



Merged Document Report

Application No.: PL8335

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| Description : | |
| Address : | |
| Record Type : | PLAT |

Submission Documents:

| Document Filename |
|---|
| Lot 43 and 44, Block D, Lexington Plaza_SWQMP.pdf |
| Lot 43 and 44, Block D, Lexington Plaza_Utility.pdf |
| Lot 43 and 44, Block D, Lexington Plaza_Plat.pdf |

Comment Author Contact Information:

| Author Name | Author Email | Author Phone No.: |
|-----------------|-----------------------|-------------------|
| Mark Zans | markz2@cctexas.com | 361-826-3553 |
| Melanie Barrera | Melanieb2@cctexas.com | 361-826-3254 |
| Mikail Williams | MikailW@cctexas.com | |

[General Comments](#)

[Corrections in the following table need to be applied before a permit can be issued](#)

| Comment ID | Page Reference | Annotation Type | Author : Department | Status | Review Comments | Applicant Response Comments |
|------------|----------------|-----------------|---------------------|--------|--|-----------------------------|
| 1 | FINAL PLAT | Note | Mark Zans : DS | Closed | Fire comments 1-10 1 Infor. Note: All code reference is based on currently adopted International Fire Code (IFC) 2021 and Corpus Christi Water Distribution Standards. 2 Plat It is noted that the buildings already exist | |

| Comment ID | Page Reference | Annotation Type | Author : Department | Status | Review Comments | Applicant Response Comments |
|------------|----------------|-----------------|---------------------|--------|---|-----------------------------|
| | | | | | <p>on this plat. However, some of the lot lines appear to go through the buildings. Please clarify the lot lines vs. buildings area.</p> <p>3 Infor. "Commercial Development shall have a fire flow of 1,500 GPM with 20 psi residual Fire hydrant every 300 feet and operational."</p> <p>4 Infor. 507.5.1 (amendment) Where Required: All premises, other than one-family detached dwellings, where buildings or portions of buildings are located more than 150 feet from a fire hydrant shall be provided with approved on-site hydrants and water mains capable of supplying the fire flow require by the fire official. The minimum arrangement being so as to have a hydrant available for distribution of hose to any portion of building on the premises at distances not exceeding 300 feet.</p> <p>5 Plat In referance to the above comment. Adding another access road to Caliber Collision will place the existing hydrant at a distance of approximately 670 ft. hose lay to the rear corner of the business. A hydrant will need to be added to reduce this distance to 300 ft.</p> <p>6 Plat 912.2.3 (amendment) Proximity to Hydrant: Fire department connections (FDC) for each sprinkler system or standpipe system shall be located not more than 100 feet from the nearest fire hydrant connected to an approved water</p> <p>7 Plat D102.1 Access and loading. Facilities, buildings, or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.</p> <p>8 Infor. 503.1.1 (amendment) Buildings and facilities: During construction, when combustibles are brought on to the site in such quantities as deemed hazardous by the fire official, access roads and a suitable temporary supply of water acceptable the fire department shall be provided and maintained.</p> <p>9 Infor. 503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders and an unobstructed vertical clearance of not less than 13 feet 6 inches.</p> <p>10 Plat D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26feet, exclusive of shoulders.</p> | |

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|------------|----------------|-----------------|---------------------|--------|---|-----------------------------|
| 2 | FINAL PLAT | Note | Mark Zans : DS | Closed | <p>Fire comments 11-15</p> <p>11 Infor. The minimum required width of 20 feet that shall be maintained means a clear unobstructed path that allows the passage of fire apparatus.</p> <p>1. Where Fire Apparatus Access is constructed to the minimum of 20 feet, no parking is allowed within the fire apparatus lane.</p> <p>2. Where a fire hydrant is located on the street, the minimum unobstructed clearance shall be 26 feet. In this instance, no parking is allowed on one side of the street.</p> <p>3. The minimum UDC residential street width is 28 ft. curb to curb. Any parking along the street that reduces the width to less than 20 ft. is prohibited and the Fire Code Official and will require painting "NO PARKING-FIRE LANE" along one side of the street."</p> <p>12 Plat Note: Calculated Turning Radii for Fire Apparatus: Inside Turn: 20 ft. 3 in. Curb to curb: 36 ft. 8 in. Wall to wall: 44 ft. 8 in."</p> <p>13 Infor. 503.3 Marking: Where required by the fire code official, approved signs, or other approved notices the include the words NO PARKING-FIRE LANE shall be provided for fire apparatus access roads to identify such roads to prohibit the obstruction thereof. The designation of a fire lane can be marked with conspicuous signs which have the words: " Fire Lane-No Parking" at 50-foot intervals. In lieu of signs, fire lanes may be marked along curbing with the wording, "Fire Lane-No Parking" at 15-foot intervals.</p> <p>14 Infor. 503.2.5 Dead ends. Dead-end fire apparatus access roads more than 150 feet in length shall be provided with an approved area for turning around fire apparatus.</p> <p>15 Infor. Commercial development of the property or change of occupancy use will require further Development Services review.</p> | |
| 3 | FINAL PLAT | Note | Mark Zans : DS | Closed | Plat is a (Non-public notice PC plat | |
| 4 | FINAL PLAT | Note | Mark Zans : DS | Closed | This plat is on the 30-day tract for approval, approval with Conditions, or disapproval by 7/10/24. The deadline for revisions to be submitted is 7/2/24. | |
| 5 | FINAL PLAT | Note | Mark Zans : DS | Closed | he plat will be recommended as Conditional Approval for Resolution comments received and that have remained Open and unmet. | |

