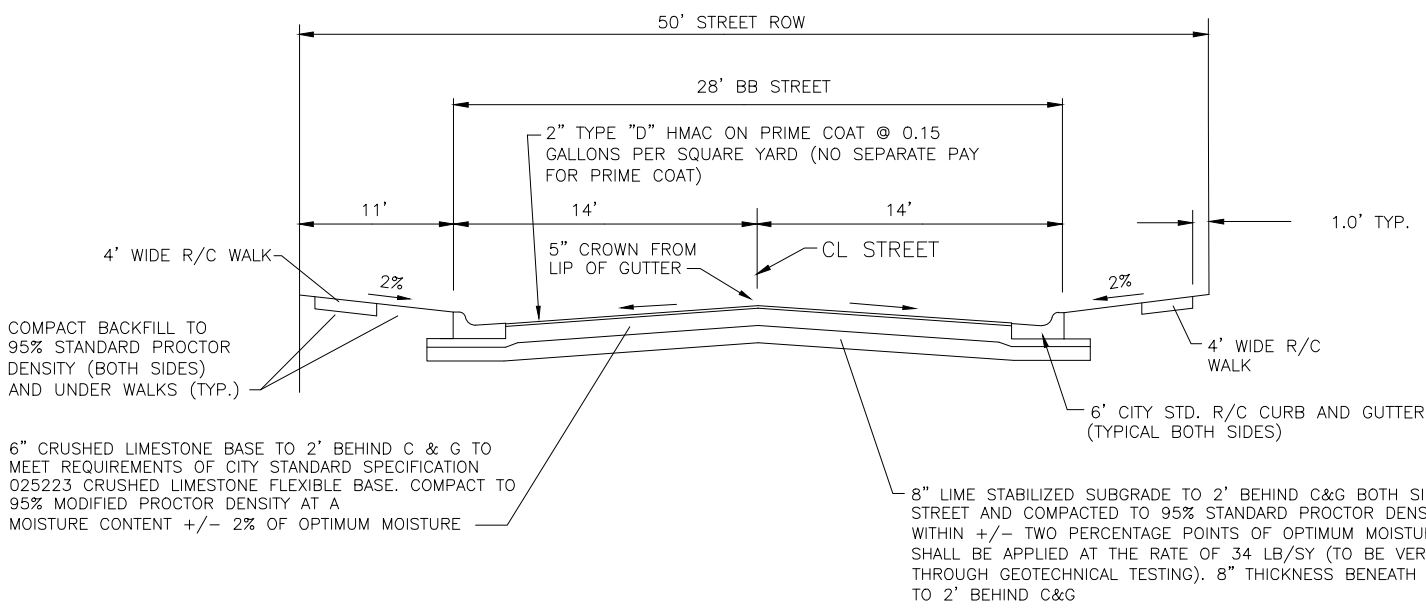
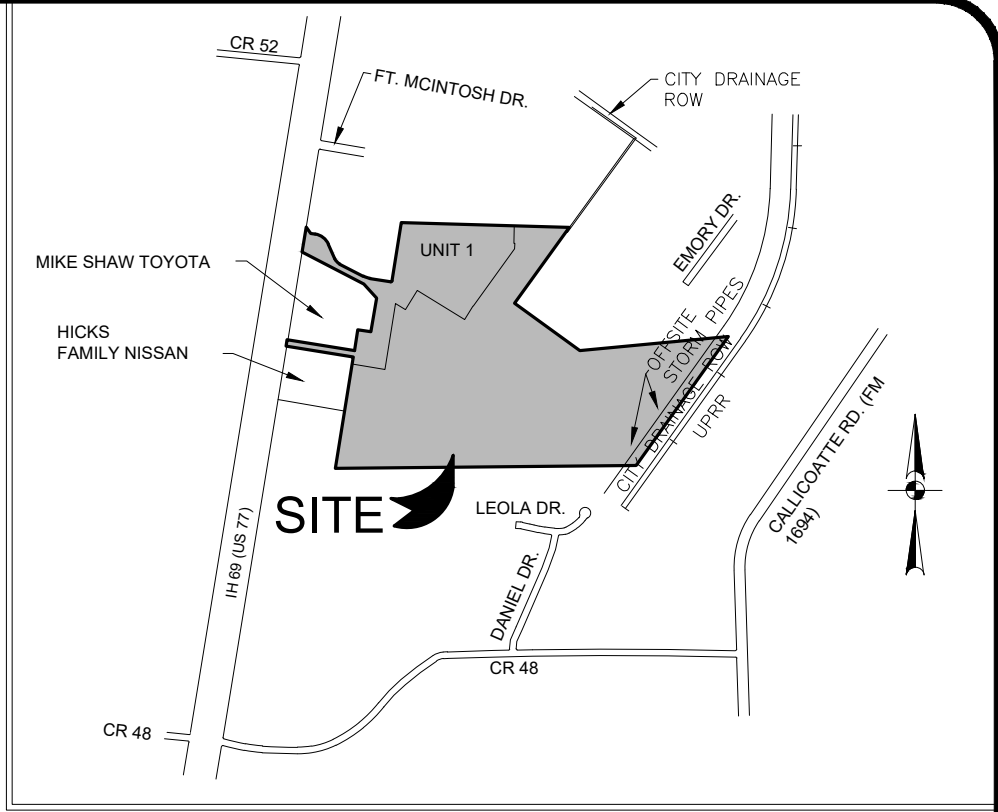
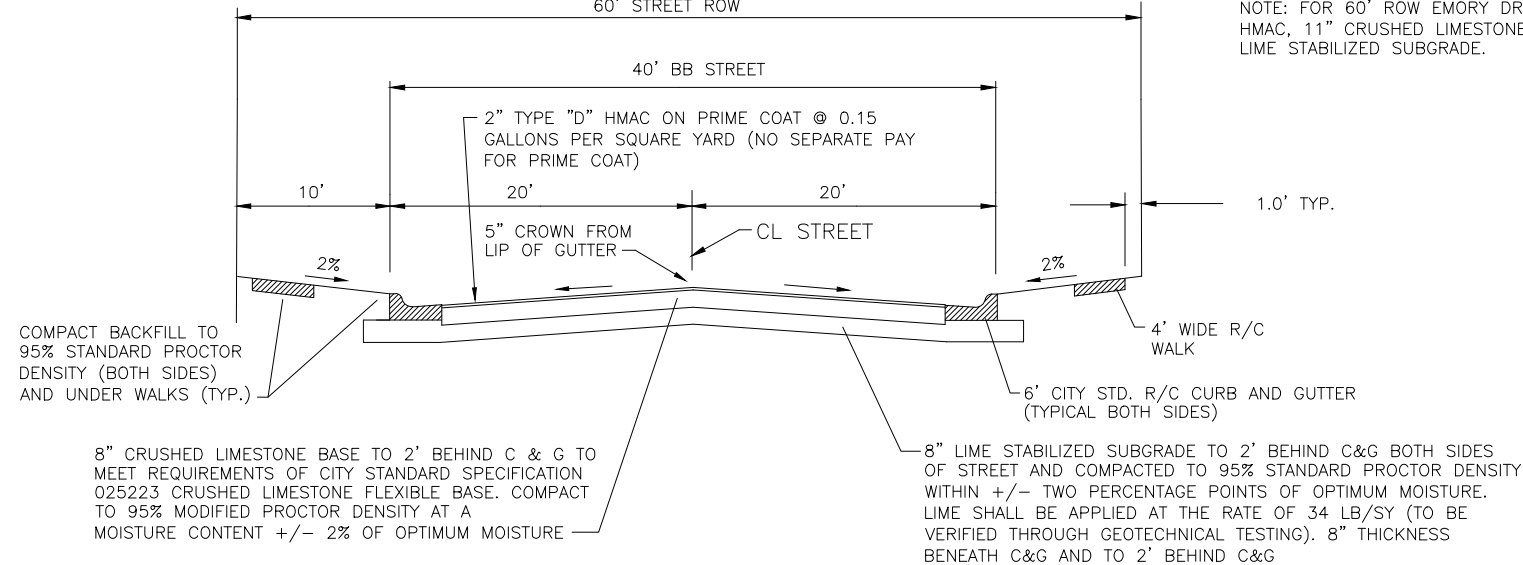


