

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
October 18, 2017**

Project: 17PL1078

CALALLEN MIDDLE SCHOOL, BLOCK 1, LOT 1(FINAL – 27.15 ACRES)

Located south of West Redbird Lane and east of Cornett Drive.

Applicant: Calallen Independent School District

Engineer: Urban Engineering

The applicant proposes to plat the property in order to combine platted property with a portion of unplatted property for development. The submitted plat satisfies the requirements of the Unified Development Code and State Law and the Technical Review Committee recommends approval.

Notes:

- 1.) Total platted area contains 27.15 Acres of Land (Includes Street Dedication)
- 2.) 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".
- 3.) 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.
- 4.) By graphic plotting only, this property is in Zone "C" on Flood Insurance Rate Map, Community Panel No. 485464 0130 C, City of Corpus Christi, Texas, which bears an effective date of July 18, 1985 and Flood Insurance Rate Map, Community Panel No. 485464 0107 C, City of Corpus Christi, Texas, which bears an effective date of July 18, 1985 and it is not located in a Special Flood Hazard Area.
- 5.) The yard requirement, as depicted is a requirement of the Unified Development Code and is subject to change as the zoning may change.
- 6.) If any lot is developed with residential uses, compliance with the open space regulations will be required during the building permit phase.

Plat of
Calallen Middle School
Block 1, Lot 1

27.15 Acres of Land, being a replat of Calallen Middle School, a map of which is recorded in Volume 55, Page 57, Map Records of Nueces County, Texas and a called 3.58 Acres out of the Gregorio Farias Grant, Abstract No. 592, as described in Tax Resale Deed, from Nueces County, Trustee to Calallen Independent School District, recorded in Document No. 2010033236, Official Public 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

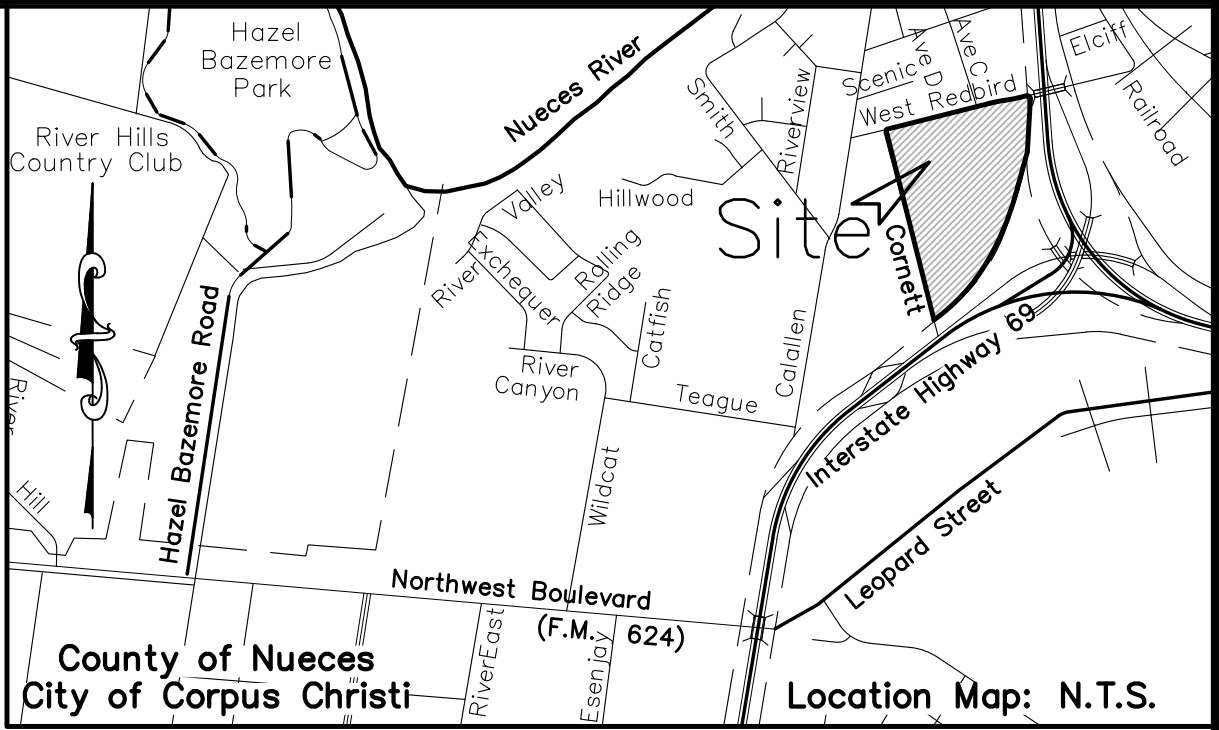
By: _____
Arturo Almendarez, Superintendent

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_____.

Ratna Pottumuthu, P.E., LEED AP
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_____.

William J. Green, P.E.
Interim Secretary

Eric Villarreal, PE, 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

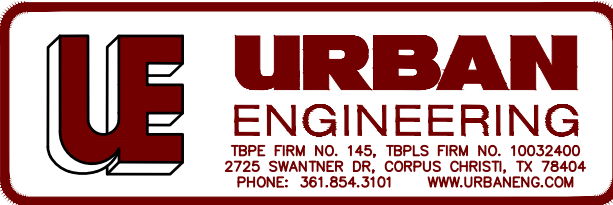
State of Texas
County of Nueces

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_____.

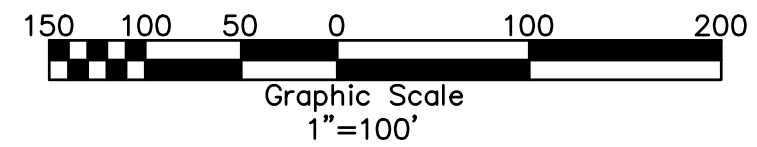
Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

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

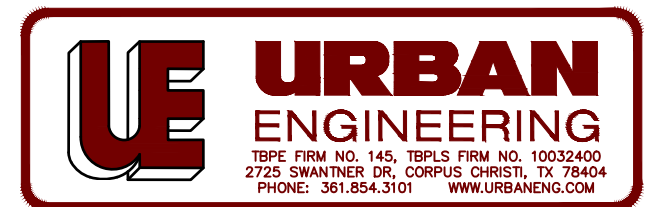


Submitted: 7/12/17
SCALE: 1"=100'
JOB NO.: 17232.B7.02
SHEET: 1 of 2
DRAWN BY: XG

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urbansurvey1@urbaneng.com



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Submitted: 7/12/17
SCALE: 1"=100'
JOB NO.: 17232.B7.02
SHEET: 2 of 2
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