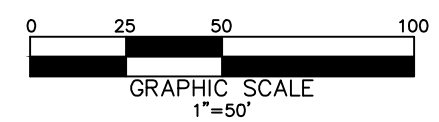
| Comment ID | Page Reference | Annotation Type | Author : Department | Status | Review Comments | Applicant Response Comments |
|------------|----------------|-----------------|----------------------|--------|---|-----------------------------|
| 6 | FINAL PLAT | Note | Mark Zans : DS | Closed | A request or response may be made for an additional 30 days for Public Notice plat with a Waiver or to resolve Open comments. This request must be made directly to Development Services within the 30-day initial period. | |
| 7 | FINAL PLAT | Note | Mark Zans : DS | Closed | <p>TxDot comments- Place as general notes on the plat.</p> <ul style="list-style-type: none"> • No increase in storm water discharge to State right-of-way shall be accepted by TxDOT. • TxDOT Permits will be issued in accordance with the access management standards and all applicable state and federal laws, including rules and regulations. Access connection spacing, materials, geometrics, accessibility, and other design specifications will be considered, as well as the impact on drainage and hydraulics, utility location or relocation, and the environment that will result from the requested construction of an access connection. 43 Tex. Admin. Code § 11.52 (2020). • Drainage improvements shall accommodate runoff from the upstream drainage area in its anticipated maximum "build-out" or "fully developed" condition, and shall be designed to prevent overloading the capacity of the downstream drainage system • If the owner responsible for maintenance of the permanent stormwater or water quality control fails to maintain the control to TXDOT ROW, the owner shall correct the problem | |
| 9 | FINAL PLAT | Note | Melanie Barrera : DS | Closed | remove red "preliminary for review only" text | |
| 10 | FINAL PLAT | Note | Melanie Barrera : DS | Closed | place plat note (not just on SWQMP, on plat as well) that any increase to stormwater runoff flow rates shall be mitigated to comply with UDC 8.2.A, 8.2.8.B., and IDM 3.05 | |
| 11 | FINAL PLAT | Note | Mark Zans : DS | Closed | AEP Distribution- Requesting that electrical distribution elements be encompassed in an electrical easement and labeled on the plat. | |
| 12 | FINAL PLAT | Note | Mark Zans : DS | Closed | Are notes 6 and 7 for the same easement? | |
| 13 | FINAL PLAT | Note | Mark Zans : DS | Closed | Please correct the plat title to read Lexington Plaza Block D Lots 43 and 44 | |
| 14 | FINAL PLAT | Note | Mark Zans : DS | Closed | Please redo location map to show streets and make street names readable. | |
| 17 | FINAL PLAT | Note | Mark Zans : DS | Closed | Why are lot lines cutting through buildings? | |

| Comment ID | Page Reference | Annotation Type | Author : Department | Status | Review Comments | Applicant Response Comments |
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| 19 | FINAL PLAT | Note | Mark Zans : DS | Closed | <p>traffic comments-</p> <p>1 Plat Provide 25 foot shared access easement at location of current functional access aligning with current Access/Utility Easment (Doc 2011011449)</p> <p>2 Informational The lot configuration as shown appears to assume an additional driveway to the northwest corner of the property. This would have to be approved as an additional driveway by TxDOT. In addition, this would necessitate site work to be operational. Comment 1 addresses current operations that do not necessitate TXDOT permit nor site work.</p> | |
| 20 | FINAL PLAT | Note | Mark Zans : DS | Closed | <p>GIS comments</p> <p>1. Please confirm that plat closes to standards.</p> <p>2. Are plat lines cutting through buildings?</p> <p>3. Provide volume and page numbers for easements.</p> | |
| 15 | 10062301-SWQMP-204 DRAINAGE PLAN | Note | Melanie Barrera : DS | Closed | further review to occur prior to site development/change in impervious surface | |
| 16 | UTILITY PLAN | Note | Melanie Barrera : DS | Closed | no public improvements are needed for recordation | |
| 8 | FINAL PLAT | Note | Mikail Williams : WTR | Closed | Water construction is not required for platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards). | |



