

LOCATION MAP
NOT-TO-SCALE

- LEGEND:**
- = FND 1/2" IRON PIN
 - = SET 1/2" IRON PIN W/
PLASTIC CAP STAMPED "HMT"
 - AC. = ACRES
 - YR. = YARD REQUIREMENT
 - ESMT. = EASEMENT
 - U.E. = UTILITY EASEMENT
 - E.E. = ELECTRIC EASEMENT
 - D.E. = DRAINAGE EASEMENT
 - E.G.T.CA. = ELECTRIC, GAS, TELEPHONE
& CABLE TELEVISION
 - R.O.W. = RIGHT-OF-WAY
 - D.R.N.C.T. = DEED RECORDS, NUECES CO., TX
 - M.R.N.C.T. = MAP RECORDS, NUECES CO., TX
 - O.R.N.C.T. = OFFICIAL RECORDS, NUECES CO., TX
 - ℄ = STREET CENTERLINE
 - 620 = PROPOSED ELEVATION
 - 620 = EXISTING ELEVATION
 - # = BLOCK NUMBER

STATE OF TEXAS §
COUNTY OF NUECES §

WE, LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LAND EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING PLAT, SUBJECT TO A LIEN IN FAVOR OF THAT WE HAVE HAD SAID LAND SURVEYED AND SUBDIVIDED AS SHOWN, THAT STREETS AND EASEMENTS AS SHOWN HAVE BEEN HERETOFORE DEDICATED, OR IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PUBLIC USE FOREVER AND THAT THIS PLAT WAS MADE FOR THE PURPOSES OF DESCRIPTION AND DEDICATION.

THIS THE ____ DAY OF _____, 20____.

OWNER/DEVELOPER: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.,
A TEXAS LIMITED PARTNERSHIP

BY: U.S. HOME LLC, A DELAWARE LIMITED LIABILITY COMPANY (AS SUCCESSOR-IN-INTEREST BY CONVERSION TO U.S. HOME CORPORATION, A DELAWARE CORPORATION), ITS GENERAL PARTNER

BY: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD
100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TX 78216
BY: RICHARD MOTT
VICE PRESIDENT OF LAND DEVELOPMENT

STATE OF TEXAS §
COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY LENNAR HOMES LAND AND CONSTRUCTION, LTD, OF TEXAS.

THIS THE ____ DAY OF _____, 20____.

NOTARY PUBLIC, IN AND FOR THE
STATE OF TEXAS

STATE OF TEXAS §
COUNTY OF NUECES §

WE, _____ (NAME), HEREBY CERTIFY THAT WE ARE THE HOLDERS OF A LIEN ON THE LAND EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING MAP AND THAT WE APPROVE THE SUBDIVISION AND DEDICATION FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

BY: _____

TITLE: _____

STATE OF TEXAS §
COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____ (NAME),

_____ (TITLE), OF _____

THIS THE ____ DAY OF _____, 20____.

NOTARY PUBLIC, IN AND FOR
THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF NUECESL

I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

DOROTHY J. TAYLOR
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6295

STATE OF TEXAS §
COUNTY OF NUECES §

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

BRIA WHITMIRE, P.E.
DEVELOPMENT SERVICES ENGINEER

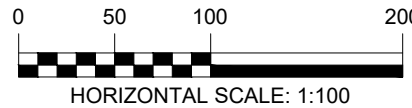
DATE

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

SEE THIS SHEET FOR LINE AND
CURVE TABLES

SUBDIVISION PLAT OF CALALLEN SOUTH UNIT 5

14.795 ACRES OF LAND, A PORTION OF GREGORIO FARIAS GRANT, ABSTRACT 592 AND ALSO BEING A PORTION OF A 117.291 ACRE TRACT OF LAND DESCRIBED BY DEED, DOC. NO. 2019022015 & 2019033565, OFFICIAL RECORDS, NUECES COUNTY, TEXAS



290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPE FIRM F-10961
TBPLS FIRM 10153600

DATE OF PREPARATION: 05/02/2024

NOTES:

- 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.
- THE BASIS OF BEARINGS IS THE STATE OF TEXAS LAMBERT GRID, SOUTH ZONE, NAD 1983.
- THE SUBJECT SITE IS DEPICTED IN FEMA MAP PANEL: 48355C0260G, EFFECTIVE OCTOBER 13, 2022. ZONE X.
- LEGAL DESCRIPTION: 14.852 ACRES OF LAND, A PORTION OF GREGORIO FARIAS GRANT, ABSTRACT 592 AND ALSO BEING A PORTION OF A 117.291 ACRE TRACT OF LAND DESCRIBED BY DEED, DOC. NO. 2019022015 & 201903356, OFFICIAL RECORDS, NUECES COUNTY, TEXAS.
- THE TOTAL PLATTED AREA CONTAINS 14.852 ACRES OF LAND INCLUDING STREET DEDICATIONS.
- THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- SET MONUMENTS AT ALL LOT AND SUBDIVISION CORNERS EXCEPT AS INDICATED OTHERWISE. ALL MONUMENTS AND LOT MARKERS WILL BE SET WITH PLASTIC CAPS STAMPED "HMT" .
- SEE HOMEOWNERS ASSOCIATION DECLARATION, DOC. NO. _____
- THE HOMEOWNERS ASSOCIATION OR PROPERTY OWNERS ASSOCIATION AGREE TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES TO: A. PRIVATE STREETS OCCASIONED BY THE REASONABLE USE OF THE STREETS BY GOVERNMENT SERVICE VEHICLES; OR B. INJURIES OR DAMAGES TO OTHER PERSONS, PROPERTIES OR VEHICLES CLAIMED AS A RESULT OF STREET DESIGN OR CONSTRUCTION. THE HOME OWNERS ASSOCIATION AGREES THAT THE PRIVATE STREETS ARE PROVIDING PUBLIC ACCESS.
- ALL SUBDIVISION ACCESS TO MEET CURRENT TXDOT ACCESS GUIDELINES AND APPROVAL.
- NO DRAINAGE TO STATE OF TEXAS HIGHWAY RIGHT-OF-WAY ALLOWED.
- IT SHALL BE PERMISSIBLE FOR LOTS THAT SERVE AS PIPELINE EASEMENTS TO DRAIN INTO ADJACENT LOTS FOR STORM WATER RUNOFF. SAID RUNOFF SHALL NOT BE BLOCKED.
- NO PRIVATE DRIVEWAY ACCESS ONTO **EMORY DRIVE** BLOCK 10, LOT 10, BLOCK 11, LOT 8, BLOCK 15, LOT 29, AND BLOCK 16, LOT 1.

Approved by the Planning
Commission on May 15, 2024

STATE OF TEXAS
COUNTY OF NUECES

THE 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 _____ A.D. 20____.

MICHAEL MILLER
CHAIRMAN

AL RAYMOND III, AIA
SECRETARY

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 THE MAP RECORDS OF SAID COUNTY IN VOLUME ____

PAGE ____ INSTRUMENT NUMBER _____, WITNESS MY HAND

AND SEAL OF THE COUNTY COURT IN AND FOR SAID COUNTY AT OFFICE IN

CORPUS CHRISTI, NUECES COUNTY, TEXAS, THE DAY AND YEAR LAST WRITTEN.

BY: _____
DEPUTY

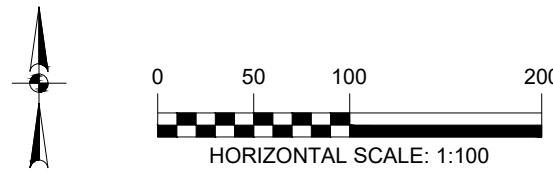
KARA SANDS

COUNTY COURT

NUECES COUNTY, TEXAS

SUBDIVISION PLAT OF
CALALLEN SOUTH UNIT 5

14.795 ACRES OF LAND, A PORTION OF GREGORIO FARIAS GRANT, ABSTRACT 592 AND ALSO BEING A PORTION OF A 117.291 ACRE TRACT OF LAND DESCRIBED BY DEED, DOC. NO. 2019022015 & 2019035565, OFFICIAL RECORDS, NUECES COUNTY, TEXAS

