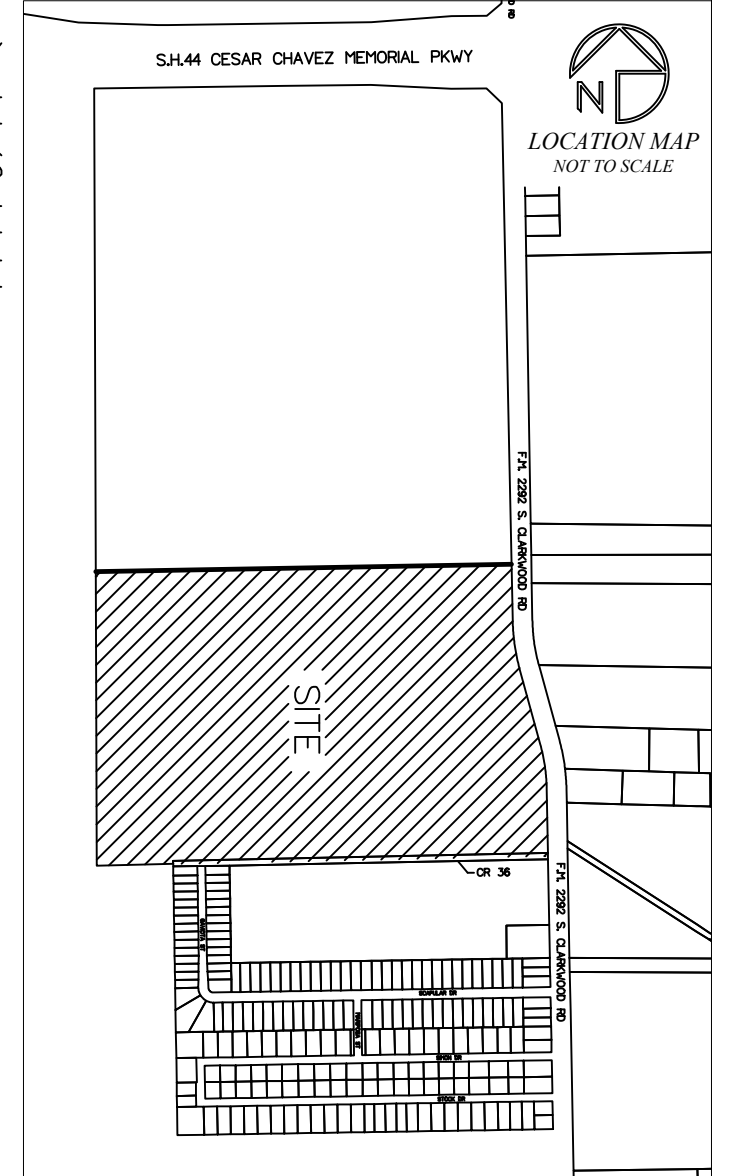


Master Preliminary Plat of CLARKWOOD ESTATES

BEING A TOTAL OF 87.57 ACRES OUT OF
A 254.07 ACRE TRACT OF LAND
DESCRIBED IN DOC # 2019023660 OFFICIAL
PUBLIC RECORDS OF NUECES COUNTY, TEXAS.

