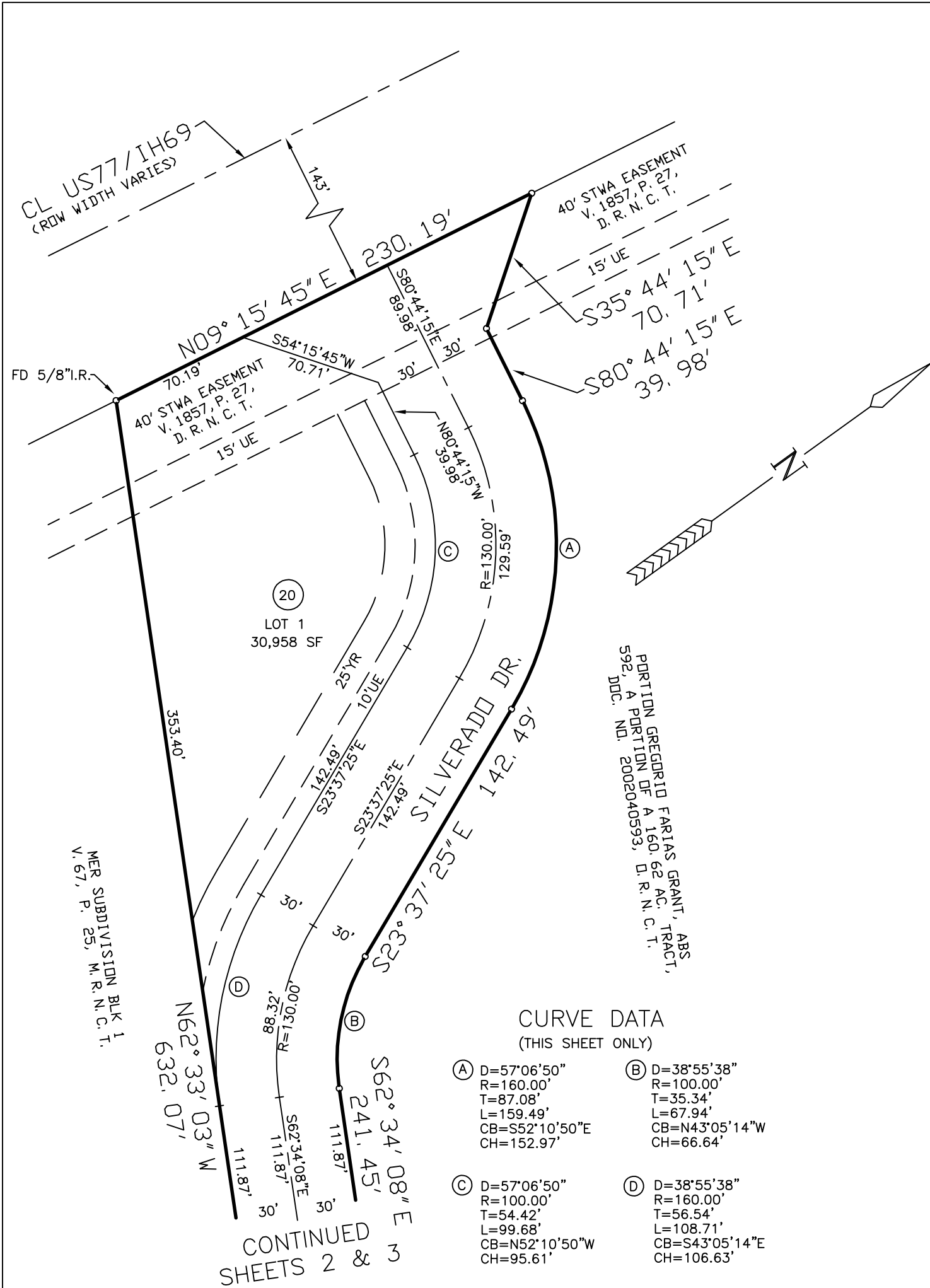




- NOTES**
- THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE NUECES RIVER DOWNSTREAM OF THE CALALLEN SALTWATER INTRUSION DAM LOCATED 1.1 MILES FROM NUECES BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THIS SEGMENT OF THE NUECES RIVER AS "HIGH". TCEQ ALSO CATEGORIZED THE 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 MAP 48355C0260G (10/23/15), ZONE X.
  - LEGAL DESCRIPTION: A 23.145 AC. TRACT OF LAND, MORE OR LESS, A PORTION OF GREGORIO FARIAS GRANT, ABSTRACT 592 AND ALSO BEING A PORTION OF A 117.291 ACRE TRACT OF LAND DESCRIBED BY DEED, DOC. NO. 2018052721, OFFICIAL RECORDS, NUECES COUNTY, TEXAS.
  - THE TOTAL PLATTED AREA CONTAINS 23.145 ACRES OF LAND INCLUDING STREET DEDICATIONS.
  - THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
  - SET 5/8" IRON RODS AT ALL LOT AND SUBDIVISION CORNERS EXCEPT AS INDICATED OTHERWISE. ALL SET 5/8" IRON RODS CONTAIN PLASTIC CAPS LABELED BASS AND WELSH ENGINEERING.
  - BLOCK 21, LOTS 2 & 3; BLOCK 1, LOTS 3B & 7B; BLOCK 3, LOT 4A; AND BLOCK 4, LOT 5B ARE LABELED AS PRIVATE STREETS AND ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION TO THE SAME STANDARDS AS CONNECTING PUBLIC STREETS FOR THE SAFE USE OF PERSONS USING THE STREETS. THE CITY OF CORPUS CHRISTI HAS NO OBLIGATION OR INTENTION TO EVER ACCEPT SUCH STREETS AS PUBLIC RIGHTS-OF-WAY.
  - SEE HOMEOWNERS ASSOCIATION DECLARATION, DOC. NUMBER \_\_\_\_\_, O.R.

