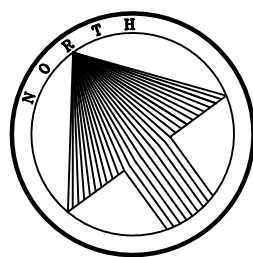




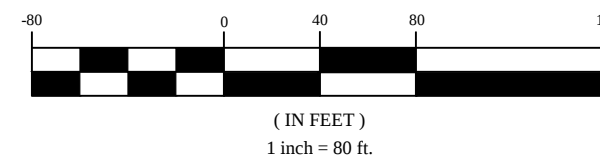
SITE MAP
NOT TO SCALE



PRELIMINARY PLAT OF CALICOATTE ESTATES UNIT 5

A 24.620 ACRE TRACT DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2015045970, OFFICIAL PUBLIC RECORDS NUECES COUNTY, TEXAS, SAID 24.620 ACRE TRACT BEING OUT OF A 39.93 ACRE TRACT DESCRIBED IN A DEED RECORDED IN VOLUME 1017, PAGE 528, DEED RECORDS NUECES COUNTY, TEXAS, SAID 24.620 ACRE TRACT ALSO BEING OUT OF THE GREGORIO FARIAS GRANT, ABSTRACT NO. 592, NUECES COUNTY, TEXAS.

GRAPHIC SCALE

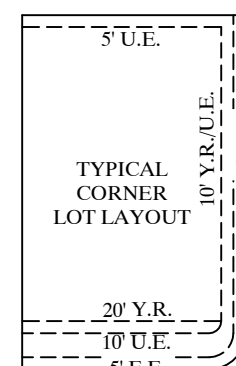
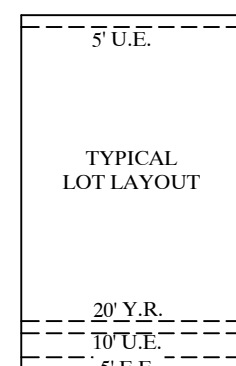


Brister Surveying

4455 SPID Suite 51
Corpus Christi, Texas 78411
Office 361-850-1800
Fax 361-850-1802
bristersurveying@corpus.twebc.com
Firm Registration No. 10072800

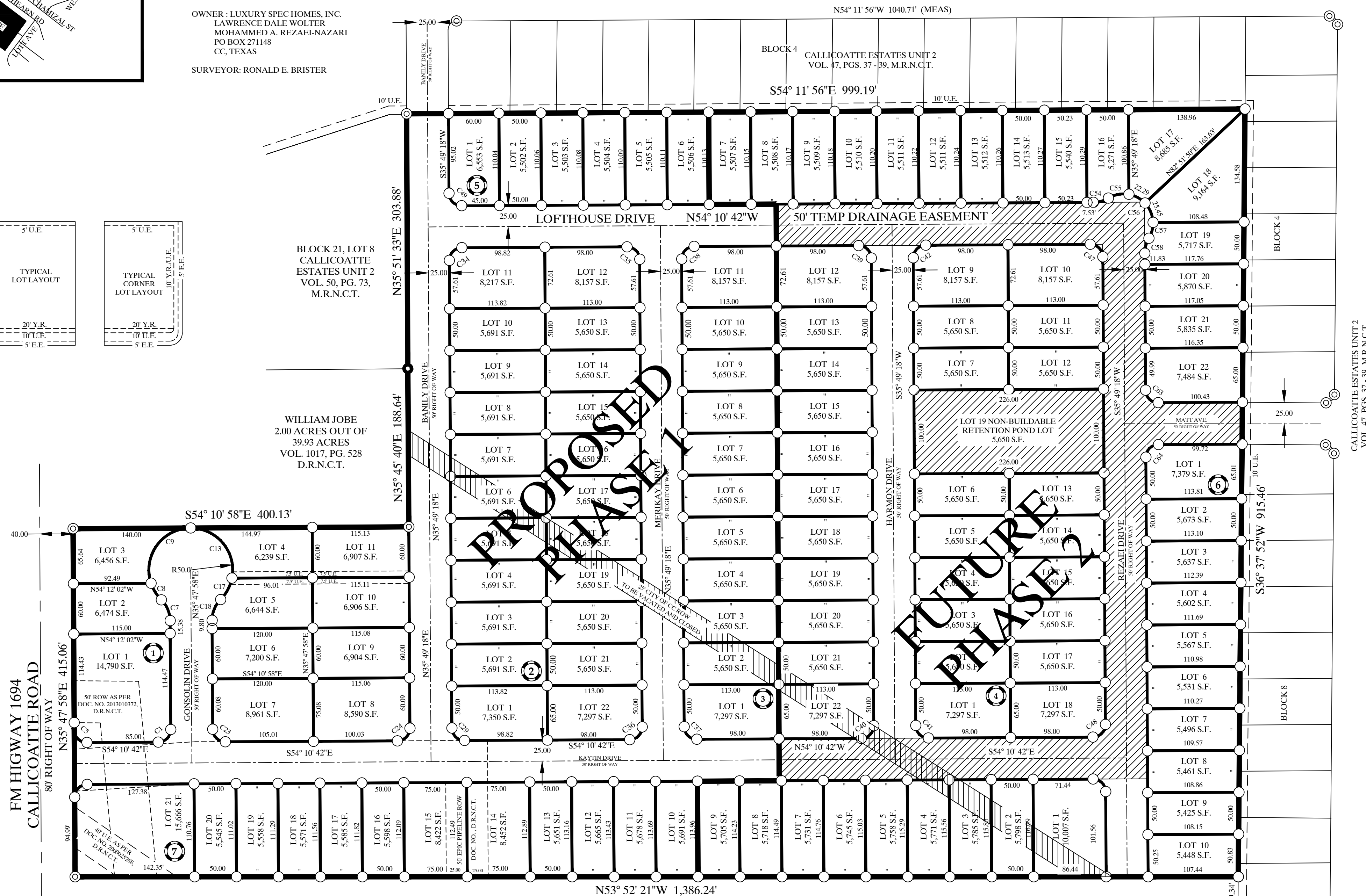
OWNER : LUXURY SPEC HOMES, INC.
LAWRENCE DALE WOLTER
MOHAMMED A. REZAEI-NAZARI
PO BOX 271148
CC, TEXAS

