BLK 1	37969	37969	37969	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	288560	6979-0001-1280	R	C1	KIGHT CHRISTOPHER	14158 Bounty Ave Corpus Christi TX 78418-6402	729 KINGS POINT HARBOR CORPUS CHRISTI, TX 78402	PORTO BELLO LT 128 BLK 1	37969	37969	37969	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	288561	6979-0001-1290	R	C1	CLOUGH LINDA C	300 San Gabriel Village Blvd Apt #513 Georgetown TX 78626-6689	733 KINGS POINT HARBOR CORPUS CHRISTI, TX 78402	PORTO BELLO LT 129 BLK 1	37969	37969	37969	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	288562	6979-0001-1300	R	C1	HALM PATRICK AND MAYRA A WFE	714 IMPERIAL HARBOR CORPUS CHRISTI TX 78402	737 KINGS POINT HARBOR CORPUS CHRISTI, TX 78402	PORTO BELLO LT 130 BLK 1	37969	37969	37969	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	288563	6979-0001-1310	R	C1	KIGHT CHRISTOPHER	14158 Bounty Ave Corpus Christi TX 78418-6402	741 KINGS POINT HARBOR CORPUS CHRISTI, TX 78402	PORTO BELLO LT 131 BLK 1	18985	18985	18985	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	288564	6979-0001-1320	R	A1	BLAIN BOBBY JACK	745 Kings Point Hbr Corpus Christi TX 78402-1713	745 KINGS POINT HARBOR CORPUS CHRISTI, TX 78402	PORTO BELLO LT 132 BLK 1	274197	274197	196777 HS, OV65	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	288565	6979-0001-1330	R	A1	GUTIERREZ MARIO & WFE ELSA J	16 Oakwell Farms Pkwy San Antonio TX 78218-1780	749 KINGS POINT HARBOR CORPUS CHRISTI, TX 78402	PORTO BELLO BLK 1 LOT 133R	453289	453289	453289	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	288567	6979-0001-1350	R	A1	JONES SONYA ETVIR	TODD JONES 754 KINGS POINT HARBOR CORPUS CHRISTI TX 78402	754 KINGS POINT HARBOR CORPUS CHRISTI, TX 78402	PORTO BELLO BLK 1 LOT 135	196729	196729	177056 HS	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	288568	6979-0001-1360	R	C1	ARROW DRILLING COMPANY INC	PO BOX 505 BENAVIDES TX 78341	750 KINGS POINT HARBOR CORPUS CHRISTI, TX 78402	PORTO BELLO LT 136 BLK 1	76687	76687	76687	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	288569	6979-0001-1370	R	A1	IBARRA GUILLERMO & WF MYRA	746 Kings Point Hbr Corpus Christi TX 78402-1713	746 KINGS POINT HARBOR CORPUS CHRISTI, TX 78402	PORTO BELLO LT 137 BLK 1	231533	231533	203880 HS	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	288570	6979-0001-1380	R	A1	STUBBS PATRICIA JANE	742 KINGS POINT HARBOR CORPUS CHRISTI TX 78402-1713	742 KINGS POINT HARBOR CORPUS CHRISTI, TX 78402	PORTO BELLO BLK 1 LOT 138	236310	308000	212679 HS	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	288571	6979-0001-1390	R	A1	STUBBS PATRICIA JANE	742 KINGS POINT HARBOR CORPUS CHRISTI TX 78402	738 KINGS POINT HARBOR CORPUS CHRISTI, TX 78402	PORTO BELLO LT 139 BLK 1	25000	25000	25000	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	288572	6979-0001-1400	R	C1	STUBBS PATRICIA JANE	742 KINGS POINT CORPUS CHRISTI TX 78402	734 KINGS POINT HARBOR CORPUS CHRISTI, TX 78402	PORTO BELLO LT 140 BLK 1	25000	25000	25000	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	288573	6979-0001-1410	R	A1	HERNANDEZ MICHAEL A & WF KATRINA L	730 Kings Point Hbr Corpus Christi TX 78402-1713	730 KINGS POINT HARBOR CORPUS CHRISTI, TX 78402	PORTO BELLO BLK 1 LOT 141	206783	206783	206783	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	288574	6979-0001-1420	R	C1	DIVERSIFIED PROPERTY MANAGEMENT	SERVICES INC 4122 RUSSELL CORPUS CHRISTI TX 78408	726 KINGS POINT HARBOR CORPUS CHRISTI, TX 78402	PORTO BELLO LT 142 BLK 1	37969	37969	37969	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	288575	6979-0001-1430	R	A1	HUSTON REMY & WIFE JANE HUSTON	722 Kings Point Harbor Corpus Christi TX 78402-1713	722 KINGS POINT HARBOR CORPUS CHRISTI, TX 78402	PORTO BELLO LT 143 BLK 1	228516	228516	205664 HS	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	288576	6979-0001-1440	R	C1	HALM PATRICK & WIFE MAYRA A HALM	714 Imperial Hbr Corpus Christi TX 78402-1714	718 KINGS POINT HARBOR CORPUS CHRISTI, TX 78402	PORTO BELLO LT 144 BLK 1	37969	37969	37969	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	288577	6979-0001-1450	R	C1	IBARRA GUILLERMO	746 Kings Point Hbr Corpus Christi TX 78402-1713	714 KINGS POINT HARBOR CORPUS CHRISTI, TX 78402	PORTO BELLO BLK 1 LOT 145	37969	37969	37969	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	288578	6979-0001-1460	R	C1	HALM PATRICK & WFE MAYRA A HALM	714 Imperial Hbr Corpus Christi TX 78402-1714	710 KINGS POINT HARBOR CORPUS CHRISTI, TX 78402	PORTO BELLO LT 146 BLK 1	37969	37969	37969	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	288579	6979-0001-1470	R	C1	GARCIA ALEX L JR	706 BROADMOOR CORPUS CHRISTI TX 78413	706 KINGS POINT HARBOR CORPUS CHRISTI, TX 78402	PORTO BELLO LT 147 BLK 1	37969	37969	37969	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	288580	6979-0001-1480	R	A1	FLORIES CARLOS AND	ELIZABETH FLORES 702 Kings Point Hbr Corpus Christi TX 78402-1713	702 KINGS POINT HARBOR CORPUS CHRISTI, TX 78402	PORTO BELLO BLK 1 LOT 148	321318	321318	321318	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	288581	6979-0001-1490	R	C1	HARBORS HOME OWNERS ASSOC	702 Enchanted Hbr Corpus Christi TX 78402-1716	CORPUS CHRISTI, TX 78402	PORTO BELLO LT 149 BLK 1	635	635	635	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	288582	6979-0001-1500	R	C1C	LA VISTA POINTE LP	C/O BLACKCARD GENERAL PARTNER III INC 401 Adriatic Pkwy 7TH FLOOR McKinney TX 75072-5602 US	4933 CAUSEWAY CORPUS CHRISTI, TX 78402	PORTO BELLO BLK 1 LOT 150	998465	998465	998465	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	524491	6979-0001-1510	R	A1	DEAN STEPHEN WALKER & JEANNE LYNN	730 Crown Hbr Corpus Christi TX 78402-1715	730 CROWN HARBOR CORPUS CHRISTI, TX 78402	PORTO BELLO BLK 1 LOT 151	285663	285663	207097 HS, OV65	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200077030	8740-0000-0040	R	F1	CITY OF CORPUS CHRISTI	P O BOX 9277 CORPUS CHRISTI TX 78469-9277	2710 N SHORELINE CORPUS CHRISTI, TX 78402	TEXAS STATE AQUARIUM S/D, LT F	69909862	69909862	0 EX-XV	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200077035	8740-0000-0050	R	F1	PORT OF CORPUS CHRISTI AUTH	P O BOX 1541 CORPUS CHRISTI TX 78403	CORPUS CHRISTI, TX 78402	TEXAS STATE AQUARIUM S/D, LT G	1175330	1175330	0 EX-XV	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	523238	9019-0001-1138	R	A4	GALLOWAY SUSAN	216 Chase Dr Portland TX 78374-2508	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO UNDIV INT IN UNIT 1138, BLDG A & 1.2374% COMMON AREA INTEI	25586	25586	25586	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048425	9019-0010-1100	R	A4	CANTU PAUL	13307 LOMA SIERRA SAN ANTONIO TX 78233-2566	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 1100, 1.2374% COMMON AREA INTEREST	71876	71876	71876	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048428	9019-0010-1101	R	A4	PADEL VASANT C ETUX LIA V	6023 WILDE GLEN SAN ANTONIO TX 78240-4959	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO UNIT 1101 PHASE 1 .2374 PERCENT INT IN GCE	71876	71876	71876	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048431	9019-0010-1102	R	A4	GARCIA ANDREW JACKSON & JUDY JEAN GARCIA REVOC TRUST	9344 Castle Oaks Dr Fountain CO 80817-4516	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO UNIT 1102 PHASE 1 .2374 PERCENT INT IN GCE	71876	71876	71876	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048434	9019-0010-1103	R	A4	SALDANA G G TRUSTEE OF	SALDANA LIVING TRUST 7909 WILD ORCHID WAY FAIRFAX STATION VA 22039-2502	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 1103, 1.2374% COMMON AREA INTEREST	71876	71876	71876	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048437	9019-0010-1104	R	A4	DOMINGUEZ FRANCISCO JR & KRISTINE MARIE DOMINGUEZ	501 E Gramming St Beeville TX 78102-4926	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 1104, 1.2374% COMMON AREA INTEREST	71876	71876	71876	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048440	9019-0010-1105	R	A4	CASTILLO ORLANDO E & WF BERTHA O	1727 Fawn Gate San Antonio TX 78248-1326	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO UNIT 1105 PHASE 1 .2374 PERCENT INT IN GCE	71876	71876	71876	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048443	9019-0010-1106	R	A4	LU ANGELO	6717 SDOBURY CORPUS CHRISTI TX 78414	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 1106, 1.2374% COMMON AREA INTEREST	53750	53750	53750	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048446	9019-0010-1107	R	A4	HOLTEX INVESTMENT PROPERTIES LLC	7633 Odessa Dr Corpus Christi TX 78413-6114	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 1107, 1.2374% COMMON AREA INTEREST	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048449	9019-0010-1108	R	A4	WHITTINGTON W GLEN & WF VIRGINIA	10 E Bar le Doc Dr Corpus Christi TX 78414-6247	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO UNIT 1108 PHASE 1 .2374 PERCENT INT IN GCE	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048452	9019-0010-1109	R	A4	GOBER BILLY D	3938 Surfside Blvd Unit 1109 Corpus Christi TX 78402-1445	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 1109, 1.2374% COMMON AREA INTEREST	51171	51171	46054 HS	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048455	9019-0010-1110	R	A4	GUZMAN MANUEL JR & WF GRACIELA	5834 CRESTGROVE DR CORPUS CHRISTI TX 78415-3843	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 1110, 1.2374% COMMON AREA INTEREST	47571	47571	47571	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048458	9019-0010-1111	R	A4	CHEA DIANA	14242 Cairns Ct Sugar Land TX 77498-7484	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 1111, 1.2374% COMMON AREA INTEREST	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048461	9019-0010-1112	R	A4	ROSER ELAINE	3938 Surfside Blvd Unit 1201 Corpus Christi TX 78402-1446	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 1112, 1.2374% COMMON AREA INTEREST	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048464	9019-0010-1113	R	A4	HOLLEY ANITA B ETVIR DAVID G	35 Palisades Blvd Longview TX 75605-4739	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 1113, 1.2374% COMMON AREA INTEREST	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048467	9019-0010-1114	R	A4	PEREZ JOSE GUADALUPE JR	4537 Brookdale Dr Corpus Christi TX 78415-5105	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 1114, 1.2374% COMMON AREA INTEREST	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048470	9019-0010-1115	R	A4	GUTIERREZ JOHN & SONIA VILLARREAL RIVERA	3938 Surfside Blvd Unit 1115 Corpus Christi TX 78402-1445	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 1115, 1.2374% COMMON AREA INTEREST	55296	55296	0 HS, OV65	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048473	9019-0010-1116	R	A4	PINERO RAY	18942 Ravenglen CT Dallas TX 75287-2776	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 1116, 1.2374% COMMON AREA INTEREST	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048476	9019-0010-1117	R	A4	SCHNAUFER ALAN	7025 MADIERA DR CORPUS CHRISTI TX 78414-3951	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 1117, 1.2374% COMMON AREA INTEREST	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048479	9019-0010-1118	R	A4	VELA JUAN DAVID	1327 E Fordyce Ave Kingsville TX 78363-5915	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 1118, 1.2374% COMMON AREA INTEREST	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048482	9019-0010-1119	R	A4	MARTINEZ NORLGA G	2421 Annette Ave Edinburg TX 78542-5336	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 1119, 1.2374% COMMON AREA INTEREST	51171			