NOTES CONTINUED SHEET 3.

STATE OF TEXAS §  
COUNTY OF NUECES §

WE, WALKER HOLDINGS & DEVELOPMENT, LLC., HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LAND EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING PLAT, SUBJECT TO A LIEN IN FAVOR OF \_\_\_\_\_, THAT WE HAVE HAD SAID LAND SURVEYED AND SUBDIVIDED AS SHOWN, THAT STREETS AND EASEMENTS AS SHOWN HAVE BEEN HERETOFORE DEDICATED, OR IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PUBLIC USE FOREVER AND THAT THIS PLAT WAS MADE FOR THE PURPOSES OF DESCRIPTION AND DEDICATION.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: LANCE WALKER, MEMBER

STATE OF TEXAS §  
COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY LANCE WALKER, MEMBER OF WALKER HOLDINGS & DEVELOPMENT, LLC.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC, IN AND FOR THE  
STATE OF TEXAS

STATE OF TEXAS §  
COUNTY OF NUECES §

WE, \_\_\_\_\_ (NAME), HEREBY CERTIFY THAT WE ARE THE HOLDERS OF A LIEN ON THE LAND EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING MAP AND THAT WE APPROVE THE SUBDIVISION AND DEDICATION FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY \_\_\_\_\_ (NAME), \_\_\_\_\_ (TITLE), OF \_\_\_\_\_

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC, IN AND FOR  
THE STATE OF TEXAS

STATE OF TEXAS §  
COUNTY OF NUECES §

I, NIXON M. WELSH, REGISTERED PROFESSIONAL LAND SURVEYOR OF BASS & WELSH ENGINEERING, HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

