



- Legend:**
- Set 5/8" I.R. with red plastic cap stamped "Urban Engr C.C. Tx"
  - Fd. 5/8" I.R. with yellow cap "Brister"
  - ⦿ Fd. 5/8" I.R.
  - △ Fd. Drill Hole

**Notes:**

- 1.) Total platted area contains 16.27 acres of land. (Includes Street Dedication)
- 2.) The receiving water for the storm water runoff from this property is the Oso Creek. The TCEQ 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 TCEQ has classified the aquatic life use for the Oso Bay as "exceptional" and "oyster waters" and categorized the receiving water as "contact recreation" use.
- 3.) Bearings based on GPS, NAD83, State Plane Coordinate System, Texas South Zone 4205.
- 4.) By graphic plotting only, this property is in Zone "C" on Flood Insurance Rate Map, Community Panel No. 485464 0165 C, City of Corpus Christi, Texas, which bears a revised date of July 18, 1985 and is not in a Special Flood Hazard Area.
- 5.) The yard requirement, as depicted is a requirement of the Unified Development Code and is subject to change as the zoning may change.

State of Texas  
County of Nueces

K J Koch Lands, Ltd, hereby certifies that it is the owner of the lands embraced within the boundaries of the foregoing plat; that it has had said lands surveyed and subdivided as shown; that streets shown are 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 \_\_\_\_\_, 20\_\_\_\_

By: Koch GP, LLC, its general partner

By: \_\_\_\_\_  
Karl W. Koch, Managing Member

State of Texas  
County of Nueces

This instrument was acknowledged before me by Karl W. Koch, as Managing Member of Koch GP, LLC, general partner of K J Koch Lands, Ltd.

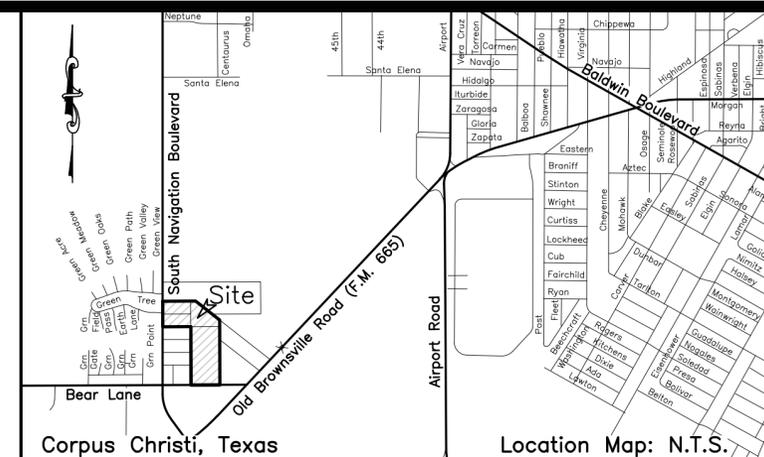
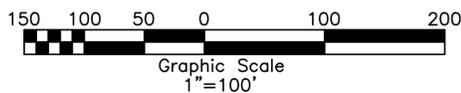
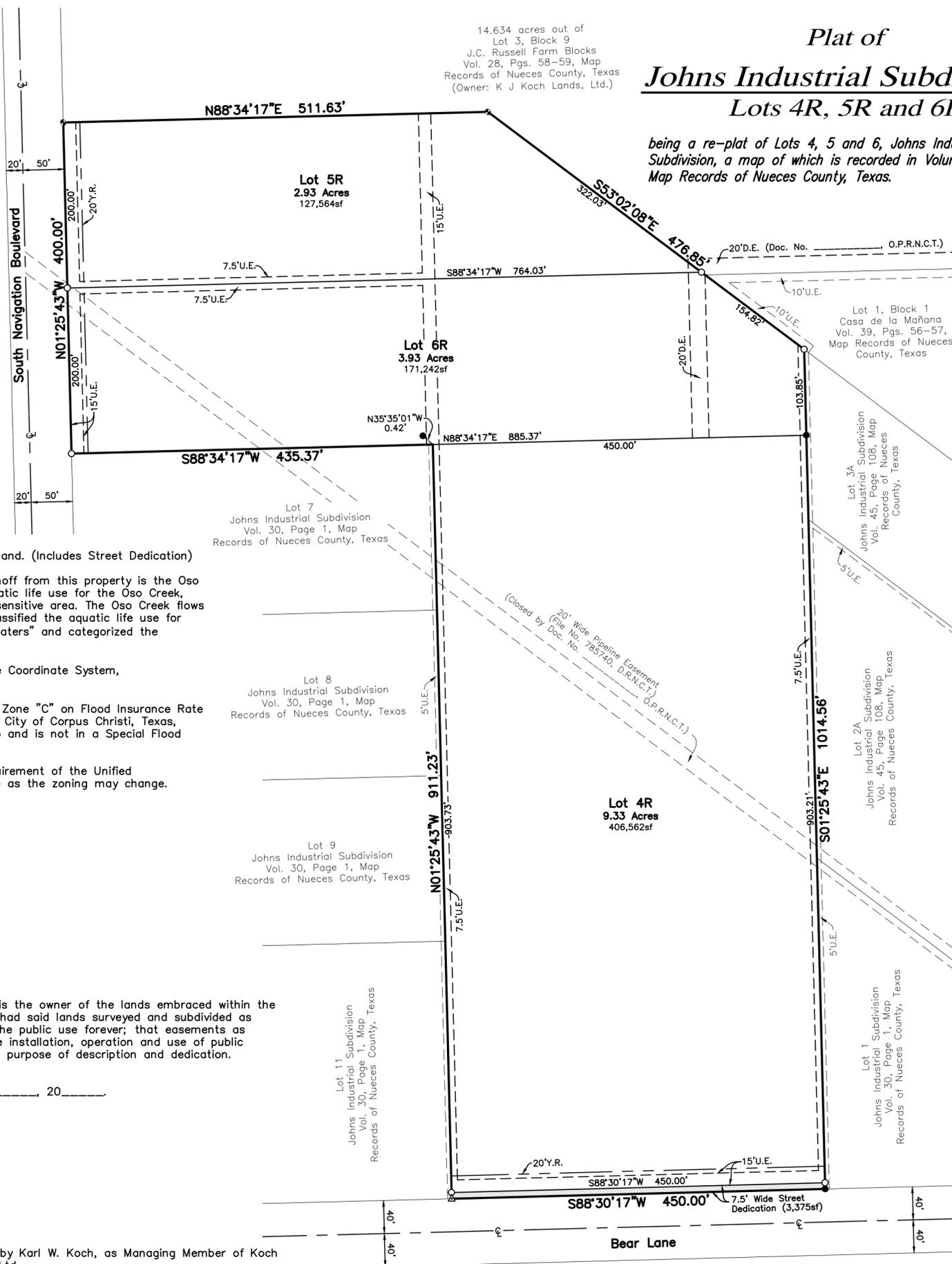
This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Notary Public in and for the State of Texas

