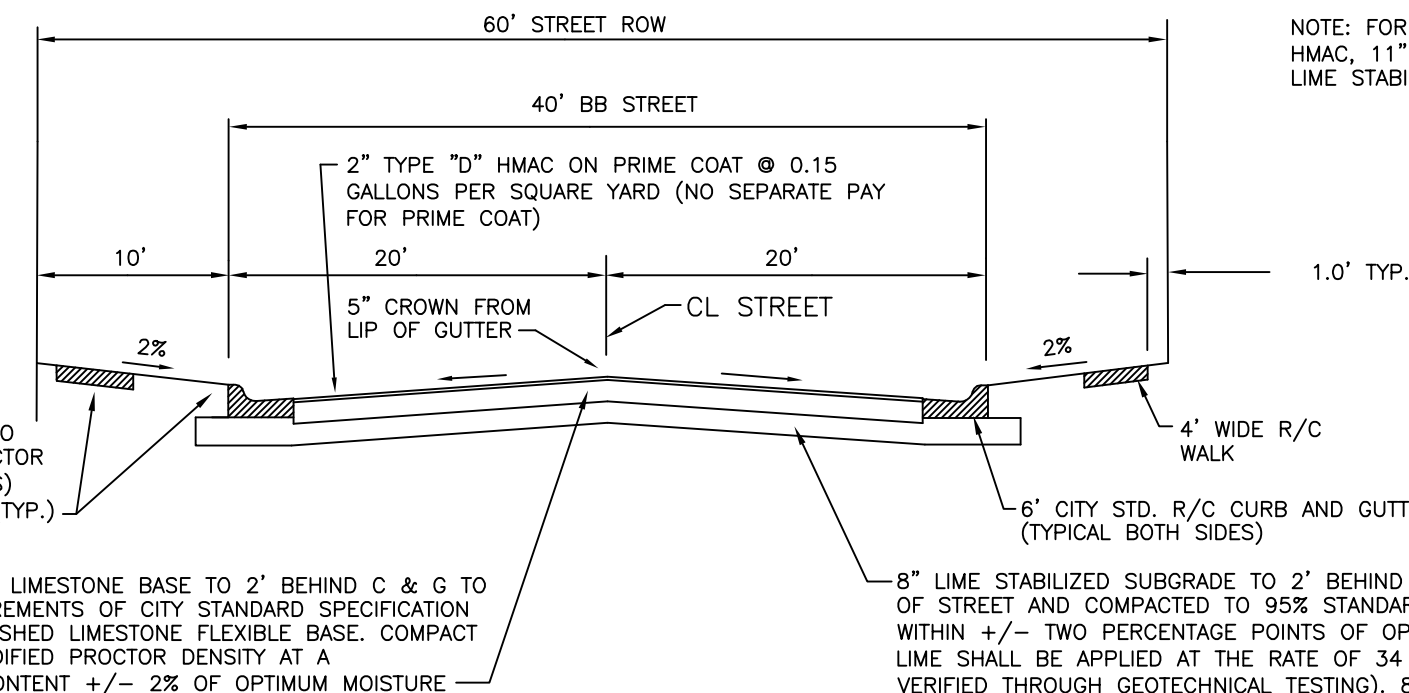


TYPICAL STREET SECTION - 50' ROW

NTS

TENSAR GEO GRID

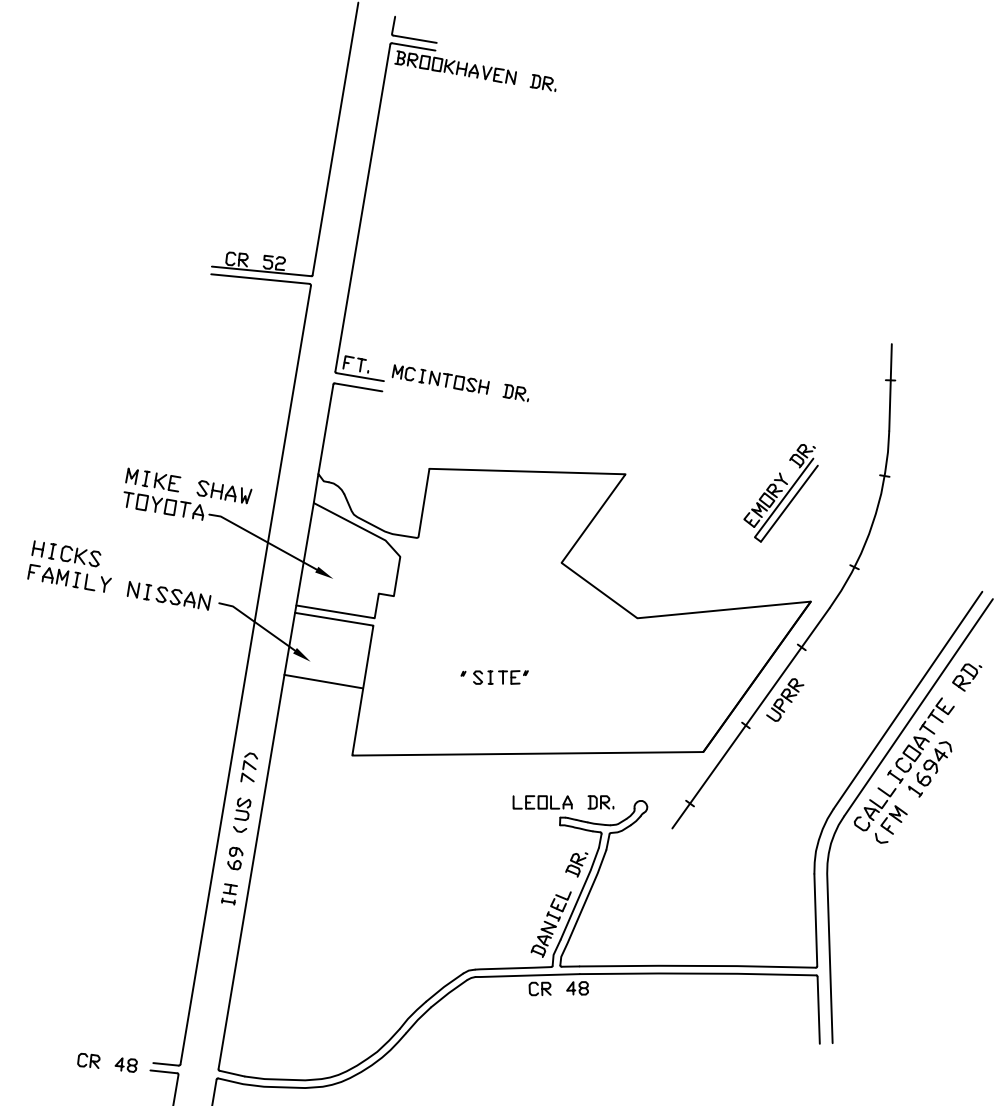
TENSAR GEOGRID TX-5 (OR PRE-APPROVED EQUAL) MAY BE USED IN LIEU OF 8" LIME STABILIZED SUBGRADE. PLACE GEO GRID TO 2' BC AND CONSTRUCT IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. CRUSHED LIMESTONE BASE SHALL OVERLAY GEO GRID. GEO GRID MAY BE SUBSTITUTED FOR (USED IN LIEU OF) 8" LIME STABILIZED SUBGRADE FOR ALL STREET SECTIONS (NO SEPARATE PAY). CONSTRUCT IN ACCORDANCE WITH CITY STANDARD SPECIFICATION 022040 AND THE MANUFACTURER'S RECOMMENDATIONS. IF GEOGRID IS USED PROVIDE 6" (MINIMUM) THICKNESS COMPACTED CRUSHED LIMESTONE BASE IMMEDIATELY ABOVE THE GEOGRID.



