

STATE OF TEXAS
COUNTY OF NUECES

This plot 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 _____, 2015.

STATE OF TEXAS
COUNTY OF NUECES

I, JCL PROPERTIES, LLC, hereby certify as the owner of LEWIS & COOK
ADDITION, BLOCK 1, LOT 1 Subdivision within the boundaries of that I have
said lands surveyed and subdivided as shown; that streets shown are the
foregoing plat; dedicated to the public use forever; that easements as
shown are dedicated to the public use for the installation, operation and
use of public utilities; and that this map was made for the purpose of
description and dedication

This the _____ day of _____, 2015.

CRAIG LEWIS, GENERAL PARTNER

This plot of the herein described property was approved on behalf of the
City of Corpus Christi, Texas by the Planning Commission.
This the _____ day of _____, 2015.

No. _____ of Record
Filed For Record _____

I, _____ County Clerk, in and for
said county, do hereby certify that the foregoing instrument dated the
_____ day of _____, 2015 at _____ o'clock and
duly recorded the _____ day of _____, 2015 at _____ o'clock
in said county in Volume _____ Page _____ map
records.

By _____
Kara Sands
Clerk County Court
Nueces County, Texas

Daniel M. Grimso, PE, AICP
Secretary

Philip J. Ramirez, AIA, LEED, AP
Chairman

STATE OF TEXAS
COUNTY OF _____

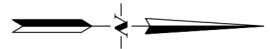
This instrument was acknowledged before me by _____
This the _____ day of _____, 2015.

Notary Public in and for the State of Texas

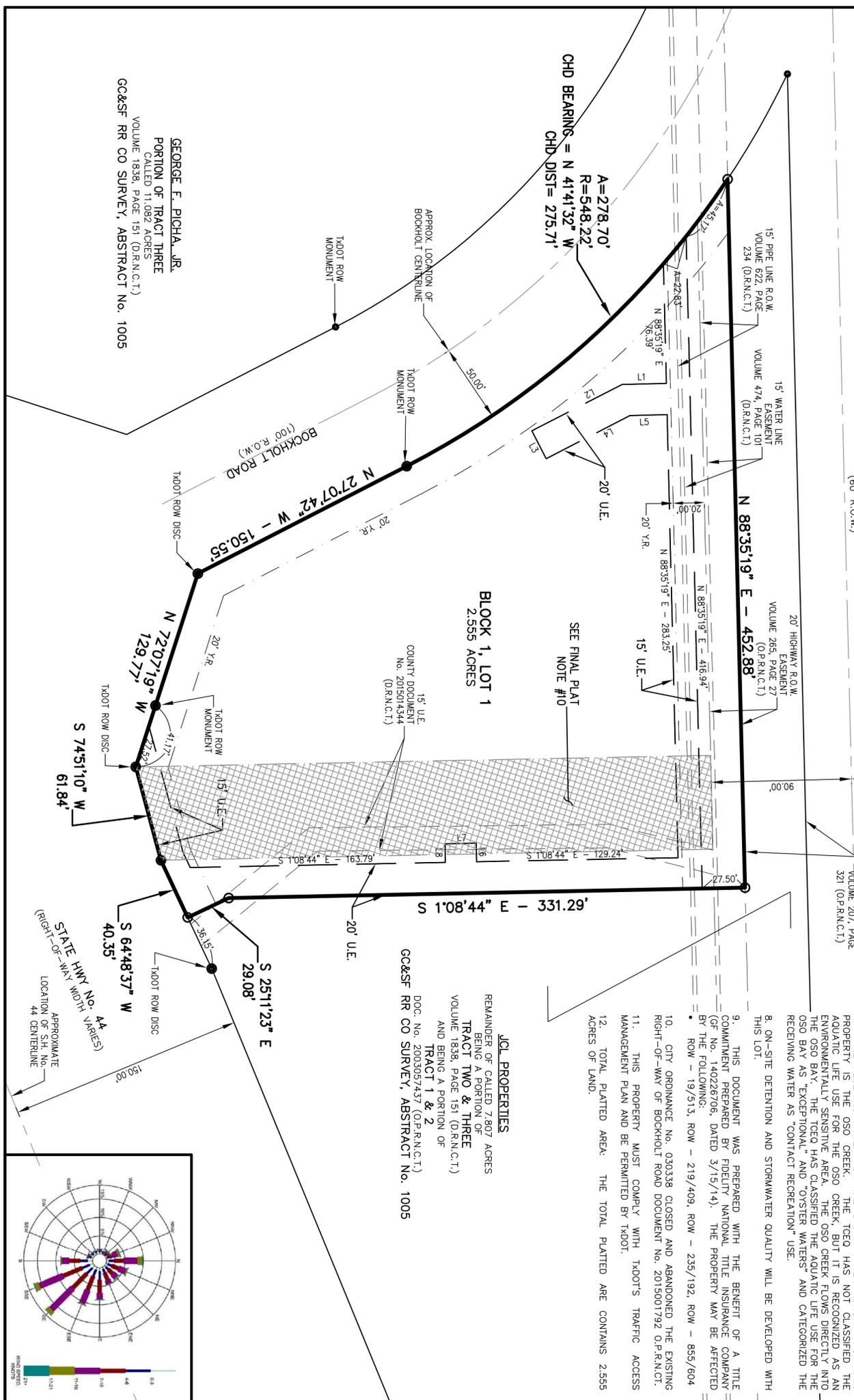
PLAT NOTES:

1. NO PORTION OF THIS PROPERTY LIES WITHIN THE 100-YEAR FLOODPLAIN AS DETERMINED BY FEMA FIRM COMMUNITY PANEL 485464 0145 C WITH AN EFFECTIVE DATE OF JULY 18, 1985 AND HAS A ZONE "C" RATING.
2. BASIS OF BEARING: BEARINGS AND DISTANCES ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH ZONE.
3. ALL PROPERTY CORNERS ARE MONUMENTED BY 5/8" IRON RODS UNLESS OTHERWISE NOTED.
4. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
5. WHEN BUILDING AND EASEMENT LINES OVERLAP THE EASEMENT LINE IS ILLUSTRATED. BOTH ARE LABELED ACCORDINGLY.
6. DIMENSIONS SHOWN INTERIOR TO THE LOT, ALONG CURVES, BEGINNING WITH "A" ARE ARC LENGTHS.
7. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO CREEK. THE TEOO HAS NOT CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO CREEK, BUT IT IS RECOGNIZED AS AN ENVIRONMENTALLY SENSITIVE AREA. THE OSO CREEK FLOWS DIRECTLY INTO THE OSO BAY. THE TEOO HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS" AND CATEGORIZED THE RECEIVING WATER AS "CONTRACT RECREATION" USE.
8. ON-SITE DETENTION AND STORMWATER QUALITY WILL BE DEVELOPED WITH THIS LOT.
9. THIS DOCUMENT WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY (GF No. 140226706, DATED 3/15/14). THE PROPERTY MAY BE AFFECTED BY THE FOLLOWING:
 - ROW - 19/513, ROW - 219/409, ROW - 235/192, ROW - 855/604
10. CITY ORDINANCE No. 030338 CLOSED AND ABANDONED THE EXISTING RIGHT-OF-WAY OF BOCKHOLT ROAD DOCUMENT No. 2015001792 O.P.R.N.C.T.
11. THIS PROPERTY MUST COMPLY WITH TxDOT'S TRAFFIC ACCESS MANAGEMENT PLAN AND BE PERMITTED BY TxDOT.
12. TOTAL PLATTED AREA: THE TOTAL PLATTED AREA CONTAINS 2.555 ACRES OF LAND.

LINE	BEARING	DISTANCE
L1	S 124°41' E	28.42'
L2	S 27°07'42" E	65.01'
L3	N 62°52'18" E	20.00'
L4	N 27°07'42" W	65.45'
L5	S 88°51'16" W	11.92'
L6	S 108°44' E	20.00'
L7	N 88°51'16" E	11.92'