PRELIMINARY PLAT OF
CALALLEN SOUTH

A 117.291 ACRE TRACT OF LAND, MORE OR LESS, A PORTION OF GREGORIO FARIAS GRANT,
ABSTRACT 592 AND BEING ALL OF A 117.291 ACRE TRACT OF LAND DESCRIBED BY DEED,
DOC. NO. 2018052721, OFFICIAL RECORDS, NUECES COUNTY, TEXAS
CORPUS CHRISTI, NUECES CO., TX



TYPICAL STREET SECTION - 50' ROW
NTS



TYPICAL STREET SECTION - 60' ROW
NTS

TENSAR GEO GRID

TENSAR GEOTEX TX-5 (OR PRE-APPROVED EQUAL) MAY BE USED IN LIEU OF 8" LIME STABILIZED SUBGRADE. PLACE GEO GRID TO 2' BC AND CONSTRUCT IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. CRUSHED LIMESTONE BASE SHALL OVERLAY GEO GRID. GEO GRID MAY BE SUBSTITUTED FOR (USED IN LIEU OF) 8" LIME STABILIZED SUBGRADE FOR ALL STREET SECTIONS (NO SEPARATE PAY). CONSTRUCT IN ACCORDANCE WITH CITY STANDARD SPECIFICATION (22204) AND THE MANUFACTURER'S RECOMMENDATIONS. IF GEOTEX IS USED PROVIDE 6" (MINIMUM) THICKNESS COMPACTED CRUSHED LIMESTONE BASE IMMEDIATELY ABOVE THE GEOTEX.



