

Owner's Certification

State of Texas
County of Aransas

Hendrik J. Krueger

does hereby certify that I (we) are the owner(s) of the lands embraced within the boundaries of the foregoing plat and that I (we) have had said land surveyed and platted as shown herein; that easements (if any) 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.

By signing below, the Property Owner certifies that he/she/they understand that this property may be subject to subdivision deed restrictions, that this plat cannot be used to circumvent any such restriction, and that if such a violation occurs, as a result of this action, the Property Owner agrees to indemnify, hold harmless, and defend Aransas County, its elected and/or agents, from any and all related lawsuits, claims, demands, liabilities, losses and expenses.

Hendrik J. Krueger

Notary Acknowledgment

State of Texas
County of Aransas

Before me, the undersigned authority on this day personally appeared

HENDRIK J. KRUEGER

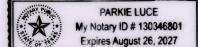
name of owner(s)

known to me to be persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for purposes and considerations therein expressed, and in the capacity therein and herein set out.

Given under my hand and seal of office, this 8th day of

JUNE, 2024

Notary Public, in and for the State of Texas


 PARKIE LUCE
My Notary ID # 13046801
Expires August 26, 2027

Lien Holders Release

I, RAMONA K. PULLIN, owner and holder of a lien (or liens) upon the land described herein, do hereby ratify and confirm said subdivision and dedication(s), and do hereby in all things subordinate to said subdivision and dedication the lien (or liens) owned and held by me against said land.

Witness my hand in Rockport, Aransas County, Texas, this 24 day of

Ramona K. Pullin

Signature of Lien holder

Ramona K. Pullin

Printed Name

Notary Acknowledgment

State of Texas
County of Aransas

Before me, the undersigned authority on this day personally appeared

RAMONA K. PULLIN

name of owner(s)

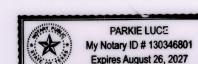
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Given under my hand and seal of office, this 8th day of