2019	200048563	9019-0010-1200	R	A4	DOYLE DAVID P AND	AVA T DOYLE 686 ENDICOTT ST NORTH LACONIA NH 03246	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 1200, 1.2374% COMMON AREA INTEREST	71876	71876	71876	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048566	9019-0010-1201	R	A4	RODRIGUEZ NAT & RUBY RODRIGUEZ	5801 Colorado Ave Odessa TX 79762-9411	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 1201, 1.2374% COMMON AREA INTEREST	71876	71876	71876	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048569	9019-0010-1202	R	A4	BERGLUND KELLY C & RHEA MARIE	11813 Via Grande Dr Austin TX 78739-1925	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 1202, 1.2374% COMMON AREA INTEREST	71876	71876	71876	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048572	9019-0010-1203	R	A4	BERGLUND KELLY C & RHEA MARIE	11813 Via Grande Dr Austin TX 78739-1925	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 1203, 1.2374% COMMON AREA INTEREST	71876	71876	71876	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048575	9019-0010-1204	R	A4	MCCORMACK WILLIAM EDWARD & MARY	ELIZABETH FAM TR 10902 FAXON PARK DR SAN ANTONIO TX 78249-4719	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 1204, 1.2374% COMMON AREA INTEREST	71876	71876	71876	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048578	9019-0010-1205	R	A4	LOMAS-CABRERA FAMILY LIVING TRUST	126 Barrera St San Antonio TX 78210-1073	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 1205, 1.2374% COMMON AREA INTEREST	71876	71876	71876	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048581	9019-0010-1206	R	A4	NESTMAN WILLIAM MICHAEL	70 Deer Park Ct Glenwood Springs CO 81601-9514	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 1206, 1.2374% COMMON AREA INTEREST	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048584	9019-0010-1207	R	A4	MANILEVE CARINE	205 Newport Landing Pl Round Rock TX 78665-2856	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 1207, 1.2374% COMMON AREA INTEREST	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048587	9019-0010-1208	R	A4	RICHARDS GEORGE & PAULA CO TRT OF THE GEORGE AND PAULA	3938 Surfside Blvd Unit 1208 Corpus Christi TX 78402-1446	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 1208, 1.2374% COMMON AREA INTEREST	51171	51171	0 HS, OV65	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048590	9019-0010-1209	R	A4	R SUCS LLC	13034 Huntsman Rd San Antonio TX 78249-4328	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 1209, 1.2374% COMMON AREA INTEREST	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048593	9019-0010-1210	R	A4	RICHARDS GEORGE B & PAULA TR	OF THE GEORGE & PAULA LIV TRUST 3928 SURFSIDE BLVD UNIT #1208 CORPUS CHRISTI TX 78402	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 1210, 1.2374% COMMON AREA INTEREST	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048596	9019-0010-1211	R	A4	ROSER ELAINE M	112 Lone Oak St Portland TX 78374-3310	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 1211, 1.2374% COMMON AREA INTEREST	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048599	9019-0010-1212	R	A4	STAMPS KYLE AND WFE PAULA	AND KYLE HUFF 3938 Surfside Blvd Unit 1212 Corpus Christi TX 78402-1446	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 1212, 1.2374% COMMON AREA INTEREST	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048602	9019-0010-1213	R	A4	ALCALA ARMANDO AND WF	DIAMANTINA O ALCALA 618 Limestone Flt San Antonio TX 78251-4096	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 1213, 1.2374% COMMON AREA INTEREST	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048605	9019-0010-1214	R	A4	MORA-ZIMMERLE PROPERTIES LLC	608 S 13th St Kingsville TX 78363-5810	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 1214, 1.2374% COMMON AREA INTEREST	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048608	9019-0010-1215	R	A4	CANFIELD ROBERT AND	JEROLD BERTRAND JR 9408 Big View Dr Austin TX 78730-3597	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 1215, 1.2374% COMMON AREA INTEREST	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048611	9019-0010-1216	R	A4	TEMPLE RICK AND PAM	3938 SURFSIDE BLVD UNIT 1216 CORPUS CHRISTI TX 78402-1414	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 1216, 1.2374% COMMON AREA INTEREST	51171	51171	0 HS, OV65	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048614	9019-0010-1217	R	A4	HOLT CHRISTOPHER WAYNE	7633 Odessa Dr Corpus Christi TX 78413-6114	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 1217, 1.2374% COMMON AREA INTEREST	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048617	9019-0010-1218	R	A4	PHILLIPS FAMILY TRUST	306 BLUEBIRD CIRCLE MARBLE FALLS TX 78654	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 1218, 1.2374% COMMON AREA INTEREST	28367	28367	28367	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048620	9019-0010-1219	R	A4	LONTOS GEORGE	10718 DOGWOOD CORPUS CHRISTI TX 78410	3938 SURFSIDE CORPUS CHRISTI, TX 78410	VILLA DEL SOL CONDO, UNIT 1219, 1.2374% COMMON AREA INTEREST	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048623	9019-0010-1220	R	A4	MARTIN MONTY & WF LYNOMA	111 Saddle Clb N Kingsland TX 78639-4491	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 1220, 1.2374% COMMON AREA INTEREST	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048626	9019-0010-1221	R	A4	RODRIGUEZ CONCEPCION S	AKA CONNIE RODRIGUEZ 514 RIVAS SAN ANTONIO TX 78207	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 1221, 1.2374% COMMON AREA INTEREST	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048629	9019-0010-1222	R	A4	LONG GLENDA A	PO Box 3809 McAllen TX 78502-3809	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 1222, 1.2374% COMMON AREA INTEREST	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048632	9019-0010-1223	R	A4	LORG SHON J	12609 Rush Creek Ln Austin TX 78732-1992	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 1223, 1.2374% COMMON AREA INTEREST	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048635	9019-0010-1224	R	A4	GILLENWATER WILLIAM R ETUX	SHARON M GILLENWATER 2210 ASPEN DR PORTLAND TX 78374	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 1224, 1.2374% COMMON AREA INTEREST	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048638	9019-0010-1225	R	A4	JULIE ALLISON	PO Box 3172 Corpus Christi TX 78463-3172	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 1225, 1.2374% COMMON AREA INTEREST	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048641	9019-0010-1226	R	A4	OWNERS ASSOCIATION OF VILLA DEL SOL INC	3938 SURFSIDE BLVD CORPUS CHRISTI TX 78402	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 1226, 1.2374% COMMON AREA INTEREST	31438	31438	31438	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048644	9019-0010-1227	R	A4	SAUCEDO GALINA	3938 SURFSIDE BLVD # 1227 CORPUS CHRISTI TX 78402	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 1227, 1.2374% COMMON AREA INTEREST	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048647	9019-0010-1228	R	A4	GALLOWAY SUSAN	216 Chase Dr Portland TX 78374-2508	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 1228, 1.2374% COMMON AREA INTEREST	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048650	9019-0010-1229	R	A4	PENA RUBEN	3903 Monette St Edinburg TX 78539-3103	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO UNIT 1229 PHASE 1 .2374 PERCENT INT IN GCE	55296	55296	55296	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048653	9019-0010-1230	R	A4	MORA MARY	4809 King Ln Corpus Christi TX 78414-6304	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 1230, 1.2374% COMMON AREA INTEREST	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048656	9019-0010-1231	R	A4	LEARY ROBBIAN	LEARY MARVIN P O BOX 373 PORTLAND TX 78374-0373	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 1231, 1.2374% COMMON AREA INTEREST	38500	38500	38500	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048658	9019-0010-1232	R	A4	OWNERS ASSOCIATION OF VILLA DEL SOL INC	3938 SURFSIDE BLVD CORPUS CHRISTI TX 78402	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 1232, 1.2374% COMMON AREA INTEREST	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048661	9019-0010-1233	R	A4	CASINI ROSEANN	1604 Sauvage St New Orleans LA 70119-3057	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 1233, 1.2374% COMMON AREA INTEREST	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048664	9019-0010-1234	R	A4	DELGADO RUDOLPH & WF EUGENIA M	4110 Ogelthorpe Oak San Antonio TX 78223-3884	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 1234, 1.2374% COMMON AREA INTEREST	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048667	9019-0010-1235	R	A4	SAUCEDO GALINA	3938 SURFSIDE BLVD # 1227 CORPUS CHRISTI TX 78402	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 1235, 1.2374% COMMON AREA INTEREST	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048670	9019-0010-1236	R	A4	EDWARDS JERRY E AND	SUE GALLOWAY 3412 MONTIC CARLO DALLAS TX 75224-3120	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 1236, 1.2374% COMMON AREA INTEREST	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048673	9019-0010-1237	R	A4	GRANDE BEN	P O BOX 4274 CORPUS CHRISTI TX 78409	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 1237, 1.2374% COMMON AREA INTEREST	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048676	9019-0010-1238	R	A4	HASKIT DANIEL A	205 Hangar Dr Georgetown TX 78628-2339	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 1238, 1.2374% COMMON AREA INTEREST	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048679	9019-0010-1239	R	A4	CHEN YIN-YEN	3938 Surfside Blvd Unit 1239 Corpus Christi TX 78402-1414	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 1239, 1.2374% COMMON AREA INTEREST	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048682	9019-0010-1240	R	A4	HOLT CHRISTOPHER WAYNE	7633 Odessa Dr Corpus Christi TX 78413-6114	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 1240, 1.2374% COMMON AREA INTEREST	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048685	9019-0010-1241	R	A4	LUNA PABLO H T ET AL	28922 Balcones Crk Boerne TX 78006-8664	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 1241, 1.2374% COMMON AREA INTEREST	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048688	9019-0010-1242	R	A4	MARTIN MONTY	111 Saddle Clb N Kingsland TX 78639-4491	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 1242, 1.2374% COMMON AREA INTEREST	55296	55296	55296	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048691	9019-0010-1243	R	A4	LUNA DAVID H & WF CLAUDIA	28922 Balcones Crk Boerne TX 78006-8664	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 1243, 1.2374% COMMON AREA INTEREST	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048697	9019-0010-1245	R	A4	ELDERSHABI EMADELDIN	5446 Davids Bend Dr Sugar Land TX 77479-5700	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO UNIT 1245 PHASE 1 .2374 PERCENT INT IN GCE	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048700	9019-0010-1300	R	A4	PIKE CAROLYN L	18556 Oak Park Dr Riverside CA 92504-9431	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 1300, 1.2374% COMMON AREA INTEREST	71876	71876	71876	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048703	9019-0010-1301	R	A4	PORTER JOE & WF LISA	3938 SURFSIDE BLVD #1301 CORPUS CHRISTI TX 78402-1442	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 1301, 1.2374% COMMON AREA INTEREST	71876	71876	71876	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048706	9019-0010-1302	R	A4	YOUNG NORMAN C & WF CATHERINE E	492 County Road 3075 Orange Grove TX 78372-9221	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 1302, 1.2374% COMMON AREA INTEREST	71876	71876	71876	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048709	9019-0010-1303	R	A4	JEMERSON ROBERT ET UX	JACQUELINE M JEMERSON 11402 FORREST SQUARE SAN ANTONIO TX 78233	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 1303, 1.2374% COMMON AREA INTEREST	71876	71876	71876	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048711	9019-0010-1304	R	A4	DMICICELLI FRANK & LORI M DIMICELLI AS TRT FOR THE FRANK DIMICELLI	& LORI M DIMICELLI REV LIV TRUST 10235 S State Highway 123 Seguin TX 78155-1025	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 1304, 1.2374% COMMON AREA INTEREST	71876	71876	71876	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048713	9019-0010-1305	R	A4	FUTRELL TOBY HAMMETT & JEFFERSON V HAMMETT	14009 Jackfish Ave Corpus Christi TX 78418-6019	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO UNIT 1305 PHASE 1 .2374 PERCENT INT IN GCE, VILLA DEL SOL CON	71876	71876	71876	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048716	9019-0010-1306	R	A4	ROLDAN IRME	4517 Snead Dr Corpus Christi TX 78413-2114	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 1306, 1.2374% COMMON AREA INTEREST	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048719	9019-0010-1307	R	A4	CASTILLO ORLANDO E & WF BERTHA O	1727 Fawn Gate San Antonio TX 78428-1326	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 1307, 1.2374% COMMON AREA INTEREST	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048722	9019-0010-1308	R	A4	NOVOA FRANCISCO & DENISE NOVOA	8208 Lammtarra Cir Boerne TX 78015-4284	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 1308, 1.2374% COMMON AREA INTEREST	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048725	9019-0010-1309	R	A4	CHICOINE JEFFREY L & WF SHANNON L	105 Yucca Jourdanont TX 78026-1529	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 1309, 1.2374% COMMON AREA INTEREST	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048728	9019-0010-1310	R	A4	LAW OFFICE OF BOBBY R TAYLOR PC	1709 E MARTIN LUTHER KING JR BLVD AUSTIN TX 78702	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 1310, 1.2374% COMMON AREA INTEREST	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048731	9019-0010-1311	R	A4	ROSER ELAINE M	112 Lone Oak St Portland TX 78374-3310	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 1311, 1.2374% COMMON AREA INTEREST	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048734	9019-0010-1312	R	A4	BENNETT TYRONE R	3938 SURFSIDE # 1312 CORPUS CHRISTI TX 78402	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 1312, 1.2374% COMMON AREA INTEREST	51171	51171	0 HS, OV65	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048736	9019-0010-1313	R	A4	MADLER JAMES R	321 N CLARK ST, STE 2200 CHICAGO IL 60654-4614	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 1313, 1.2374% COMMON AREA INTEREST	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048739	9019-0010-1314	R	A4								

