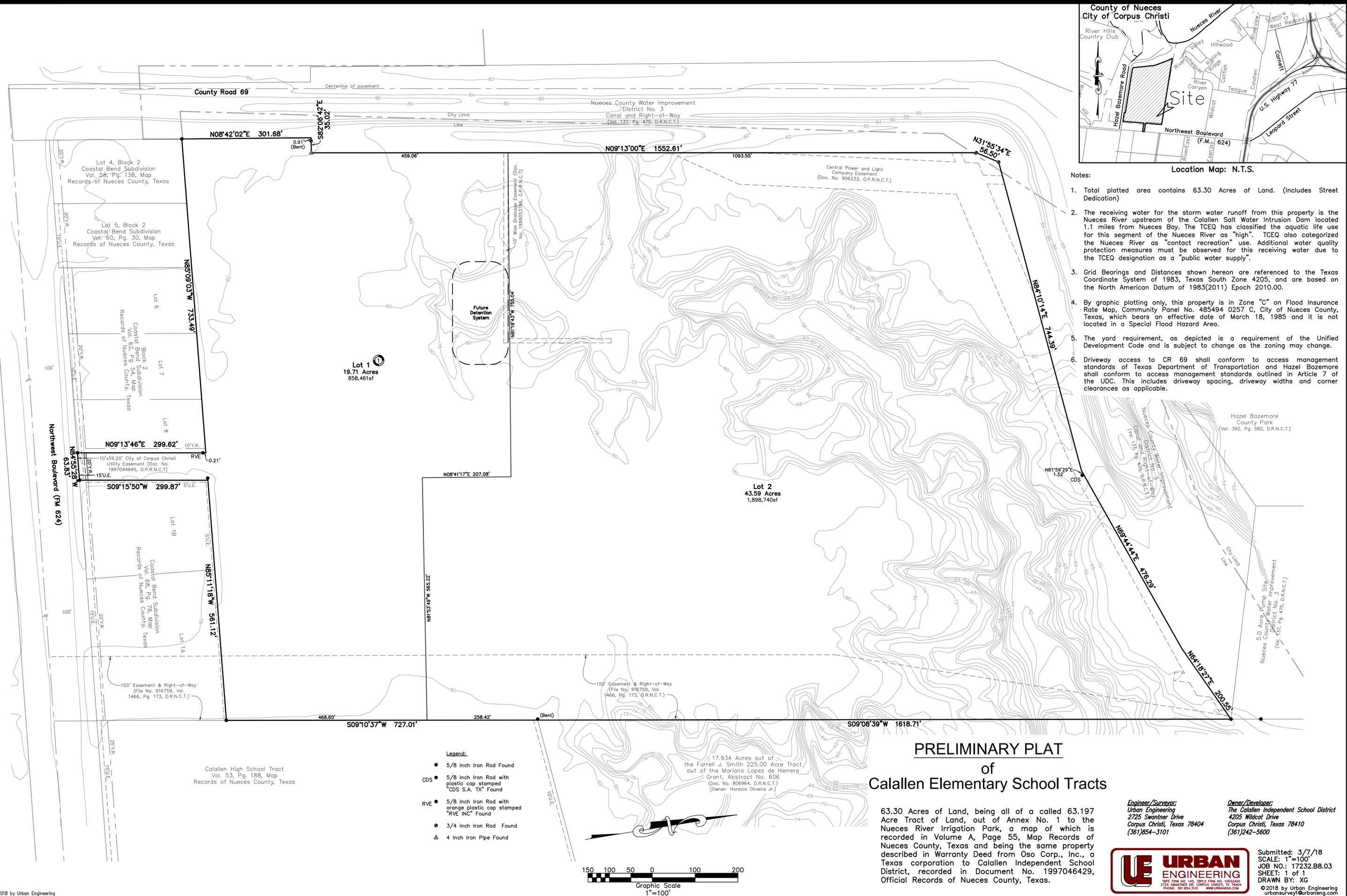


Notes:

- Total platted area contains 63.30 Acres of Land. (Includes Street Dedication)
- 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. 485494 0257 C, City of Nueces County, Texas, which bears an effective date of March 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.
- Driveway access to CR 69 shall conform to access management standards of Texas Department of Transportation and Hazel Bazemore shall conform to access management standards outlined in Article 7 of the UDC. This includes driveway spacing, driveway widths and corner clearances as applicable.



PRELIMINARY PLAT of Calallen Elementary School Tracts

63.30 Acres of Land, being all 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.

Engineer/Surveyor:
Urban Engineering
2725 Swantner Drive
Corpus Christi, Texas 78404
(361)854-3101

Owner/Developer:
The Calallen Independent School District
4205 Wildcat Drive
Corpus Christi, Texas 78410
(361)242-5600



Submitted: 3/7/18
SCALE: 1"=100'
JOB NO.: 17232.B8.03
SHEET: 1 of 1
DRAWN BY: XG
© 2018 by Urban Engineering
urban@urbaneng.com

- Legend:**
- 5/8 Inch Iron Rod Found
 - CDS ● 5/8 Inch Iron Rod with plastic cap stamped "CDS S.A. TX" Found
 - RVE ● 5/8 Inch Iron Rod with orange plastic cap stamped "RVE INC" Found
 - 3/4 Inch Iron Rod Found
 - △ 4 Inch Iron Pipe Found