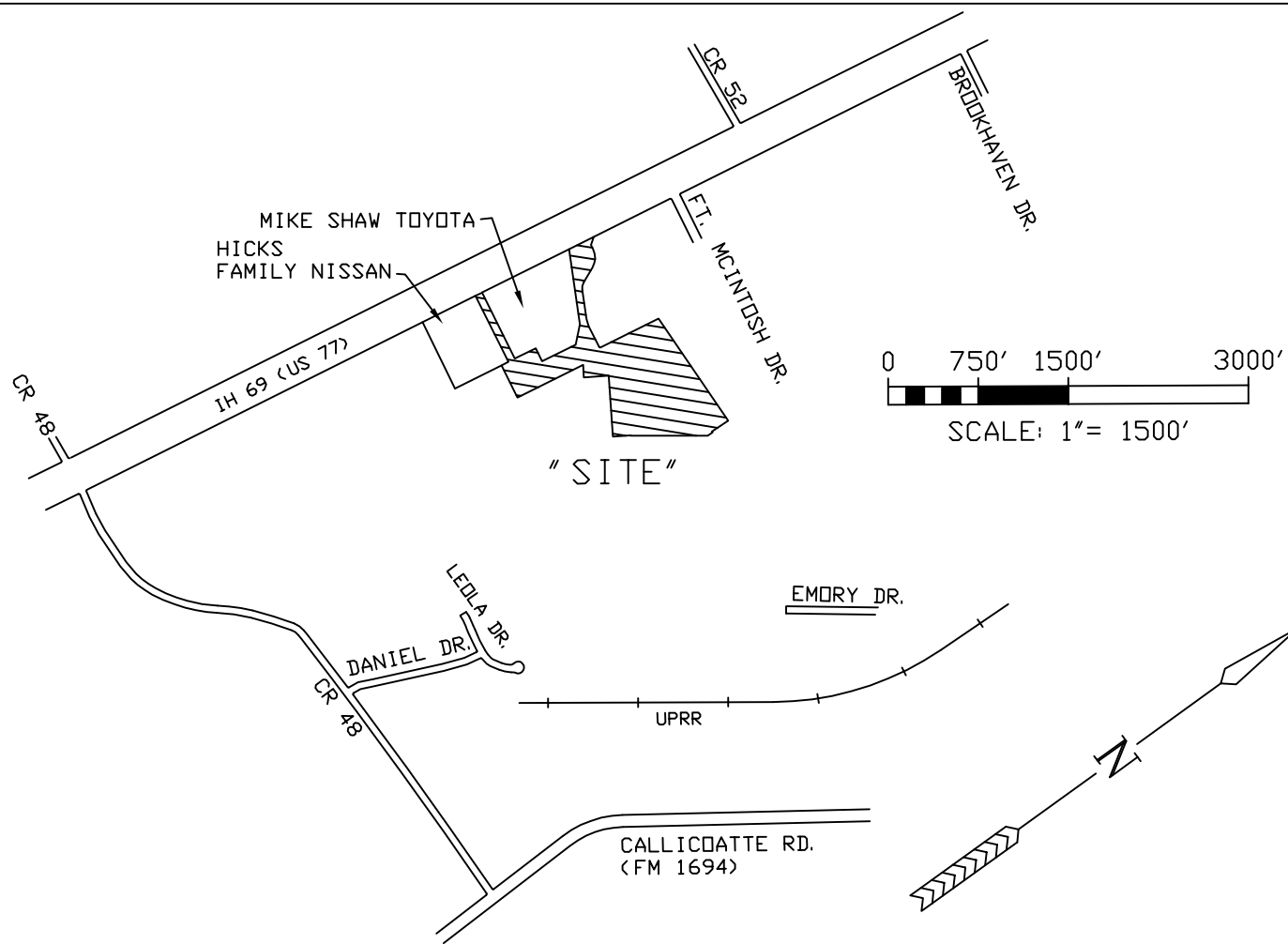
\_\_\_\_\_  
NIXON M. WELSH, R. P. L. S.

STATE OF TEXAS §  
COUNTY OF NUECES §

THE FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE DEPARTMENT OF DEVELOPMENT SERVICES OF THE CITY OF CORPUS CHRISTI, TEXAS

\_\_\_\_\_  
WILLIAM J. GREEN, P.E.  
DEVELOPMENT SERVICES ENGINEER

\_\_\_\_\_  
DATE



LOCATION MAP  
1"=1500'

STATE OF TEXAS §  
COUNTY OF NUECES §

THE 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\_\_\_\_.

\_\_\_\_\_  
ERIC VILLARREAL, P.E.  
CHAIRMAN

\_\_\_\_\_  
NINA NIXON-MÉNDEZ, FAICP  
SECRETARY

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 THE MAP RECORDS OF SAID COUNTY IN VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_, INSTRUMENT NUMBER \_\_\_\_\_. WITNESS MY HAND AND SEAL OF THE COUNTY COURT IN AND FOR SAID COUNTY AT OFFICE IN CORPUS CHRISTI, NUECES COUNTY, TEXAS, THE DAY AND YEAR LAST WRITTEN.

BY: \_\_\_\_\_

\_\_\_\_\_  
DEPUTY

\_\_\_\_\_  
KARA SANDS, CLERK  
COUNTY COURT  
NUECES COUNTY, TEXAS

## PLAT OF CALALLEN SOUTH UNIT 1

A 23.494 AC. TRACT OF LAND, MORE OR LESS, A PORTION OF GREGORIO FARIAS GRANT, ABSTRACT 592 AND ALSO BEING A PORTION OF A 117.291 ACRE TRACT OF LAND DESCRIBED BY DEED, DOC. NO. 2018052721, OFFICIAL RECORDS, NUECES COUNTY, TEXAS

## CORPUS CHRISTI, NUECES COUNTY, TEXAS

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

DATE PLOTTED: 9/10/19  
COMP. NO.: PLAT-SHT1  
JOB NO.: 18036  
SCALE: 1" = 60'  
PLOT SCALE: SAME  
SHEET 1 OF 3

# PLAT OF CALALLEN SOUTH UNIT 1 CORPUS CHRISTI, NUECES COUNTY, TEXAS

BASS & WELSH ENGINEERING  
FIRM NO. F-52, 3054 S. ALAMEDA ST.

