



2929 Briarpark Drive, Suite 600, Houston, Texas 77042
t 713.953.5200 f 713.953.5026 LJA.com TBPE F-1386 TBPLS 10110501

August 30, 2019

Mr. Greg Collins
City of Corpus Christ - Development Services
2406 Leopard Street, Suite 100
Corpus Christi, Texas 78408

Re: Final Plat of Mikulencak Acreage
LJA Job No. 2753-0001 (6.1)

Dear Mr. Collins:

On behalf of LKM Homes, Inc., LJA Engineering, Inc., is requesting a waiver from the City of Corpus Christi Unified Development Code Section 3.8.3.D to provide Public Improvement Plans for sidewalk along Up River Road. Currently, there are no sidewalks along either side of Up River Road and will not allow for construction of the requested sidewalks.

We greatly appreciate your consideration of this wavier request.

Should you have any questions or comments, please contact me at 713.953.5228.

Sincerely,

A handwritten signature in blue ink that reads 'Rene Rodriguez'.

Rene Rodriguez
Platting Manager

RR/em

Enclosure(s)



AERIAL OF
MIKULENCAK ACREAGE
 BLOCK 1, LOT 1

A SUBDIVISION OF 5.21 ACRES OF LAND SITUATED IN THE
 GREGORIO FARIAS GRANT, ABSTRACT 592,
 CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS.

