

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 Christi, 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

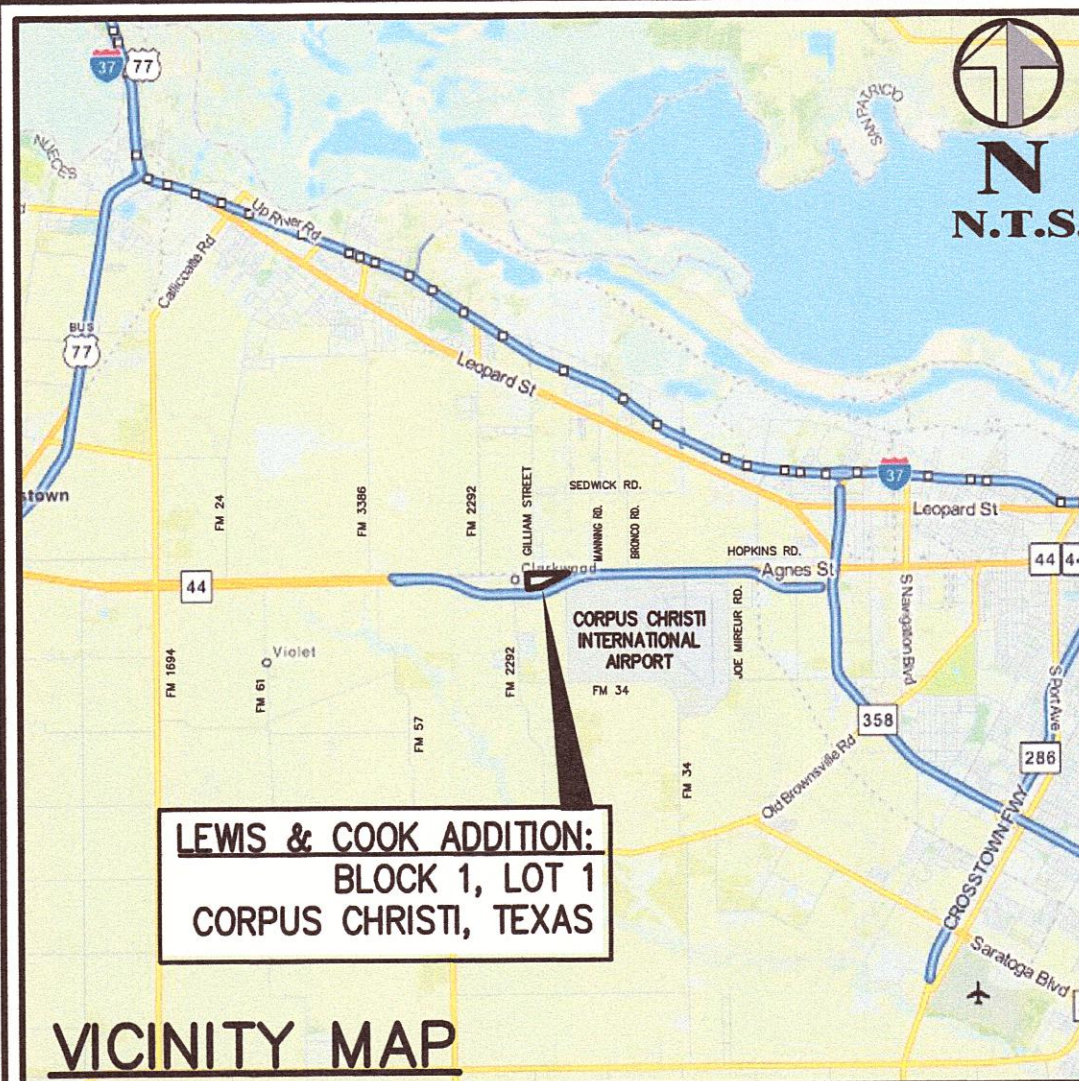
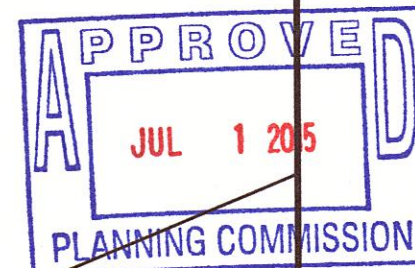
By: \_\_\_\_\_  
Kara Sands  
Clerk County Court  
Nueces County, Texas

### 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 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 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.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 ARE CONTAINS 2.555 ACRES OF LAND.

### JCL PROPERTIES

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



### VICINITY MAP

### 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



### 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

3800 S.H. No. 6 SOUTH, STE. 108G <77845>  
POST OFFICE BOX 9253  
COLLEGE STATION, TEXAS 77842

EMAIL: civil@rmengineer.com

OFFICE - (979) 764-0704

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TEXAS FIRM REGISTRATION No. F-4695