2019	200048814	9019-0010-1342	R	A4	ENGEN ERICK O	4325 Heath Ct Plano TX 75024-3741	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 1342, 1.2374% COMMON AREA INTEREST	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048817	9019-0010-1343	R	A4	CONE MICHAEL & WF KRISTINE	1623 Elk Park Trl Austin TX 78759	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 1343, 1.2374% COMMON AREA INTEREST	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048823	9019-0010-1345	R	A4	GALLOWAY SUE AND JERRY EDWARDS	216 Chase Dr Portland TX 78374-2508	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 1345, 1.2374% COMMON AREA INTEREST	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048826	9019-0020-2100	R	A4	NORTH BEACH ESCAPE, LLC	1716 Westwood Ln Georgetown TX 78628-3427	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 2100, 0.2374% COMMON AREA INTEREST, PHASE II	71876	71876	71876	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048829	9019-0020-2101	R	A4	RODRIGUEZ NAT & RUBY RODRIGUEZ	5801 Colorado Ave Odessa TX 79762-9411	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 2101, 0.2374% COMMON AREA INTEREST, PHASE II	71876	71876	71876	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048832	9019-0020-2102	R	A4	BACCHELI MARCELLA	C/O MARINA OLSEN & LEO BACCHELI JR 402 W Maple St Silver Lake WI 53170-1422	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 2102, 0.2374% COMMON AREA INTEREST, PHASE II	71876	71876	71876	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048835	9019-0020-2103	R	A4	SMITH HELENE G	1167 Hillsboro Mile Apt 402 Hillsboro Beach FL 33062-1616	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 2103, 0.2374% COMMON AREA INTEREST, PHASE II	71876	71876	71876	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048838	9019-0020-2104	R	A4	RHOADS LESLIE	5522 Queensborough Cir Corpus Christi TX 78413-6203	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 2104, 0.2374% COMMON AREA INTEREST, PHASE II	71876	71876	71876	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048841	9019-0020-2105	R	A4	MEHDADI NADER AND NADIA MAVRAKIS	6883 Maple Springs St San Antonio TX 78249-2641	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 2105, 0.2374% COMMON AREA INTEREST, PHASE II	58871	58871	58871	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048844	9019-0020-2106	R	A4	FITZGERALD VELVET JEAN	12454 UP RIVER RD CORPUS CHRISTI TX 78410-4023	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 2106, 0.2374% COMMON AREA INTEREST, PHASE II	48500	48500	48500	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048847	9019-0020-2107	R	A4	GOMEZ LINDA	222 Old Robstown Rd Corpus Christi TX 78408-3422	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 2107, 0.2374% COMMON AREA INTEREST, PHASE II	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048850	9019-0020-2108	R	A4	GRANDE BEN	P O BOX 4274 CORPUS CHRISTI TX 78469	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO UNIT 2108 PHASE II, 2374 PERCENT INT IN GCE	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048853	9019-0020-2109	R	A4	SALDANA MARISELA	1 DuPont Gln San Antonio TX 78257-1359	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 2109, 0.2374% COMMON AREA INTEREST, PHASE II	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048856	9019-0020-2110	R	A4	HEINEN SANDRA C	9304 Mars Ave Corpus Christi TX 78409-2606	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 2110, 0.2374% COMMON AREA INTEREST, PHASE II	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048859	9019-0020-2111	R	A4	SECRIST DAVID G AND WIFE HOLLY J	15220 SOCORRO WAY SAN DIEGO CA 92129	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 2111, 0.2374% COMMON AREA INTEREST, PHASE II	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048862	9019-0020-2112	R	A4	CHEA DIANA	14242 Cairns Ct Sugar Land TX 77498-7484	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 2112, 0.2374% COMMON AREA INTEREST, PHASE II	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048865	9019-0020-2113	R	A4	TALOSIS PEDRO P	ET UX SOCORRO A 401 S CHURCH DAYTON TX 77535	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 2113, 0.2374% COMMON AREA INTEREST, PHASE II	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048868	9019-0020-2114	R	A4	STERNS DARRELL W & JOHNNY R MERIGGI	4556 Seton Hall Rd Colorado Springs CO 80918-7936	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 2114, 0.2374% COMMON AREA INTEREST, PHASE II	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048871	9019-0020-2115	R	A4	PHAN KIEN AND LAMTHUY WFE	2904 STAPLETON AVE NE RIO RANCHO NM 87124-0768	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 2115, 0.2374% COMMON AREA INTEREST, PHASE II	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048874	9019-0020-2116	R	A4	GARZA GILBRANDO	1201 Live Oak Dr Alice TX 78332-3164	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 2116, 0.2374% COMMON AREA INTEREST, PHASE II	57874	57874	57874	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048877	9019-0020-2117	R	A4	VAILLANCOURT CHRISTOPHER & JOCELYN VAILLANCOURT	1318 N Main St Temple TX 76501-2019	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 2117, 0.2374% COMMON AREA INTEREST, PHASE II	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048880	9019-0020-2118	R	A4	HOLTEX INVESTMENT PROPERTIES LLC	7633 Odessa Dr Corpus Christi TX 78413-6114	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 2118, 0.2374% COMMON AREA INTEREST, PHASE II	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048883	9019-0020-2119	R	A4	ROSEN ELAINE M	112 Lone Oak St Portland TX 78374-3310	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 2119, 0.2374% COMMON AREA INTEREST, PHASE II	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048885	9019-0020-2120	R	A4	RDD TRUST / GOLDBERG LINDA GAIL TRUSTEE	109 Heathcot Boerne TX 78015-5109	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 2120, 0.2374% COMMON AREA INTEREST, PHASE II	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048888	9019-0020-2121	R	A4	CANTU PAUL	13307 LOMA SIERRA SAN ANTONIO TX 78233-2566	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 2121, 0.2374% COMMON AREA INTEREST, PHASE II	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048891	9019-0020-2122	R	A4	CANTU PAUL	13307 LOMA SIERRA SAN ANTONIO TX 78233-2566	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 2122, 0.2374% COMMON AREA INTEREST, PHASE II	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048893	9019-0020-2123	R	A4	SEPULVEDA RAULA	3938 Surfside Blvd Unit 2123 Corpus Christi TX 78402-1449	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 2123, 0.2374% COMMON AREA INTEREST, PHASE II	51171	51171	0 HS, OV65	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048896	9019-0020-2124	R	A4	LANTZ DEBORAH	1908 Arnold Stickley Rd Green Spring WV 26722-4552	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 2124, 0.2374% COMMON AREA INTEREST, PHASE II	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048899	9019-0020-2125	R	A4	GARCIA RONNIE	3306 Heritage Ln Corpus Christi TX 78415-3108	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 2125, 0.2374% COMMON AREA INTEREST, PHASE II	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048902	9019-0020-2126	R	A4	MCORMACK WILLIAM EDWARD & MARY E	FAM TRUST 10902 Faxon Park Dr San Antonio TX 78249-4719	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 2126, 0.2374% COMMON AREA INTEREST, PHASE II	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048905	9019-0020-2127	R	A4	HURD DOUGLAS L & WFE VICKIE L	1716 TUMLINSON PLEASANTON TX 78064	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 2127, 0.2374% COMMON AREA INTEREST, PHASE II	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048908	9019-0020-2128	R	A4	RIOXU DEIDRE	PO BOX 191 4833 SARATOGA BLVD Corpus Christi TX 78413-2213	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 2128, 0.2374% COMMON AREA INTEREST, PHASE II	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048911	9019-0020-2129	R	A4	CHEA DIANA MAI	14242 Cairns Ct Sugar Land TX 77498-7484	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 2129, 0.2374% COMMON AREA INTEREST, PHASE II	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048913	9019-0020-2130	R	A4	CARMELI ALON	1001 PADRE BLVD SOUTH PADRE ISLAND TX 78597	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 2130, 0.2374% COMMON AREA INTEREST, PHASE II	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048916	9019-0020-2131	R	A4	RAIMONDI JACQUELYN &	KENNETH RAIMONDI HUB & WF 346 Sprucewood Ln San Antonio TX 78216-6414	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 2131, 0.2374% COMMON AREA INTEREST, PHASE II	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048919	9019-0020-2132	R	A4	LAVELL DONALD J	6406 CLEARLAKE CORPUS CHRISTI TX 78403	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 2132, 0.2374% COMMON AREA INTEREST, PHASE II	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048922	9019-0020-2133	R	A4	ROLDAN IRME	4517 SNEAD DR CORPUS CHRISTI TX 78413-2114	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO UNIT 2133 PHASE II, 2374 PERCENT INT IN GCE	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048925	9019-0020-2134	R	A4	SALDANA MARISELA	1 DuPont Gln San Antonio TX 78257-1359	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 2134, 0.2374% COMMON AREA INTEREST, PHASE II	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048928	9019-0020-2135	R	A4	RAFAEL PEREZ BALLESTERO AND MARIBEL GONZALEZ GARCIA	2105 S 3RD ST KINGSVILLE TX 78363-7546	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 2135, 0.2374% COMMON AREA INTEREST, PHASE II	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048931	9019-0020-2136	R	A4	GONZALEZ SUSAN RENEE	428 Northern Trl Leander TX 78641-8720	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 2136, 0.2374% COMMON AREA INTEREST, PHASE II	53750	53750	53750	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048934	9019-0020-2137	R	A4	ALLEGRIA CARLOS	1602 Morgan Ave Corpus Christi TX 78404-3548	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 2137, 0.2374% COMMON AREA INTEREST, PHASE II	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048937	9019-0020-2138	R	A4	CALVIN WILLIAM L	646 HILLGIRT CIRCLE OAKLAND CA 94610	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 2138, 0.2374% COMMON AREA INTEREST, PHASE II	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048940	9019-0020-2139	R	A4	ALLEGRIA CARLOS	1602 Morgan Ave Corpus Christi TX 78404-3548	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 2139, 0.2374% COMMON AREA INTEREST, PHASE II	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048943	9019-0020-2140	R	A4	DUALVI JOYCE & MICHELLE BLEVINS	489 Marina Cv Boulder City NV 89005-1047	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 2140, 0.2374% COMMON AREA INTEREST, PHASE II	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048946	9019-0020-2141	R	A4	SCARPATI JACKELINE ANTONIETA	3938 Surfside Blvd Unit 2141 Corpus Christi TX 78402-1451	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 2141, 0.2374% COMMON AREA INTEREST, PHASE II	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048949	9019-0020-2142	R	A4	GRANDE BEN	P O BOX 4274 CORPUS CHRISTI TX 78469	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 2142, 0.2374% COMMON AREA INTEREST, PHASE II	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048952	9019-0020-2143	R	A4	RODRIGUEZ NAT & RUBY RODRIGUEZ	5801 Colorado Ave Odessa TX 79762-9411	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 2143, 0.2374% COMMON AREA INTEREST, PHASE II	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048955	9019-0020-2144	R	A4	GARZA GENE & WF	REBECCA GARCIA 2721 Victoria Park Dr Corpus Christi TX 78414-4013	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 2144, 0.2374% COMMON AREA INTEREST, PHASE II	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048958	9019-0020-2145	R	A4	LE WILLIAM	4125 Mohican Cir Corpus Christi TX 78414-4065	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 2145, 0.2374% COMMON AREA INTEREST, PHASE II	47921	47921	47921	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048961	9019-0020-2200	R	A4	DAVE N & ETUX B N DAVE	4537 SNEAD DRIVE CORPUS CHRISTI TX 78413	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 2200, 0.2374% COMMON AREA INTEREST, PHASE II	71876	71876	71876	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048964	9019-0020-2201	R	A4	PEREZ ENRIQUE & WF EMILIA MORALES-PEREZ	3938 Surfside Blvd Unit 2201 Corpus Christi TX 78402-1451	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 2201, 0.2374% COMMON AREA INTEREST, PHASE II	71876	71876	71876	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048967	9019-0020-2202	R	A4	PEREZ ALICIA	1715 PALM PLAZA AUSTIN TX 78703	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 2202, 0.2374% COMMON AREA INTEREST, PHASE II	63457	63457	63457	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048970	9019-0020-2203	R	A4	PIKE CAROLYN L	18556 Oak Park Dr Riverside CA 92504-9431	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 2203, 0.2374% COMMON AREA INTEREST, PHASE II	71876	71876	71876	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048973	9019-0020-2204	R	A4	OLIVARES JUAN R	P O BOX 3893 CORPUS CHRISTI TX 78463	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO UNIT 220 BLDG 20	51993	71876	0 HS, OV65	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048976	9019-0020-2205	R	A4	MORADO LUCY ANN	3938 Surfside Blvd Unit 2205 Corpus Christi TX 78402-1451	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 2205, 0.2374% COMMON AREA INTEREST, PHASE II	71876	71876	64688 HS	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048978	9019-0020-2206	R	A4	TRAN TAM DUC & THIEN DUC TRAN	921 Picadilly Dr Pflugerville TX 78660-1861	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 2206, 0.2374% COMMON AREA INTEREST, PHASE II	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048980	9019-0020-2207	R	A4	FINN CASEY AND WF RAQUEL FINN	4910 LOVE RD EL PASO TX 79922	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 2207, 0.2374% COMMON AREA INTEREST, PHASE II	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048983	9019-0020-2208	R	A4	POKORNY GALE L & WF MARY E POKORNY	211 Miller Ave Spooner WI 54801-7366	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 2208, 0.2374% COMMON AREA INTEREST, PHASE II	51171	51171	0 DP, HS	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200048986	9019-0020-2209	R	A4	CHEA DIANA	14242 Cairns Ct Sugar Land TX 77498-7484	3938 SURFSIDE CORPUS CHRISTI, TX 78402	V				