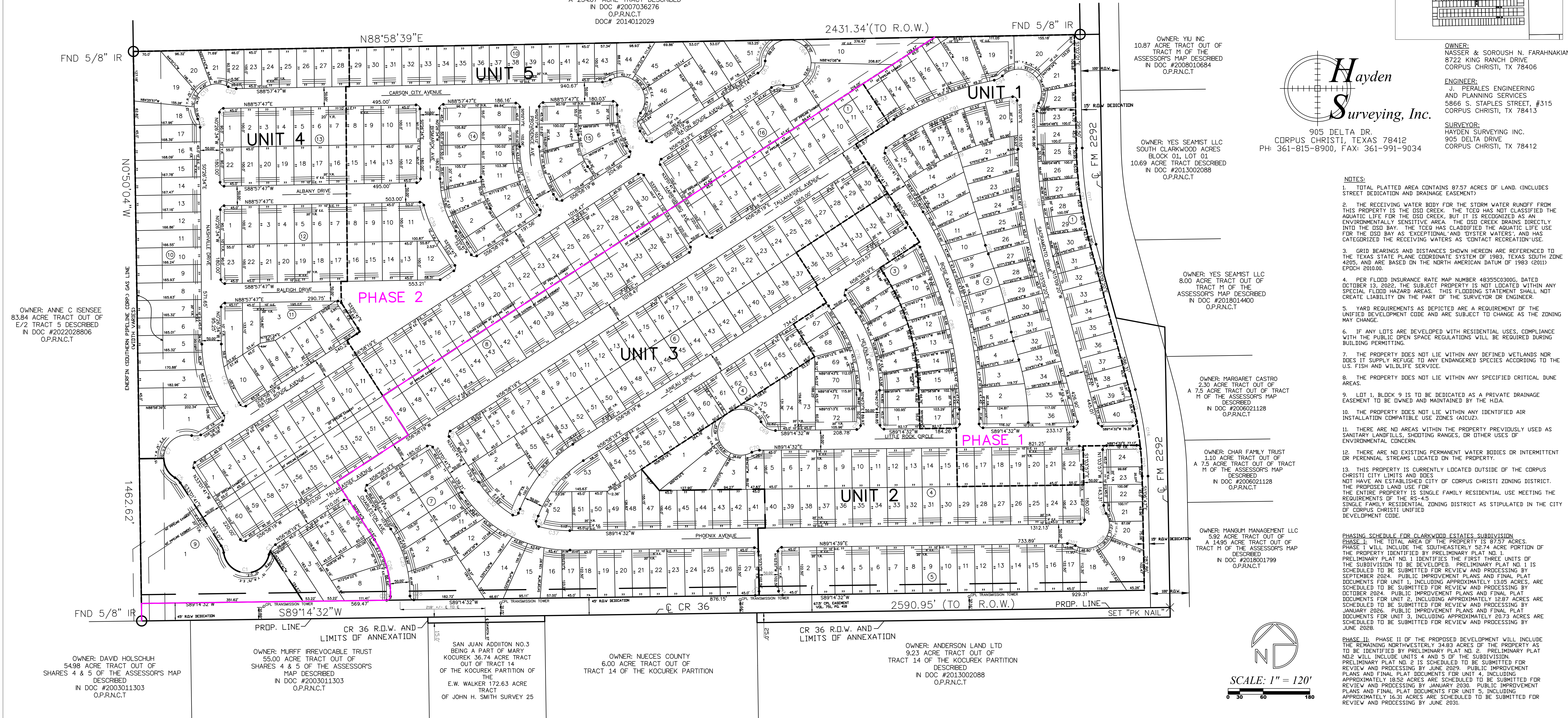
LEGEND:

- PLAT BOUNDARY
- ROAD CENTERLINE
- - - EASEMENT LINES
- UNITS LINE
- PHASING LINE



CURVE TABLE						CURVE TABLE						CURVE TABLE						CURVE TABLE							
NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE	NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE	NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE	NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE		
C1	161.99	32.49	166.47	59.00	S87°35'58"E	116.49	C32	29.43	01	123.43	275.00	S45°53'11"E	122.40	C67	90°00'00"	15.71	10.00	N11°58'19"E	14.14	C102	52°43'31"	23.60	250.00	S13°37'39"E	23.59
C2	28°15'29"	18.79	41.00	N19°35'58"W	18.83	C33	89°54'59"	17.44	10.00	N71°7'59"E	15.31	C68	272°21'14"	280.45	58.00	S16°47'58"W	87.71	C103	15°39'17"	16.94	600.00	N 8°30'18"W	163.43		
C3	49°24'04"	32.49	41.00	S34°16'18"W	31.64	C34	38°37'37"	217.63	350.00	S39°09'28"W	214.14	C69	82°43'46"	45.60	41.00	S68°53'18"E	43.29	C104	104°24'09"	18.25	10.00	N37°02'44"E	15.80		
C4	90°00'00"	15.71	10.00	S78°01'41"E	14.14	C35	35°37'37"	186.54	300.00	S39°09'28"W	183.55	C70	28°37'19"	20.48	41.00	S74°58'00"W	20.27	C105	89°41'12"	15.65	10.00	N45°54'33"W	14.10		
C5	26°15'29"	18.79	41.00	N46°09'25"W	18.63	C36	95°16'51"	16.63	10.00	S26°17'46"E	14.78	C71	89°21'24"	15.68	10.00	N46°08'21"W	14.12	C106	90°18'36"	15.76	10.00	N44°05'21"E	14.18		
C6	90°00'00"	15.71	10.00	S11°58'19"W	14.14	C37	87°02'02"	80.72	10.00	S82°20'47"E	80.44	C72	87°02'02"	15.71	10.00	N43°57'10"E	14.16	C107	29°42'28"	21.26	41.00	N79°54'06"W	21.02		
C7	161.99	32.49	166.47	59.00	S21°32'37"W	116.49	C38	90°00'00"	15.71	10.00	N11°58'19"E	14.14	C73	90°00'00"	15.74	10.00	N43°57'10"E	14.16	C108	150°23'55"	154.87	59.00	N43°45'10"E	114.08	
C8	49°24'04"	32.49	41.00	N79°40'21"E	31.64	C39	19°32'59"	102.36	300.00	S23°15'11"E	101.87	C74	92°20'46"	18.12	10.00	S44°33'19"E	14.43	C109	30°22'50"	21.74	41.00	S16°19'22"E	21.49		
C9	90°00'00"	15.71	10.00	N11°58'19"E	14.14	C40	72°33'37"	13.54	10.00	N32°13'27"W	12.53	C75	89°58'28"	15.69	10.00	S48°10'10"W	14.13	C110	43°32'24"	70.64	890.00	N 7°28'07"W	70.83		
C10	90°00'00"	15.71	10.00	S78°01'41"E	14.14	C41	89°24'21"	15.60	10.00	N44°15'56"E	14.07	C76	32°21'03"	183.50	325.00	N16°51'09"W	181.08	C111	90°21'58"	15.77	10.00	S44°04'02"W	14.19		
C11	32°35'06"	187.68	330.00	S16°44'08"E	185.16	C42	90°35'39"	15.81	10.00	N45°44'24"W	14.22	C77	90°00'00"	15.71	10.00	N78°01'42"W	14.14	C112	85°02'36"	14.84	10.00	N48°13'51"W	13.52		
C12	32°35'06"	187.68	330.00	S16°44'08"E	185.16	C43	90°00'00"	15.71	10.00	S43°57'27"W	14.14	C78	90°00'00"	15.71	10.00	S11°58'19"W	14.14	C113	89°33'08"	17.38	10.00	N39°28'17"E	15.27		
C13	89°24'21"	15.60	10.00	S44°15'56"W	14.07	C44	32°35'06"	142.18	250.00	S18°44'08"E	140.27	C79	32°03'03"	211.74	375.00	N18°01'09"W	208.91	C114	75°33'49"	13.91	10.00	S52°57'14"E	12.98		
C14	90°35'39"	15.81	10.00	S45°44'24"W	14.22	C45	90°00'00"	15.71	10.00	S78°01'41"E	14.14	C80	90°04'54"	15.72	10.00	S45°42'54"E	14.15	C115	57°07'37"	79.64	890.00	N12°52'06"W	79.61		