AUGUST 28, 2019

JOB NO. 2753-0001.310

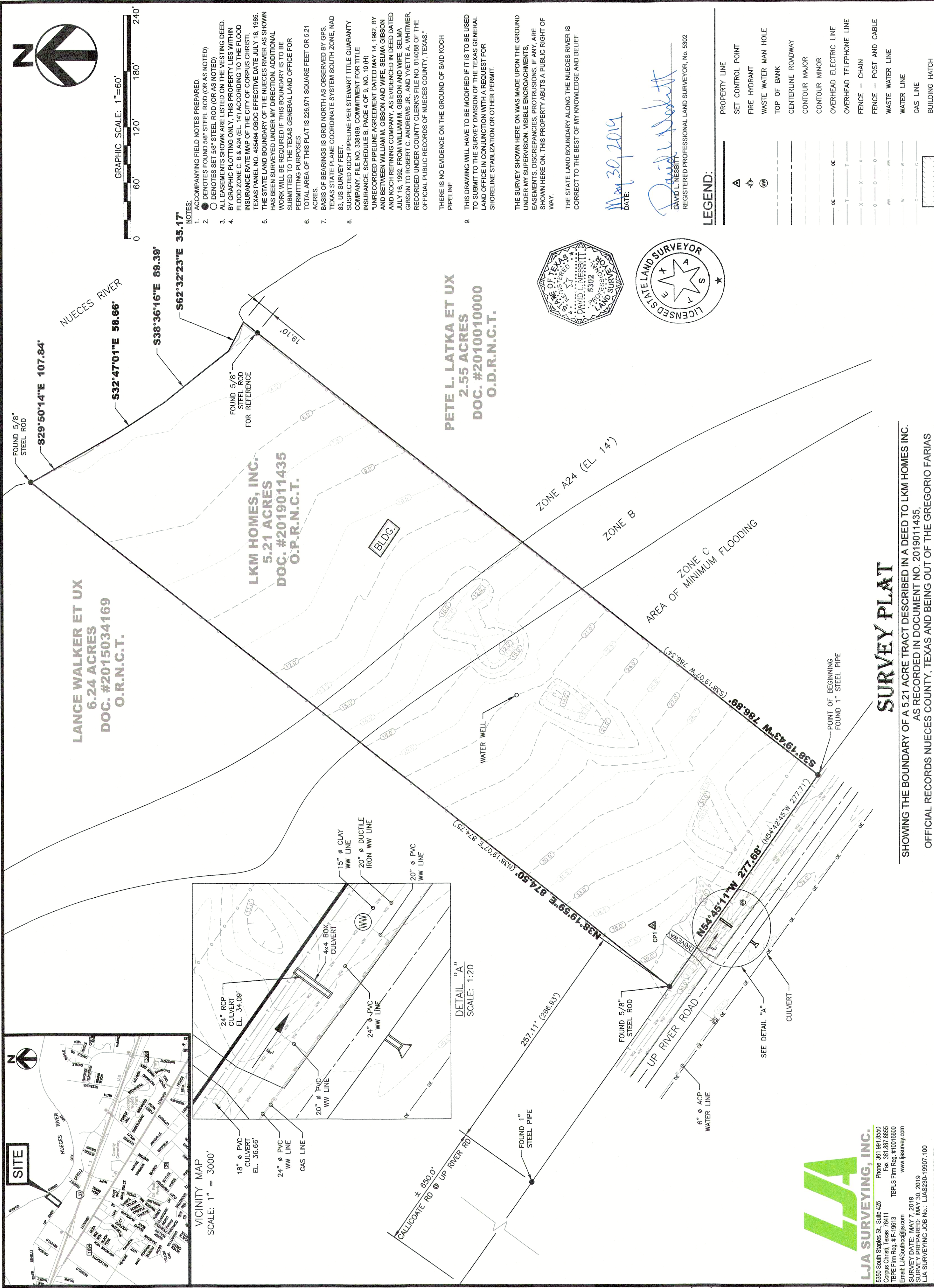
