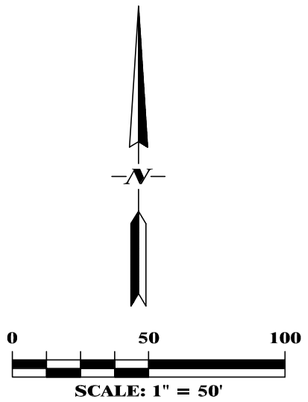


EASEMENT LINE DATA		
LINE	BEARING	DISTANCE
L1	S 1°24'41" E	28.42'
L2	S 27°07'42" E	65.01'
L3	N 62°52'18" E	20.00'
L4	N 27°07'42" W	65.45'
L5	S 88°51'16" W	11.92'
L6	S 1°08'44" E	20.00'
L7	N 88°51'16" E	11.92'

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

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

This plat of the herein described property was approved on behalf of the City of Corpus Chrisit, Texas by the Department of Development Service.

This the _____ day of _____, 2015.

_____
Ratna Pottumuthu, PE, LEED, AP
Development Services Engineer

This 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 _____, 2015.

_____
Daniel M. Grimsbo, PE, AICP
Secretary

_____
Philip J. Ramirez, AIA, LEED, AP
Chairman

This final plat of Lewis & Cook Addition, Nueces County, Texas, approved by the Christi–Nueces County Health Unit. Any private water supply and/or sewage system shall be approved by the Corpus Christi–Nueces County Health Department prior to installation.

Dated the _____ day of _____, 2015.

_____
Public Health Officer

STATE OF TEXAS

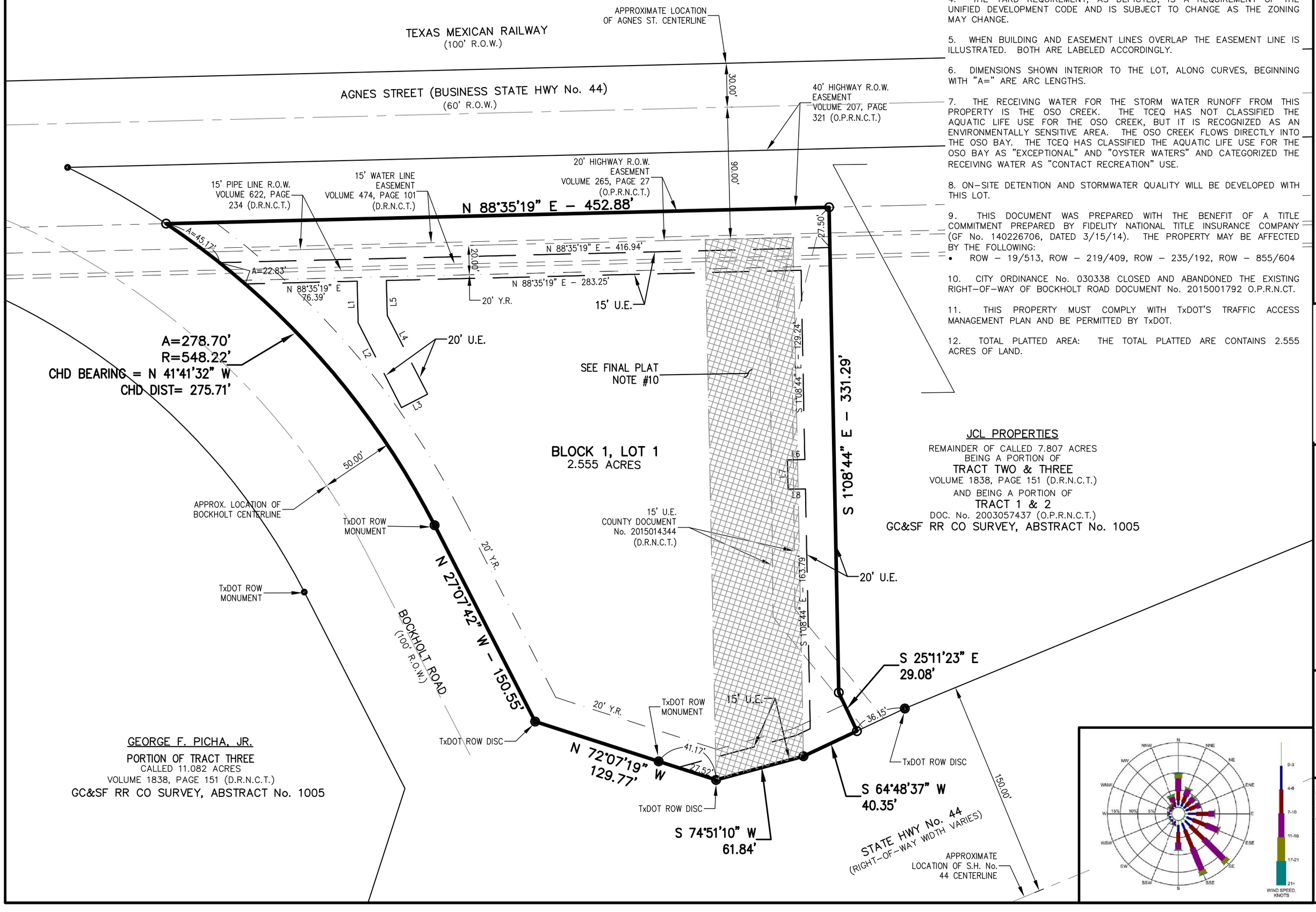
COUNTY OF NUECES

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.

No. _____
Filed For Record

At _____ o'clock ____
_____, 2015

By: _____
Kara Sands
Clerk County Court
Nueces County, 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 AN 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 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.

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.CT.

11. THIS PROPERTY MUST COMPLY WITH TxDOT'S TRAFFIC ACCESS MANAGEMENT PLAN AND BE PERMITTED BY TxDOT.

12. TOTAL PLATTED AREA: THE TOTAL PLATTED ARE CONTAINS 2.555 ACRES OF LAND.

CERTIFICATE OF SURVEYOR

STATE OF TEXAS

COUNTY OF NUECES

I, RODRIC 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.

_____
RODRIC 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 FAX: (361) 881 – 8340
www.frontiersurveying.com

PLAT
OF
LEWIS & COOK ADDITION
BLOCK 1, LOT 1

2.555 ACRES OUT OF A PORTION OF TRACT TWO & THREE
AS RECORDED IN VOLUME 1838, PAGE 151 (D.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

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TEXAS FIRM REGISTRATION No. F-4695

LANDOWNER INFORMATION
JCL PROPERTIES
c/o CRAIG LEWIS
P.O. BOX 4868
BRYAN, TX 77805
EMAIL: CRAIG@RECIND.COM
PH: (979) 776–8245
FX: (979) 774–3003

FILENAME: 0513FP1A	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