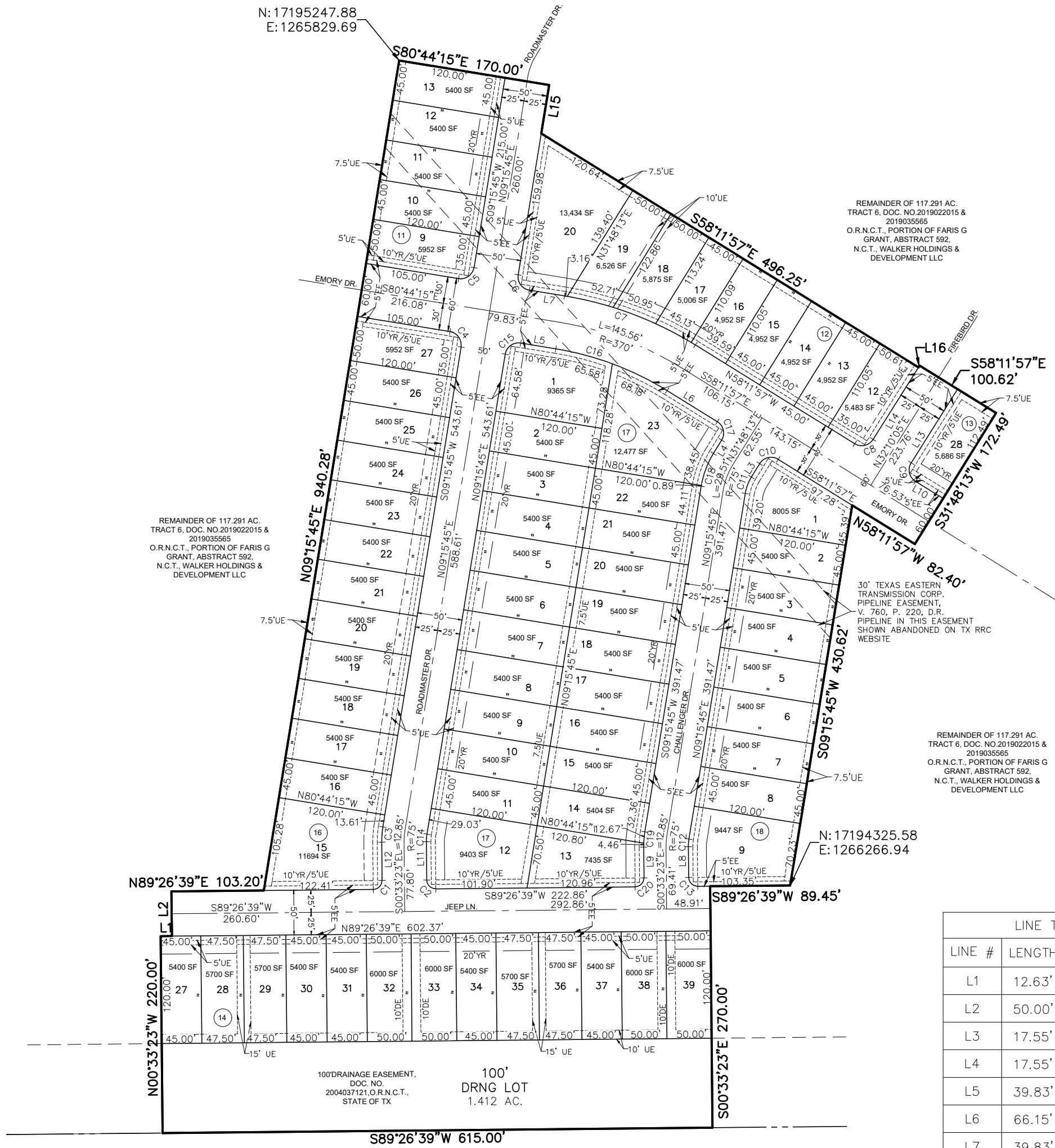


290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPE FIRM F-10961
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DATE OF PREPARATION: 05/02/2024

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LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	12.63'	N89°26'39"E
L2	50.00'	S00°33'23"E
L3	17.55'	N31°48'39"E
L4	17.55'	S31°48'39"W
L5	39.83'	S80°44'15"E
L6	66.15'	S58°11'57"E
L7	39.83'	N80°44'15"W
L8	34.41'	N00°33'23"W
L9	34.41'	S00°33'23"E
L10	36.24'	N58°11'57"W
L11	42.80'	N00°33'23"W
L12	42.80'	N00°33'23"W
L13	97.39'	N32°10'05"E
L14	97.59'	S32°10'05"W
L15	55.02'	S09°15'45"W
L16	2.44'	S32°10'05"W

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

SEE THIS SHEET FOR LINE AND
CURVE TABLES

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C1	15.71'	10.00'	090°00'00"	10.00'	14.14'	N44°26'38"E
C2	15.71'	10.00'	090°00'00"	10.00'	14.14'	S45°33'21"E
C3	17.14'	100.00'	009°49'06"	8.59'	17.12'	S04°21'16"W
C4	23.56'	15.00'	090°00'11"	15.00'	21.21'	N35°44'15"W
C5	23.56'	15.00'	090°00'00"	15.00'	21.21'	N54°15'45"E
C6	23.56'	15.00'	090°00'03"	15.00'	21.21'	S35°44'15"E
C7	157.37'	400.00'	022°32'28"	79.71'	156.35'	N69°28'01"W
C8	23.47'	15.00'	089°37'57"	14.90'	21.15'	N76°59'04"E
C9	23.66'	15.00'	090°21'52"	15.10'	21.28'	S13°00'56"E
C10	23.56'	15.00'	090°00'00"	15.00'	21.21'	S76°48'03"W
C11	19.67'	50.00'	022°32'28"	9.96'	19.54'	S20°31'59"W
C12	8.57'	50.00'	009°49'10"	4.30'	8.56'	S04°21'15"W
C13	15.71'	10.00'	090°00'00"	10.00'	14.14'	S45°33'22"E
C14	8.57'	50.00'	009°49'06"	4.29'	8.56'	S04°21'22"W
C15	23.56'	15.00'	090°00'00"	15.00'	21.21'	S54°15'45"W
C16	133.76'	340.00'	022°32'28"	67.76'	132.90'	N69°28'01"W
C17	23.56'	15.00'	090°01'33"	15.01'	21.21'	N13°12'13"W
C18	39.34'	100.00'	022°32'28"	19.93'	39.09'	S20°31'59"W
C19	12.67'	100.00'	007°15'41"	6.35'	12.66'	S05°37'57"W
C20	15.71'	10.00'	090°00'00"	10.00'	14.14'	N44°26'39"E