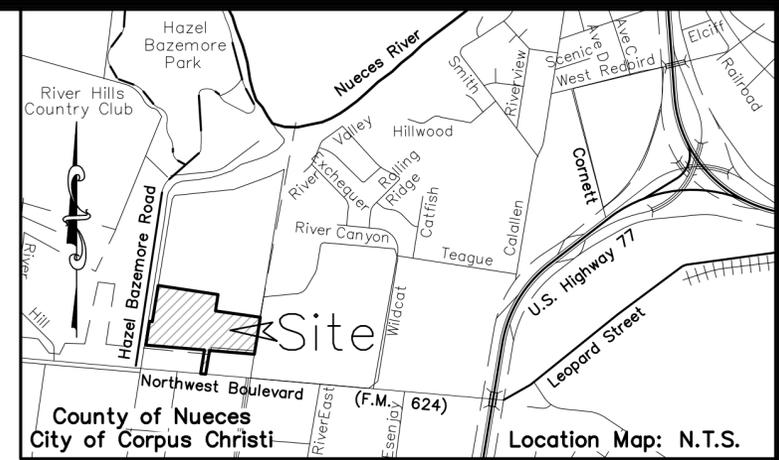


**Notes:**

- Total platted area contains 19.71 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".
- 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.
- By graphic plotting only, this property is in Zone "C" on Flood Insurance Rate Map, Community Panel No. 485464 0107 C, City of Nueces County, Texas, which bears an effective date of July 18, 1985 and it is not located in a Special Flood Hazard Area.
- The yard requirement, as depicted is a requirement of the Unified Development Code and is subject to change as the zoning may change.
- Property must comply with TxDOT's Traffic Access Management Plan.
- If any lot is developed with residential uses, compliance with the open space regulation will be required during the building permit phase.



*Plat of*  
**Calallen Elementary School Tract**  
**Block 1, Lot 1**

*being 19.71 Acres of Land out of a called 63.197 Acre Tract of Land, out of Annex No. 1 to the Nueces River Irrigation Park, a map of which is recorded in Volume A, Page 55, Map Records of Nueces County, Texas and being the same property described in Warranty Deed from Oso Corp., Inc., a Texas corporation to Calallen Independent School District, recorded in Document No. 1997046429, Official Records of Nueces County, Texas.*

State of Texas  
County of Nueces

The Calallen Independent School District, 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: Calallen Independent School District

By: \_\_\_\_\_  
Arturo Almendarez, Superintendent

State of Texas  
County of Nueces

This instrument was acknowledged before me by Arturo Almendarez, as Superintendent of Calallen Independent School District, on behalf of said school district.

This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Notary Public in and for the State of Texas

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\_\_\_\_\_.

\_\_\_\_\_  
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 \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Nina Nixon-Mendez, FAICP  
Secretary

\_\_\_\_\_  
Eric Villarreal, P.E.  
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, James D. Carr, 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.

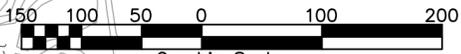
This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
James D. Carr, R.P.L.S.  
Texas License No. 6458



Submitted: 10/3/18  
SCALE: 1"=100'  
JOB NO.: 17232.B8.08  
SHEET: 1 of 2  
DRAWN BY: XG

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urbansurvey1@urbaneng.com



Graphic Scale  
1"=100'

