

PLAT OF CALLEN SOUTH UNIT 1 CORPUS CHRISTI, NUECES COUNTY, TEXAS

BASS & WELSH ENGINEERING
FIRM NO. F-52, 3054 S. ALAMEDA ST.

DATE PLOTTED: 9/2/19
COMP. NO.: PLAT-SHT2
JOB NO.: 18036
SCALE: 1" = 60'
PLOT SCALE: SAME
SHEET 2 OF 3

CURVE DATA (THIS SHEET ONLY)

- | | | | |
|--|--|---|---|
| A D=18°14'00"
R=200.00'
T=32.09'
L=63.65'
CB=N71°40'03"W
CH=63.38' | B D=89°56'49"
R=10.00'
T=9.99'
L=15.70'
CB=S54°14'32"W
CH=14.14' | C D=04°22'21"
R=870.80'
T=33.24'
L=66.45'
CB=N60°22'58"W
CH=66.44' | D D=90°01'44"
R=15.00'
T=15.01'
L=25.57'
CB=N76°47'20"E
CH=21.22' |
| E D=89°58'16"
R=15.00'
T=14.99'
L=23.55'
CB=S13°12'40"E
CH=21.21' | F D=22°30'21"
R=100.00'
T=19.90'
L=39.28'
CB=S20°31'18"W
CH=39.03' | G D=22°30'21"
R=150.00'
T=29.84'
L=58.92'
CB=N20°31'18"E
CH=58.54' | H D=90°00'00"
R=10.00'
T=10.00'
L=15.71'
CB=N54°16'08"E
CH=14.14' |
| I D=90°00'00"
R=10.00'
T=10.00'
L=15.71'
CB=S35°43'52"E
CH=14.14' | J D=22°32'05"
R=100.00'
T=19.92'
L=39.33'
CB=S69°27'50"E
CH=39.08' | K D=22°32'05"
R=150.00'
T=29.88'
L=59.00'
CB=N69°27'50"W
CH=58.62' | L D=86°01'10"
R=10.00'
T=9.33'
L=15.01'
CB=S78°47'38"W
CH=13.64' |
| M D=93°58'50"
R=10.00'
T=10.72'
L=16.40'
CB=N69°35'03"W
CH=75.27' | N D=36°37'47"
R=35.00'
T=11.59'
L=22.38'
CB=N38°43'51"E
CH=34.43' | O D=275°33'14"
R=56.00'
T=50.82'
L=269.32'
CB=N69°35'03"W
CH=75.27' | P D=58°55'26"
R=35.00'
T=19.77'
L=35.99'
CB=N38°43'51"E
CH=34.43' |
| Q D=34°14'40"
R=50.00'
T=15.40'
L=29.88'
CB=S18°39'43"W
CH=29.44' | R D=124°14'40"
R=10.00'
T=18.90'
L=21.68'
CB=S26°20'17"E
CH=17.68' | S D=55°45'20"
R=10.00'
T=5.29'
L=9.73'
CB=S63°39'43"W
CH=9.35' | T D=41°24'35"
R=35.00'
T=13.23'
L=25.30'
CB=S19°09'54"E
CH=24.75' |

CURVE DATA (THIS SHEET ONLY)

- | | | |
|---|--|---|
| W D=41°24'35"
R=35.00'
T=13.23'
L=25.30'
CB=S19°09'54"E
CH=24.75' | X D=172°49'09"
R=45.00'
T=717.18'
L=135.73'
CB=S46°32'23"W
CH=89.82' | Y D=90°00'00"
R=10.00'
T=10.00'
L=15.71'
CB=S46°32'23"W
CH=14.14' |
| Z D=41°24'35"
R=35.00'
T=13.23'
L=25.30'
CB=N67°45'20"W
CH=24.75' | AA D=34°14'40"
R=100.00'
T=30.81'
L=59.77'
CB=S18°39'43"W
CH=58.88' | |

PIPELINE EASEMENT NOTES:

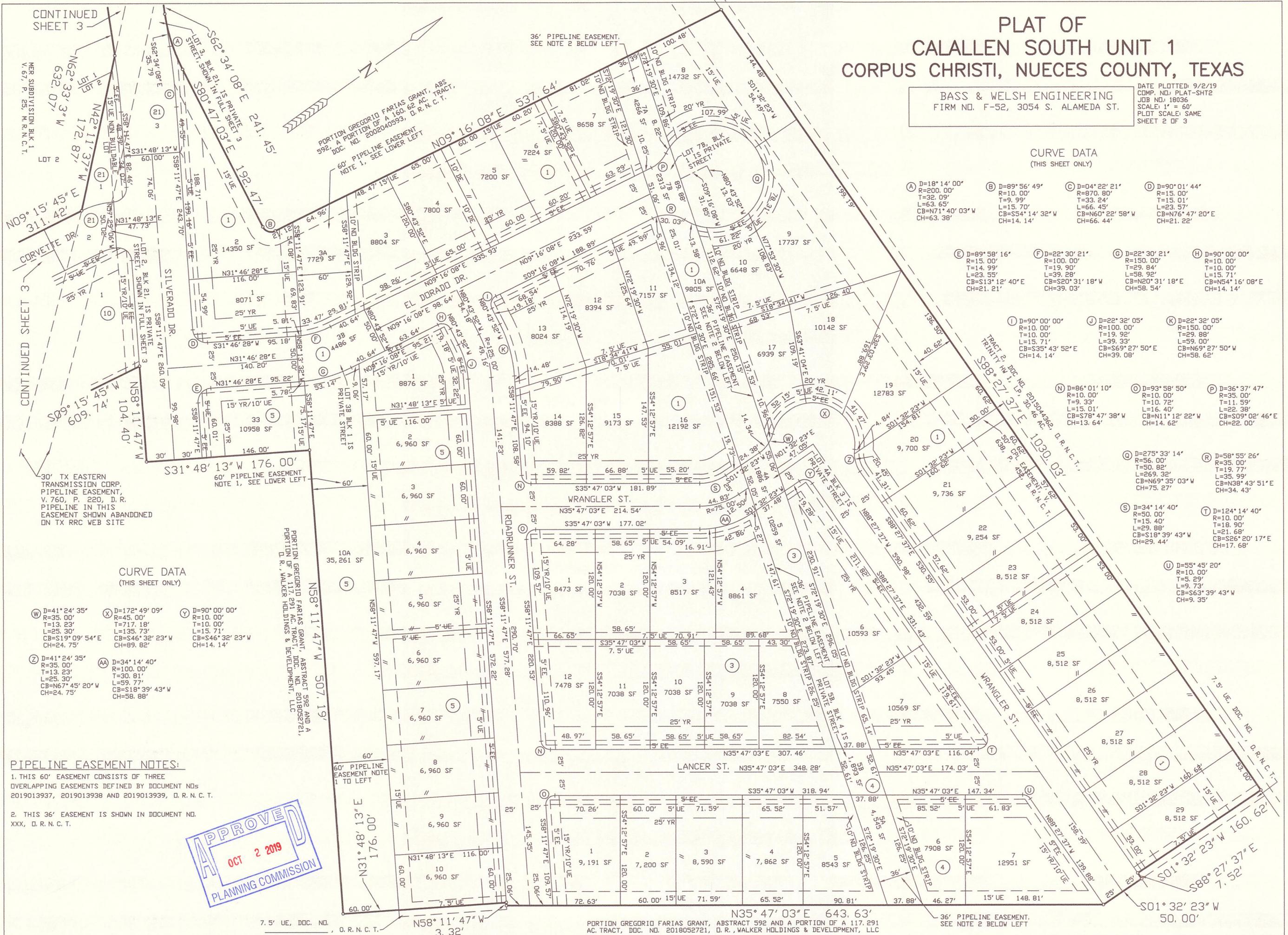
- THIS 60' EASEMENT CONSISTS OF THREE OVERLAPPING EASEMENTS DEFINED BY DOCUMENT NOS 2019013937, 2019013938 AND 2019013939, D. R. N. C. T.
- THIS 36' EASEMENT IS SHOWN IN DOCUMENT NO. XXX, D. R. N. C. T.