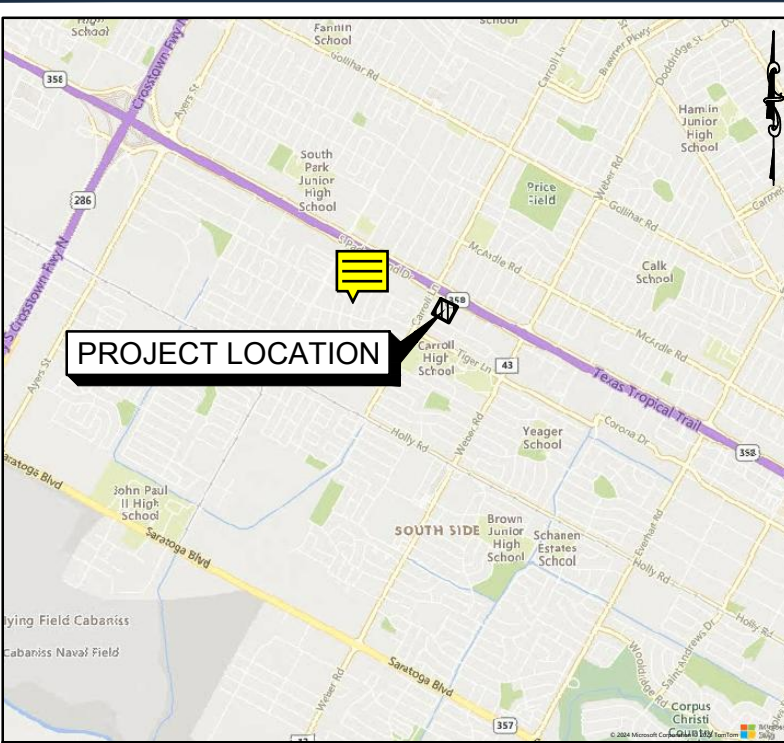
FINAL PLAT OF LOTS 43 AND 44, BLOCK D, LEXINGTON PLAZA

BEING A REPLAT OF LOT 42, BLOCK D, AS SHOWN ON THE PLAT RECORDED IN VOLUME 41, PAGE 48, MAP RECORDS NUECES COUNTY, TEXAS.
AND LOTS 2 THRU 18, BLOCK D, AS SHOWN ON THE PLAT RECORDED IN VOLUME 26, PAGE 25, MAP RECORDS NUECES COUNTY, TEXAS.



LEGEND

- 5/8 INCH IRON ROD SET
- 5/8 INCH IRON ROD FOUND
- ⊙ TxDOT MONUMENT FOUND
- U.E. UTILITY EASEMENT
- Y.R. YARD REQUIRMENT
- R.O.W. RIGHT OF WAY
- D.R.N.C.T. DEED RECORDS OF NUECES COUNTY, TX
- M.R.N.C.T. MAP RECORDS OF NUECES COUNTY, TX



LOCATION MAP
SCALE: 1" = 5,000'

STATE OF TEXAS
COUNTY OF NUECES

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED ON BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS BY THE DEPARTMENT OF DEVELOPMENT SERVICES.

THIS THE _____ DAY OF _____ 2024.

BRIA WHITMIRE, PE, CFM, CPM
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS
COUNTY OF NUECES

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED ON BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS BY THE PLANNING COMMISSION.

THIS THE _____ DAY OF _____ 2024.

MICHAEL MILLER
CHAIRMAN

ALBERT J. RAYMOND III, AIA
DEVELOPMENT SERVICES DIRECTOR

STATE OF TEXAS
COUNTY OF NUECES

I, ARTURO MEDINA, A REGISTERED PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IS TRUE AND CORRECT; THAT I HAVE BEEN ENGAGED UNDER CONTRACT TO SET ALL LOT AND BLOCK CORNERS AND COMPLETE SUCH OPERATIONS WITHOUT DELAY.

THIS THE _____ DAY OF _____ 2024.

ARTURO MEDINA
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE NO. 6669

STATE OF TEXAS
COUNTY OF NUECES

WE, CAH-DHL PROPERTIES, LLC., HEREBY CERTIFIES THAT WE ARE THE OWNERS OF THE LANDS EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING PLAT; THAT IT HAD SAID LAND SURVEYED AND SUBDIVIDED AS SHOWN; THAT STREETS AS SHOWN ARE DEDICATED TO THE PUBLIC FOREVER; THAT ALL EASEMENTS ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION, AND USE OF PUBLIC UTILITIES; THAT THIS MAP WAS MADE FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

THIS THE _____ DAY OF _____ 2024.

CHARLES A. HICKS

THIS THE _____ DAY OF _____ 2024.