DATE PLOTTED: 9/2/19  
COMP. NO.: PLAT-SHT2  
JOB NO.: 18036  
SCALE: 1" = 60'  
PLOT SCALE: SAME  
SHEET 2 OF 3

## CURVE DATA (THIS SHEET ONLY)

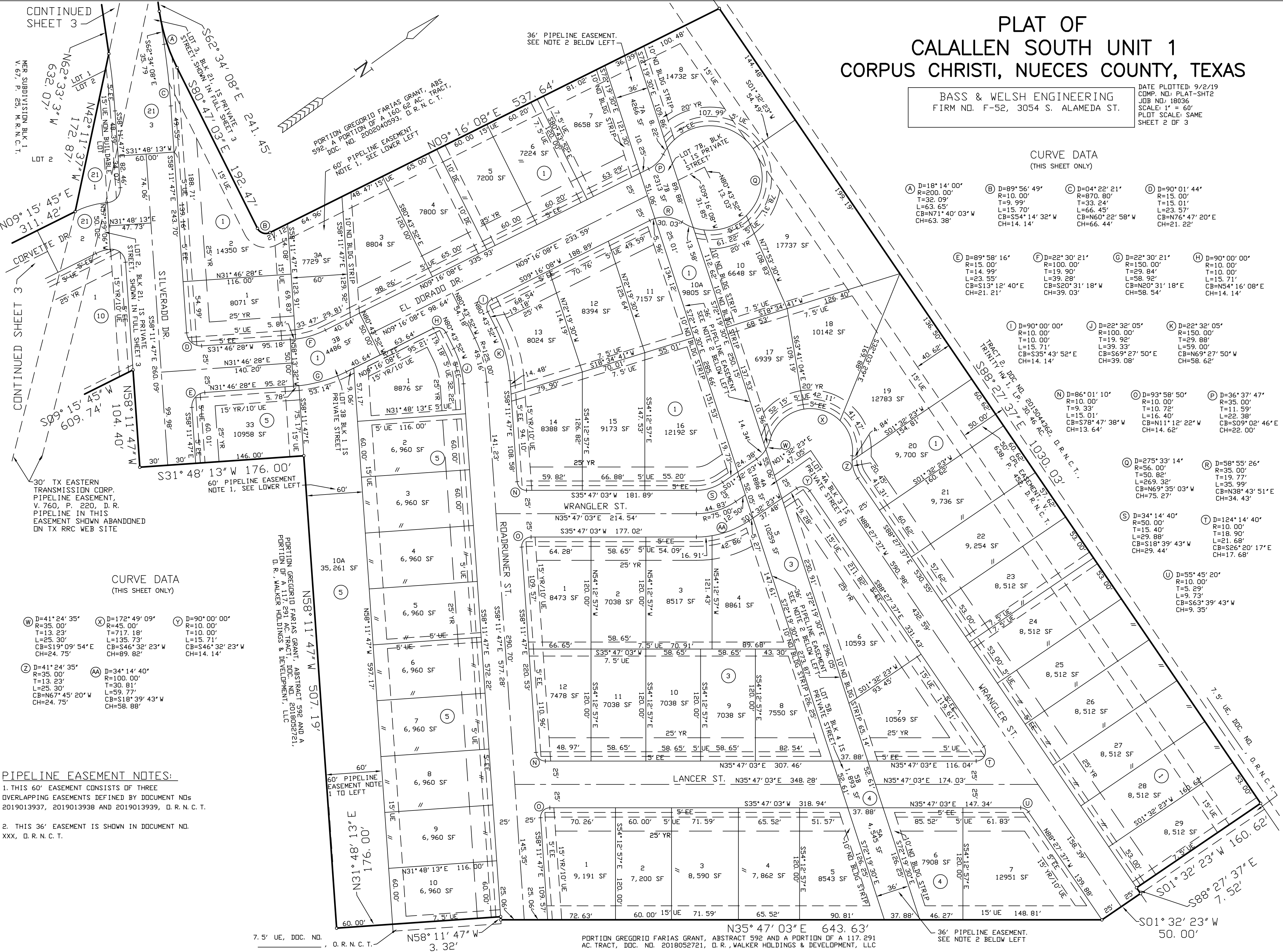
|                                                                                   |                                                                                   |                                                                                   |                                                                                  |
|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------------|
| A D=18°14'00"<br>R=200.00'<br>T=32.09'<br>L=63.65'<br>CB=N71°40'03"W<br>CH=63.38' | B D=89°56'49"<br>R=10.00'<br>T=9.99'<br>L=15.70'<br>CB=S54°14'32"W<br>CH=14.14'   | C D=04°22'21"<br>R=870.80'<br>T=33.24'<br>L=66.45'<br>CB=N60°22'58"W<br>CH=66.44' | D D=90°01'44"<br>R=15.00'<br>T=15.01'<br>L=23.57'<br>CB=N76°47'20"E<br>CH=21.22' |
| E D=89°58'16"<br>R=15.00'<br>T=14.99'<br>L=23.55'<br>CB=S13°12'40"E<br>CH=21.21'  | F D=22°30'21"<br>R=100.00'<br>T=19.90'<br>L=39.28'<br>CB=S20°31'18"W<br>CH=39.03' | G D=22°30'21"<br>R=150.00'<br>T=29.84'<br>L=58.92'<br>CB=N20°31'18"E<br>CH=58.54' | H D=90°00'00"<br>R=10.00'<br>T=10.00'<br>L=15.71'<br>CB=N54°16'08"E<br>CH=14.14' |
