

# PLAT OF CALLICOATTE ESTATES UNIT 5 - PHASE I

A 12.326 ACRE TRACT OUT OF A 24.620 ACRE TRACT DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2015045970, OFFICIAL PUBLIC RECORDS NUECES COUNTY, TEXAS, SAID 12.326 ACRE TRACT ALSO BEING OUT OF THE GREGORIO FARIAS GRANT, ABSTRACT NO. 592, NUECES COUNTY, TEXAS.



**Brister Surveying**  
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STATE OF TEXAS  
COUNTY OF NUECES

WE, MVR CONSTRUCTION, INC., A TEXAS CORPORATION, OWNER, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN HEREON, WE HAVE HAD SAID LAND SURVEYED AS SHOWN ON THE FOREGOING MAP. THIS MAP HAS BEEN PREPARED FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019

\_\_\_\_\_  
MOHAMMAD REZAEI-NAZARI, DIRECTOR

\_\_\_\_\_  
VAHID REZAEI-NAZARI, DIRECTOR

\_\_\_\_\_  
REZA HADDADZADEH, DIRECTOR

STATE OF TEXAS  
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE, MOHAMMAD REZAEI-NAZARI, VAHID REZAEI-NAZARI, AND REZA HADDADZADEH, EXECUTED THE SAME AS THE ACT AND DEED OF SAID LANDS FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019

\_\_\_\_\_  
NOTARY PUBLIC

STATE OF TEXAS  
COUNTY OF NUECES

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE DEVELOPMENT SERVICES ENGINEER OF THE CITY OF CORPUS CHRISTI, TEXAS.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019

\_\_\_\_\_  
WILLIAM J. GREEN, P.E.  
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS  
COUNTY OF NUECES

THIS FINAL 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 \_\_\_\_\_, 2019

\_\_\_\_\_  
NINA NIXON-MENDEZ, F.A.I.C.P.  
SECRETARY

\_\_\_\_\_  
ERIC VILLARREAL, P.E.  
CHAIRMAN

STATE OF TEXAS  
COUNTY OF NUECES

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019 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 MY OFFICE, IN CORPUS CHRISTI, TEXAS, THE DAY AND YEAR LAST WRITTEN.

NO. \_\_\_\_\_  
FILED FOR RECORD

\_\_\_\_\_  
KARA SANDS, CLERK  
NUECES COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY:

AT \_\_\_\_\_ O'CLOCK \_\_\_\_M

STATE OF TEXAS  
COUNTY OF NUECES

I, RONALD E. BRISTER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF BRISTER SURVEYING, HAVE PREPARED THE FOREGOING MAP FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019

\_\_\_\_\_  
RONALD E. BRISTER  
REGISTERED PROFESSIONAL LAND SURVEYOR



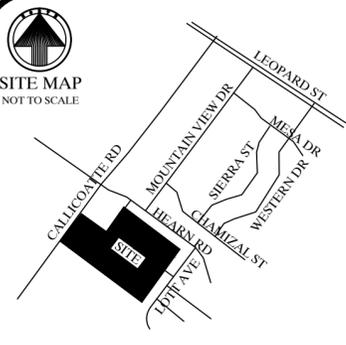
Curve Table				
Curve #	Length	Radius	Delta	Chord
C1	23.57	15.000	090° 01' 21"	S80° 48' 38"W, 21.22
C2	39.26	25.000	089° 59' 10"	N09° 11' 07"W, 35.35
C3	23.57	15.000	090° 01' 04"	N80° 48' 30"E, 21.22
C4	23.56	15.000	090° 00' 16"	S09° 10' 50"E, 21.21
C6	23.56	15.000	089° 58' 50"	N09° 11' 17"W, 21.21
C7	23.56	15.000	090° 00' 11"	S80° 49' 24"W, 21.21
C8	23.56	15.000	090° 00' 00"	S09° 10' 42"E, 21.21
C9	23.56	15.000	090° 00' 00"	N80° 49' 18"E, 21.21
C10	23.56	15.000	090° 00' 00"	S09° 10' 42"E, 21.21
C11	23.56	15.000	090° 00' 00"	S80° 49' 18"W, 21.21
C12	23.56	15.000	090° 00' 00"	N09° 10' 42"W, 21.21
C13	23.56	15.000	090° 00' 00"	N80° 49' 18"E, 21.21
C20	23.56	15.000	090° 00' 00"	N09° 10' 42"W, 21.21
C28	39.28	25.000	090° 01' 21"	N80° 48' 38"E, 35.36