LEGEND:

D.R.N.C.T. = DEED RECORDS, NUECES COUNTY, TEXAS
M.R.N.C.T. = MAP RECORDS, NUECES COUNTY, TEXAS
O.R.N.C.T. = OFFICIAL RECORDS, NUECES COUNTY, TEXAS

NOTES

- THIS SITE IS ZONED RS-4.5.
- 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 MAPS 48355C02600 AND 48355C02800, BOTH MAPS STAMPED OR MARKED "REVISED PRELIMINARY MAY 30, 2018" IN A ZONE THAT IS OUTSIDE THE AREA OF 0.2% ANNUAL CHANCE FLOODPLAIN OR AREAS IN WHICH FLOOD HAZARDS ARE UNDETERMINED, BUT POSSIBLE.
- LEGAL DESCRIPTION: A 117.291 ACRE TRACT OF LAND, MORE OR LESS, A PORTION OF GREGORIO FARIAS GRANT, ABSTRACT 592 AND BEING ALL OF A 117.291 ACRE TRACT OF LAND DESCRIBED BY DEED, DOC. NO. 2018047946, OFFICIAL RECORDS, NUECES COUNTY, TEXAS.
- DESCRIPTION OF SITE DRAINAGE: THE ENTIRE SITE WILL DRAIN VIA UNDERGROUND PIPES TO EXISTING DITCHES WHICH RUN ALONG THE EAST AND SOUTH SIDES OF THE SUBJECT TRACT.
- THERE ARE NO KNOWN NATURAL WATER BODIES, JURISDICTIONAL WETLANDS, ENDANGERED SPECIES HABITAT, STATE SUBMERGED LANDS OR CRITICAL DUNES ON THE SITE.
- A STORM WATER POLLUTION PREVENTION PLAN WILL BE SUBMITTED WITH THE CONSTRUCTION PLANS FOR ANY PROJECT ONE (1) ACRE OR GREATER OR A STORM WATER POLLUTION CONTROL PLAN IF LESS THAN ONE (1) ACRE.
- THIS DEVELOPMENT MEETS THE CITY'S MASTER DRAINAGE PLAN AND THE PROPOSED DRAINAGE WILL NOT ADVERSELY AFFECT THE DRAINAGE PATTERN OR DESIGN OF THE ADJACENT PROPERTIES.
- EACH LOT AREA MUST COMPLY WITH THE CURRENT ZONING DESIGNATION 4,500 SF MINIMUM.
- WATER, WASTEWATER AND PARK FEES SHALL BE PAID PRIOR TO RECORDATION OF THE FINAL PLAT.
- THE TOTAL PLATTED AREA CONTAINS 117.291 ACRES OF LAND INCLUDING STREET DEDICATIONS.
- EACH ZONING DISTRICT SHALL CONFORM TO MINIMUM LOT WIDTH (FT.) STANDARDS.
- THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- STREET CENTER LINES SHALL BE 25' - 25' FOR 50' RIGHTS-OF-WAY AND 30' - 30' FOR 60' RIGHTS-OF-WAY.
- CONFORMANCE TO THE VISION TRIANGLE REQUIREMENTS OF UDC SECTION 4.2.9, TO PREVENT VISION OBSTRUCTIONS AT STREET INTERSECTIONS SHALL BE REQUIRED.
- ANY ACCESS ONTO US 77 (H 69) SHALL HAVE TxDOT APPROVAL.
- NO DRAINAGE FROM DEVELOPMENT AND ADJACENT LOTS BEING DEVELOPED TO US 77 (H 69) FRONTAGE RD.
- DRIVEWAY IS PROHIBITED ALONG IH 69/US 77.

PIPELINE EASEMENT NOTES:

- THIS 60' EASEMENT CONSISTS OF THREE OVERLAPPING EASEMENTS DEFINED BY DOCUMENT NO.s 2019013937, 2019013938 AND 2019013939, O.R.N.C.T.
- THIS 36' EASEMENT IS SHOWN IN AMENDMENT TO AND PARTIAL RELEASE OF RIGHT OF WAY, DOCUMENT NO. 2020041576, O.R.N.C.T.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH
C1	159.49'	160.00'	057°06'50"	87.08'	152.97'
C2	67.94'	100.00'	038°55'38"	35.34'	66.64'
C3	63.65'	200.00'	018°14'00"	32.09'	63.38'
C4	15.70'	10.00'	089°56'49"	9.99'	14.14'

LOT COUNT	
UNIT	TOTAL NO. LOTS
UNIT 1 (23.50 AC)	73
UNIT 2 (17.01 AC)	81
UNIT 3 (14.43 AC)	72
UNIT 4 (14.84 AC)	81
UNIT 5 (14.76 AC)	73
UNIT 6 (19.30 AC)	75
UNIT 7 (13.46 AC)	51
TOTAL LOTS	506
TOTAL ACREAGE	117.291 AC.

LOT DENSITY = 4.31 LOTS PER ACRE

OWNER/DEVELOPER:
LENNAR HOMES OF TEXAS LAND AND
CONSTRUCTION, LTD.
BY: RICHARD MOTT - AUTHORIZED AGENT
100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TX 78216

ENGINEER/SURVEYOR:
HMT ENGINEERING AND SURVEYING
290 S. CASTELL AVE., SUITE 100
NEW BRAUNFELS, TX 78130
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TBPE FIRM F-10961
TBPLS FIRM 10153600