| I D=90°00'00"<br>R=10.00'<br>T=10.00'<br>L=15.71'<br>CB=S35°43'52"E<br>CH=14.14'  | J D=22°32'05"<br>R=100.00'<br>T=19.92'<br>L=39.33'<br>CB=S69°27'50"E<br>CH=39.08' | K D=22°32'05"<br>R=150.00'<br>T=29.88'<br>L=59.00'<br>CB=N69°27'50"W<br>CH=58.62' | L D=86°01'10"<br>R=10.00'<br>T=9.33'<br>L=15.01'<br>CB=S78°47'38"W<br>CH=13.64'  |
| M D=93°58'50"<br>R=10.00'<br>T=10.72'<br>L=26.93'<br>CB=N11°12'22"W<br>CH=14.62'  | N D=36°37'47"<br>R=35.00'<br>T=11.59'<br>L=22.38'<br>CB=N54°16'08"E<br>CH=22.00'  | O D=27°33'14"<br>R=56.00'<br>T=50.82'<br>L=26.93'<br>CB=N69°35'03"W<br>CH=75.27'  | P D=58°55'26"<br>R=35.00'<br>T=19.77'<br>L=35.99'<br>CB=N38°43'51"E<br>CH=34.43' |
| Q D=34°14'40"<br>R=50.00'<br>T=15.40'<br>L=29.88'<br>CB=S18°39'43"W<br>CH=29.44'  | R D=124°14'40"<br>R=10.00'<br>T=5.29'<br>L=9.73'<br>CB=S63°39'43"W<br>CH=9.35'    | S D=55°45'20"<br>R=10.00'<br>T=5.29'<br>L=9.73'<br>CB=S63°39'43"W<br>CH=9.35'     | T D=55°45'20"<br>R=10.00'<br>T=5.29'<br>L=9.73'<br>CB=S63°39'43"W<br>CH=9.35'    |