2019	200049071	9019-0020-2238	R	A4	HUSTON REMY J AND JANE M	722 Kings Point Hbr Corpus Christi TX 78402-1713	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 2238, 0.2374% COMMON AREA INTEREST, PHASE II	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049074	9019-0020-2239	R	A4	TORRES ENEMENICIO G AND WF GLORIA A	5650 HAMPSHIRE CORPUS CHRISTI TX 78408-2205	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 2239, 0.2374% COMMON AREA INTEREST, PHASE II	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049077	9019-0020-2240	R	A4	RODRIGUEZ VYVONNE M	1411 HEMLOCK LAREDO TX 78041	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 2240, 0.2374% COMMON AREA INTEREST, PHASE II	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049080	9019-0020-2241	R	A4	EQUITY TRUST COMPANY CUSTODIAN FBO CHRIS VAILLANCOURT IRA 90% ETALS	1318 N Main St Temple TX 76501-2091	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 2241, 0.2374% COMMON AREA INTEREST, PHASE II	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049083	9019-0020-2242	R	A4	NORTH BEACH ESCAPE LLC	1716 Westwood Ln Georgetown TX 78628-3427	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 2242, 0.2374% COMMON AREA INTEREST, PHASE II	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049086	9019-0020-2243	R	A4	ROSER ELAINE M	112 Lone Oak St Portland TX 78734-3310	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 2243, 0.2374% COMMON AREA INTEREST, PHASE II	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049089	9019-0020-2244	R	A4	RODRIGUEZ RICARDO L AND WF	ELMA RODRIGUEZ 10230 MAPLE LEAF CORPUS CHRISTI TX 78410-2268	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 2244, 0.2374% COMMON AREA INTEREST, PHASE II	58605	58605	58605	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049092	9019-0020-2245	R	A4	ROSER ELAINE M	112 Lone Oak St Portland TX 78734-3310	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 2245, 0.2374% COMMON AREA INTEREST, PHASE II	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049095	9019-0020-2300	R	A4	BENAVIDES DAVID JR ETUX	ROXANA BENAVIDES 542 DEL MAR BLVD CORPUS CHRISTI TX 78404	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 2300, 0.2374% COMMON AREA INTEREST, PHASE II	71876	71876	71876	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049098	9019-0020-2301	R	A4	HORN JOSEPH S WF MARCELA	4003 Harrods Landing Dr Prospect KY 40059-9366	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 2301, 0.2374% COMMON AREA INTEREST, PHASE II	71876	71876	71876	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049101	9019-0020-2302	R	A4	ROSER ELAINE	112 Lone Oak St Portland TX 78734-3310	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 2302, 0.2374% COMMON AREA INTEREST, PHASE II	71876	71876	71876	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049104	9019-0020-2303	R	A4	VAILLANCOURT BRIAN & PAMELA VAILLANCOURT	180 Freeman Cir Georgia West TX 78022-3716	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 2303, 0.2374% COMMON AREA INTEREST, PHASE II	71876	71876	71876	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049107	9019-0020-2304	R	A4	UPSTRONG LLC SERIES 3938 SURFSIDE BLVD UNIT 2304	11813 Via Grande Dr Austin TX 78739-1925	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 2304, 0.2374% COMMON AREA INTEREST, PHASE II	71876	71876	71876	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049110	9019-0020-2305	R	A4	BERGLUND KELLY C & RHEA MARIE	11813 Via Grande Dr Austin TX 78739-1925	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO UNIT 2305 PHASE II, 2374 PERCENT INT IN GCE	71876	71876	71876	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049113	9019-0020-2306	R	A4	MARQUARDT PEGGY E AND HUSB MYRON S MARQUARDT	637 Windling Vw New Braunfels TX 78132-2542	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 2306, 0.2374% COMMON AREA INTEREST, PHASE II	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049116	9019-0020-2307	R	A4	SUN AND SEA PROPERTIES LLC	1008 Furman Ave Corpus Christi TX 78404-3228	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 2307, 0.2374% COMMON AREA INTEREST, PHASE II	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049119	9019-0020-2308	R	A4	GRANDE BEN	P O BOX 4274 CORPUS CHRISTI TX 78469	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 2308, 0.2374% COMMON AREA INTEREST, PHASE II	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049122	9019-0020-2309	R	A4	GRANDE BEN	P O BOX 4274 CORPUS CHRISTI TX 78469	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO UNIT 2309 PHASE II, 2374 PERCENT INT IN GCE	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049125	9019-0020-2310	R	A4	ARMS CRAIG L	2402 WIND HOLLOW DR CORPUS CHRISTI TX 78734-0400	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 2310, 0.2374% COMMON AREA INTEREST, PHASE II	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049128	9019-0020-2311	R	A4	ELAINE M ROSER	112 Lone Oak St Portland TX 78734-3310	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 2311, 0.2374% COMMON AREA INTEREST, PHASE II	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049131	9019-0020-2312	R	A4	LE WILLIAM T AND	AN HONG NGUYEN 4125 Mohican Cir Corpus Christi TX 78414-4065	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 2312, 0.2374% COMMON AREA INTEREST, PHASE II	46171	46171	46171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049134	9019-0020-2313	R	A4	CANTU PAUL	13307 LOMA SIERRA SAN ANTONIO TX 78233-2566	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 2313, 0.2374% COMMON AREA INTEREST, PHASE II	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049137	9019-0020-2314	R	A4	ENGER ERICK O	4325 Heath Ct Plano TX 75024-3741	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 2314, 0.2374% COMMON AREA INTEREST, PHASE II	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049140	9019-0020-2315	R	A4	SMART JOHN AND WF CHERRIE SMART	1110 N Doughty St Rockport TX 78382-5620	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 2315, 0.2374% COMMON AREA INTEREST, PHASE II	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049143	9019-0020-2316	R	A4	CANTU JOSEPH PAUL	13307 LOMA SIERRA SAN ANTONIO TX 78233-2566	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 2316, 0.2374% COMMON AREA INTEREST, PHASE II	51171	51171	46054 HS	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049146	9019-0020-2317	R	A4	EDDINS JANET L	3237 Harpers Ferry St Corpus Christi TX 78410-2409	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 2317, 0.2374% COMMON AREA INTEREST, PHASE II	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049149	9019-0020-2318	R	A4	PAVONE JOHN	4335 Waikiki Dr San Antonio TX 78218-3520	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 2318, 0.2374% COMMON AREA INTEREST, PHASE II	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049152	9019-0020-2319	R	A4	TEXTAN HOLDINGS LLC	15326 Dasmarias Dr Corpus Christi TX 78418-6314	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 2319, 0.2374% COMMON AREA INTEREST, PHASE II	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049155	9019-0020-2320	R	A4	MONTGOMERY DAVID THOMAS	3125 Scotch Meadows Ct Se Olympia WA 98501-5900	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 2320, 0.2374% COMMON AREA INTEREST, PHASE II	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049158	9019-0020-2321	R	A4	UMPHLET ROBERT FRANKLIN & WF LINDA GAYLE	3938 Surfside Blvd Unit 2321 Corpus Christi TX 78402-1416	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 2321, 0.2374% COMMON AREA INTEREST, PHASE II	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049161	9019-0020-2322	R	A4	GUTIERREZ JOSE M	505 N Upper Broadway St Corpus Christi TX 78401-2433	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 2322, 0.2374% COMMON AREA INTEREST, PHASE II	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049164	9019-0020-2323	R	A4	FUTRELL TOBY HAMMETT	14009 Jackfish Ave Corpus Christi TX 78418-6019	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 2323, 0.2374% COMMON AREA INTEREST, PHASE II	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049167	9019-0020-2324	R	A4	CANTU PAUL	13307 LOMA SIERRA SAN ANTONIO TX 78233-2566	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 2324, 0.2374% COMMON AREA INTEREST, PHASE II	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049170	9019-0020-2325	R	A4	RODRIGUEZ MARTIN	3938 Surfside Blvd Unit 2325 Corpus Christi TX 78402-1416	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 2325, 0.2374% COMMON AREA INTEREST, PHASE II	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049173	9019-0020-2326	R	A4	ROSER ELAINE	112 Lone Oak St Portland TX 78734-3310	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 2326, 0.2374% COMMON AREA INTEREST, PHASE II	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049176	9019-0020-2327	R	A4	GUSTIN DONNA T & GREGORY P BRADBURN	15227 Geronimo Loop San Antonio TX 78254-1716	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 2327, 0.2374% COMMON AREA INTEREST, PHASE II	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049179	9019-0020-2328	R	A4	CANTU PAUL	13307 LOMA SIERRA SAN ANTONIO TX 78233-2566	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 2328, 0.2374% COMMON AREA INTEREST, PHASE II	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049182	9019-0020-2329	R	A4	LE WILLIAM THOMAS AND WF	TAMMY DANG 4125 Mohican Cir Corpus Christi TX 78414-4065	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 2329, 0.2374% COMMON AREA INTEREST, PHASE II	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049185	9019-0020-2330	R	A4	GONZALEZ ELISA J	2733 S Padre Island Dr Corpus Christi TX 78415-1808	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 2330, 0.2374% COMMON AREA INTEREST, PHASE II	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049188	9019-0020-2331	R	A4	HOCKLEY ROSITA RADERO	21415 Liguria Dr San Antonio TX 78266-2008	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 2331, 0.2374% COMMON AREA INTEREST, PHASE II	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049191	9019-0020-2332	R	A4	OWNERS ASSOCIATION OF VILLA DEL SOL INC	3938 SURFSIDE BLVD CORPUS CHRISTI TX 78402	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 2332, 0.2374% COMMON AREA INTEREST, PHASE II	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049194	9019-0020-2333	R	A4	GRANDE BEN	P O BOX 4274 CORPUS CHRISTI TX 78469	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 2333, 0.2374% COMMON AREA INTEREST, PHASE II	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049197	9019-0020-2334	R	A4	KIDWELL JOHN T	2207 Fm 3036 Rockport TX 78382-7627	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 2334, 0.2374% COMMON AREA INTEREST, PHASE II	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049200	9019-0020-2335	R	A4	LORG SHON	12609 Rush Creek Ln Austin TX 78732-1992	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO UNIT 2335 PHASE II, 2374 PERCENT INT IN GCE	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049203	9019-0020-2336	R	A4	PIKE CAROLYN L	18556 Oak Park Dr Riverside CA 92504-9431	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 2336, 0.2374% COMMON AREA INTEREST, PHASE II	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049206	9019-0020-2337	R	A4	BOOKER JEFFREY	747 E OAKWOOD BLVD CHICAGO IL 60653-2311	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 2337, 0.2374% COMMON AREA INTEREST, PHASE II	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049209	9019-0020-2338	R	A4	NORTH BEACH ESCAPE LLC	1716 Westwood Ln Georgetown TX 78628-3427	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 2338, 0.2374% COMMON AREA INTEREST, PHASE II	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049212	9019-0020-2339	R	A4	BLELSKI MANAGEMENT LLC	4917 Oakmont Dr Corpus Christi TX 78413-2701	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 2339, 0.2374% COMMON AREA INTEREST, PHASE II	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049215	9019-0020-2340	R	A4	CHEA DIANA	14242 Cairns Ct Sugar Land TX 77498-7484	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 2340, 0.2374% COMMON AREA INTEREST, PHASE II	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049218	9019-0020-2341	R	A4	GRANDE BEN	P O BOX 4274 CORPUS CHRISTI TX 78469	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 2341, 0.2374% COMMON AREA INTEREST, PHASE II	42000	42000	42000	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049221	9019-0020-2342	R	A4	GRANDE BEN	P O BOX 4274 CORPUS CHRISTI TX 78469	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 2342, 0.2374% COMMON AREA INTEREST, PHASE II	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049224	9019-0020-2343	R	A4	HARRISON DONNA K	3938 SURFSIDE #2343 CORPUS CHRISTI TX 78402	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 2343, 0.2374% COMMON AREA INTEREST, PHASE II	51171	51171	46054 HS	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049227	9019-0020-2344	R	A4	GRANDE BEN	P O BOX 4274 CORPUS CHRISTI TX 78469	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 2344, 0.2374% COMMON AREA INTEREST, PHASE II	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049230	9019-0020-2345	R	A4	VOGEL GARY	3938 SURFSIDE BLVD UNIT 2345 CORPUS CHRISTI TX 78402-1452	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 2345, 0.2374% COMMON AREA INTEREST, PHASE II	51171	51171	46054 HS	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049236	9019-0030-3100	R	A4	PIKE CAROLYN L	18556 Oak Park Dr Riverside CA 92504-9431	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 3100, 0.2374% COMMON AREA INTEREST, PHASE 3	71876	71876	71876	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049239	9019-0030-3101	R	A4	COULTRESS ANNA & HUSB OSCAR GLORIA JR	2031 S Ellison Dr San Antonio TX 78245-1775	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 3101, 0.2374% COMMON AREA INTEREST, PHASE 3	72624	72624	72624	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049242	9019-0030-3102	R	A4	SCHULLGON PETER H & EDNA MARIE SCHULLIGOJ	204 Sandpiper Dr Portland TX 78734-4101	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 3102, 0.2374% COMMON AREA INTEREST, PHASE 3	71876	71876	71876	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049245	9019-0030-3103	R	A4	AGUILAR SOFIA L & REGINA R AGUILAR-ATENCIO	420 Oak Meadow Ln San Antonio TX 78253-5449	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 3103, 0.2374% COMMON AREA INTEREST, PHASE 3	70377	70377	70377	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049248	9019-0030-3104	R	A4	HAYDEN WILLIAM DALLAS & WF RACHAEL MICHELLE HAYDEN	108 Fawn Trail Cir Graham TX 76450-2018	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 3104, 0.2374% COMMON AREA INTEREST, PHASE 3	7			