STATE OF TEXAS
COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY CHARLES A. HICKS.

THIS THE _____ DAY OF _____ 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF NUECES

WE, CAH-DHL PROPERTIES, LLC., HEREBY CERTIFIES THAT WE ARE THE OWNERS OF THE LANDS EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING PLAT; THAT IT HAD SAID LAND SURVEYED AND SUBDIVIDED AS SHOWN; THAT STREETS AS SHOWN ARE DEDICATED TO THE PUBLIC FOREVER; THAT ALL EASEMENTS ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION, AND USE OF PUBLIC UTILITIES; THAT THIS MAP WAS MADE FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

THIS THE _____ DAY OF _____ 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THIS THE _____ DAY OF _____ 2024.

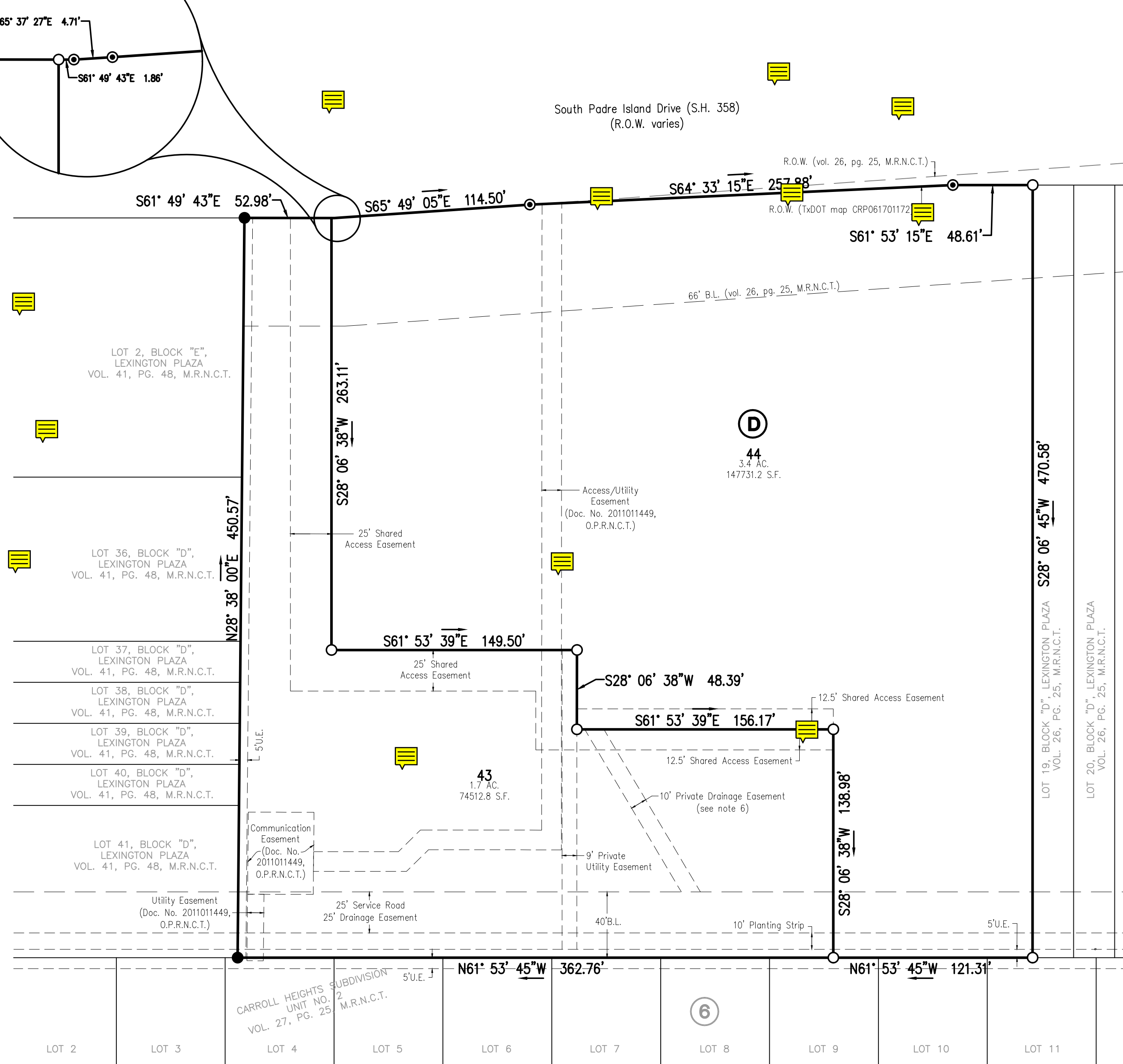
STATE OF TEXAS
COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____

THIS THE _____ DAY OF _____ 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