TYPICAL STREET SECTION - 60' ROW

NTS

NOTE: FOR 60' ROW EMORY DRIVE, PROVIDE 4" HMAc, 11" CRUSHED LIMESTONE BASE AND 8" LIME STABILIZED SUBGRADE.



LOCATION MAP

1"=1500'

PIPELINE EASEMENT NOTES:

1. THIS 60' EASEMENT CONSISTS OF THREE OVERLAPPING EASEMENTS DEFINED BY DOCUMENT NO. S 2019013937, 2019013938 AND 2019013939, D.R.N.C.T.

UNIT/LOT TABLE

UNIT 1	70 LOTS	OCT, 2019
UNIT 2	61 LOTS	OCT, 2021
UNIT 3	65 LOTS	UNKNOWN
UNIT 4	58 LOTS	UNKNOWN
UNIT 5	55 LOTS	UNKNOWN
UNIT 6	60 LOTS	UNKNOWN
UNIT 7	39 LOTS	UNKNOWN
	408 LOTS	

LEGEND

D.R.N.C.T.	DEED RECORDS, NUECES CO., TX
M.R.N.C.T.	MAP RECORDS, NUECES CO., TX
D.R.N.C.T.	OFFICIAL RECORDS, NUECES COUNTY, TX

NOTES

- THIS SITE IS ZONED RS-6.
- THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE NUECES RIVER DOWNSTREAM OF THE CALLEEN 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 48355C02606 AND 48355C02806, 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, DDC 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, 6000 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 VISIBILITY TRIANGLE REQUIREMENTS OF UDC SECTION 4.2.9. TO PREVENT VISION OBSTRUCTIONS AT STREET INTERSECTIONS SHALL BE REQUIRED.
- ANY ACCESS ONTO US 77 (IH 69) SHALL HAVE TxDOT APPROVAL.
- NO DRAINAGE FROM DEVELOPMENT AND ADJACENT LOTS BEING DEVELOPED TO US 77 (IH 69) FRONTAGE RD.
- DRIVEWAY IS PROHIBITED ALONG IH 69/US 77.

DEVELOPER:

WALKER HOLDINGS & DEVELOPMENT, L.L.C.  
3540 AGNES ST.  
CORPUS CHRISTI, TX 78405  
936 802-4655

JOHN HURT  
4122 RUSSELL DR.  
CORPUS CHRISTI, TX 78408  
361-883-3977  
JONJUNGLE@AOL.COM

0 100' 200' 400'  
SCALE: 1"= 200'

BASS & WELSH ENGINEERING  
TX SURVEY REG. NO 100027-00, TX ENGINEERING REG. NO.  
F-52, 3054 S. ALAMEDA STREET, CORPUS CHRISTI, TEXAS 78404

PRELIMINARY PLAT OF  
CALLEEN 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, DDC NO.  
2018052721, OFFICIAL RECORDS, NUECES COUNTY, TEXAS  
CORPUS CHRISTI, NUECES CO., TX

DWN.	PLOT SCALE: 1" = 200'	COM. NO.	PREL AS PREL
CHK.	SCALE (H): SAME	JOB NO.	18036
	SCALE (V): NONE		
	DATE PLOTTED 5/13/19	SHEET	1 OF 1

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF NIXON M. WELSH, P.E. NO. 36240 OF BASS AND WELSH ENGINEERING, F 52. IT IS NOT TO BE USED FOR CONSTRUCTION OR BIDDING PURPOSES.