

General Notes:

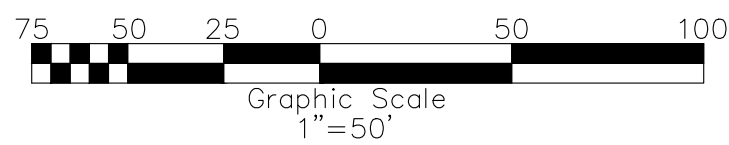
- Total platted area contains 1.572 Acres of Land.
- The receiving water for the storm water runoff from this property is the Nueces River upstream of the Calallen Salt Water Intrusion Dam located 1.1 miles from Nueces Bay. The TCEQ has classified the aquatic life use for this segment of the Nueces River as "high". TCEQ also categorized the Nueces River as "contact recreation" use. Additional water quality protection measures must be observed for this receiving water due to the TCEQ designation as a "public water supply".
- The yard requirement, as depicted is a requirement of the Unified Development Code and is subject to change as the zoning may change.
- Any access to US Hwy 77 (IH 69) Frontage Rd. shall conform to TxDOT Access Management Manual and Road Design Manual. Access to US Hwy 77 (IH 69) Frontage Rd. shall be reviewed and approved by TxDOT.
- Any storm water discharge to State right-of-way shall be reviewed and approved by TxDOT.
- Access to Lot 9A and future lot to the South along U.S 77 frontage road shall abide by the shared access easement shown on the recorded plat visual diagram. No additional access from U.S 77 frontage shall be granted.

Surveyor's Notes:

- Grid Bearings and Distances shown hereon are referenced to the Texas Coordinate System of 1983, Texas South Zone 4205, and are based on the North American Datum of 1983(2011) Epoch 2010.00.
- Existing Flood Map, by graphic plotting only, this property is currently in Zone "C" of the Flood Insurance Rate Map (FIRM), Community Panel Number 485494 0257 C, City of Corpus Christi, Texas, which bears an revised date of March 18, 1985 and is not in a Special Flood Hazard Area. The existing FIRM Panel 485494 0257 C, is based on the National Geodetic Vertical Datum of 1929 (NGVD).
- Proposed Flood Map, this property is proposed to lie within Zone "X" of the Flood Insurance Rate Map (FIRM), Community Panel Number 48355C0260G, Nueces County, Texas, which bears a preliminary date of May 30, 2018. The Proposed FIRM Panel 48355C0260G is based on the North American Vertical Datum of 1988 (NAVD88).
- Set 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" at all lot corners, unless otherwise noted.

Legend:

- 5/8 Iron Rod with red plastic cap Stamped "URBAN ENGR CCTX" Set
- 5/8 Iron Rod with red plastic cap Stamped "URBAN ENGR CCTX" Found
- ⊙ Aluminum Monument Found



State of Texas
County of Nueces

LD Calallen CCTX Hwy 77, LLC, a Delaware limited liability company, hereby certifies that it is the owner of the lands embraced within the boundaries of the foregoing plat; that it has had said lands surveyed and subdivided as shown; that streets shown are dedicated to the public use forever; that easements 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.

This the _____ day of _____, 20____

By: LD Calallen CCTX Hwy 77, LLC, a Delaware limited liability company,

By: _____
R. Neil Crouch, II, member

State of Texas
County of Nueces

This instrument was acknowledged before me by R. Neil Crouch, II, as member of LD Calallen CCTX Hwy 77, LLC, a Delaware limited liability company, on behalf of said partnership.