2019	200049332	9019-0030-3133	R	A4	PICKENS CLAYTON AND SUSAN SCHEETZ	15115 Seven L Tri Helotes TX 78023-3844	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 3133, 0.2374% COMMON AREA INTEREST, PHASE 3	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049335	9019-0030-3134	R	A4	ROSE LINDA	3938 SURFSIDE BLVD UNIT 3134 CORPUS CHRISTI TX 78402-1417	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 3134, 0.2374% COMMON AREA INTEREST, PHASE 3	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049338	9019-0030-3135	R	A4	ROSER ELAINE	741 IRENE CANYON LAKE TX 78133	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 3135, 0.2374% COMMON AREA INTEREST, PHASE 3	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049341	9019-0030-3136	R	A4	ARNDT INVESTMENTS LLC	PO Box 208 Mathis TX 78368-0208	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 3136, 0.2374% COMMON AREA INTEREST, PHASE 3	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049344	9019-0030-3137	R	A4	LINDNER VONNABETH AND HUSBAND WILLIAM D LINDNER	814 ST COLUMBAN PLACE CORPUS CHRISTI TX 78418	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 3137, 0.2374% COMMON AREA INTEREST, PHASE 3	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049346	9019-0030-3138	R	A4	JOHNSON SAM & MELISSA SVOBODA	117 Breezy St Rockport TX 78382-7862	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 3138, 0.2374% COMMON AREA INTEREST, PHASE 3	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049349	9019-0030-3139	R	A4	GRANDE BEN	P O BOX 4274 CORPUS CHRISTI TX 78469	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 3139, 0.2374% COMMON AREA INTEREST, PHASE 3	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049352	9019-0030-3140	R	A4	TARIN BERNARDO D JR	1615 Harness Ln San Antonio TX 78227-1607	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 3140, 0.2374% COMMON AREA INTEREST, PHASE 3	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049355	9019-0030-3141	R	A4	SALINAS NICKOLAUS	575 County Road 325 Jourdanton TX 78026-5133	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 3141, 0.2374% COMMON AREA INTEREST, PHASE 3	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049358	9019-0030-3142	R	A4	MARTINEZ HERLINDA	3545 Columbine Ln Corpus Christi TX 78415-3007	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 3142, 0.2374% COMMON AREA INTEREST, PHASE 3	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049361	9019-0030-3143	R	A4	ROSER ELAINE M	112 Lone Oak St Portland TX 78374-3310	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO PHASE 3 2374 PERCENT INT IN GCE UNIT 3143	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049364	9019-0030-3144	R	A4	BAROEN DAWN M	10110 Tomahawk Trl Colorado Springs CO 80908-4802	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 3144, 0.2374% COMMON AREA INTEREST, PHASE 3	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049367	9019-0030-3145	R	A4	WEBER ERIC MICHAEL WEBER AND JOSHUA SHANE CLARK	726 Saint Maria Dr Corpus Christi TX 78418-5745	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 3145, 0.2374% COMMON AREA INTEREST, PHASE 3	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049370	9019-0030-3200	R	A4	NESTMAN WILLIAM MICHAEL	70 Deer Park Ct Glenwood Springs CO 81601-9514	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 3200, 0.2374% COMMON AREA INTEREST, PHASE 3	71876	71876	71876	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049373	9019-0030-3201	R	A4	SWIDERSKI THOMAS & WF CONNIE	3938 Surfside Blvd Unit 3201 Corpus Christi TX 78402-1444	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 3201, 0.2374% COMMON AREA INTEREST, PHASE 3	71876	71876	71876	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049376	9019-0030-3202	R	A4	ROD TRUST	109 Heathcot Boerne TX 78015-5109	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 3202, 0.2374% COMMON AREA INTEREST, PHASE 3	71876	71876	71876	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049379	9019-0030-3203	R	A4	SAVILLE DIANA	3129 Southern Sun Dr Corpus Christi TX 78415-2465	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 3203, 0.2374% COMMON AREA INTEREST, PHASE 3	59542	59542	59542	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049382	9019-0030-3204	R	A4	GREEN KAREN A	PO Box 957 Fort Lupton CO 80621-0957	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 3204, 0.2374% COMMON AREA INTEREST, PHASE 3	71876	71876	71876	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049385	9019-0030-3205	R	A4	COLTRANE CULLEN P	4403 Back Hickory Woods St San Antonio TX 78249-3901	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 3205, 0.2374% COMMON AREA INTEREST, PHASE 3	71876	71876	71876	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049388	9019-0030-3206	R	A4	TRAN TAM DUC & THIEN DUC TRAN	921 Picadilly Dr Pflugerville TX 78660-1861	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 3206, 0.2374% COMMON AREA INTEREST, PHASE 3	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049391	9019-0030-3207	R	A4	MARTINEZ PETRA ANNA	3417 TIGER LANE CORPUS CHRISTI TX 78415	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 3207, 0.2374% COMMON AREA INTEREST, PHASE 3	51171	51171	46054 HS	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049394	9019-0030-3208	R	A4	MARSHALL TODD D	7202 Gold Ridge Rd Corpus Christi TX 78413-5016	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 3208, 0.2374% COMMON AREA INTEREST, PHASE 3	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049397	9019-0030-3209	R	A4	RODRIGUEZ ERNESTO	1207 HAMILTON ST MCKINNEY TX 75069	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 3209, 0.2374% COMMON AREA INTEREST, PHASE 3	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049400	9019-0030-3210	R	A4	JIMENEZ JAIME T JR	PO Box 619 Gregory TX 78359-0619	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 3210, 0.2374% COMMON AREA INTEREST, PHASE 3	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049403	9019-0030-3211	R	A4	EDWARDS JERRY E	3412 Monte Carlo St Dallas TX 75224-3120	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 3211, 0.2374% COMMON AREA INTEREST, PHASE 3	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049406	9019-0030-3212	R	A4	COCKERHAM NORMA	625 Cottonwood Trl Keller TX 76248-8257	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 3212, 0.2374% COMMON AREA INTEREST, PHASE 3	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049409	9019-0030-3213	R	A4	HOLTEX INVESTMENT PROPERTIES LLC	7633 Odessa Dr Corpus Christi TX 78413-6114	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 3213, 0.2374% COMMON AREA INTEREST, PHASE 3	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049412	9019-0030-3214	R	A4	EDDINS JANET L	3237 Harpers Ferry St Corpus Christi TX 78410-2409	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 3214, 0.2374% COMMON AREA INTEREST, PHASE 3	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049415	9019-0030-3215	R	A4	NGUYEN TAN AND WF CAROLINA	2225 ALAZAN DR Corpus Christi TX 78418-3617	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 3215, 0.2374% COMMON AREA INTEREST, PHASE 3	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049418	9019-0030-3216	R	A4	DOLDER TAB	3938 Surfside Blvd Unit 3216 Corpus Christi TX 78402-1444	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 3216, 0.2374% COMMON AREA INTEREST, PHASE 3	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049421	9019-0030-3217	R	A4	LANTZ DEBORAH	1908 ARNOLD STICKLEY RD GREEN SPRING WV 26722-4552	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 3217, 0.2374% COMMON AREA INTEREST, PHASE 3	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049424	9019-0030-3218	R	A4	CHAVEZ JOSEPH J	542 McClellon St Corpus Christi TX 78404-2621	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 3218, 0.2374% COMMON AREA INTEREST, PHASE 3	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049427	9019-0030-3219	R	A4	NGUYEN TAN AND WF CAROLINA	2225 ALAZAN DR Corpus Christi TX 78418-3617	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO PHASE 3 2374 PERCENT INT IN GCE UNIT 3219	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049430	9019-0030-3220	R	A4	MPCBV LLC	3938 Surfside Blvd Unit 3220 Corpus Christi TX 78402-1444	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 3220, 0.2374% COMMON AREA INTEREST, PHASE 3	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049433	9019-0030-3221	R	A4	MARTINEZ CYNTHIA G	3938 Surfside Blvd Unit 3221 Corpus Christi TX 78402-1444	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 3221, 0.2374% COMMON AREA INTEREST, PHASE 3	51171	51171	0 DP, HS	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049436	9019-0030-3222	R	A4	CONTRERAS MARIA TERESA	3938 SURFSIDE BLVD B 3222 CORPUS CHRISTI TX 78402	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 3222, 0.2374% COMMON AREA INTEREST, PHASE 3	51171	51171	46054 HS	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049439	9019-0030-3223	R	A4	NGUYEN TAN AND WF CAROLINA	2225 ALAZAN DR Corpus Christi TX 78418-3617	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 3223, 0.2374% COMMON AREA INTEREST, PHASE 3	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049442	9019-0030-3224	R	A4	JONES GALE ETALS	2218 Viking Dr Houston TX 77018-1728	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 3224, 0.2374% COMMON AREA INTEREST, PHASE 3	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049445	9019-0030-3225	R	A4	REYES REVOCABLE TRUST	12605 Red Bud Trl Budva TX 78610-9230	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 3225, 0.2374% COMMON AREA INTEREST, PHASE 3	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049447	9019-0030-3226	R	A4	MILLER JAMES ROBERT AND NICOLE MILLER	8804 Crosswind Dr Fort Worth TX 76179-2703	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO PHASE 3 2374 PERCENT INT IN GCE UNIT 3226	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049450	9019-0030-3227	R	A4	DAVES LESLIE ANN	2610 Moss Bluff St San Antonio TX 78232-4690	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 3227, 0.2374% COMMON AREA INTEREST, PHASE 3	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049453	9019-0030-3228	R	A4	LANTZ DEBORAH	1908 Arnold Stickley Rd Green Spring WV 26722-4552	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 3228, 0.2374% COMMON AREA INTEREST, PHASE 3	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049456	9019-0030-3229	R	A4	SALCEDO DARIO J AND	SHERI J SALCEDO WFE 4934 Timber Wind San Antonio TX 78250-4444	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 3229, 0.2374% COMMON AREA INTEREST, PHASE 3	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049459	9019-0030-3230	R	A4	OWENS JOYCE AND	DORIS RICHARDSON 1031 COLONY COURT HOUSTON TX 77041	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 3230, 0.2374% COMMON AREA INTEREST, PHASE 3	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049462	9019-0030-3231	R	A4	WELLAR THOMAS	4445 CEDAR PASS DR, #107 CORPUS CHRISTI TX 78413-4354	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 3231, 0.2374% COMMON AREA INTEREST, PHASE 3	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049465	9019-0030-3232	R	A4	HUEFFLE KIRK ETUX THERESA	4865 Elges Nest Dr Lorian OH 44053-4345	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 3232, 0.2374% COMMON AREA INTEREST, PHASE 3	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049468	9019-0030-3233	R	A4	ARANDELA LILIA	4425 Cobblestone Ln Corpus Christi TX 78411-4917	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 3233, 0.2374% COMMON AREA INTEREST, PHASE 3	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049471	9019-0030-3234	R	A4	ROSER ELAINE M	112 Lone Oak St Portland TX 78374-3310	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 3234, 0.2374% COMMON AREA INTEREST, PHASE 3	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049474	9019-0030-3235	R	A4	GRANDE BEN	P O BOX 4274 CORPUS CHRISTI TX 78469	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 3235, 0.2374% COMMON AREA INTEREST, PHASE 3	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049477	9019-0030-3236	R	A4	MCCORMACK MARY ELIZABETH	10902 FAXON PARK DR SAN ANTONIO TX 78249-4719	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO UNIT 323 BLDG 30	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049480	9019-0030-3237	R	A4	GUTHRIE RICHARD S	3938 Surfside Blvd Unit 3237 Corpus Christi TX 78402-1438	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 3237, 0.2374% COMMON AREA INTEREST, PHASE 3	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049483	9019-0030-3238	R	A4	DOLDER BETTY	3938 Surfside Blvd Unit 3216 Corpus Christi TX 78402-1444	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 3238, 0.2374% COMMON AREA INTEREST, PHASE 3	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049486	9019-0030-3239	R	A4	CRUZ DOLORES PEREZ AND	LUCAS MIGUEL CRUZ 4000 SURFSIDE #602 CORPUS CHRISTI TX 78402	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 3239, 0.2374% COMMON AREA INTEREST, PHASE 3	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049488	9019-0030-3240	R	A4	SOUTHERN GRACE PROPERTIES LLC	111 Bunker Hill Rd West Monroe LA 71291-6903	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 3240, 0.2374% COMMON AREA INTEREST, PHASE 3	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049490	9019-0030-3241	R	A4	MAIN BRENDT	3938 Surfside Blvd Unit 3241, 0.2374% COMMON AREA INTEREST, PHASE 3	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 3241, 0.2374% COMMON AREA INTEREST, PHASE 3	51171	51171	46054 HS	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049492	9019-0030-3242	R	A4	LE WILLIAM THOMAS & PHU PAUL PHUOC LE	4125 Mohican Cir Corpus Christi TX 78414-4065	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 3242, 0.2374% COMMON AREA INTEREST, PHASE 3	49609	49609	49609	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049495	9019-0030-3243	R	A4	EDDINS JANET L	3237 Harpers Ferry St Corpus Christi TX 78410-2409	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO PHASE 3 2374 PERCENT INT IN GCE UNIT 3243	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049498	9019-0030-3244	R	A4	GRANDE BEN	P O BOX 4274 CORPUS CHRISTI TX 78469	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 3244, 0.2374% COMMON AREA INTEREST, PHASE 3	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049501	9019-0030-3245	R	A4	APARICIO CECILIA DEL CARMEN	3938 Surfside Blvd Unit 3245 Corpus Christi TX 78402-1438	3938					

2019	200049577	9019-0030-3328	R	A4	BLACKWELL DWIGHT	3938 Surfside Blvd Unit 3328 Corpus Christi TX 78402-1453	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 3328, 0.2374% COMMON AREA INTEREST, PHASE 3	51171	51171	0 DV4, HS, OV65	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049579	9019-0030-3329	R	A4	LOPEZ MERCED JR AND VIRGINIA A LOPEZ	1510 CADILLAC DR THREE RIVERS TX 78071	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 3329, 0.2374% COMMON AREA INTEREST, PHASE 3	51171	51171	39171 DV4	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049581	9019-0030-3330	R	A4	WYATT TURRELL A	13117 Hearn Rd Corpus Christi TX 78410-4413	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 3330, 0.2374% COMMON AREA INTEREST, PHASE 3	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049584	9019-0030-3331	R	A4	HULL KENNETH CHRISTOPHER	PO Box 3102 Palm Springs CA 92263-3102	3938 SUFFSIDE Corpus Christi, TX	VILLA DEL SOL CONDO, UNIT 3331, 0.2374% COMMON AREA INTEREST, PHASE 3	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049586	9019-0030-3332	R	A4	GODDETTE DONALD JR	3938 Surfside Blvd Unit 3332 Corpus Christi TX 78402-1439	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 3332, 0.2374% COMMON AREA INTEREST, PHASE 3	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049589	9019-0030-3333	R	A4	WELLAR KENNETH CHARLES JR	2008 SPRING GARDEN ST APT 1 PHILADELPHIA PA 19130-3831	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 3333, 0.2374% COMMON AREA INTEREST, PHASE 3	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049592	9019-0030-3334	R	A4	RUTLEDGE MARIE T	3938 Surfside Blvd Unit 3334 Corpus Christi TX 78402-1439	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 3334, 0.2374% COMMON AREA INTEREST, PHASE 3	51171	51171	0 HS, OV65	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049595	9019-0030-3335	R	A4	SALAZAR JUAN ELIAS JR & WF MARY THERESA	2570 County Road 126 Floresville TX 78114-6437	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 3335, 0.2374% COMMON AREA INTEREST, PHASE 3	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049598	9019-0030-3336	R	A4	CHEA DIANA	14242 Cairns Ct Sugar Land TX 77498-7484	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 3336, 0.2374% COMMON AREA INTEREST, PHASE 3	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049601	9019-0030-3337	R	A4	ARANDELA EDWIN & WF LILIA	4425 Cobblestone Ln Corpus Christi TX 78411-4917	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 3337, 0.2374% COMMON AREA INTEREST, PHASE 3	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049604	9019-0030-3338	R	A4	NESTMAN WILLIAM MICHAEL	70 Deer Park Ct Glenwood Springs CO 81601-9514	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 3338, 0.2374% COMMON AREA INTEREST, PHASE 3	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049607	9019-0030-3339	R	A4	GUYER ROBERT W AND WF SUSAN G	26985 Sherwood Forest Dr San Antonio TX 78260-5110	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 3339, 0.2374% COMMON AREA INTEREST, PHASE 3	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049610	9019-0030-3340	R	A4	MARTIN BARBARA A	3938 Surfside Blvd Unit 3340 Corpus Christi TX 78402-1439	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 3340, 0.2374% COMMON AREA INTEREST, PHASE 3	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049613	9019-0030-3341	R	A4	GANTHIER JIM AND CAROLE GANTHIER	500 Dawn River Cv Austin TX 78732-1990	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 3341, 0.2374% COMMON AREA INTEREST, PHASE 3	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049616	9019-0030-3342	R	A4	BRITT BUSH SARAH	1710 Pecan Park Dr Arlington TX 76012-3045	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 3342, 0.2374% COMMON AREA INTEREST, PHASE 3	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049619	9019-0030-3343	R	A4	INGLESIDE REALTY INC	MATTHEW WADE TR/SID SMITH 420 GRANT PL CORPUS CHRISTI TX 78411	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 3343, 0.2374% COMMON AREA INTEREST, PHASE 3	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049622	9019-0030-3344	R	A4	STUBBLEFIELD TIMOTHY JAMES	545 Belleview Dr Corpus Christi TX 78412-3125	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 3344, 0.2374% COMMON AREA INTEREST, PHASE 3	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
2019	200049625	9019-0030-3345	R	A4	WELLAR THOMAS	4445 CEDAR PASS DR. #107 CORPUS CHRISTI TX 78413-4354	3938 SURFSIDE CORPUS CHRISTI, TX 78402	VILLA DEL SOL CONDO, UNIT 3345, 0.2374% COMMON AREA INTEREST, PHASE 3	51171	51171	51171	C03, CAD, GNU, HOSP, JRC, RFM, SE
									197477394	197782257	104512349	

TAB 10

B4.37.1.4 Purpose of the Zone

The area within the Zone qualifies for a TIRZ because it suffers from economic stagnation, inadequate infrastructure, and deteriorating properties. Without intervention by the public sector, private market forces will not be sufficient to generate significant development and redevelopment. Conditions meeting the criteria of the Tax Code of the State of Texas, Chapter 311, Section 005 for reinvestment zone designation include:

- A substantial number of substandard, slum, deteriorated, or deteriorating structures;
- The predominance of defective or inadequate sidewalk or street layout;
- Unsanitary or unsafe conditions;
- The deterioration of site or other improvements; and
- Conditions that endanger life or property by fire or other cause.

According to the language of Chapter 311, these conditions must “substantially arrest or impair the sound growth of the municipality or county creating the zone, retard the provision of housing accommodations, or constitute an economic or social liability and be a menace to the public health, safety, morals, or welfare in its present condition and use.” The existing conditions in the North Beach area of Corpus Christi hamper investment in residential, retail and hospitality-related property improvements, as outlined in the portions of the Downtown Area Development Plan (DAPD) Residential Market Analysis relevant to North Beach. The conditions outlined above will not be overcome or corrected without significant intervention and assistance from the public sector, therefore satisfying the general criteria for creation of the Zone.

Over 800,000 people visit the Texas State Aquarium and USS Lexington on North Beach each year. Each of those visitors drives through areas with frequent flooding and blighted as well as vacant properties. Corpus Christi’s first impression to over 800,000 people each year is largely a pathway of deferred maintenance, disrepair, and unimproved properties on the way to the beautifully maintained and exciting Texas State Aquarium and USS Lexington.

In recent years, the new Harbor Bridge construction has changed the entrance and exit ramps to and from North Beach. These changes will have an enormous impact on access to and from North Beach and its ability to remain the most visited location in all of the Coastal Bend area. The completion of the Harbor Bridge, and demolition of the old bridge, will spur new opportunities for North Beach revitalization. The proposed Zone can directly aid in the realization of this vision while addressing the deficiencies and challenges outlined above.