### NOTES:

1. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE NUECES RIVER DOWNSTREAM OF THE CALALLEN SALTWATER INTRUSION DAM LOCATED 1.1 MILES FROM NUECES BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THIS SEGMENT OF THE NUECES RIVER AS "HIGH". TCEQ ALSO CATEGORIZED THE NUECES RIVER AS "CONTACT RECREATION" USE.
2. THE SUBJECT SITE IS NOT LOCATED ON A 100-YEAR FLOOD PLAIN, IN A FLOOD WAY, IN AN IDENTIFIED "FLOOD PRONE AREA", AS DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, PURSUANT TO THE FLOOD DISASTER PROTECTION ACT OF 1973, AS AMENDED, OR AN AREA IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AS AN AREA HAVING SPECIAL FLOOD HAZARDS. THIS PROPERTY IS LOCATED IN FLOOD ZONE "C" AS INDICATED ON PANEL NUMBER 485464 0130 C, DATED JULY 18, 1985, CITY OF CORPUS CHRISTI, TEXAS.
3. BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM, TEXAS STATE PLAIN NAD 83 (93), TEXAS SOUTH ZONE 4205.
4. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE (UDC) AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
5. SET 5/8" RE-BAR WITH CAPS STAMPED "BRISTER SURVEYING" UNLESS NOTED OTHERWISE.
6. THE TOTAL PLATTED AREA IS 12.326 ACRES INCLUDING STREET DEDICATION.
7. DRIVEWAYS ONTO CALLICOATE ROAD ARE PROHIBITED
8. PROPOSED DRIVEWAY ACCESS TO A PUBLIC CITY STREET SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS OUTLINED IN ARTICLE 7 OF THE UDC.
- 9.) LOCATED APPROXIMATELY 7.2 MILES ALONG THE APPROACH TO RUNWAY 13 AT CORPUS CHRISTI INTERNATIONAL AIRPORT. MAY BE SUBJECT TO AIRCRAFT OVERFLIGHT AND NOISE.
- 10.) ALL LOTS AT STREET INTERSECTIONS MUST ADHERE TO VISIBILITY TRIANGLE REQUIREMENTS OF UDC SECTION 4.2.9.

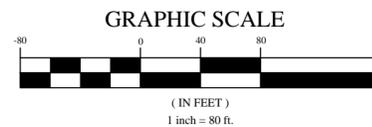


SITE MAP  
NOT TO SCALE



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L1=S36° 37' 52"W 50.00'

- = SET 5/8" RE-BAR
- ⊙ = FOUND 5/8" RE-BAR
- = FOUND 1" IRON PIPE

CALICOATTE ESTATES UNIT 2, BLOCK 21  
VOL. 47, PGS. 37 - 39, M.R.N.C.T.

BLOCK 21, LOT 8  
CALICOATTE  
ESTATES UNIT 2  
VOL. 50, PG. 73,  
M.R.N.C.T.

WILLIAM JOBE  
FARIAS GRANT 1.85 ACRES  
OUT OF TRACT 12, ABSTRACT 592  
VOL. 1017, PG. 528  
D.R.N.C.T.

12.294 ACRES OUT OF  
24.620 ACRES  
OUT OF THE GREGORIO  
FARIAS GRANT  
DOC. NO. 2015045970  
D.T.N.C.T.

4J LAND LTD  
FARIAS GRANT 39.93 ACRES  
OUT OF TRACT 12, ABSTRACT 592  
DOC. NO. 2015004604  
D.R.N.C.T.