This the _____ day of _____, 20____

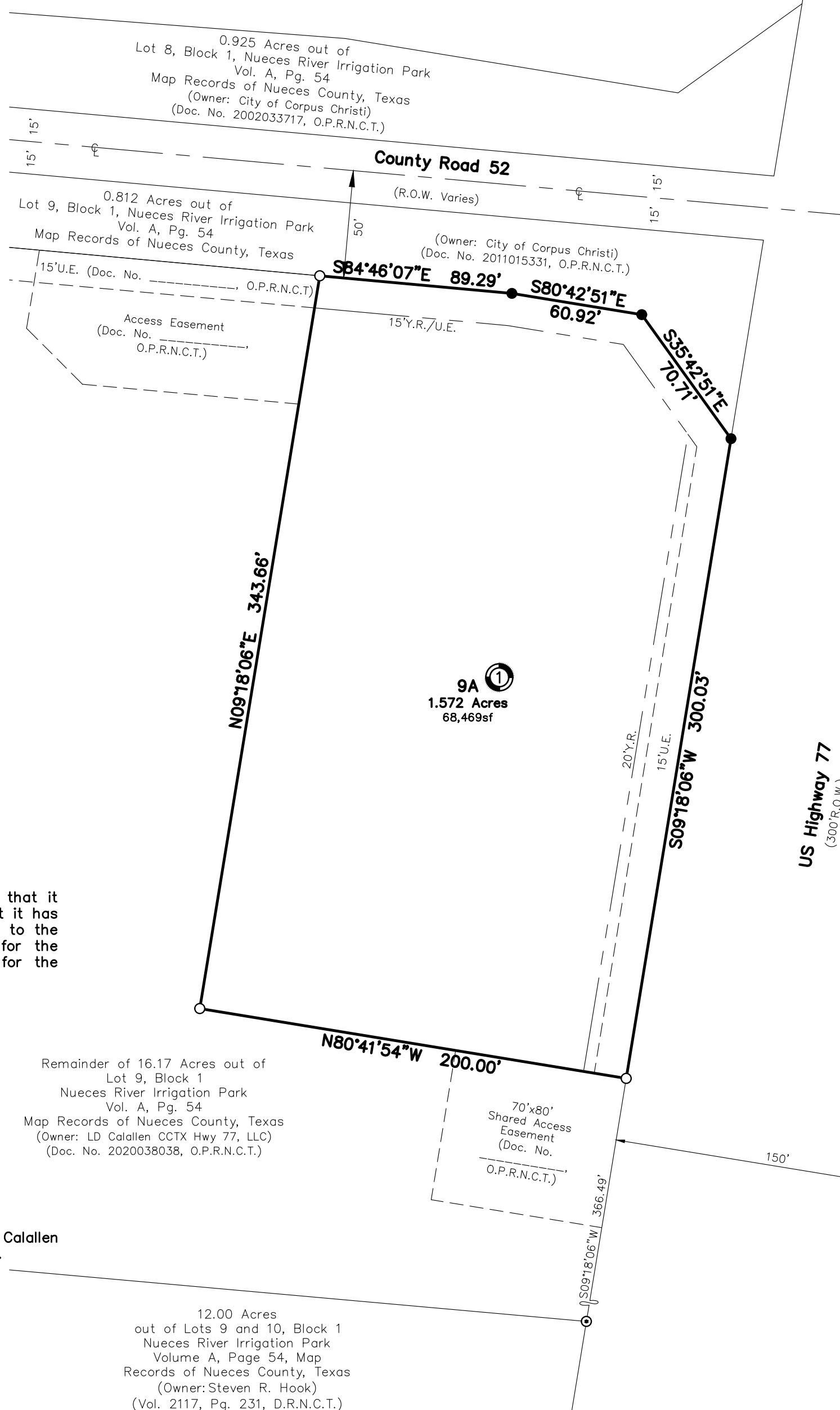
Notary Public in and for the State of Texas

Plat of Nueces River Irrigation Park Block 1, Lot 9A

a 1.572 Acre Tract of Land out of Lot 9, Block 1, Nueces River Irrigation Park, a map of which is recorded in Volume A, Page 54, Map Records of Nueces County, Texas, being the same land referenced in a Special Warranty Deed from TXCT Realty, LLC, a Texas limited liability company, to LD Calallen CCTX Hwy 77, LLC, a Delaware limited liability company, recorded in Document No. 2020038038, Official Public Records of Nueces County, Texas.

3.555 Acres out of
Lot 8, Block 1
Nueces River Irrigation Park
Vol. A, Pg. 54
Map Records of Nueces County, Texas
(Owner: Frederick J. Nemecek, Et Ux)
(Vol. 1426, Pg. 691, D.R.N.C.T.)