The North Beach Area should have very well maintained infrastructure and public spaces including medians, right of ways, beaches and parks. The North Beach TIRZ could participate in contributing to a high level of proactive maintenance ensuring a clean residential, commercial and tourist community.

The DAPD Analysis of Residential Market Potential, the 2011 North Beach Development Plan and the 2018 North Beach Redevelopment Area Specific Plan indicate the nature of the intervention and assistance needed to spur economic growth in different areas of the Zone. Flooding, vacant properties, the aging of existing development, inadequate public infrastructure

and facilities together depress the viability of new development and redevelopment in North Beach. However, continued investment by the Texas State Aquarium, changes brought by the new Harbor Bridge, new multi-family construction, new single-family homes, and the City's commitment to solving flooding issues and to make public amenity improvements are a positive indicator for North Beach.

The primary functions of the zone will be to support:

- Infrastructure Projects
- Maintenance Projects
- Development Incentives
- Administration of the Zone

The zone is expected to be one of a variety of planned funding sources and programs that will be acting in concert to accomplish a transformed public environment in North Beach. By improving and maintaining public spaces with a high level of service, plus increasing density through parking structure, the zone and the other projects will encourage the development of new land uses and the redevelopment or rehabilitation of existing uses. The intended result is that North Beach will become an economically vibrant urban waterfront district with a variety of tourist, entertainment, residential, retail, and lodging uses, sending a strong first impression to nearly one million annual visitors to Corpus Christi.

TAB 11

B4.37.1.5 Educational Benefit and Mission of the District

Del Mar College Mission Statement is:

Del Mar College is a multi-campus community college providing access to affordable degree and certificate programs, customized workforce development, and continuing education opportunities for the successful educational advancement and lifelong learning needs of our communities.

An effect of the Zone will be an increase of the tax base. This will provide support for the college mission in the form of increased ad valorem revenue for the District to achieve its mission stated above. The projects listed in the Project and Financing Plan include wayfinding infrastructure, park improvements, demolition of blighted structures, public safety improvements, drainage project(s), residential street improvements, beautification projects (enhancements to common areas, roadway and median streetscapes, pedestrian landscapes, beach renourishment, lighting, and public facilities), and the support of residential and mixed-used developments. These projects will be supported by and provide jobs for Del Mar College graduates from programs such as: Hospitality, Construction Management, General Management, Culinary Arts, Marketing, Accounting, and Computer Science.

Additionally, Del Mar College's Strategic Goal Five is "Workforce Development, Community Partnerships, and Advocacy: Strengthen connections with workforce and community partners, educational agencies, and governmental bodies and officials." Objective Three of this Goal is "Collaboration. Collaborate with key stakeholders to advance the educational and economic development goals for the region." The City of Corpus Christi City Council, the Nueces County Commissioners Court and the Del Mar Board of Regents have collaborated over the last four decades to participate in three other tax increment reinvestment zones. Each TIRZ has seen great success starting with the construction of the Texas State Aquarium at North Beach. The

TIRZ #1 (1983-2002) issued 10 million dollars in general obligation bonds to help pay for the Aquarium; a facility which has had a \$560 million economic impact in the region over the last decade. The Island's TIRZ #2 (2000-2022) partially funded the Packery Channel and fully funded the completion of at least a dozen other economic and community development projects which have resulted in a property value increase from \$82.7 million in 2001 to \$513 million in 2019- property value increases which closely resemble the TIRZ #4 projections for North Beach. Finally, we have the TIRZ #3 in Downtown (2008-2028) which was created in 2008 and has seen considerable success through economic development programs. Just over five million dollars in incentives has leveraged over 138 million dollars in new developments (Examples include Frost Bank and Marriott Residence Inn) and property improvements (Examples include Studio 44 Apartments and Lucy's Snack Bar) in the Downtown. The TIRZ #3 has seen an increased property value from \$292 million in 2009 to \$439 million in 2019.

The City of Corpus Christi has seen success with the creation of tax increment reinvestment zones. The TIRZ #4 feasibility study does make the case that TIRZ infrastructure will make possible future high-density development that will leave the taxing jurisdictions better off than without a TIRZ.

TAB 12

B4.37.1.6 Other Benefits to District Taxpayers

The Zone is anticipated to engage in projects that will support development and economic activity as well as contribute to the image and attractiveness of North Beach and Corpus Christi on a local and regional level. By improving and maintaining public spaces with a high level of service, plus increasing density through parking structure, the zone and the other projects will encourage the development of new land uses and the redevelopment or rehabilitation of existing uses. The intended result is that North Beach will become a vibrant and economically vibrant urban waterfront district with a variety of tourist, entertainment, residential, retail, and lodging uses, sending a strong first impression to nearly one million annual visitors to Corpus Christi.

TAB 13



Corpus Christi
REGIONAL ECONOMIC
DEVELOPMENT CORPORATION

APPLICATION FOR INCENTIVES

Date of Application:

Check All Incentives Applicant Is Applying For:

- | | |
|--|--|
| ☐ Tax Abatement | ☐ Chapter 380 Agreement |
| ☐ Public Improvement District | ☐ Municipal Management District |
| ☐ Type A | ☐ Industrial District |
| ☐ Type B | ☐ TIF |
| ☐ Enterprise Zone | ☐ Fast Track Permitting |
| ☐ Industrial Revenue Bonds | ☐ Large Retail/Mixed Use |

SECTION I – APPLICANT INFORMATION AND BUSINESS DESCRIPTION

Company Name:

Address:

City:

State:

Zip:

Authorized Contact Name:

Title:

Mailing Address:

City:

State:

Zip:

Telephone:

Fax:

E-mail Address:

Duns Number:

NAICS:

1.1 Indicate ownership of Applicant Company: Private ☐ Public ☐

- 1.2** Indicate applicant's type of legal entity, e.g., proprietorship, partnership, joint venture, or corporation:
- 1.3** Identify applicant's state of registration or incorporation, if applicable:
- 1.4** Identify business headquarters location (city, state):
- 1.5** Does/will the applicant own or lease the project land and/or facility:
 If leased, indicate lease term: _____ Expiration date: _____
- 1.6** Indicate applicant's total workforce: _____ Full-time: _____ Part-time: _____
- 1.7** Indicate applicant's existing _____ County Appraisal District tax account numbers:
 Real Property:
 Personal Property:
 Inventory/Supplies:
- 1.8** Identify the owner(s) of the real and/or personal property if applicant is not the owner:
- 1.9** Is the company delinquent in the payment of ad valorem taxes to any taxing unit located in _____ County: Yes ☐ No ☐ If yes, explain:

SECTION II – PROJECT DESCRIPTION

2.1 Type of facility (check):

- | | |
|---|---|
| ☐ Agribusiness | ☐ Aviation |
| ☐ Biotechnology | ☐ Basic Industrial |
| ☐ Manufacturing | ☐ Service Facility |
| ☐ Petrochemical Facility | ☐ Regional Distribution Center |
| ☐ Environmental Technology (clean or green technology) | |
| ☐ Telecommunication/Data Processing Center | |
| ☐ Visitor/Amusement Facility | |
| ☐ Significant Projects in targeted areas, including but not limited to mixed-use and multifamily housing | |
| ☐ Other: | |

- 2.2** Type of project: ☐ Retention ☐ Re-Location or New Location

☐ New Facility ☐ Existing Facility

☐ Expansion or Modernization

2.3 Fully describe the proposed project, including capital improvements (real and personal property) to be undertaken, the facility's use, and the product or service to be produced:

2.4 Zoning required for operation:

2.4.1 Current Zoning:

2.4.2 Is the property platted? Yes ☐ No ☐

2.4.3 Is the property served by adequate infrastructure?

Water: Wastewater: Storm Water: Gas:

2.4.4 Is a master plan amendment required before infrastructure can be extended?

2.4.5 Are off-site traffic control improvements required? Yes ☐ No ☐

2.5 Briefly justify how this incentive(s) is/are necessary for the project to be completed:

2.6 Indicate project location (street address/legal description):

2.7 Provide a timeline for the project completion, indicate commencement and completion dates:

SECTION III – PROJECT VALUATIONS

3.1 As provided by the County Appraisal District, indicate the appraised values of the following:

Land (excluding acquisition costs) Value: Date:

Existing real property Value: Date:

Existing personal property Value: Date:

3.2 Indicate the estimated project improvement values:

Real property: Personal property: Inventory/supplies:

SECTION IV – PROJECT JOB CREATION

4.1 Number of new, permanent jobs to be created: Full-time: Part-time:

4.2 Number of jobs retained: Full-time: Part-time:

4.3 Matrix of Existing and Proposed Employment, Gross Payroll, and Investment

As of December 31, 2020 2021 2022 2023 2024

New Capital Investment (in millions)

Building

FFE

Total

As of December 31, 2020 2021 2022 2023 2024

Employment

Existing Jobs

Full-time

Part-time

Total Existing

New Jobs

Full-time

Part-time

Total Existing

Gross Payroll

Existing Payroll (in millions)

Full-time

Part-time

Total Existing

New Payroll (in millions)

Full-time

Part-time

Total New

Average Wage/Year

Will Benefits be available to all full-time employees? Yes ☐ No ☐

If yes, please describe:

4.4 Indicate the project impact on the following job classifications:

Number of Full-Time Jobs	Avg. Annual Salary	Number of Positions Created	Number of Positions Retained
Officials and Managers			
Professionals			
Technicians			
Sales			
Office and Clerical			
Craft Worker (skilled)			
Operators (semi-skilled)			
Labors (unskilled)			
Service Workers			
Totals:			

4.5 Describe the benefits package to be offered to employees:

4.6 Describe the investment in training/education that will be made for jobs created:

SECTION V – OTHER PROJECT INFORMATION

5.1 Has the company or any of its affiliates been cited, currently under investigation, or have litigation pending for any violations of Federal, State, or Local laws, codes or ordinances: Yes ☐ No ☐

If yes, indicate the nature/status of violation(s):

5.2 Is any interest in the proposed project presently held by a member of the County Commissioners Court or other County official or employee:

Yes ☐ No ☐

If yes, please indicate person:

APPLICATION ATTACHMENTS

The following information supports various application sections and is needed to fully evaluate the company for incentives. Applications will not be considered until all the required information is received:

SECTION I – APPLICANT INFORMATION AND BUSINESS DESCRIPTION

1. Provide information regarding the applicant company's description, including corporate structure, the last three annual financial statements, and organization chart identifying affiliates and subsidiaries, if any.

SECTION II – PROJECT DESCRIPTION

2. Indicate property description and attach a map showing the location of the existing and proposed improvements and the legal description

SECTION III – OTHER PROJECT INFORMATION

3. Provide an assessment of the proposed project's environmental impact, and any remediation and/or compliance plan associated with the project, which would have the effect of minimizing the negative impact of the project on the environment.
4. Please describe any other State or Federal incentives you are applying for with regard to this project:
5. Include a letter of authorization for signing authority for the person signing this application.

CERTIFICATION

I certify that I am authorized to sign the incentive application and that the information provided in this application is true and correct. I also understand and certify that I have read the policy guidelines for each policy in which I am applying for and am familiar with the provisions contained therein.

The application must be complete and returned for consideration prior to the submission of an application for a building permit or the issuance of a certificate of occupancy, whichever comes first. Upon receipt of this application, Corpus Christi Regional Economic Development Corporation shall require such financial and other information as may be deemed appropriate for evaluating the financial capacity and other factors of the applicant. For more information or questions please call (361) 882-7448.

Signature: _____

Date: _____

Printed Name:

Title:

Company Name:

Complete applications should be submitted to:

Corpus Christi Regional Economic Development
800 N Shoreline Blvd.
Suite 1300 S
Corpus Christi, Texas 78401

TAB 14

TIRZ #4 Projected Increment with Updated Valuations as of 11_21_2019 Document Last Updated 1_22_2019

Year		3%	Tax Revenue				Tax Increment					Tax Rates		
Fiscal Year	Tax Year	Values	City	County	Del Mar	Total	City 100%	City Scaled	County	Del Mar Scaled	City Scaled County 100% Del Mar Scaled	City	County	Del Mar
FY 20	2019	104,512,349	675,426	325,648	294,605	1,295,678		Base Year			Base Year	0.00646264	0.00311588	0.0028189
FY 21	2020	107,647,719	695,688	335,417	303,443	1,334,549	20,263	20,263	9,769	8,838	38,870	0.00646264	0.00311588	0.0028189
FY 22	2021	110,877,151	716,559	345,480	312,546	1,374,585	41,133	41,133	19,832	17,941	78,907	0.00646264	0.00311588	0.0028189
FY 23	2022*	188,203,466	1,216,291	586,419	530,517	2,333,228	540,866	540,866	260,771	235,913	1,037,550	0.00646264	0.00311588	0.0028189
FY 24	2023	193,849,570	1,252,780	604,012	546,433	2,403,225	577,354	577,354	278,364	251,828	1,107,547	0.00646264	0.00311588	0.0028189
FY 25	2024*	238,165,057	1,539,175	742,094	671,352	2,952,620	863,749	863,749	416,446	376,747	1,656,942	0.00646264	0.00311588	0.0028189
FY 26	2025	253,035,008	1,635,274	788,427	713,268	3,136,969	959,848	959,848	462,779	418,663	1,841,290	0.00646264	0.00311588	0.0028189
FY 27	2026	268,582,809	1,735,754	836,872	757,095	3,329,720	1,060,328	1,060,328	511,224	462,490	2,034,042	0.00646264	0.00311588	0.0028189
FY 28	2027	284,835,745	1,840,791	887,514	802,909	3,531,214	1,165,365	1,165,365	561,866	508,305	2,235,536	0.00646264	0.00311588	0.0028189
FY 29	2028	301,822,134	1,950,568	940,442	850,791	3,741,801	1,275,142	1,275,142	614,794	556,187	2,446,122	0.00646264	0.00311588	0.0028189
FY 30	2029	319,571,353	2,065,275	995,746	900,824	3,961,844	1,389,849	1,042,387	670,098	454,664	2,167,149	0.00646264	0.00311588	0.0028189
FY 31	2030	338,113,886	2,185,108	1,053,522	953,092	4,191,723	1,509,683	1,132,262	727,874	493,866	2,354,002	0.00646264	0.00311588	0.0028189
FY 32	2031	357,481,357	2,310,273	1,113,869	1,007,686	4,431,829	1,634,848	1,226,136	788,221	534,811	2,549,168	0.00646264	0.00311588	0.0028189
FY 33	2032	377,706,573	2,440,982	1,176,888	1,064,698	4,682,568	1,765,556	1,324,167	851,240	577,570	2,752,978	0.00646264	0.00311588	0.0028189
FY 34	2033	398,823,569	2,577,453	1,242,686	1,124,224	4,944,363	1,902,027	1,426,521	917,038	622,214	2,965,773	0.00646264	0.00311588	0.0028189
FY 35	2034	420,867,649	2,719,916	1,311,373	1,186,363	5,217,652	2,044,490	1,533,368	985,725	668,819	3,187,912	0.00646264	0.00311588	0.0028189
FY 36	2035	443,875,433	2,868,607	1,383,063	1,251,218	5,502,888	2,193,181	1,644,886	1,057,415	717,460	3,419,761	0.00646264	0.00311588	0.0028189
FY 37	2036	467,884,902	3,023,772	1,457,873	1,318,897	5,800,542	2,348,346	1,761,259	1,132,225	768,220	3,661,704	0.00646264	0.00311588	0.0028189
FY 38	2037	492,935,452	3,185,664	1,535,928	1,389,511	6,111,103	2,510,239	1,882,679	1,210,280	821,180	3,914,139	0.00646264	0.00311588	0.0028189
FY 39	2038	519,067,939	3,354,549	1,617,353	1,463,175	6,435,077	2,679,124	2,009,343	1,291,705	876,428	4,177,476	0.00646264	0.00311588	0.0028189
TOTALS			39,989,906	19,280,626	17,442,647	76,713,179	26,481,392	21,487,056	12,767,668	9,372,143	43,626,868			