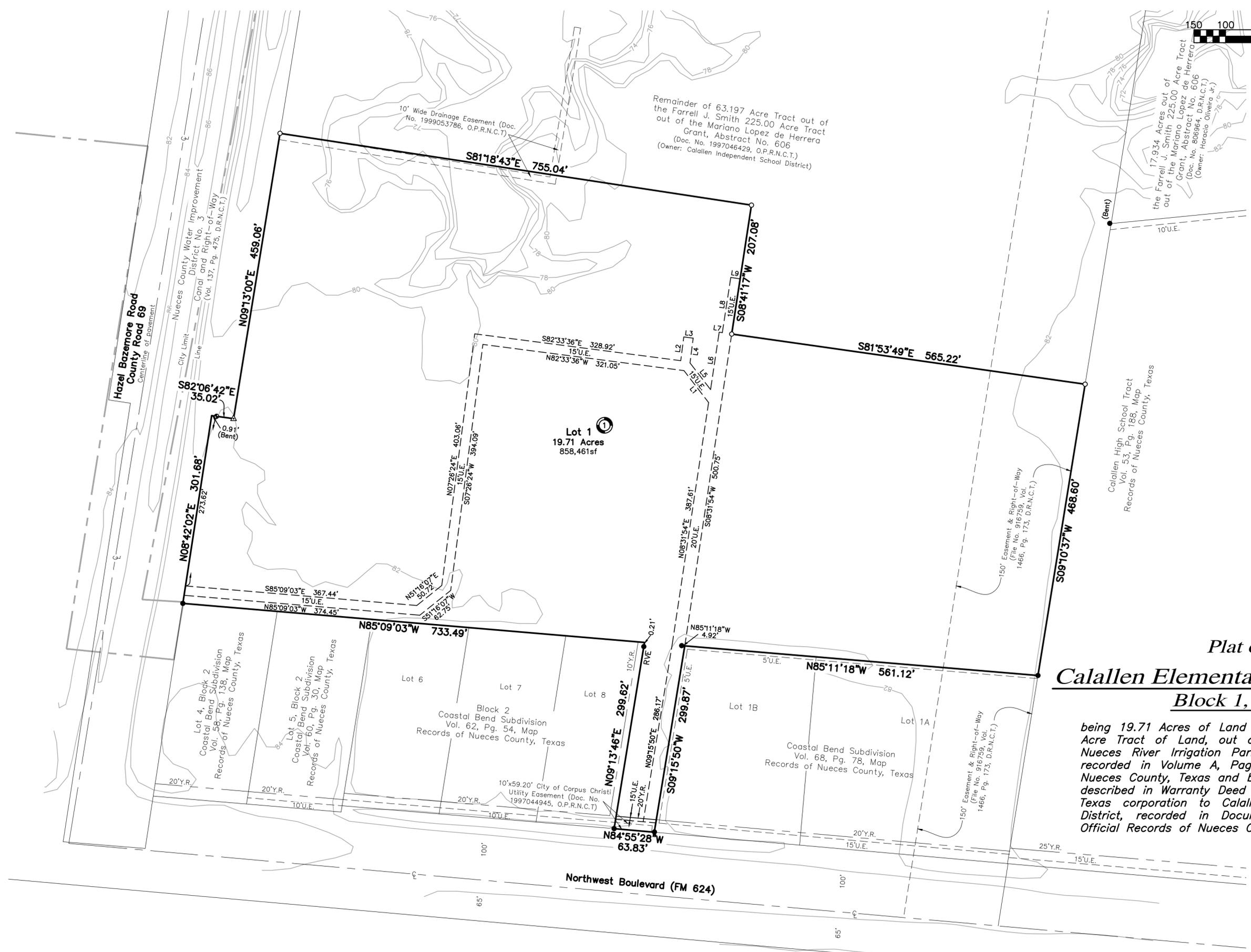


LINE	BEARING	DISTANCE
L1	N37°33'36"W	63.96'
L2	N07°18'40"E	38.00'
L3	S82°33'36"E	15.00'
L4	S07°18'40"W	39.69'
L5	S37°33'36"E	53.40'
L6	N08°31'54"E	92.19'
L7	S81°18'43"E	5.00'
L8	N08°41'17"E	88.71'
L9	S81°18'43"E	15.00'

- Legend:**
- 5/8 Inch Iron Rod Found
  - UE ● 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Found
  - 1.5 Inch Iron Pipe Found
  - ▲ 4 Inch Iron Pipe Found
  - 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set

**Plat of  
Calallen Elementary School Tract  
Block 1, Lot 1**

being 19.71 Acres of Land out of a called 63.197 Acre Tract of Land, out of Annex No. 1 to the Nueces River Irrigation Park, a map of which is recorded in Volume A, Page 55, Map Records of Nueces County, Texas and being the same property described in Warranty Deed from Oso Corp., Inc., a Texas corporation to Calallen Independent School District, recorded in Document No. 1997046429, Official Records of Nueces County, Texas.



**Lot 1**  
19.71 Acres  
858,461sf



Submitted: 10/3/18  
SCALE: 1"=100'  
JOB NO.: 17232.B8.08  
SHEET: 2 of 2  
DRAWN BY: XG  
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urbansurvey1@urbaneng.com