- GENERAL NOTES:
- THE TOTAL AREA TO BE PLATTED CONTAINS 5.1 ACRES OF LAND.
 - ALL BEARINGS AND DISTANCES REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE.
 - PER FLOOD INSURANCE RATE MAP, MAP INDEX, COMMUNITY-PANEL NUMBER 48355C0510G, EFFECTIVE OCTOBER 13TH, 2022, THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
 - THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO CREEK BASIN. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO CREEK BASIN AS "FULLY SUPPORTED" TCEQ ALSO CATEGORIZED THE OSO CREEK BASIN AS "CONTACT RECREATION" USE.
 - DEVELOPMENT STANDARDS SHALL COMPLY WITH THOSE OUTLINED IN THE UNIFIED DEVELOPMENT CODE.
 - A PRIVATE DRAINAGE EASEMENT IS DEDICATED WITH THIS PLAT ALLOWING DRAINAGE FROM LOT 44 TO BE CONVEYED THRU LOT 43 AND TO THE PUBLIC DRAINAGE FACILITIES. THE EASEMENT SHALL BE 10' WIDE AND CENTERED ALONG EXISTING STORM DRAIN INFRASTRUCTURE. EASEMENT SHOWN ON THIS PLAT IS APPROXIMATE.
 - A PRIVATE DRAINAGE EASEMENT IS DEDICATED WITH THIS PLAT ALLOWING DRAINAGE FROM LOT 43 TO BE CONVEYED THRU LOT 44 AND TO THE PUBLIC DRAINAGE FACILITIES. THE EASEMENT SHALL BE 10' WIDE AND CENTERED ALONG EXISTING STORM DRAIN INFRASTRUCTURE.

STATE OF TEXAS
COUNTY OF NUECES

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE _____ DAY OF _____ 2024, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____ 2024, AT _____ O'CLOCK _____ M. AND DULY RECORDED THE _____ DAY OF _____ 2024, AT _____ O'CLOCK _____ M., IN VOLUME _____ PAGE _____, MAP RECORDS NUECES COUNTY, TEXAS.

KARA SANDS, COUNTY CLERK
NUECES COUNTY, TEXAS

AT _____ O'CLOCK _____ M., _____ 2024

BY: _____ DEPUTY

PRELIMINARY FOR REVIEW ONLY



9708 S. PADRE ISLAND DR., SUITE A-200 | CORPUS CHRISTI | TEXAS | 78418
361-245-9100 | YORKENG.COM | TEXAS ENGINEERING FIRM # 22063
PROJECT NO. 1988-23-01 © 2024 BY YORK ENGINEERING, INC.



LOCATION MAP
SCALE: 1" = 5,000'



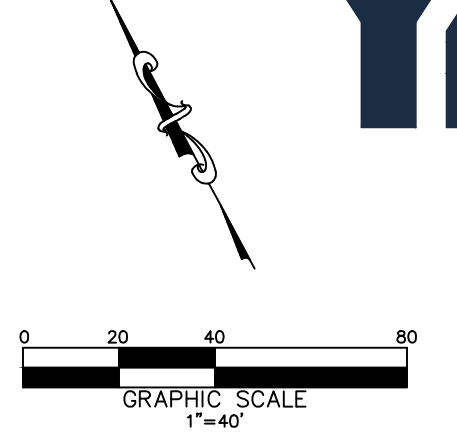
ULTIMATE OUTFALL ROUTE
SCALE: 1" = 2,000'



NOTE:
THIS DRAINAGE PLAN IS FOR APPROVAL OF DRAINAGE CALCULATIONS AND GENERAL DRAINAGE INTENT. DESIGN FOR STORM WATER DETENTION FACILITIES INCLUDING POND AND OUTFALL STRUCTURE SHALL BE COMPLETED DURING THE DEVELOPMENT PHASE. ANY DEVELOPMENT SHALL INCLUDE DRAINAGE IMPROVEMENTS WHICH CONFORM TO THE CALCULATIONS AND GENERAL DRAINAGE INTENT SHOWN ON THIS SHEET. IF DEVELOPMENT DOES NOT CONFORM TO THE ASSUMPTIONS USED ON THIS SHEET THEN NEW CALCULATIONS SHALL BE COMPLETED IN ACCORDANCE WITH REQUIREMENTS OF THE GOVERNING ENTITY.

LEGEND

| | |
|----------------|-----------------------------|
| | DRAINAGE BOUNDARY |
| | FLOW ARROW |
| DA | DRAINAGE AREA |
| A | AREA |
| C | RUN-OFF COEFFICIENT |
| T _c | TIME OF CONCENTRATION |
| i ₅ | RAINFALL INTENSITY (5-YEAR) |
| Q ₅ | FLOW RATE (5-YEAR) |



DRAINAGE NOTES:

THE SUBJECT PROPERTY IS CURRENTLY FULLY DEVELOPED WITH BUILDINGS AND PAVING. THE DEVELOPMENT WILL DEMOLISH EXISTING BUILDINGS AND CONSTRUCT NEW BUILDINGS AND PAVING. THE DEVELOPMENT WILL NOT INCREASE IMPERVIOUS SURFACE.