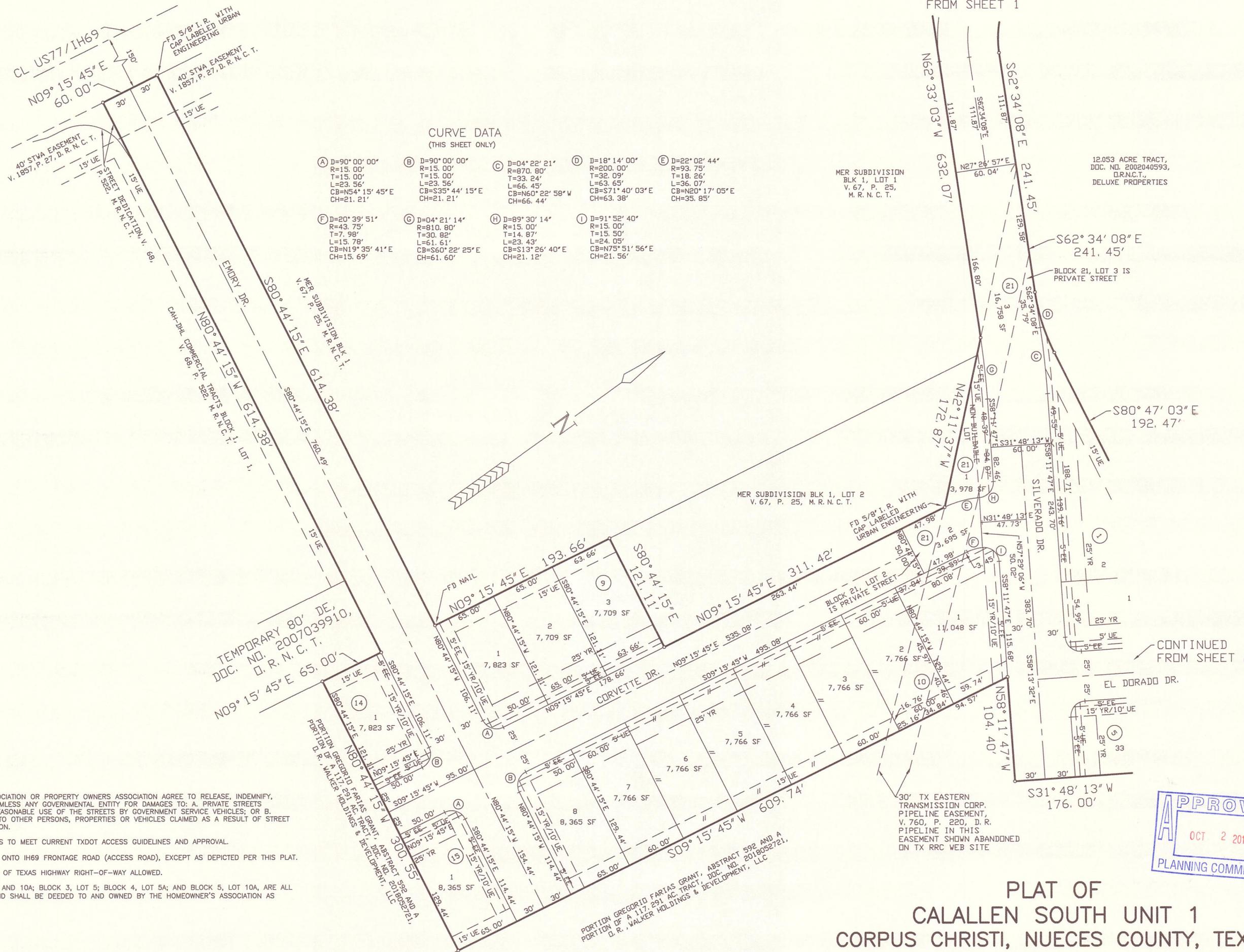
7.5' UE, DOC. NO. 2019013937, D. R. N. C. T.

PORTION GREGORIO FARIAS GRANT, ABSTRACT 592 AND A PORTION OF A 117,291 AC. TRACT, DOC. NO. 2018052721, D. R., WALKER HOLDINGS & DEVELOPMENT, LLC

36' PIPELINE EASEMENT. SEE NOTE 2 BELOW LEFT



CONTINUED FROM SHEET 1



CURVE DATA
(THIS SHEET ONLY)

(A) D=90° 00' 00" R=15.00' T=15.00' L=23.56' CB=N54° 15' 45" E CH=21.21'	(B) D=90° 00' 00" R=15.00' T=15.00' L=23.56' CB=S35° 44' 15" E CH=21.21'	(C) D=04° 22' 21" R=870.80' T=33.24' L=66.45' CB=N60° 22' 58" W CH=66.44'	(D) D=18° 14' 00" R=200.00' T=32.09' L=63.65' CB=S71° 40' 03" E CH=63.38'	(E) D=22° 02' 44" R=93.75' T=18.26' L=36.07' CB=N20° 17' 05" E CH=35.85'
(F) D=20° 39' 51" R=43.75' T=7.98' L=15.78' CB=N19° 35' 41" E CH=15.69'	(G) D=04° 21' 14" R=810.80' T=30.82' L=61.61' CB=S35° 22' 25" E CH=61.60'	(H) D=89° 30' 14" R=15.00' T=14.87' L=23.43' CB=S13° 26' 40" E CH=21.12'	(I) D=91° 52' 40" R=15.00' T=15.50' L=24.05' CB=N75° 51' 56" E CH=21.56'	

- NOTES CONTINUED:**
10. 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.
 11. ALL SUBDIVISION ACCESS TO MEET CURRENT TXDOT ACCESS GUIDELINES AND APPROVAL.
 12. NO ADDITIONAL ACCESS ONTO IH69 FRONTAGE ROAD (ACCESS ROAD), EXCEPT AS DEPICTED PER THIS PLAT.
 13. NO DRAINAGE TO STATE OF TEXAS HIGHWAY RIGHT-OF-WAY ALLOWED.
 14. BLOCK 1, LOTS 3A, 7A AND 10A; BLOCK 3, LOT 5; BLOCK 4, LOT 5A; AND BLOCK 5, LOT 10A, ARE ALL PIPELINE EASEMENTS AND SHALL BE DEEDED TO AND OWNED BY THE HOMEOWNER'S ASSOCIATION AS COMMON AREA.



PLAT OF
CALALLEN SOUTH UNIT 1
CORPUS CHRISTI, NUECES COUNTY, TEXAS

BASS & WELSH ENGINEERING
SURVEY REG. NO. 100027-00,
TX ENGINEERING REG. NO. F-52
3054 S. ALAMEDA STREET, CORPUS CHRISTI, TEXAS 78404

DATE PLOTTED: 9/10/19
COMP. NO.: PLAT-SHT3
JOB NO.: 18036
SCALE: 1" = 60'
PLOT SCALE: SAME
SHEET 3 OF 3