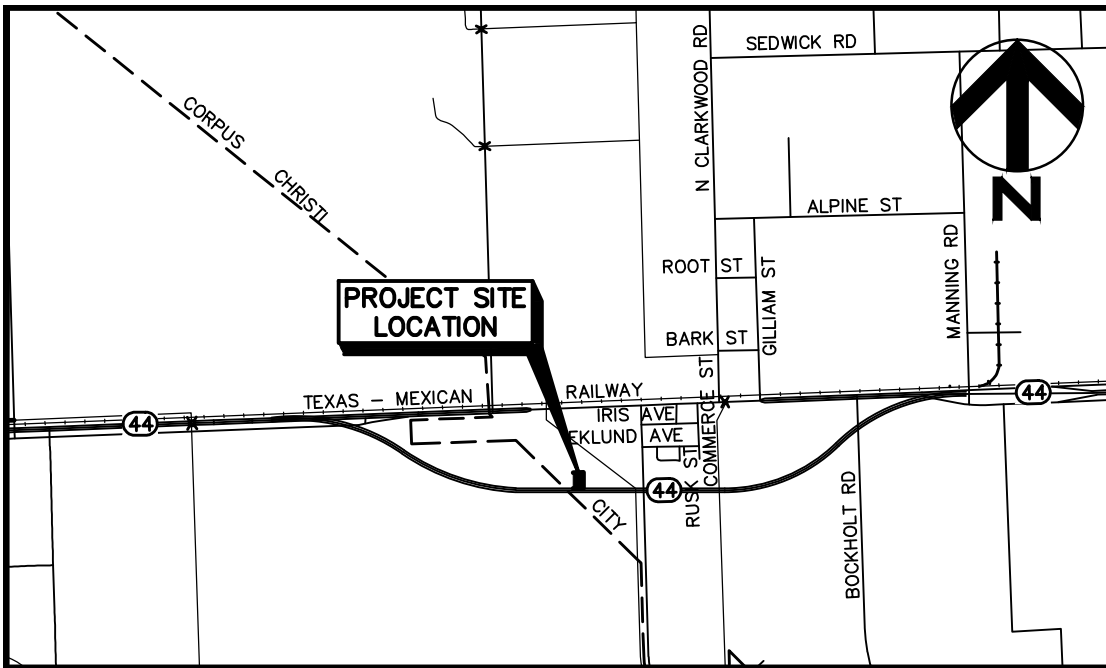
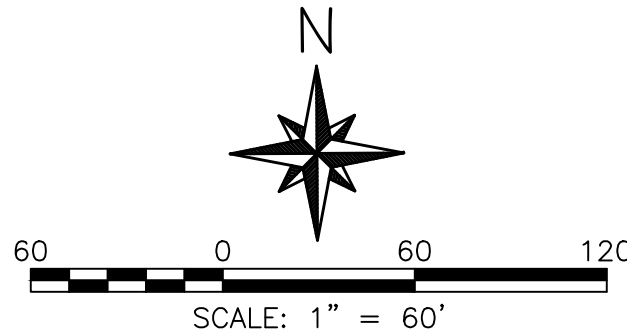


JECS ACRES
BLOCK 1, LOT 1

BEING A 1.0007 ACRE TRACT OUT OF A 6.539 ACRE TRACT
SITUATED IN THOMAS GALLAGER SURVEY 402, ABSTRACT-988,
AS CONVEYED TO JECS, LLC. IN DOC. NO. #2015013748,
O.P.R.N.C.T.



GRADY M. ISENSEE,
HUGO. H. ISENSEE,
LUKE O. ISENSEE,
CAROL ISENSEE KILGORE,
CHRISTOPHER H. ISENSEE,
VOL. 796, PG. 377, D.R.N.C.T.,
DOC. NOS. 2007007935, 2007007936,
2007007937, O.P.R.N.C.T

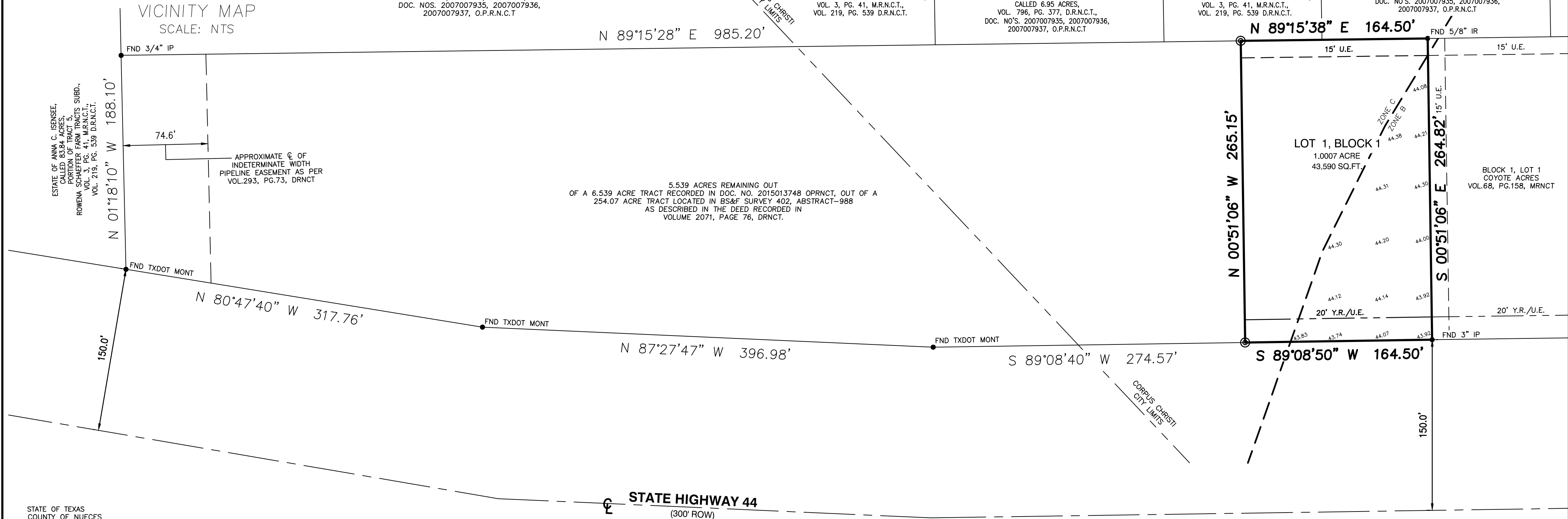
ESTATE OF ANNA C. ISENSEE,
CALLED 14.423 ACRES,
PORTION OF TRACT 5,
ROWENA SCHAEFFER FARM TRACTS SUBD.,
VOL. 3, PG. 41, M.R.N.C.T.,
VOL. 219, PG. 539 D.R.N.C.T.