C15	89°24'21"	15.60	10.00	S44°15'56"W	14.07	C46	32°35'06"	85.31	150.00	S18°44'08"E	84.16	C81	30°49'17"	295.86	350.00	N17°37'02"W	292.31	C116	14°16'14"	225.41	905.00	N 8°17'47"W	224.82		
C16	90°35'39"	15.81	10.00	S45°44'24"E	14.22	C47	90°02'50"	15.72	10.00	N44°01'17"W	14.15	C82	90°00'00"	15.71	10.00	N78°01'41"W	14.14	C117	14°15'39"	250.25	1005.00	N 8°10'18"W	249.72		
C17	89°24'21"	15.60	10.00	S44°15'56"W	14.07	C48	32°59'24"	158.34	275.00	S16°31'59"E	156.16	C83	90°00'00"	15.71	10.00	N11°58'19"E	14.14								
C18	31°27'41"	22.51	41.00	N16°10'25"W	22.23	C49	90°00'00"	15.71	10.00	N11°58'19"E	14.14	C84	96°22'20"	16.82	10.00	N74°50'31"W	14.91								
C19	150°32'58"	155.03	59.00	S43°22'13"W	114.12	C50	90°00'00"	15.71	10.00	S78°01'41"E	14.14	C85	25°58'43"	433.01	955.00	N13°39'59"W	429.31								
C20	29°42'55"	21.24	41.00	S78°01'41"E	21.00	C51	32°59'24"	129.20	225.00	S18°31'59"E	127.77	C86	89°52'26"	15.69	10.00	N44°17'09"E	14.13								
C21	58°00'33"	10.12	10.00	N62°01'57"W	9.70	C52	89°00'03"	15.53	10.00	S44°27'45"W	14.02	C87	90°04'54"	15.72	10.00	S45°42'54"E	14.15								
C22	90°00'00"	15.71	10.00	N11°58'19"E	14.14	C53	32°59'24"	86.37	150.00	S18°31'59"E	85.18	C88	30°22'24"	532.76	1005.00	N19°47'44"W	526.55								
C23	90°00'00"	15.71	10.00	S11°58'19"W	14.14	C54	90°00'00"	15.71	10.00	N78°01'41"W	14.14	C89	28°03'33"	318.78	700.00	S57°17'57"W	318.03								
C24	90°00'00"	15.71	10.00	N78°01'41"W	14.14	C55	90°09'55"	15.74	10.00	N11°53'22"E	14.16	C90	87°29'18"	15.27	10.00	S10°42'58"W	13.83								
C25	33°09'58"	176.55	305.00	N16°26'42"W	174.10	C56	32°59'24"	86.37	150.00	S18°31'59"E	85.18	C91	27°03'24"	354.17	750.00	S67°59'19"W	350.89								
C26	33°19'21"	146.68	255.54	N16°20'47"W	146.59	C57	90°59'57"	15.88	10.00	N45°32'59"E	14.26	C92	97°52'57"	171.01	10.00	N49°45'36"E	15.03								
C27	89°55'09"	15.69	10.00	N44°17'13"E	14.13	C58	29°18'13"	20.97	41.00	N74°18'40"E	20.74	C93	19°53'47"	277.81	800.00	S68°40'16"W	276.41								
C28	90°53'30"	15.86	10.00	S45°18'28"E	14.25	C59	156°06'35"	160.75	59.00	N42°17'09"W	115.44	C94	33°24'28"	23.91	41.00	N61°54'56"E	23.57								
C29	57°43'41"	327.45	325.00	S61°53'31"E	313.78	C60	68°47'50"	49.23	41.00	S 1°22'14"W	46.33	C95	16°32'35"	168.30	58.00	N53°04'01"W	116.77								
C30	90°00'00"	15.71	10.00	N78°01'41"W	14.14	C61	90°00'00"	15.71	10.00	S78°01'41"E	14.14	C96	29°11'17"	21.24	41.00	S12°00'40"E	11.68								
C31	90°00'00"	15.71	10.00	S11°58'19"W	14.14	C62	90°00'00"	15.71	10.00	S11°58'19"W	14.14	C97	14°16'24"	254.10	1020.00	S 8°10'18"E	253.44								
C32	52°26'54"	37.53	41.00	N30°44'52"E	36.23	C63	52°26'54"	37.53	41.00	N30°44'52"E	36.23	C98	14°16'24"	291.47	1170.00	S 8°10'18"E	290.71								
C33	90°00'00"	15.71	10.00	N78°01'41"W	14.14	C64	27°10'15"	285.42	59.00	N36°53'27"W	282.29	C99	14°16'24"	278.01	1120.00	S 8°10'18"E	278.29								
C34	44°43'21"	32.00	41.00	S79°20'00"W	31.20	C65	44°43'21"	32.00	41.00	S79°20'00"W	31.20	C100	52°43'31"	23.60	250.00	S19°02'10"E	23.59								
C35	90°00'00"	15.71	10.00	S78°01'41"E	14.14	C66	90°00'00"	15.71	10.00	S78°01'41"E	14.14	C101	10°49'02"	209.18	1108.00	N16°18'55"W	208.87								