14.634 acres out of  
Lot 3, Block 9  
J.C. Russell Form Blocks  
Vol. 28, Pgs. 58-59, Map  
Records of Nueces County, Texas  
(Owner: K J Koch Lands, Ltd.)

# Plat of Johns Industrial Subdivision Lots 4R, 5R and 6R

being a re-plat of Lots 4, 5 and 6, Johns Industrial Subdivision, a map of which is recorded in Volume 30, Page 1, Map Records of Nueces County, Texas.



State of Texas  
County of Nueces

This final plat of the herein described property was approved by the Department of Development Services of the City of Corpus Christi, Texas.

This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Ratna Pottumuthu, P.E., LEED AP  
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 \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Daniel M. Grimsbo, P.E., A.I.C.P.  
Secretary

\_\_\_\_\_  
Philip J. Ramirez, A.I.A., LEED AP, Chairman

State of Texas  
County of Nueces

I, Kara Sands, Clerk of the County Court in and for said County, do hereby certify that the foregoing instrument dated the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, with its certificate of authentication was filed for record in my office the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. At \_\_\_\_ O'clock \_\_\_\_M., and duly recorded the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_ O'clock \_\_\_\_M., in said County in Volume \_\_\_\_\_, Page \_\_\_\_\_, Map Records.

Witness my hand and seal of the County Court, in and for said County, at office in Corpus Christi, Texas, the day and year last written.

No. \_\_\_\_\_  
Filed for Record

\_\_\_\_\_  
Kara Sands, County Clerk  
Nueces County, Texas

at \_\_\_\_\_ O'clock \_\_\_\_M.  
\_\_\_\_\_, 20\_\_\_\_

By: \_\_\_\_\_  
Deputy

State of Texas  
County of Nueces

I, Keith W. Wooley, a Registered Professional Land Surveyor for Urban Engineering, have prepared the foregoing map from a survey made on the ground under my direction and is true and correct to the best of my knowledge, information and belief; I have been engaged under contract to set all Lot and Block corners as shown herein and to complete such operations with due and reasonable diligence consistent with sound professional practice.

This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Keith W. Wooley, R.P.L.S.  
Texas License No. 5463



DATE: April 10, 2015  
SCALE: 1"=100'  
JOB NO.: 42992.B5.00  
SHEET: 1 of 1  
DRAWN BY: XG