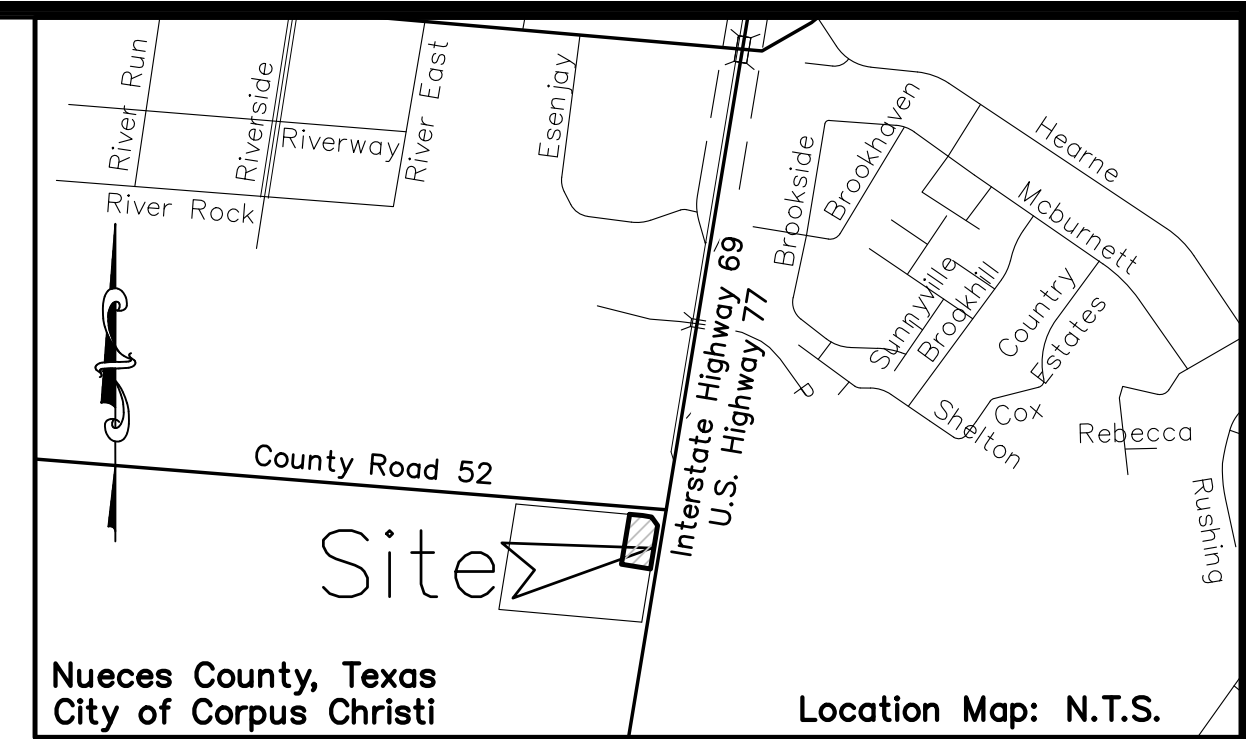
0.925 Acres out of
Lot 8, Block 1, Nueces River Irrigation Park
Vol. A, Pg. 54
Map Records of Nueces County, Texas
(Owner: City of Corpus Christi)
(Doc. No. 2002033717, O.P.R.N.C.T.)



Remainder of 16.17 Acres out of
Lot 9, Block 1
Nueces River Irrigation Park
Vol. A, Pg. 54
Map Records of Nueces County, Texas
(Owner: LD Calallen CCTX Hwy 77, LLC)
(Doc. No. 2020038038, O.P.R.N.C.T.)

9A
1.572 Acres
68,469sf

12.00 Acres
out of Lots 9 and 10, Block 1
Nueces River Irrigation Park
Volume A, Page 54, Map
Records of Nueces County, Texas
(Owner: Steven R. Hook)
(Vol. 2117, Pg. 231, D.R.N.C.T.)



State of Texas
County of Nueces

This final plat of the herein described property was approved by the Department of Development Services of the City of Corpus Christi, Texas.

This the _____ day of _____, 20____

Bria A. Whitmire, P.E., CFM, CPM
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 _____, 20____

Al Raymond III, AIA
Secretary

Kamran Zarghouni
Chairman

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 said County in Volume _____, Page _____, Map Records.

Witness my hand and seal of the County Court, in and for said County, at office in Corpus Christi, Texas, the day and year last written.

No. _____
Filed for Record

Kara Sands, County Clerk
Nueces County, Texas

at _____ O'clock _____M.
_____, 20____

By: _____
Deputy

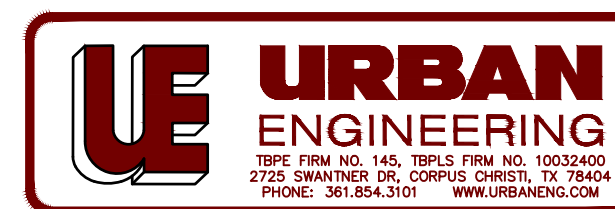
State of Texas
County of Nueces

I, Brian D. Lorentson, a Registered Professional Land Surveyor for Urban Engineering, have prepared the foregoing map from a survey made on the ground under my direction and is true and correct to the best of my knowledge, information and belief; I have been engaged under contract to set all Lot and Block corners as shown herein and to complete such operations with due and reasonable diligence consistent with sound professional practice.

This the _____ day of _____, 20____

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.

Brian D. Lorentson, R.P.L.S.
Texas License No. 6839



Revised: 10/18/22
Submitted: 6/8/22
SCALE: 1"=50'
JOB NO.: 42879.C2.00
SHEET: 1 of 1
DRAWN BY: XG

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urbansurvey1@urbaneng.com