THE SITE CURRENTLY SURFACE DRAINS TO THE S.H. 358 RIGHT-OF-WAY (DA-1) BY SURFACE DRAINAGE, AND TO THE REAR OF THE SITE (DA-2) VIA UNDERGROUND STORM DRAINAGE.

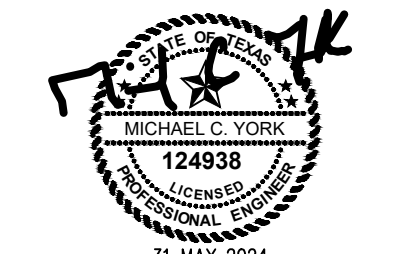
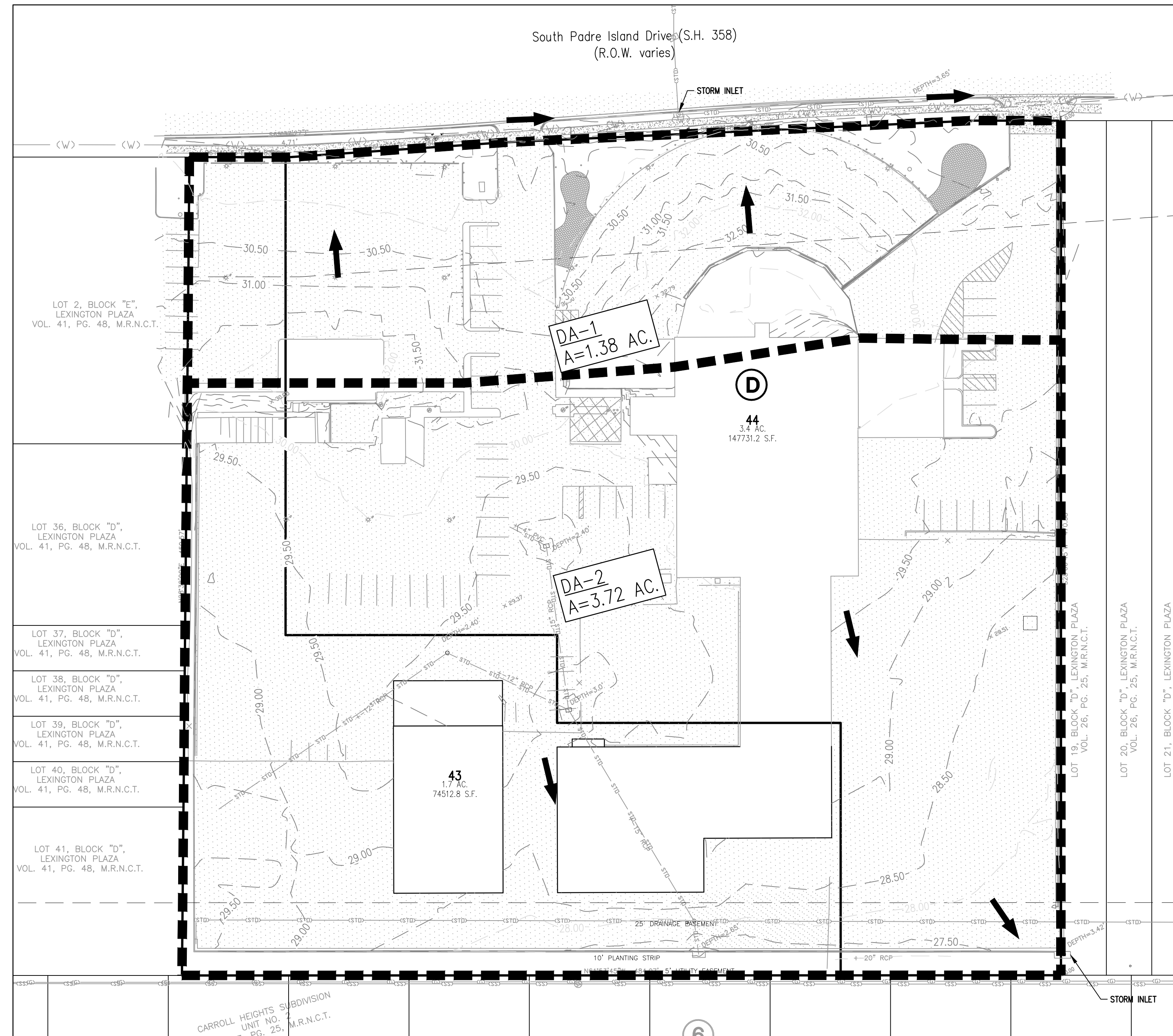
DRAINAGE CALCULATIONS FOR THIS PROJECT ARE BASED ON THE CURRENT CITY OF CORPUS CHRISTI DRAINAGE MASTER PLAN AS WELL AS THE INFRASTRUCTURE DESIGN MANUAL.