JUNE, 2024

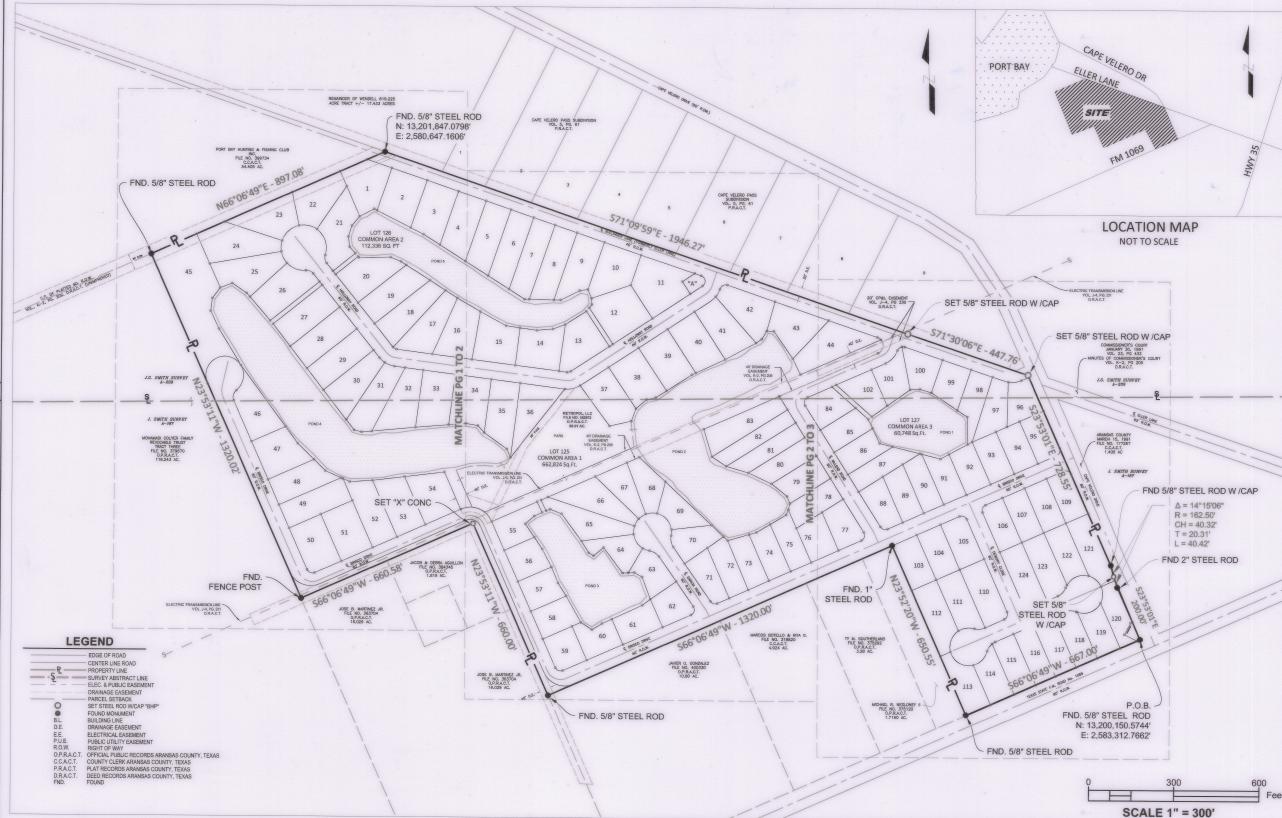
Parker Luce

Notary Public, in and for the State of Texas


 PARKIE LUCE
My Notary ID # 13046801
Expires August 26, 2027

FILE NAME: 4325002-SDP-01.dwg

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LUCAS RANCH SUBDIVISION
ARANSAS, COUNTY, TEXAS

METES & BOUNDS DESCRIPTION

BEING 88.0072 ACRES OF LAND LOCATED IN THE J. SMITH SURVEY, A-238, AND THE J. SMITH SURVEY, A-189, SAID 88.0072 ACRES ENCOMPASSING ALL OF LOTS ONE (1) AND TWO (2) AND PORTIONS OF LOTS SIXTEEN (16), SEVENTEEN (17), AND EIGHTEEN (18), BLOCK NO. 2, OF THE C.B. LUCAS RANCH SUBDIVISION, ARANSAS COUNTY, TEXAS, RECORDED IN VOLUME 2, PAGE 7, MAP RECORDS OF ARANSAS COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND DESCRIBED AS THAT CERTAIN 88.01 ACRE TRACT OF LAND CONVEYED TO METROPOL, LLC, BY WARRANTY DEED AND RECORDED UNDER FILE NO. 362372, OFFICIAL PUBLIC RECORDS OF ARANSAS COUNTY, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8" steel rod (NORTHING: 13,200,150.5744', EASTING: 2,583,312.7662') found at the intersection of the west right-of-way line of Cape Velero Drive (60' right-of-way) and the north right-of-way line of Texas State F.M. Road No. 1069 (60' right-of-way) for the SOUTHEAST corner of the herein described tract and the PLACE OF BEGINNING for this survey;

THENCE South 66°06'49" West, along said northerly right-of-way of Texas State F.M. Road No. 1069 for a distance of 667.00 feet to a 5/8" steel rod found for the most easterly corner of a 1,7160 acre tract described under File No. 375120 in the Official Public Records Aransas County, Texas, and the most southerly corner of the herein described tract;

THENCE North 23°52'20" West, along the east line of said 1,7160 acre tract for a distance of 650.55 feet to a 1" steel rod found for an interior corner of said 88.0072 acre tract;

THENCE South 66°06'40" West, a distance of 1320.00 feet to a 5/8" inch steel rod found on the east property line of a 16.029 acre tract of land recorded under File No. 363704 in the Official Public Records Aransas County, Texas, same being the west corner of a 10.80 acre tract of land recorded under File No. 385821 in the Official Public Records Aransas County, Texas for the most southerly southwest corner of the herein described tract;

THENCE North 23°53'11" West, a distance of 660.00 feet to an "X" chiseled in concrete for the north corner of a 1.819 acre tract of land recorded under File No. 384345 in the Official Public Records Aransas County, Texas for an interior corner of the herein described tract;

THENCE South 66°06'49" West, a distance of 660.58 feet to a fence post found for the west corner of said 16.029 acre tract on the east property line of a 119.243 acre tract of land recorded under File No. 397670 in the Official Public Records Aransas County, Texas for the most westerly southwest corner of the herein described tract;

THENCE North 23°53'11" West, along the east property line of said 119.243 acre tract of land, a distance of 1320.02 feet to a 5/8" inch steel rod found on the south line of a 54.405 acre tract of land described under File No. 399734 in the County Clerk's Office, Aransas County, Texas, same being the centerline of a platted 60' unimproved right-of-way recorded under Volume K-2, Page 209 in the Deed Records of Aransas County, Texas, for the most westerly corner of the herein described tract;

