

LOCATION MAP
NOT-TO-SCALE

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: 48355C260G, EFFECTIVE OCTOBER 23, 2015. ZONE X.
- LEGAL DESCRIPTION: 14.432 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.
- THE TOTAL PLATTED AREA CONTAINS 14.432 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" .
- BLOCK 8, LOT 2A IS LABELED AS A PRIVATE STREET AND EASEMENT AND IS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION TO THE SAME STANDARDS AS CONNECTING PUBLIC STREETS FOR THE SAFE USE OF PERSONS USING THE STREETS. THE CITY OF CORPUS CHRISTI HAS NO OBLIGATION OR INTENTION TO EVER ACCEPT SUCH STREETS AS PUBLIC RIGHTS-OF-WAY.
- 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 ADDITIONAL ACCESS ONTO IH69 FRONTAGE ROAD (ACCESS ROAD), EXCEPT AS DEPICTED PER THIS PLAT.
- NO DRAINAGE TO STATE OF TEXAS HIGHWAY RIGHT-OF-WAY ALLOWED.
- BLOCK 7, LOT 1C, AND BLOCK 8, LOT 2B, ARE PIPELINE EASEMENTS AND SHALL BE DEEDED TO AND OWNED BY THE HOMEOWNER'S ASSOCIATION AS COMMON AREA.
- PRIVATE STREET LOTS SHALL SERVE AS PUBLIC DRAINAGE AND UTILITY EASEMENTS.
- 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.

- 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

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____.

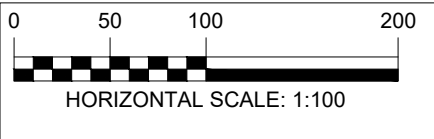
OWNER/DEVELOPER: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., A TEXAS LIMITED PARTNERSHIP

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

SUBDIVISION PLAT OF
CALALLEN SOUTH UNIT 3

14.432 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.



DATE OF PREPARATION: 02/09/2022

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

BRETT FLINT, P.E.
DEVELOPMENT SERVICES ENGINEER

DATE

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____.

JEREMY BAUGH
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

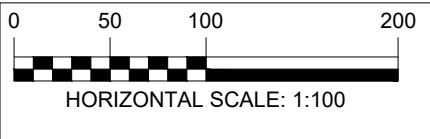
KARA SANDS
COUNTY COURT
NUECES COUNTY, TEXAS

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

SEE SHEET 2 OF 2 FOR LINE AND
CURVE TABLES

SUBDIVISION PLAT OF
CALALLEN SOUTH UNIT 3

14.432 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.



DATE OF PREPARATION: 02/09/2022

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

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C1	17.82'	15.00'	068°03'38"	10.13'	16.79'	S87°46'24"W
C2	44.69'	440.00'	005°49'10"	22.36'	44.67'	N56°39'10"E
C3	112.65'	380.00'	016°59'08"	56.74'	112.24'	N68°03'19"E
C4	30.83'	15.00'	117°45'32"	24.85'	25.68'	N00°40'59"E
C5	19.82'	15.00'	075°43'30"	11.66'	18.41'	N83°56'28"E
C6	26.55'	15.00'	101°24'30"	18.33'	23.22'	S07°29'32"E
C7	67.57'	380.00'	010°11'16"	33.87'	67.48'	N40°59'04"E
C8	56.22'	440.00'	007°19'17"	28.15'	56.19'	N39°33'05"E
C9	24.63'	15.00'	094°05'14"	16.11'	21.96'	N11°09'11"W
C10	22.49'	15.00'	085°54'46"	13.97'	20.44'	N78°50'49"E
C11	24.63'	15.00'	094°05'14"	16.11'	21.96'	S11°09'11"E
C12	22.49'	15.00'	085°54'46"	13.97'	20.44'	S78°50'49"W
C13	14.99'	10.00'	085°54'46"	9.31'	13.63'	S78°50'49"W
C14	16.42'	10.00'	094°05'14"	10.74'	14.64'	S11°09'11"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	30.09'	N58°11'47"W
L2	120.00'	S31°48'13"W
L3	10.91'	S58°11'47"E
L4	170.00'	S31°48'13"W
L5	22.45'	N58°11'47"W
L6	347.00'	S31°48'13"W
L7	91.31'	S58°11'47"E
L8	60.00'	N30°26'15"W
L9	112.50'	N31°48'13"E
L10	7.30'	S58°11'47"E
L11	6.16'	S58°11'47"E



1. THIS 60' EASEMENT
CONSISTS OF THREE (3)
OVERLAPPING EASEMENTS
DEFINED BY DOCUMENT NO.s
2019013937, 2019013938, AND
2019013939, O.R.N.C.T.

REMAINDER OF 117.291 AC.
TRACT 6, DOC NO. 2019022015 &
2019035565
O.R.N.C.T., PORTION OF FARIAS G
GRANT, ABSTRACT 592,
N.C.T., WALKER HOLDINGS &
DEVELOPMENT LLC

REMAINDER OF 117.291 AC.
TRACT 6, DOC NO. 2019022015
2019035565
O.R.N.C.T., PORTION OF FARIAS
GRANT, ABSTRACT 592,
N.C.T., WALKER HOLDINGS &
DEVELOPMENT LLC

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

SEE THIS SHEET FOR LINE AND
CURVE TABLES