GRADY M. ISENSEE,
HUGO.H. ISENSEE,
LUKE O. ISENSEE,
CAROL ISENSEE KILGORE,
CHRISTOPHER H. ISENSEE,
CALLED 6.95 ACRES,
VOL. 796, PG. 377, D.R.N.C.T.,
DOC. NO'S. 2007007935, 2007007936,
2007007937, O.P.R.N.C.T

ESTATE OF ANNA C. ISENSEE,
CALLED 14.423 ACRES,
PORTION OF TRACT 5,
ROWENA SCHAEFFER FARM TRACTS SUBD.,
VOL. 3, PG. 41, M.R.N.C.T.,
VOL. 219, PG. 539 D.R.N.C.T.

GRADY M. ISENSEE,
HUGO.H. ISENSEE,
LUKE O. ISENSEE,
CAROL ISENSEE KILGORE,
CHRISTOPHER H. ISENSEE,
CALLED 6.00 ACRES,
VOL. 796, PG. 377, D.R.N.C.T.,
DOC. NO'S. 2007007935, 2007007936,
2007007937, O.P.R.N.C.T

VICINITY MAP
SCALE: NTS



STATE OF TEXAS
COUNTY OF NUECES

J E Construction Services, hereby certifies that it is the owner of the lands embraced within the boundaries of a 1.00 acre (43,560 square feet) tract of land, being Lot 1, Block 1, JECS ACRES, as shown on the foregoing plat; that it has had said lands surveyed and subdivided as shown; that streets shown are dedicated to public use forever; that easements as shown are dedicated to 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: J E Construction Services

James A. Edwards, Owner

STATE OF TEXAS
COUNTY OF NUECES

This instrument was acknowledged before me by _____, as _____.

This the _____ day of _____, 20____.

Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF NUECES

This final plat of the herein described property 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 approved by Planning Commission of the City of Corpus Christi, Texas.

This the _____ day of _____, 20____.

Julio Dimas, CFM, Interim 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

at _____ O'clock _____M.
_____, 20____

By: _____
Kara Sands, County Clerk
Nueces County, Texas

STATE OF TEXAS
COUNTY OF NUECES

I, Xavier D. Sandoval, a Registered Professional Land Surveyor, 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 _____ th day of _____, 20____.

Xavier D. Sandoval, R.P.L.S.
Texas License No. 5886

NOTES AND LEGEND:

- TOTAL PLATTED AREA CONTAINS 1.0007 ACRES (43,590 SQUARE FEET) OF LAND.
- BEARINGS WERE DETERMINED FROM A GPS SURVEY, TEXAS COORDINATE SYSTEM OF 1983, SOUTH ZONE.
- AS SCALED UPON FIRM, COMMUNITY PANEL NO. 485464 0145 C, MAP REVISED: JULY 18, 1985, THE PROPERTY DESCRIBED ON THIS PLAT IS LOCATED IN FLOOD ZONES "B" & "C". CONTACT YOUR LOCAL FLOODPLAIN ADMINISTRATOR FOR FLOOD ZONE DETERMINATION AND BASE FLOOD ELEVATIONS.
- 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.
- LOT 1 IS ZONED IL (LIGHT INDUSTRIAL). THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.

DRNCT - DEED RECORDS, NUECES COUNTY, TEXAS

MRNCT - MAP RECORDS, NUECES COUNTY, TEXAS

OPRNCT - OFFICIAL PUBLIC RECORDS, NUECES COUNTY, TEXAS

Ⓢ DENOTES SET A 5/8" IRON ROD, UNLESS OTHERWISE NOTED.



XDS
SURVEYING
MAPPING
XDS LAND SURVEYING, LLC.
308 SAN RAFAEL DRIVE
PORTLAND, TX 78374
210.718.7189

DRAWN BY: RA	R E V I S I O N S				
	CHK BY: XDS	NO.	DESCRIPTION	BY	CHKD DATE
APP BY: XDS					
SCALE:					
AS NOTED					
DATE:					
APRIL 2016					