OWNER: DANNY JAUER
70.00 ACRE TRACT OUT OF
A 254.07 ACRE TRACT DESCRIBED
IN DOC #2007036276
O.P.R.N.C.T
DOC # 2014012029



Hayden
Surveying, Inc.
905 DELTA DR.
CORPUS CHRISTI, TEXAS 78412
PH: 361-815-8900, FAX: 361-991-9034

- NOTES:**
- TOTAL PLATTED AREA CONTAINS 87.57 ACRES OF LAND. (INCLUDES STREET DEDICATION AND TRAINING EASEMENT)
 - THE RECEIVING WATER BODY FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OGD CREEK. THIS PROPERTY HAS NOT CLASSIFIED THE AQUATIC LIFE FOR THE OGD CREEK, BUT IT IS RECOGNIZED AS AN ENVIRONMENTALLY SENSITIVE AREA. THE OGD CREEK DRAINS DIRECTLY INTO THE OGD BAY. THE TOED HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OGD BAY AS "EXCEPTIONAL AND DYSYER WATERS", AND HAS CATEGORIZED THE RECEIVING WATERS AS "CONTACT RECREATION" USE.
 - GRID BEARINGS AND DISTANCES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE 4205, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83) EPOCH 2010.00.
 - PER FLOOD INSURANCE RATE MAP NUMBER 48355C03000, DATED OCTOBER 13, 2022, THE SUBJECT PROPERTY IS NOT LOCATED WITHIN ANY SPECIAL FLOODED HAZARD AREAS. THIS FLOODING STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR OR ENGINEER.
 - YARD REQUIREMENTS AS DEPICTED ARE A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND ARE SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
 - IF ANY LOTS ARE DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE PUBLIC OPEN SPACE REGULATIONS WILL BE REQUIRED DURING BUILDING PERMITTING.
 - THE PROPERTY DOES NOT LIE WITHIN ANY DEFINED WETLANDS NDR DOES IT SUPPLY REFUGE TO ANY ENDANGERED SPECIES ACCORDING TO THE U.S. FISH AND WILDLIFE SERVICE.
 - THE PROPERTY DOES NOT LIE WITHIN ANY SPECIFIED CRITICAL DUNE AREAS.
 - LOT 1, BLOCK 9 IS TO BE DEDICATED AS A PRIVATE DRAINAGE EASEMENT TO BE OWNED AND MAINTAINED BY THE HDA.
 - THE PROPERTY DOES NOT LIE WITHIN ANY IDENTIFIED AIR INSTALLATION COMPATIBLE USE ZONES (AICUZ).
 - THERE ARE NO AREAS WITHIN THE PROPERTY (PREVIOUSLY USED AS SANITARY LANDFILLS, SHOOTING RANGES, OR OTHER USES OF ENVIRONMENTAL CONCERN).
 - THERE ARE NO EXISTING PERMANENT WATER BODIES OR INTERMITTENT OR PERENNIAL STREAMS LOCATED ON THE PROPERTY.
 - THIS PROPERTY IS CURRENTLY LOCATED OUTSIDE OF THE CORPUS CHRISTI CITY LIMITS AND DOES NOT HAVE AN ESTABLISHED CITY OF CORPUS CHRISTI ZONING DISTRICT. THE PROPOSED LAND USE FOR THE ENTIRE PROPERTY IS SINGLE FAMILY RESIDENTIAL USE MEETING THE REQUIREMENTS OF THE RS-4.5 SINGLE FAMILY RESIDENTIAL ZONING DISTRICT AS STIPULATED IN THE CITY OF CORPUS CHRISTI UNIFIED DEVELOPMENT CODE.

PHASING SCHEDULE FOR CLARKWOOD ESTATES SUBDIVISION
PHASE I: THE TOTAL AREA OF THE PROPERTY IS 87.57 ACRES. PHASE I WILL INCLUDE THE SOUTHEASTERLY 52.74 ACRE PORTION OF THE PROPERTY IDENTIFIED BY PRELIMINARY PLAT NO. 1. PRELIMINARY PLAT NO. 1 IDENTIFIES THE FIRST THREE UNITS OF THE SUBDIVISION TO BE DEVELOPED. PRELIMINARY PLAT NO. 1 IS SCHEDULED TO BE SUBMITTED FOR REVIEW AND PROCESSING BY SEPTEMBER 2024. PUBLIC IMPROVEMENT PLANS AND FINAL PLAT DOCUMENTS FOR UNIT 1, INCLUDING APPROXIMATELY 1305 ACRES, ARE SCHEDULED TO BE SUBMITTED FOR REVIEW AND PROCESSING BY OCTOBER 2024. PUBLIC IMPROVEMENT PLANS AND FINAL PLAT DOCUMENTS FOR UNIT 2, INCLUDING APPROXIMATELY 1287 ACRES, ARE SCHEDULED TO BE SUBMITTED FOR REVIEW AND PROCESSING BY JANUARY 2026. PUBLIC IMPROVEMENT PLANS AND FINAL PLAT DOCUMENTS FOR UNIT 3, INCLUDING APPROXIMATELY 2073 ACRES, ARE SCHEDULED TO BE SUBMITTED FOR REVIEW AND PROCESSING BY JUNE 2028.

PHASE II: PHASE II OF THE PROPOSED DEVELOPMENT WILL INCLUDE THE REMAINING NORTHWESTERLY 34.83 ACRES OF THE PROPERTY AS TO BE IDENTIFIED BY PRELIMINARY PLAT NO. 2. PRELIMINARY PLAT NO. 2 WILL INCLUDE UNITS 4 AND 5 OF THE SUBDIVISION. PRELIMINARY PLAT NO. 2 IS SCHEDULED TO BE SUBMITTED FOR REVIEW AND PROCESSING BY JUNE 2025. PUBLIC IMPROVEMENT PLANS AND FINAL PLAT DOCUMENTS FOR UNIT 4, INCLUDING APPROXIMATELY 1852 ACRES, ARE SCHEDULED TO BE SUBMITTED FOR REVIEW AND PROCESSING BY JANUARY 2028. PUBLIC IMPROVEMENT PLANS AND FINAL PLAT DOCUMENTS FOR UNIT 5, INCLUDING APPROXIMATELY 1631 ACRES, ARE SCHEDULED TO BE SUBMITTED FOR REVIEW AND PROCESSING BY JUNE 2031.