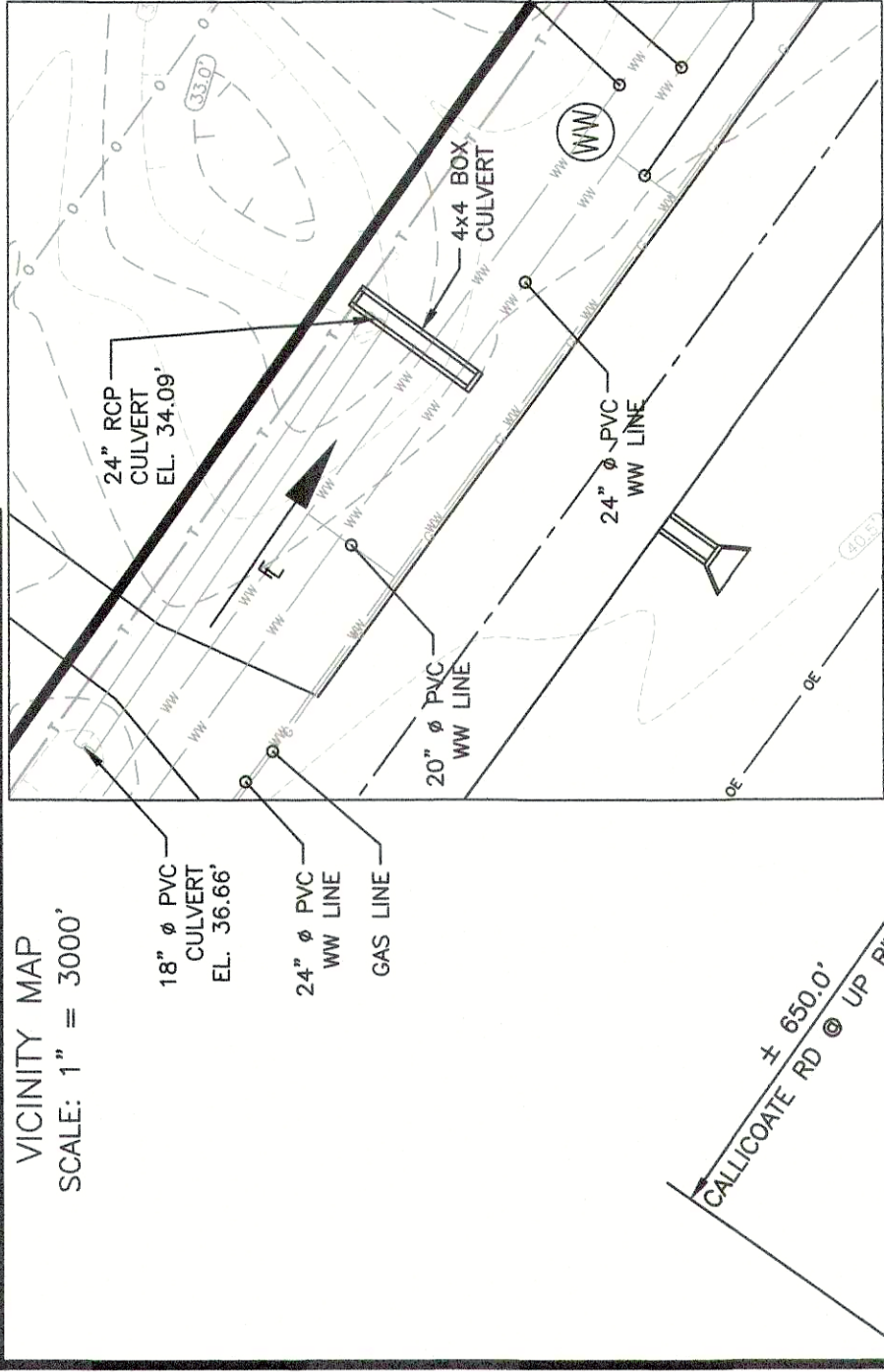
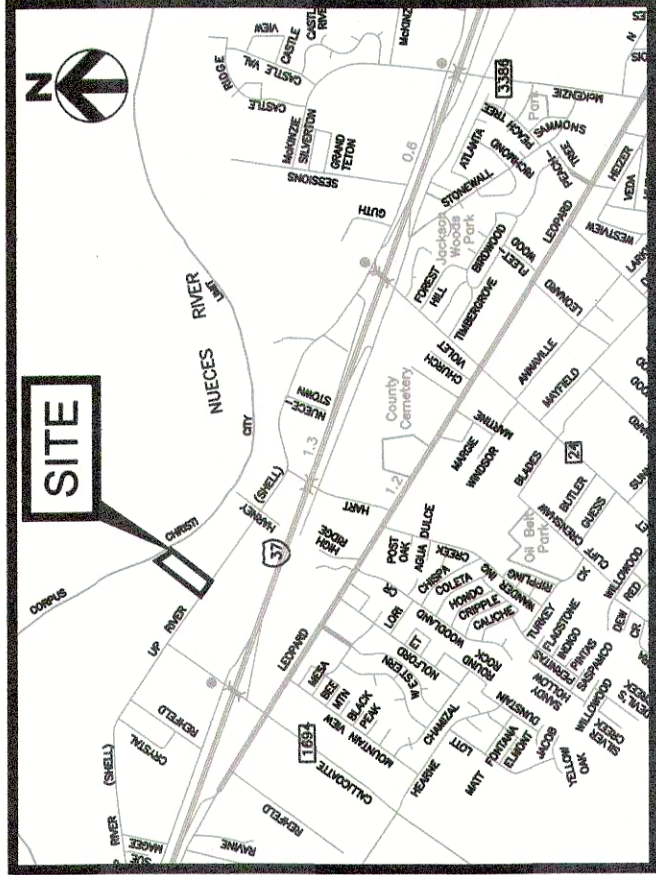
ENGINEER:

LJA Engineering, Inc.

2929 Briarpark Drive
 Suite 600
 Houston, Texas 77042

Phone 713.953.5200
 Fax 713.953.5026
 FRN - F-1386





LJA SURVEYING, INC.

5350 South Staples St., Suite 425
Corpus Christi, Texas 78411
TBPPE Firm Reg. # F-19613
Email: LJA@ljasurvey.com
www.ljasurvey.com

Phone: 361.991.8550
Fax: 361.887.8855
TBPPE Firm Reg. # F-19613

SURVEY DATE: MAY 7, 2019
SURVEY PREPARED: MAY 30, 2019
LJA SURVEYING JOB NO.: LJA5230-19907.100

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SHEET 1 OF 1

SHOWING THE BOUNDARY OF A 5.21 ACRE TRACT DESCRIBED IN A DEED TO LKM HOMES INC.
AS RECORDED IN DOCUMENT NO. 2019011435,
OFFICIAL RECORDS NUECES COUNTY, TEXAS AND BEING OUT OF THE GREGORIO FARIAS
GRANT, ABSTRACT 592, NUECES COUNTY, TEXAS.

SURVEY PLAT

LEGEND:

PROPERTY LINE	—
SET CONTROL POINT	△
FIRE HYDRANT	⊙
WASTE WATER MAN HOLE	⊙
TOP OF BANK	—
CENTERLINE ROADWAY	—
CONTOUR MAJOR	—
CONTOUR MINOR	—
OVERHEAD ELECTRIC LINE	—
OVERHEAD TELEPHONE LINE	—
FENCE — CHAIN	—
FENCE — POST AND CABLE	—
WASTE WATER LINE	—
WATER LINE	—
GAS LINE	—
BUILDING HATCH	—



DATE: May 30, 2019

DAVID L. NESBITT
REGISTERED PROFESSIONAL LAND SURVEYOR, No. 5302

PETE L. LATKA ET UX
2.55 ACRES
DOC. #2010010000
O.D.R.N.C.T.

LKM HOMES, INC.
5.21 ACRES
DOC. #2019011435
O.P.R.N.C.T.

LANCE WALKER ET UX
6.24 ACRES
DOC. #2015034169
O.R.N.C.T.

NOTES:

1. ACCOMPANYING FIELD NOTES PREPARED.
2. ● DENOTES FOUND 5/8" STEEL ROD (OR AS NOTED)
3. ○ DENOTES SET 5/8" STEEL ROD (OR AS NOTED)
4. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE C, B & A24 (EL. 14') ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE CITY OF CORPUS CHRISTI, TEXAS PANEL NO. 486464 OBOC EFFECTIVE DATE JULY 18, 1985.
5. THE STATE LAND BOUNDARY OF THE NUECES RIVER AS SHOWN HAS BEEN SURVEYED UNDER MY DIRECTION. ADDITIONAL WORK WILL BE REQUIRED IF THIS BOUNDARY IS TO BE SUBMITTED TO THE TEXAS GENERAL LAND OFFICE FOR PERMITTING PURPOSES.
6. TOTAL AREA OF THIS PLAT IS 226,971 SQUARE FEET OR 5.21 ACRES.
7. BASIS OF BEARINGS IS GRID NORTH AS OBSERVED BY GPS, TEXAS STATE PLANE COORDINATE SYSTEM SOUTH ZONE, NAD 83, US SURVEY FEET.
8. SUSPECTED KOCH PIPELINE PER STEWART TITLE GUARANTY COMPANY, FILE NO. 338189, COMMITMENT FOR TITLE INSURANCE, SCHEDULE B, PAGE 4 OF 9, NO. 10 (H) "UNRECORDED PIPELINE AGREEMENT DATED MAY 14, 1992, BY AND BETWEEN WILLIAM M. GIBSON AND WIFE, SELMA GIBSON AND KOCH REFINING COMPANY, AS EVIDENCED IN DEED DATED JULY 16, 1992, FROM WILLIAM M. GIBSON AND WIFE, SELMA GIBSON TO ROBERT C. ANDREWS JR., AND YVETTE A. WHITMER, RECORDED UNDER COUNTY CLERK'S FILE NO. 814088 OF THE OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS."
9. THERE IS NO EVIDENCE ON THE GROUND OF SAID KOCH PIPELINE.
10. THIS DRAWING WILL HAVE TO BE MODIFIED IF IT IS TO BE USED TO SUBMIT TO THE SURVEY DIVISION OF THE TEXAS GENERAL LAND OFFICE IN CONJUNCTION WITH A REQUEST FOR SHORELINE STABILIZATION OR OTHER PERMIT.

THE SURVEY SHOWN HERE ON WAS MADE UPON THE GROUND UNDER MY SUPERVISION. VISIBLE ENCROACHMENTS, EASEMENTS, DISCREPANCIES, PROTRUSIONS, IF ANY, ARE SHOWN HERE ON. THIS PROPERTY ABUTS A PUBLIC RIGHT OF WAY.

THE STATE LAND BOUNDARY ALONG THE NUECES RIVER IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.