*Includes Projections for Development

City Scaled= 100% participation in years 1-10, then 75% participation in years 11-20

Del Mar Scaled= 100% participation in years 1-10, then 75% participation in years 11-20

With Del Mar Participation in the TIRZ #4									
Year		TIRZ Revenue		TIRZ Expenses				TIRZ Balance after Expenses	
Fiscal Year	Tax Year	Annual Balance	Cumulative Balance	Agreement for The Frazier	Administration Costs	Residential Streets	Beautification 5%	Annual Balance in TIRZ	Cumulative Balance in TIRZ
FY 20	2019								
FY 21	2020	30,032	30,032		27,720	811	1,502	0	0
FY 22	2021	70,069	100,101		64,920	1,645	3,503	(0)	(0)
FY 23	2022	1,028,712	1,128,812		557,360	21,635	51,436	398,281	398,281
FY 24	2023	1,098,708	2,227,521	574,466	100,000	23,094	54,935	346,212	744,494
FY 25	2024	1,648,104	3,875,625	591,700	100,000	34,550	82,405	839,448	1,583,942
FY 26	2025	1,832,452	5,708,077	609,451	100,000	38,394	91,623	992,984	2,576,926
FY 27	2026	2,025,204	7,733,281	627,735	100,000	42,413	101,260	1,153,796	3,730,722
FY 28	2027	2,226,698	9,959,979	646,567	100,000	46,615	111,335	1,322,181	5,052,903
FY 29	2028	2,437,284	12,397,263	665,964	100,000	51,006	121,864	1,498,450	6,551,353
FY 30	2029	2,160,520	14,557,784	570,241	100,000	41,695	108,026	1,340,558	7,891,911
FY 31	2030	2,347,374	16,905,157	587,349	100,000	45,290	117,369	1,497,366	9,389,277
FY 32	2031	2,542,539	19,447,697	604,969	100,000	49,045	127,127	1,661,398	11,050,675
FY 33	2032	2,746,349	22,194,045	623,118	100,000	52,967	137,317	1,832,947	12,883,621
FY 34	2033	2,959,145	25,153,190	641,812	100,000	57,061	147,957	2,012,315	14,895,937
FY 35	2034	3,181,283	28,334,473	661,066	100,000	61,335	159,064	2,199,818	17,095,755
FY 36	2035	3,413,132	31,747,606	421,761	100,000	65,795	170,657	2,654,920	19,750,674
FY 37	2036	3,655,076	35,402,681	-	100,000	70,450	182,754	3,301,872	23,052,546
FY 38	2037	3,907,510	39,310,191	-	100,000	75,307	195,376	3,536,827	26,589,373
FY 39	2038	4,170,847	43,481,038	-	100,000	80,374	208,542	3,781,931	30,371,304
	Total	43,481,038		7,826,200	2,250,000	859,482	2,174,052	30,371,304	

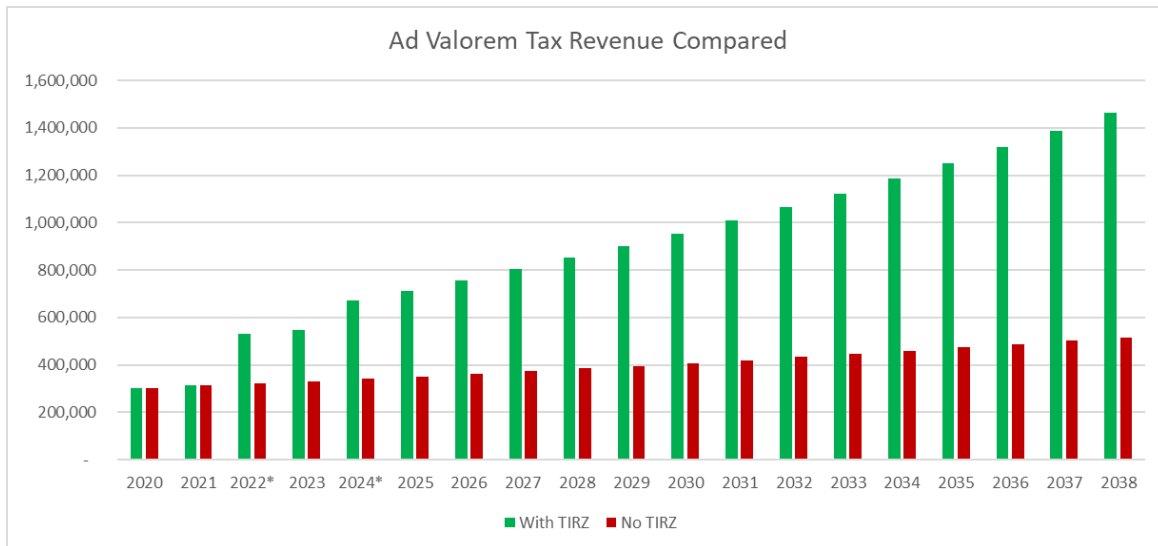
TAB 15

B4.37.1.9 Future Tax Impact

With the current land valuation of \$104,512,349 for the properties within the Zone, the District can expect an annual tax revenue of \$294,605 (based on .0028189 tax rate). This \$294,605 would be the estimated base value for the District and the amount of annual revenue that Del Mar would receive for the duration of its participation in the TIRZ. Because the TIRZ #4 will expire in 2038, Del Mar is at this time only eligible to participate for 19 years.

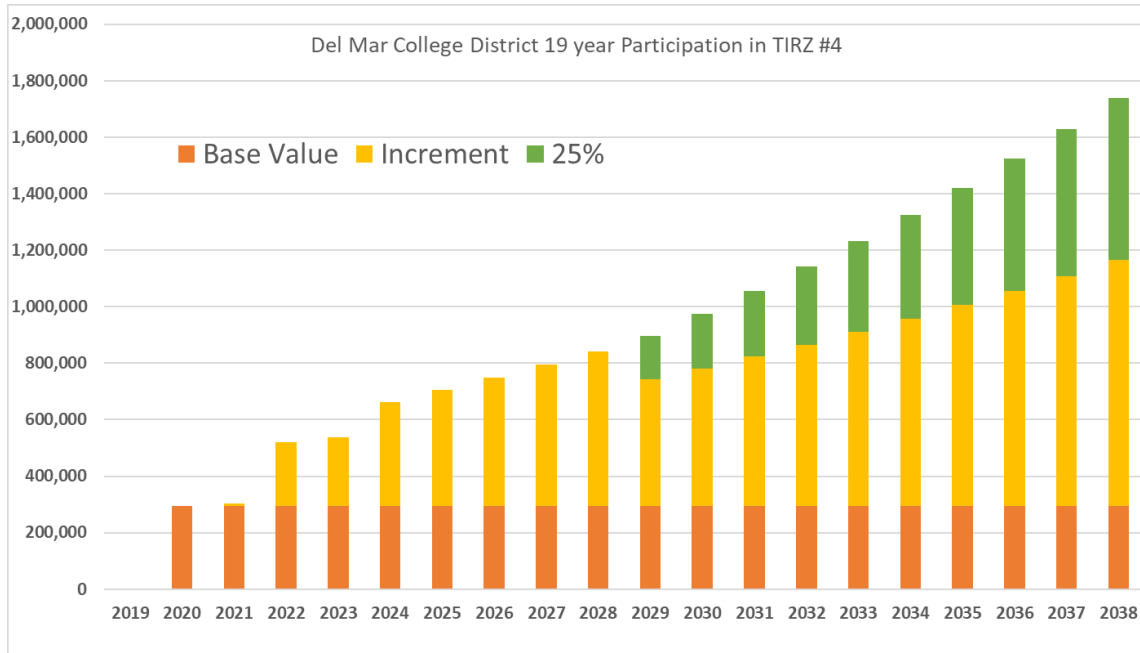
19 years x \$294,605 annual tax revenue = \$5,597,495 (amount of revenue to Del Mar's General Fund over their 19 year participation)

The amount that Del Mar would contribute to the TIRZ over those 19 years is estimated to be approximately \$9 million. This number includes projections of development that would result from the TIRZ. At the end of the 20-year TIRZ #4, it is estimated that property values for properties within the Zone will have increased to \$519,067,939 resulting in a new annual tax revenue to Del Mar in the amount of \$1,463,175 (based on .0028189 tax rate).



Without a TIRZ, we assume that no additional development or improvements that would result in new or improved development will occur at North Beach. In the absence of a TIRZ to spur development, property values will not accelerate at the same rate. With a 3% annual year over year property value increase and no TIRZ, Del Mar's tax revenue would equal \$516,591 by the end of the same 19-year period (See Table *Ad Valorem Tax Revenue Compared*).

The creation of the TIRZ should result in a projected annual increase of ad valorem tax revenue to Del Mar of ~\$950,000 by the year 2038.



Because District staff have discussed participating in the TIRZ using the same model as the City of Corpus Christi, they will contribute 100% of their increment for the first 9 years and 75% for the last 10 years (See Table *Del Mar District 19 year Participation in TIRZ #4*). In year 2029, the District will begin to see an increase to the base value revenue due to the decrease in the increment participation level (from 100% to 75%). With the additional 25% revenue to the General Fund and the increasing value of properties as result of targeted investment in the Zone, the District could expect to break even in approximately 2043. Any ad valorem tax revenue beyond that year above the NPV of the 2019 ad valorem revenue, could be considered return on investment.

TAB 16

TIRZ #4 DEVELOPMENT REIMBURSEMENT AGREEMENT- Name of Project

This Downtown Development Reimbursement Agreement (the “**Agreement**”) is entered into by and between the City of Corpus Christi, Texas (the “**City**”), as the agent of the Reinvestment Zone Number 4, City of Corpus Christi, Texas (“**TIRZ #4**”), and **Developer** (the “**Developer**”).

Recitals

WHEREAS on November 12, 2019, the City Council of the City (the “**City Council**”) approved Ordinance _____, which established the TIRZ #4 in accordance with Texas Tax Code Chapter 311. TIRZ # promotes economic development and stimulates business and commercial activity in the North Beach area of Corpus Christi (the “**Zone**”);

WHEREAS on November 19, 2019, the City Council approved a Project and Financing Plan (the “**Plan**”) for TIRZ #4;

WHEREAS the Board of Directors of TIRZ #4 (the “**Board**”) includes members of the City Council in a non-public-official capacity, as well as representation from Nueces County, who has committed to contribute to TIRZ #4 through an Interlocal Agreement created in 2019;

WHEREAS the Plan contained certain programs designed to improve conditions and increase commerce within the Zone;

WHEREAS the Developer has proposed a development plan (the “**Development**”) for the certain improvements listed on attached **Exhibit A** (each, an “**Improvement**” and, collectively, the “**Improvements**”). The Improvements are planned to be constructed on the property located at **Address**, with such property being more fully described on attached **Exhibit B** (the “**Property**”);

WHEREAS, the Property is located within the Zone, and the Improvements fall within one of the programs approved in the Plan;

WHEREAS the Development concept has been refined through cooperation between the Developer, the City and the Corpus Christi Regional Economic Development Corporation to meet the desired goals of revitalization within the Zone and serve a public benefit;

WHEREAS any reference to “City” or “City Staff,” is entirely in agency capacity for TIRZ #4, and further the City as a home-rule municipal corporation is not a party to this agreement; and

WHEREAS the Developer desires to be reimbursed for certain future costs incurred pursuant to the Development, and TIRZ #4 desires to reimburse the Developer for these costs in accordance with this Agreement;

Agreement

Now therefore, in consideration of the mutual covenants and obligations, the parties agree as follows:

Section 1. Reimbursement Obligations.

The City shall reimburse the Developer from available TIRZ #4 funds in an amount up to the estimated project cost listed next to each Improvement in attached **Exhibit C** (the “**Estimated Project Costs**”), except that (a) the total amount of all such reimbursements for the Development may not exceed \$00.00 and (b) if the Developer actually incurs a cost for an Improvement less than that Improvement’s Estimated

Project Cost, the City shall reimburse the Developer for only the amount of the cost that the Developer actually incurred for that Improvement. Based on qualifications of the Development, the Program reimbursement structure is as follows **(check all that apply):**

☐ North Beach Property Improvement Program:

- (1) 50/50 Match of Approved Expenses
- (2) Improvements must be permanent

☐ North Beach Living Initiative (minimum of 10 units must be built in order to qualify):

- (1) \$10,000 Per Unit

☐ Project Specific Development Agreement:

- (1) Beginning the first tax year for which the tax is levied after the Developer receives a Certificate of Occupancy ("C of O") for the Improvements from the City's Development Services Department, the City shall reimburse annually up to **75%** of the property tax increment paid on the Improvements to the participating taxing entities in TIRZ #4, for the **10-year** period established in Exhibit A.
- (2) Each such payment shall be made no later than 30 days following the City's approval of a valid Request for Reimbursement submitted by the Developer.
- (3) After City has paid to Developer an amount equal to either the total amount that Developer expended on eligible Project Costs or the not to exceed amount listed in the first paragraph of Section 1, whichever is lowest, City shall have no further obligation to pay any amount to Developer.
- (4) No interest shall accrue on any amount of unreimbursed Project Costs, and City shall not be obligated to pay Developer any interest whatsoever under this Agreement.
- (5) The reimbursement under this Agreement is for either the time period provided in (1) above or the amount of time required to reimburse the total required amount in accordance with (3) above, whichever comes first.

Section 2. Closing Statement Required.