SURVEYOR: RONALD E. BRISTER



BLOCK 21, LOT 8
CALICOATTE
ESTATES UNIT 2
VOL. 50, PG. 73,
M.R.N.C.T.

WILLIAM JOBE
2.00 ACRES OUT OF
39.93 ACRES
VOL. 1017, PG. 528
D.R.N.C.T.



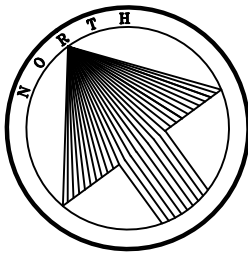
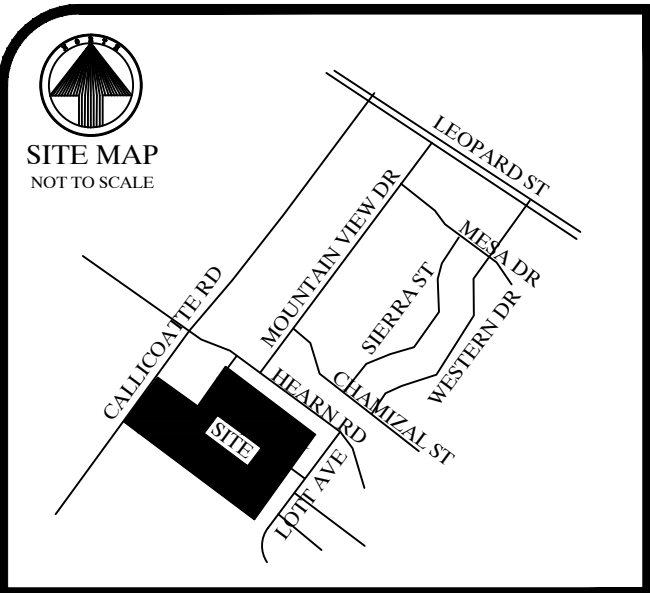
PRELIMINARY PLAT
NOT TO BE RECORDED
FOR ANY REASON

DATE OF MAP: 22 APRIL 2019

⊙ = FOUND 5/8" IRON ROD

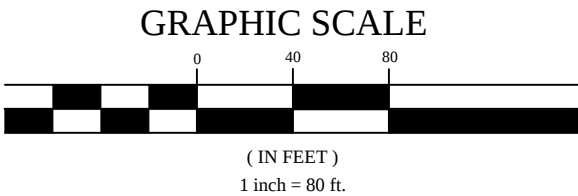
○ = SET 5/8" IRON ROD

ERNE & DORIS LARSON TRUST
39.93 ACRES
DOC. NO. 2006001494
D.R.N.C.T.



PRELIMINARY PLAT OF
CALLICOATTE ESTATES UNIT 5

A 24.620 ACRE TRACT DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2015045970, OFFICIAL PUBLIC RECORDS NUECES COUNTY, TEXAS. SAID 24.620 ACRE TRACT BEING OUT OF A 39.93 ACRE TRACT DESCRIBED IN A DEED RECORDED IN VOLUME 1017, PAGE 528, DEED RECORDS NUECES COUNTY, TEXAS. SAID 24.620 ACRE TRACT ALSO BEING OUT OF THE GREGORIO FARIAS GRANT, ABSTRACT NO. 592, NUECES COUNTY, TEXAS.