THENCE North 66°06'49" East, along the south line of said 54.405 acre tract and the centerline of said platted 60' unimproved right-of-way, a distance of 897.08 feet to a 5/8" inch steel rod found at the southwest line of a 17.433 acre tract being a remainder of Wendell 819.225 acre tract, in the centerline of a 60' right-of-way named Eller Lane by Commissioner's Court under Volume 23, Page 433, and the Minutes of Commissioner's Court, recorded under Volume K-2, Page 209, in the Deed Records of Aransas County, Texas, for the most northerly corner of the herein described tract;

THENCE South 71°09'59" East, along the southerly line of Cape Velero Pass Subdivision, recorded under Volume 5, Page 61 in the Plat Records of Aransas County, Texas, a distance of 1946.27 feet to a 5/8" steel rod with cap stamped "BHP" set for an angle point of the herein described tract;

THENCE South 71°30'06" East, continuing along the southerly line of said Cape Velero Pass Subdivision, a distance of 447.76 feet to the west right-of-way line of Cape Velero Drive (60' right-of-way), same being the southerly line of said Cape Velero Pass Subdivision, a distance of 447.76 feet to the west right-of-way line of Cape Velero Drive (60' right-of-way), a curve to the RIGHT, having an arc length of 40.42 feet, a radius of 162.50 feet a delta angle of 14°15'06", and a chord bearing and distance of 516° 45' 28"E, 40.32 feet to a set 1/8" steel rod with cap stamped "BHP".

THENCE continuing along said west right-of-way line of Cape Velero Drive (60' right-of-way), a curve to the LEFT, having an arc length of 40.42 feet, a radius of 162.50 feet a delta angle of 14°15'06", and a chord bearing and distance of 516° 45' 28"E, 40.32 feet to a 2" steel rod.

THENCE South 23°53'01" East, continuing along said west right-of-way line of Cape Velero Drive (60' right-of-way), a distance of 200.00 feet to the POINT OF BEGINNING and containing 88.0072 acres (3,833,595 square feet) of land, more or less.

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Surveyor Certification

State of Texas
County of Aransas

This is to certify that I, Angela X. Pham, Registered Professional Land Surveyor in the State of Texas, have plotted this subdivision from an actual survey made under my supervision on the ground on or during 2023; that all monuments, block corners, angle points and points of curve are, or will be properly marked with iron rods a minimum of 1/2" inch in diameter and 24 inches in length with cap stamped "BHP".

This subdivision is located in Flood Zone AE & X according to FIRM Community Panel No. 0240G, dated 02-17-2016, Base Flood Elevation 7 ft & 1/4 ft.

Date JUNE 8th 2024

Signature

 Angela X. Pham, RPLS
Texas Registration No. 5878


County Engineer's Certification

I, (David Reid), do hereby certify that the plat of this subdivision complies with the Subdivision Regulations of Aransas County, Texas and Design Standards applicable thereto, this 19 day of JUNE, 2024.

Date



 Signature of County Engineer
DAVID J. REID
79858
REGISTERED
ENGINEER


County Judge Approval Certification

I, (Judge Ray A. Garza), Aransas County Judge, upon approval and recommendation by the County Engineer and in accordance with the Aransas County Subdivision Regulations, do hereby certify that this subdivision plat complies with the aforementioned regulations as such and order said plat filed of record in the Office of the County Clerk of Aransas County, Texas this 1 day of July 2024.


 County Judge

Environmental Health

State of Texas
County of Aransas

This plat of this herein described property is approved by the Director of Environmental Health of Aransas County, Texas.

This the 27 day of June, A.D. 2024


 Director of Environmental Health

Firm Name and Address

BHP ENGINEERING & CONSTRUCTION, LP.
TBPE FIRM # 1717
715 DAY PARK AVE
CORPUS CHRISTI, TEXAS 78708
(361) 693-6200
www.bhpeng.com

County Clerk's Certification

State of Texas
County of Aransas

I, Misty Kimbrough, Clerk of the County Court in and for Aransas County, Texas, do hereby certify that the foregoing instrument of record, dated the 8th day of June, A.D. 2024, with its certificate of authentication was filed for record in my office the 2nd day of July, A.D. 2024, at 8:56 o'clock A.M., and duly recorded the 2nd day of July, A.D. 2024 at 8:56 o'clock A.M. in the Plat Records of Aransas County, Texas in Volume 8, Page 109.

Witness my hand and seal of the County Court, in and for Aransas County, Texas, at office in Rockport, Texas, the day and year last written above.


 Misty Kimbrough
Clerk

 By: Deputy
Clerk File No: 405712

SHEET 1 OF 4