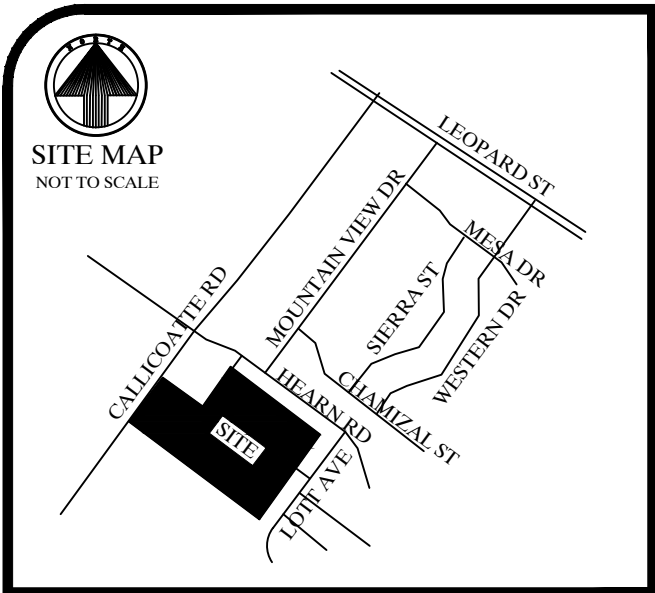
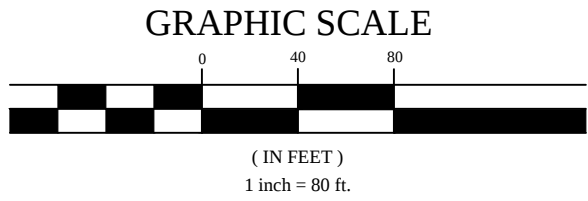


PRELIMINARY PLAT OF
CALLICOATTE ESTATES UNIT 5

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.



Brister Surveying
4455 SPID Suite 51
Corpus Christi, Texas 78411
Office 361-850-1800
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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

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, TEXAS STATE PLAIN NAD 83 (93), TEXAS SOUTH ZONE 4205.
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
C2	23.56	15.000	089° 58' 39"	S09° 11' 22"E, 21.21
C3	23.57	15.000	090° 01' 04"	N80° 48' 30"E, 21.22
C4	23.56	15.000	090° 00' 16"	S09° 10' 50"E, 21.21
C5	23.56	15.000	089° 59' 59"	S09° 10' 42"E, 21.21
C6	23.56	15.000	089° 58' 50"	S09° 11' 17"E, 21.21
C7	23.56	15.000	090° 00' 11"	N80° 49' 24"E, 21.21
C8	23.56	15.000	090° 00' 00"	S09° 10' 42"E, 21.21
C9	23.56	15.000	090° 00' 00"	S80° 49' 18"W, 21.21
C10	23.56	15.000	090° 00' 00"	N09° 10' 42"W, 21.21
C11	23.56	15.000	090° 00' 00"	N80° 49' 18"E, 21.21
C12	23.56	15.000	090° 00' 00"	S09° 10' 42"E, 21.21
C13	23.56	15.000	090° 00' 00"	S80° 49' 18"W, 21.21
C14	23.56	15.000	090° 00' 00"	N09° 10' 42"W, 21.21
C15	23.56	15.000	090° 00' 00"	S80° 49' 18"W, 21.21

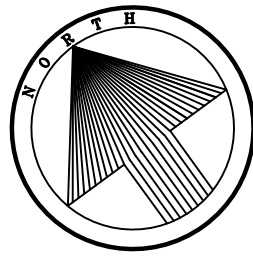
Curve Table				
Curve #	Length	Radius	Delta	Chord
C16	23.56	15.000	090° 00' 00"	S09° 10' 42"E, 21.21
C17	23.56	15.000	090° 00' 00"	S80° 49' 18"W, 21.21
C18	23.56	15.000	090° 00' 00"	N09° 10' 42"W, 21.21
C19	23.56	15.000	090° 00' 00"	N80° 49' 18"E, 21.21
C20	23.56	15.000	090° 00' 00"	S09° 10' 42"E, 21.21
C21	23.48	35.000	038° 26' 16"	N70° 28' 31"E, 23.04
C22	9.32	59.000	009° 02' 58"	S55° 46' 52"W, 9.31
C23	51.78	59.000	050° 17' 16"	S85° 26' 59"W, 50.14
C24	27.78	59.000	026° 58' 28"	N55° 55' 08"W, 27.52
C25	28.81	59.000	027° 58' 39"	N28° 26' 35"W, 28.52
C26	23.56	15.000	090° 00' 00"	S09° 10' 42"E, 21.21
C27	23.56	15.000	090° 00' 00"	S80° 49' 18"W, 21.21
C28	23.57	15.000	090° 01' 21"	S80° 48' 38"W, 21.22
C29	52.75	59.000	051° 13' 45"	N11° 09' 37"E, 51.01
C30	22.87	35.000	037° 26' 15"	S18° 24' 47"W, 22.46