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CC, TEXAS

SURVEYOR: RONALD E. BRISTER

NOTES:

1. 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.
2. THE SUBJECT SITE IS NOT LOCATED ON A 100-YEAR FLOOD PLAIN, IN A FLOOD WAY, IN AN IDENTIFIED "FLOOD PRONE AREA", AS DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, PURSUANT TO THE FLOOD DISASTER PROTECTION ACT OF 1973, AS AMENDED, OR AN AREA IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AS AN AREA HAVING SPECIAL FLOOD HAZARDS. THIS PROPERTY IS LOCATED IN FLOOD ZONE "C" AS INDICATED ON PANEL NUMBER 485464 0130 C , CITY OF CORPUS CHRISTI, TEXAS.
3. BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (93) 4205 DATUM
4. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE (UDC) AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
5. SET 5/8" IRON RODS WITH CAPS STAMPED "BRISTER SURVEYING" UNLESS NOTED OTHERWISE.
6. THE TOTAL PLATTED AREA IS 24.620 ACRES INCLUDING STREET DEDICATION.
7. PHASE 1 IS 12.564 ACRES AND CONTAINS 62 LOTS.
8. PHASE 2 IS 12.056 ACRES AND CONTAINS 64 LOTS AND TO BEGIN 24 MONTHS AFTER PHASE 1.
9. PLAT APPROVAL IS CONDITIONED UPON CITY COUNCIL ADOPTION OF ORDINANCE (AFTER SECOND READING) REZONING THE PROPERTY FROM FR TO RS-4.5. ACCORDING TO ORDINANCE NO. _____, DATED _____
10. DRIVEWAYS ONTO CALLICOATTE ROAD ARE PROHIBITED
11. PROPOSED DRIVEWAY ACCESS TO A PUBLIC CITY STREET SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS OUTLINED IN ARTICLE 7 OF THE UDC.
12. LOT 19, BLOCK 4 IS FOR A RETENTION POND AND IS A NON BUILDABLE LOT.

Curve Table				
Curve #	Length	Radius	Delta	Chord
C1	23.57	15.000	090° 01' 21"	N80° 48' 38"E, 21.22
C5	23.56	15.000	089° 58' 39"	S09° 11' 22"E, 21.21
C7	27.55	35.000	045° 05' 57"	N13° 14' 59"E, 26.84
C8	23.50	50.000	026° 55' 46"	N04° 09' 54"E, 23.28
C9	94.40	50.000	108° 10' 10"	N71° 42' 52"E, 80.99
C13	88.59	50.000	101° 31' 09"	S03° 24' 19"E, 77.45
C17	29.35	50.000	033° 38' 11"	S64° 10' 19"W, 28.93
C18	27.47	35.000	044° 58' 04"	S58° 17' 00"W, 26.77
C23	23.56	15.000	089° 58' 39"	S09° 11' 22"E, 21.21
C24	23.56	15.000	090° 00' 00"	N80° 49' 18"E, 21.21
C29	23.56	15.000	090° 00' 00"	S09° 10' 42"E, 21.21
C34	23.56	15.000	090° 00' 00"	S80° 49' 18"W, 21.21
C35	23.56	15.000	090° 00' 00"	N09° 10' 42"W, 21.21
C36	23.56	15.000	090° 00' 00"	N80° 49' 18"E, 21.21
C37	23.56	15.000	090° 00' 00"	S09° 10' 42"E, 21.21
C38	23.56	15.000	090° 00' 00"	S80° 49' 18"W, 21.21
C39	23.56	15.000	090° 00' 00"	N09° 10' 42"W, 21.21
C40	23.56	15.000	090° 00' 00"	S80° 49' 18"W, 21.21

Curve Table				
Curve #	Length	Radius	Delta	Chord
C41	23.56	15.000	090° 00' 00"	S09° 10' 42"E, 21.21
C42	23.56	15.000	090° 00' 00"	S80° 49' 18"W, 21.21
C47	23.56	15.000	090° 00' 00"	N09° 10' 42"W, 21.21
C48	23.56	15.000	090° 00' 00"	N80° 49' 18"E, 21.21
C49	23.56	15.000	090° 00' 00"	S09° 10' 42"E, 21.21
C54	18.94	35.000	031° 00' 10"	S69° 40' 47"E, 18.71
C55	30.66	35.000	050° 11' 57"	S60° 04' 53"E, 29.69
C56	40.53	35.000	066° 20' 32"	S01° 48' 39"E, 38.30
C57	21.80	35.000	035° 41' 28"	S49° 12' 16"W, 21.45
C58	18.80	35.000	030° 46' 33"	S51° 12' 35"W, 18.57
C63	23.56	15.000	090° 00' 00"	S09° 10' 42"E, 21.21
C64	23.56	15.000	090° 00' 00"	S80° 49' 18"W, 21.21
C69	27.85	35.000	045° 35' 29"	N27° 36' 53"E, 27.12
C70	18.94	35.000	031° 00' 10"	N20° 19' 13"E, 18.71
C71	35.29	35.000	057° 45' 58"	S79° 17' 36"W, 33.81
C77	18.94	35.000	031° 00' 10"	N38° 40' 37"W, 18.71
C83	29.72	35.000	048° 38' 53"	N47° 29' 59"W, 28.83
C84	23.57	15.000	090° 01' 21"	S80° 48' 38"W, 21.22