FOR PURPOSES OF DETERMINING THE COEFFICIENT OF RUNOFF, THE LAND USE OF GENERAL BUSINESS DISTRICT WAS CHOSEN FOR BOTH THE PRE-DEVELOPMENT AND POST-DEVELOPMENT CONDITIONS. A MINIMUM TIME OF CONCENTRATION (T_c) OF 10 MINUTES IS ASSUMED. THE RAINFALL INTENSITIES SELECTED ARE BASED OFF THE NOAA ATLAS 14 POINT PRECIPITATION RAINFALL INTENSITY FOR CORPUS CHRISTI, TEXAS.

THIS DEVELOPMENT COMPLIES WITH THE CITY'S MASTER DRAINAGE PLAN AND THE PROPOSED DRAINAGE WILL NOT ADVERSELY AFFECT THE DRAINAGE PATTERN OR DESIGN OF THE ADJACENT PROPERTIES.

RUN-OFF CALCULATIONS

| PRE-DEVELOPMENT | POST-DEVELOPMENT |
|---|---|
| DA-1 A=1.38 ac. C=0.80 T _c =10 min. (minimum) i ₅ =6.74 in./hr. i ₂₅ =9.41 in./hr. i ₁₀₀ =11.90 in./hr. Q ₅ =7.44 cfs Q ₂₅ =10.39 cfs Q ₁₀₀ =13.14 cfs | DA-1 A=1.38 ac. C=0.80 T _c =10 min. (minimum) i ₅ =6.74 in./hr. i ₂₅ =9.41 in./hr. i ₁₀₀ =11.90 in./hr. Q ₅ =7.44 cfs Q ₂₅ =10.39 cfs Q ₁₀₀ =13.14 cfs |
| DA-2 A=3.72 ac. C=0.80 T _c =10 min. (minimum) i ₅ =6.74 in./hr. i ₂₅ =9.41 in./hr. i ₁₀₀ =11.90 in./hr. Q ₅ =20.06 cfs Q ₂₅ =28.00 cfs Q ₁₀₀ =35.41 cfs | DA-2 A=3.72 ac. C=0.80 T _c =10 min. (minimum) i ₅ =6.74 in./hr. i ₂₅ =9.41 in./hr. i ₁₀₀ =11.90 in./hr. Q ₅ =20.06 cfs Q ₂₅ =28.00 cfs Q ₁₀₀ =35.41 cfs |
| Q ₁₅ =27.50 cfs Q ₁₂₅ =38.39 cfs Q ₁₁₀₀ =48.55 cfs | Q ₁₅ =27.50 cfs Q ₁₂₅ =38.39 cfs Q ₁₁₀₀ =48.55 cfs |



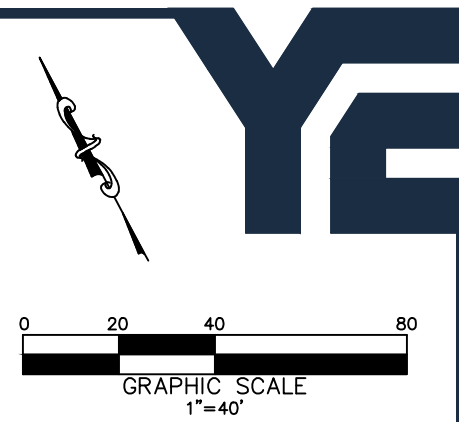
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MICHAEL C. YORK, P.E. (124938) ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

STORM WATER QUALITY
MANAGEMENT PLAN
FOR
LOT 43 AND LOT 44, BLOCK D,
LEXINGTON PLAZA

BEING A REPLAY OF LOT 42, BLOCK D, AS SHOWN ON THE PLAN RECORDED IN VOLUME 41, PAGE 48, MAP RECORDS, NUECES COUNTY, TEXAS; AND LOTS 2 THRU 18, BLOCK D, AS SHOWN ON THE PLAN RECORDED IN VOLUME 26, PAGE 25, MAP RECORDS NUECES COUNTY, TEXAS.