This Section 2 is only applicable to a Developer who is in the process of purchasing the Property, but has not completed the purchase as of the date this agreement is executed by the Developer. Within 30 days of closing, and prior to beginning any work, the Developer shall provide to the appropriate City Staff or agent of the City (collectively, "City Staff") a certified closing or settlement statement (such as a HUD-1) for the mortgage or loan used to finance the Development.

- (a) The City shall maintain the confidentiality of this information to the fullest extent possible under the law. The City and TIRZ #4 are governmental entities subject to the Texas Public Information Act (the "Act"). In the event that the City or TIRZ #4 determines that this information is responsive to a valid request under the Act, the City shall timely request an opinion from the Office of the Attorney General of Texas (the "Attorney General") and argue that the information is confidential and not subject to release under the Act. The City shall timely notify the Developer of any such request and provide the Developer with the opportunity to make arguments to the Attorney General regarding the confidentiality of the information.
- (b) In the event the loan is less than what had been stated in the application, and as a result the equity requirement shown in the closing statement is lower than the Cap listed in Section 1 of this

Agreement, the Cap shall be automatically reduced so that the total amount of TIRZ #4 Reimbursement does not exceed the equity provided by the Developer.

Section 3. Conditions for Reimbursement.

The City shall reimburse Developer in accordance with Section 1 only if the following conditions are fulfilled:

- (a) The Developer constructs all of the Improvements on the Property on or before **Date** (the "**Completion Date**") in accordance with **Exhibit A** and the City's building codes and policies.
- (b) Developer obtains all required building permits from the City and commences construction of the Improvements within six (6) months of the date this Agreement is signed by the City. Any extensions of this deadline must be requested by Developer in writing and approved by the Board.
- (c) The completed Improvements must include all elements (including but not limited to: all design, structural, architectural, lighting, landscaping, etc.) which are shown or referenced in the Development Plan attached hereto as Exhibit A. Any amendments to the Development Plan must be submitted in writing and be approved by all parties to this Agreement.
- (d) The City's Development Services Department issues a C of O for the Improvements.
- (e) Within 60 days of the issuance of C of O, the Developer submits a Request for Reimbursement for actual Project Costs, in the form contained in **Exhibit D**, including:
 - (i.) C of O;
 - (ii.) specific improvements completed under the Project and the amount of money that Developer paid for completion of such work and that Developer claims as actual Project Costs;
 - (iii.) supporting documents demonstrating that such amounts were actually paid by Developer, including but not limited to invoices, receipts and final lien waivers signed by the general contractor;
- (f) Appropriate City Staff has inspected the Improvements and certifies that the Improvements are complete, acceptable, and comport to the terms of this Agreement.
- (g) Request for Reimbursement form is reviewed and approved by the appropriate City staff.
- (h) If the Developer fails to pay the required taxes on the property or files an appeal to the Nueces County Appraisal District or any state or federal court of the assessed value of Property for ad valorem tax purposes, the City and TIRZ #4 shall be under no obligation to make any payments under this agreement until such time as the appeal is resolved and all taxes are paid in full. Any late fees, fines, or interest assessed as a result of the failure to pay taxes or the appeal process shall not be reimbursed to the Developer under this agreement. Reimbursement is limited to the actual amount of property tax paid on the Improvements.

Section 4. Audit

Developer will also make available for inspection by designated City Staff all financial and business records of Developer that relate to the Project, in order to assist City Staff in verifying the Developer's compliance with the terms and conditions of this Agreement. TIRZ #4 shall have the right to have these records audited.

Section 5. Maintenance of Property and Improvements.

Developer must maintain the property for the entirety of the Agreement in accordance with the City's Property Maintenance requirements. Citations from the Code Enforcement for property maintenance issues will initiate termination provision (Section 6).

If the Developer constructs the Improvements, the Developer shall maintain the Improvements, premises, and adjacent public right of way in good condition and so as to not contribute to blight in the Zone. The Developer's obligation to maintain the Improvements and public right of way adjacent to the Property, includes without limitation, maintaining the landscaping, sidewalks, aesthetics, and general cleanliness of the premises. This obligation to maintain the Property exists throughout the entire term of the Agreement and for two years after final payment. Failure by the Developer to properly maintain the Property is an Event of Default.

Section 6. Termination.

Unless sooner terminated in accordance with this Section, this Agreement shall survive the expiration of TIRZ #4. If the Developer has not fully complied with Section 3 Conditions for Reimbursement by the Completion Date, this Agreement shall terminate immediately, unless mutually agreed to in writing in accordance with Section 17.

Three citations from the City's Code Enforcement Division for property maintenance violations and/or one Code Enforcement citation that results in the City abating the property will initiate a review process by the TIRZ #4 Board, at which time the Board may elect to terminate the Agreement.

Section 7. Warranties.

Developer warrants and represents to City the following:

- (a) Developer, if a corporation, partnership, or limited liability company, is duly organized, validly existing, and in good standing under the laws of the State of Texas, and further has all corporate power and authority to carry on its business as presently conducted in Corpus Christi, Texas.
- (b) Developer has the authority to enter into and perform, and will perform, the terms of this Agreement.
- (c) Developer has timely filed and will timely file all local, State, and Federal tax reports and returns required by law to be filed, and has timely paid and will timely pay all assessments, fees, and other governmental charges, including applicable ad valorem taxes, during the term of this Agreement.
- (d) If an audit determines that the request for funds was defective under the law or the terms of this agreement, Developer agrees to reimburse the City for the sums of money not authorized by law or this Agreement within 30 days of written notice from the City requesting reimbursement.
- (e) The parties executing this Agreement on behalf of Developer are duly authorized to execute this Agreement on behalf of Developer.
- (f) Developer does not and agrees that it will not knowingly employ an undocumented worker. If, after receiving payments under this Agreement, Developer is convicted of a violation under 8 U.S.C. Section 1324a(f), Developer shall repay the payments at the rate and according to the terms as specified by City Ordinance, as amended, not later than the 120th day after the date Developer has been notified of the violation.

Section 8. Force Majeure.

If the City or Developer are prevented, wholly or in part, from fulfilling its obligations under this Agreement by reason of any act of God, unavoidable accident, acts of enemies, fires, floods, governmental

restraint or regulation, other causes of force majeure, or by reason of circumstances beyond its control, then the obligations of the City or Developer are temporarily suspended during continuation of the force majeure. If either party's obligation is affected by any of the causes of force majeure, the party affected shall promptly notify the other party in writing, giving full particulars of the force majeure as soon as possible after the occurrence of the cause or causes relied upon.

Section 9. Assignment.

Developer may not assign all or any part of its rights, privileges, or duties under this Agreement without the prior written approval of the Board. Any attempted assignment without such approval is void, and constitutes a breach of this Agreement. Assignment can only be requested for multi-year reimbursements, after completion of the Development by Developer.

Section 10. Indemnity.

Developer covenants to fully indemnify, save, and hold harmless the TIRZ #4, the City, their respective officers, employees, and agents ("Indemnitees") against all liability, damage, loss, claims, demands, and actions of any kind on account of personal injuries (including, without limiting the foregoing, workers' compensation and death claims), or property loss or damage of any kind, which arise out of or are in any manner connected with, or are claimed to arise out of or be in any manner connected with Developer activities conducted under or incidental to this Agreement, including any injury, loss or damage caused by the sole or contributory negligence of any or all of the Indemnitees. Developer must, at its own expense, investigate all those claims and demands, attend to their settlement or other disposition, defend all actions based on those claims and demands with counsel satisfactory to Indemnitees, and pay all charges of attorneys and all other cost and expenses of any kind arising from the liability, damage, loss, claims, demands, or actions.

Section 11. Events of Default.

The following events constitute a default of this Agreement:

- (a) Failure of Developer to timely, fully, and completely comply with any one or more of the requirements, obligations, duties, terms, conditions, or warranties of this Agreement, including a failure to properly maintain the Property.
- (b) TIRZ #4, the Board or City Staff determines that any representation or warranty on behalf of Developer contained in this Agreement or in any financial statement, certificate, report, or opinion submitted to the TIRZ #4 in connection with this Agreement was incorrect or misleading in any material respect when made.
- (c) Developer makes an assignment for the benefit of creditors.
- (d) Developer files a petition in bankruptcy, or is adjudicated insolvent or bankrupt.

Section 12. Notice of Default.

Should the City determine that Developer is in default according to the terms of this Agreement, the City shall notify Developer in writing of the event of default and provide 60 days from the date of the notice ("Cure Period") for Developer to cure the event of default.

Section 13. Results of Uncured Default.

After exhausting good faith attempts to address any default during the cure Period, and taking into account any extenuating circumstances that might have occurred through no fault of Developer, as determined by the City, the following actions must be taken for any default that remains uncured after the Cure Period.

- (a) Developer shall immediately repay all funds paid from TIRZ #4 funds under this Agreement.
- (b) Developer shall pay reasonable attorney fees and costs of court.
- (c) The City and TIRZ #4 shall have no further obligations to Developer under this Agreement.
- (d) Neither the City nor the TIRZ #4 may be held liable for any consequential damages.
- (e) The City and TIRZ #4 may pursue all remedies available under law.

Section 14. No Waiver.

- (a) No waiver of any covenant or condition, or the breach of any covenant or condition of this Agreement, constitutes a waiver of any subsequent breach of the covenant or condition of the Agreement.
- (b) No waiver of any covenant or condition, or the breach of any covenant or condition of this Agreement, justifies or authorizes the nonobservance on any other occasion of the covenant or condition or any other covenant or condition of this Agreement.
- (c) Any waiver or indulgence of Developer's default may not be considered an estoppel against the City or TIRZ #4.
- (d) It is expressly understood that if at any time Developer is in default in any of its conditions or covenants of this Agreement, the failure on the part of the City to promptly avail itself of the rights and remedies that the City may have, will not be considered a waiver on the part of the City, but City may at any time avail itself of the rights or remedies or elect to terminate this Agreement on account of the default.

Section 15. Available Funds.

Developer specifically agrees that City and the TIRZ #4 shall only be liable to Developer for the actual amount of the money due Developer under this Agreement from TIRZ #4 funds, and shall not be liable to Developer for any actual or consequential damages, direct or indirect, interest, attorney fees, or cost of court for any act of default by City or the TIRZ #4 under the terms of this Agreement. Payment by City is strictly limited to the total amount of increment funds for TIRZ #4. City shall use its best efforts to anticipate economic conditions and to budget accordingly. However, it is further understood and agreed that, should the actual tax increment funds be less than the total amount due to all contracting parties at the time, then in that event, all contracting parties shall receive only their pro rata share of the available increment funds for that year, as compared to each contracting parties' grant amount for that year, and City and the TIRZ #4 shall not be liable to for any deficiency at that time or at any time in the future. In this event, City will provide all supporting documentation, as requested. Reimbursements paid to Developer shall require a written request from Developer accompanied by all necessary supporting documentation, as outlined in Section 3.

Section 16. Notices.

Any required written notices shall be sent by certified mail, postage prepaid, addressed as follows:

Developer:

Developer

Attn: Contact Name

Address

City State Zip

City of Corpus Christi

Attn.: City Manager's Office

Tax Increment Reinvestment Zone #4

P.O. Box 9277

Corpus Christi, Texas 78469-9277

Notice is effective upon deposit in the United States mail in the manner provided above.

Section 17. Amendments or Modifications.

No amendments or modifications to this Agreement may be made, nor any provision waived, unless in writing signed by a person duly authorized to sign agreements on behalf of each party.

Section 18. Captions.

The captions in this Agreement are for convenience only and are not a part of this Agreement. The captions do not in any way limit or amplify the terms and provisions of this Agreement.

Section 19. Severability.

If for any reason, any section, paragraph, subdivision, clause, provision, phrase or word of this Agreement or the application of this Agreement to any person or circumstance is, to any extent, held illegal, invalid, or unenforceable under present or future law or by a final judgment of a court of competent jurisdiction, then the remainder of this Agreement, or the application of the term or provision to persons or circumstances other than those as to which it is held illegal, invalid, or unenforceable, will not be affected by the law or judgment, for it is the definite intent of the parties to this Agreement that every section, paragraph, subdivision, clause, provision, phrase, or word of this Agreement be given full force and effect for its purpose.

To the extent that any clause or provision is held illegal, invalid, or unenforceable under present or future law effective during the term of this Agreement, then the remainder of this Agreement is not affected by the law, and in lieu of any illegal, invalid, or unenforceable clause or provision, a clause or provision, as similar in terms to the illegal, invalid, or unenforceable clause or provision as may be possible and be legal, valid, and enforceable, will be added to this Agreement automatically.

Section 20. Venue.

Venue for any legal action related to this Agreement is in Nueces County, Texas.

Section 21. Sole Agreement.

This Agreement constitutes the sole agreement between City and Developer. Any prior agreements, promises, negotiations, or representations, verbal or otherwise, not expressly stated in this Agreement, are of no force and effect.

DRAFT

APPROVED AS TO FORM: ____ day of _____, 20__.

Assistant City Attorney

For City Attorney

By: _____

City Manager/Designee

Date: _____

City of Corpus Christi on behalf of Reinvestment Zone Number 4, City of Corpus Christi, Texas

Attest:

By: _____

Rebecca Huerta

City Secretary

Developer

By: _____

President/Chief Executive Officer

Date: _____

Exhibit A – Project Description

Exhibit B – Property Description

Exhibit C – Estimated Project Costs

Exhibit D – TIRZ #4 Reimbursement Request Form

DRAFT

Exhibit A – Project Description

Project will be described here.

DRAFT

Exhibit B – Property Description, Metes & Bounds, Plat

Legal Description of Property Here. Both Metes & Bounds and Plat will be separate pages.

DRAFT

Exhibit C – Project Costs

Improvement	Estimated Cost	Category
1)		
2)		
3)		
4)		
5)		
Total Possible Reimbursement:		

Tax Increment Reinvestment Zone #4 Request for Reimbursement

Project Name: _____

Grant Program: _____

Type of Reimbursement: ☐ One Time ☐ Re-Occurring (First Payment)

Requestor: _____ Date Requested: _____

Improvement	Estimated Cost (Per Agreement Exhibit C)	Actual Cost (Per Attached Documentation)	Invoice Reference
1)			
2)			
3)			
4)			
5)			
TOTAL			

Attached is the Following:

- 1) Executed TIRZ #4 Reimbursement Agreement ☐
- 2) Certificate of Occupancy Date: _____ ☐
- 3) Documentation of Expenses ☐

Signatures for Submittal:

Authorized Developer: _____ Date: _____

Authorized General Contractor: _____ Date: _____

An incomplete Request for Reimbursement will not be processed. Submit a hard copy and combined PDF version to ArleneM@cctexas.com. Upon receipt of Request, final inspection will be scheduled.

Signatures for Approval Process

Request Rec'd By City: _____ Date: _____

Documentation Complete: _____ Inspection of Project: _____

Notes: _____

Reimbursement Approved: _____ Date: _____