PRELIMINARY PLAT
NOT TO BE RECORDED
FOR ANY REASON

DATE OF MAP: 26 JULY 2019



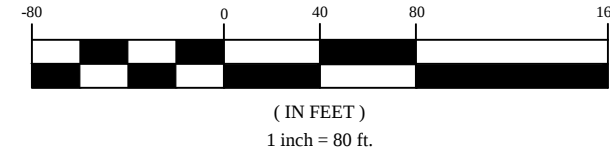
SITE MAP
NOT TO SCALE



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GRAPHIC SCALE

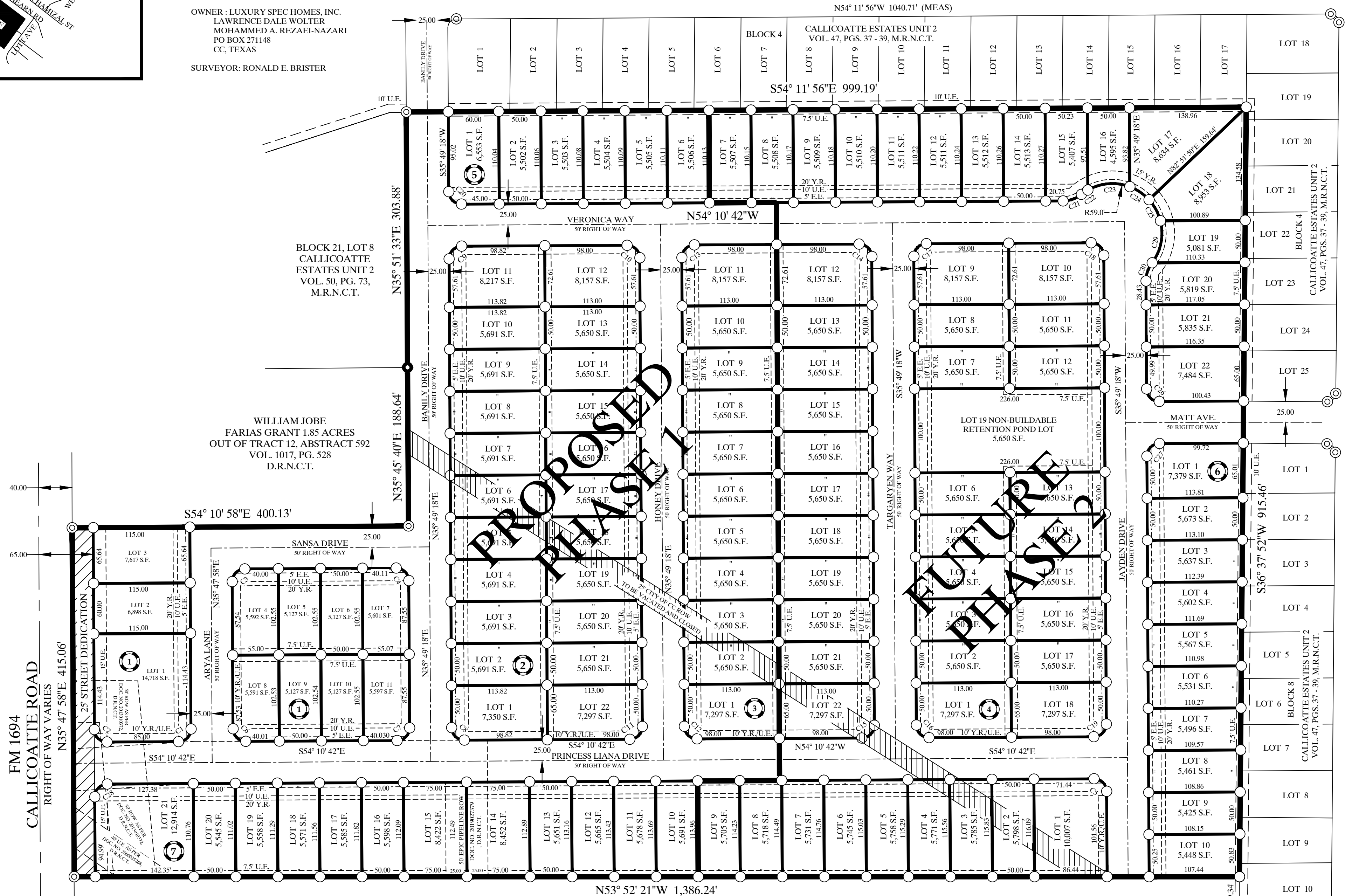


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DATE OF MAP: 26 JULY 2019

⊙ = FOUND 5/8" IRON ROD
○ = SET 5/8" IRON ROD

4J LAND LTD
FARIAS GRANT 39.93 ACRES
OUT OF TRACT 12, ABSTRACT 592
DOC. NO. 2015004604
D.R.N.C.T.