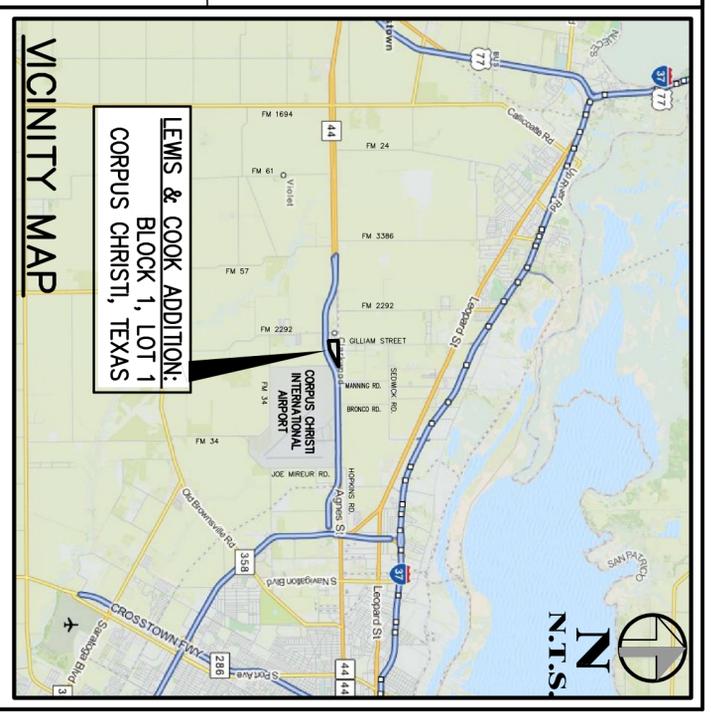
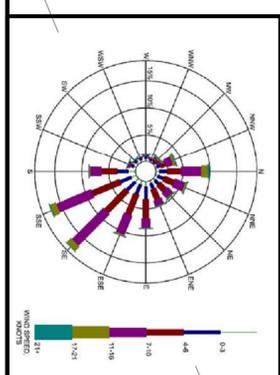
TEXAS MEXICAN RAILWAY
(100' R.O.W.)
AGNES STREET (BUSINESS STATE HWY No. 44)
(60' R.O.W.)



BLOCK 1, LOT 1
2.555 ACRES

JCL PROPERTIES
REMAINDER OF CALLED 7.807 ACRES
BEING A PORTION OF
TRACT TWO & THREE
VOLUME 1838, PAGE 151 (O.P.R.N.C.T.)
AND BEING A PORTION OF
TRACT 1 & 2
TRACT 1 & 2
DOC. No. 2003057437 (O.P.R.N.C.T.)
GC&SF RR CO SURVEY, ABSTRACT No. 1005

STATE HWY No. 44
(RIGHT-OF-WAY WIDTH)
APPROXIMATE
LOCATION OF SH. NO.
44 CENTERLINE



CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF NUECES
I, RODRIG R. REESE, Registered Professional Land Surveyor for Frontier
Surveying Company, hereby certify that the foregoing plat was prepared
from a survey made on the ground under my direction and is true and
correct; that Frontier Surveying Company has been engaged under contract
to set all lot and block corners and complete such operation without
delay.
This the _____ day of _____, 2015.
RODRIG R. REESE, RPLS No. 5883

FRONTIER
SURVEYING COMPANY
SERVICES: LAND SURVEYING/LOCATIONS/PIPELINES/MAPPING/GPS/GIS
710 BUFFALO STREET, SUITE 700, CORPUS CHRISTI, TEXAS 78401
PHONE: (361) 881 - 8044
www.frontiersurveying.com

LEWIS & COOK
OF
ADDITION
PLAT
BLOCK 1, LOT 1
2.555 ACRES OUT OF A PORTION OF TRACT TWO & THREE
AS RECORDED IN VOLUME 1838, PAGE 151 (O.P.R.N.C.T.)
AND BEING A PORTION OF TRACT 1 & 2 AS RECORDED IN DOCUMENT
No. 2003057437 (O.P.R.N.C.T.)
SITUATED IN THE GC&SF RR CO SURVEY, ABSTRACT No. 1005
CORPUS CHRISTI, NUECES COUNTY, TEXAS

LANDOWNER INFORMATION
JCL PROPERTIES
C/O CRAIG LEWIS
P.O. BOX 498805
EAGAN, OKLAHOMA 74108
PH: (979) 778-8245
EMAIL: CRAIG@RECORD.COM
FX: (979) 774-3003
FILENAME: 0513PPIA SCALE: 1"=50'
SUBMITTED DATE: 5/26/15
REVISIONS: 6/16/15

DRAWN BY: R.A.M. CHECKED BY: _____
FIELD BOOK: N/A PAGES: N/A
RME CONSULTING ENGINEERS
CLIENT NO. _____ PROJECT NO. _____
157 - 0513

3800 S.H. No. 6 SOUTH, STE. 108G <7784>
POST OFFICE BOX 9253
COLLEGE STATION, TEXAS 77842
EMAIL: civil@mmeengineer.com
OFFICE - (979) 764-0704
FAX - (979) 764-0704
TEXAS FIRM REGISTRATION No. F-4695