## CURVE DATA (THIS SHEET ONLY)

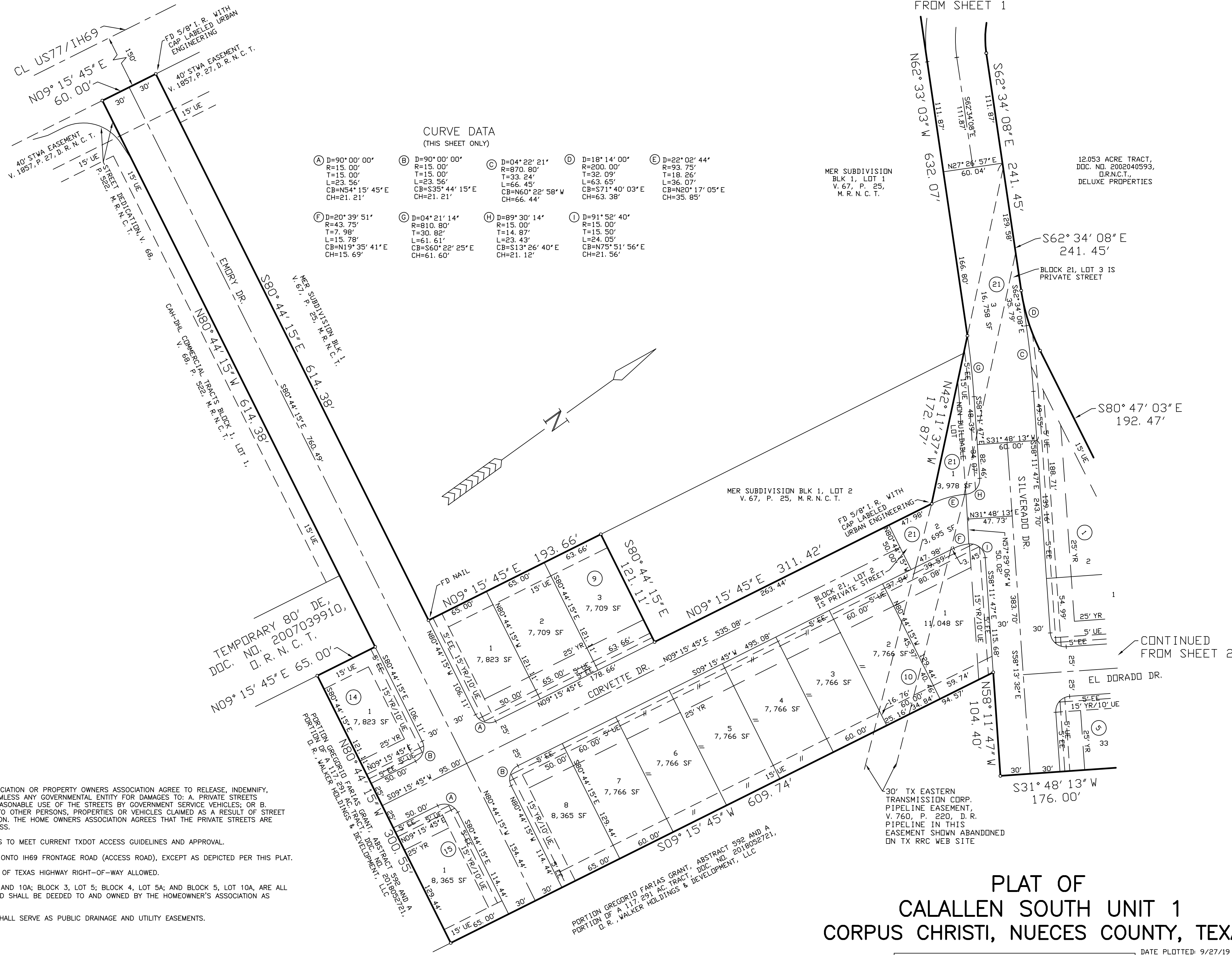
|                                                                                  |                                                                                     |                                                                                  |
|----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|
| W D=41°24'35"<br>R=35.00'<br>T=13.23'<br>L=25.30'<br>CB=S19°09'54"E<br>CH=24.75' | X D=172°49'09"<br>R=45.00'<br>T=717.18'<br>L=135.73'<br>CB=S46°32'23"W<br>CH=89.82' | Y D=90°00'00"<br>R=10.00'<br>T=10.00'<br>L=15.71'<br>CB=S46°32'23"W<br>CH=14.14' |
| Z D=41°24'35"<br>R=35.00'<br>T=13.23'<br>L=25.30'<br>CB=N67°45'20"W<br>CH=24.75' | AA D=34°14'40"<br>R=100.00'<br>T=30.81'<br>L=59.77'<br>CB=S18°39'43"W<br>CH=58.88'  |                                                                                  |

## PIPELINE EASEMENT NOTES:

- THIS 60' EASEMENT CONSISTS OF THREE OVERLAPPING EASEMENTS DEFINED BY DOCUMENT NOS 2019013937, 2019013938 AND 2019013939, O.R.N.C.T.
- THIS 36' EASEMENT IS SHOWN IN DOCUMENT NO. XXX, O.R.N.C.T.



CONTINUED  
FROM SHEET 1



# PLAT OF CALLEN SOUTH UNIT 1 CORPUS CHRISTI, NUECES COUNTY, TEXAS

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

DATE PLOTTED: 9/27/19  
COMP. NO.: PLAT-SHT3  
JOB NO.: 18036  
SCALE: 1" = 60'  
PLOT SCALE: SAME  
SHEET 3 OF 3