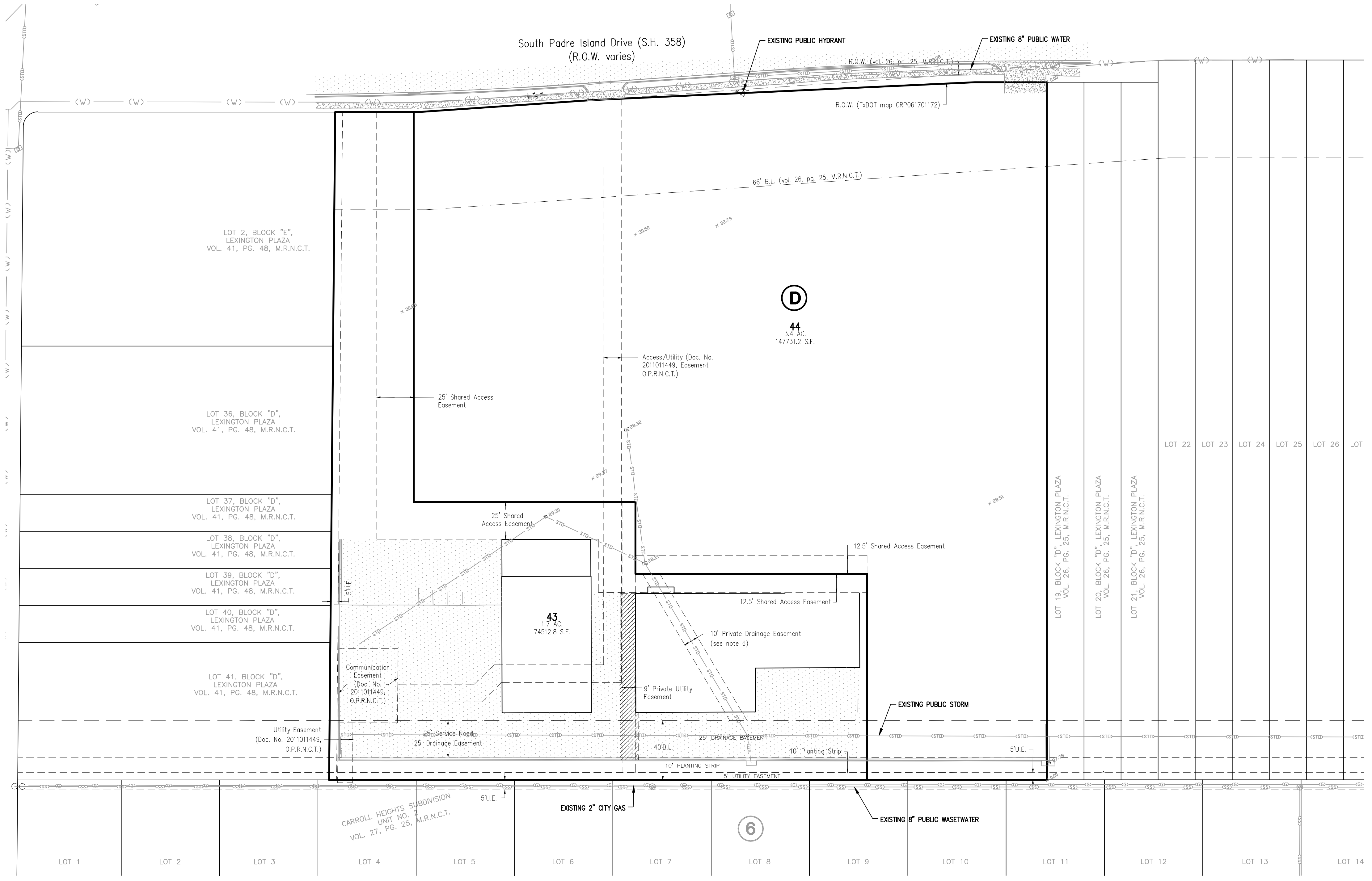


LOCATION MAP
SCALE: 1" = 5,000'



LEGEND

| | |
|-------|------------------------------|
| EX | EXISTING |
| SS | SANITARY SEWER |
| MH | MANHOLE |
| PVC | POLYVINYL CHLORIDE PIPE |
| ACP | ASBESTOS CONCRETE PIPE |
| DI | DUCTILE IRON |
| (W) | EX. WATER LINE |
| (SS) | EX. SANITARY SEWER LINE |
| (STO) | EXISTING STORM DRAINAGE LINE |
| (F) | EXISTING FIRE HYDRANT |
| (SS) | EX. SANITARY SEWER MANHOLE |



PLAT UTILITY EXHIBIT
FOR
LOT 43 AND LOT 44, BLOCK D,
LEXINGTON PLAZA
BEING A REPLAT OF LOT 42, BLOCK D, AS SHOWN ON THE
PLAT RECORDED IN VOLUME 41, PAGE 48, MAP RECORDS
NEUCES COUNTY, TEXAS, AND LOTS 2 THRU 18, BLOCK D,
AS SHOWN ON THE PLAT RECORDED IN VOLUME 26, PAGE
25, MAP RECORDS NEUCES COUNTY, TEXAS.