

PLAT OF THE LAKES NORTHWEST UNIT 6

A TRACT OF LAND OUT A 91.594 ACRE TRACT DESCRIBED IN DOCUMENT NO. 2012050691,
AND BEING A PORTION OF TRACT 4 OF THE MCINTYRE PARTITION OF THE MARIANO LOPEZ DE HERRERA GRANT, ABSTRACT 606,
AND CONTAINING 22.23 ACRES OF LAND.

STATE OF TEXAS
COUNTY OF NUECES

I, Alireza Mostaghani, Director of AI Development, do hereby certify that we are the owners of the lands embraced within the boundaries of the foregoing map; the easements shown hereon are hereby dedicated to the public for the installation, operation and maintenance of public utilities. All streets, alley and rights-of-ways are hereby dedicated to the City of Corpus Christi for municipal purposes.

This the _____ day of _____, 201__.

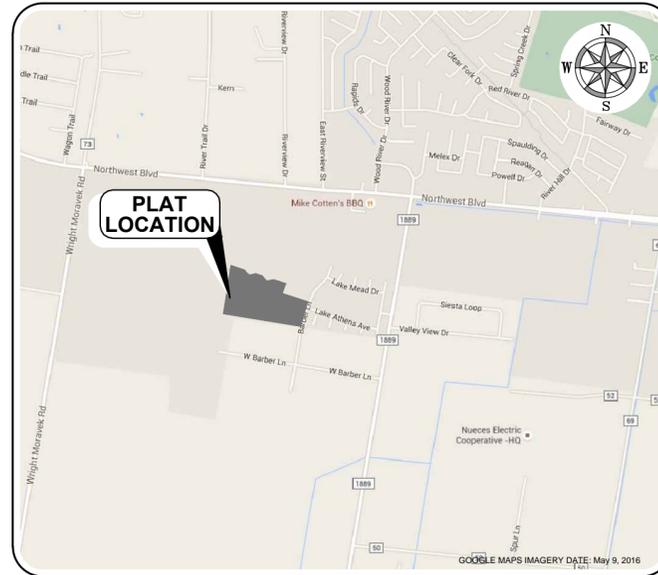
By: _____
Alireza Mostaghani, Director

STATE OF TEXAS
COUNTY OF _____

This instrument was acknowledged before me by Alireza Mostaghani proven to me to be the person whose signature is made on the foregoing instrument of writing, and he acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity stated.

Given under my hand and seal of office, this the _____ day of _____, 201__.

Notary Public



LOCATION MAP
NOT TO SCALE

STATE OF TEXAS
COUNTY OF NUECES

I, Stacey King Mora, Registered Professional Land Surveyor, hereby certify that this survey map was prepared from an actual on the ground survey made under my direction and supervision, and represents the facts found at the time of survey, and that this survey substantially complies with the current standards adopted by the Texas Board of Professional Land Surveying.

Stacey King Mora
Registered Professional Land Surveyor
Texas Registration No. 6166

Naismith Engineering, Inc.

Date: _____

STATE OF TEXAS
COUNTY OF NUECES

This 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 _____, 201__.

Ratna Pottumuthu, P.E., LEED-AP
Development Services Engineer

STATE OF TEXAS
COUNTY OF NUECES

This plat of The Lakes Northwest Unit 6, approved by the Planning Commission on the behalf of the City of Corpus Christi, Texas.

This the _____ day of _____, 201__.

Philip J. Ramirez, AIA, LEED-AP
Chairman

Daniel McGinn, A.I.C.P.
Interim Secretary

STATE OF TEXAS
COUNTY OF NUECES

I, Kara Sands, Clerk of the County Court in and for said Nueces County, Texas, hereby certify that the foregoing map of the plat of The Lakes Northwest Unit 6, dated the _____ day of _____, 201__, with its certificate of authentication was filed for record in my office this the _____ day of _____, 201__, at _____ o'clock __.M. and duly recorded in Volume _____, Page _____, Map Records of Nueces County, Texas.

Witness my hand and seal of said office in Corpus Christi, Texas, this the _____ day of _____, 201__.

No. _____

Kara Sands
County Clerk Nueces County, Texas

At _____ o'clock __.M.
_____, 201__.

By: _____
Deputy

ENGINEER SURVEYOR	THOMAS B. TIFFIN, P.E.	PHONE: 361-814-9900	FAX: 361-814-4401
ENGINEER SURVEYOR EMAIL:	tiffin@naismith-engineering.com	PROJECT ID:	9031
DRAWN BY:	SKM	CHECKED BY:	SKM
DATE:	05/2016	DRAWING NAME:	PLAT

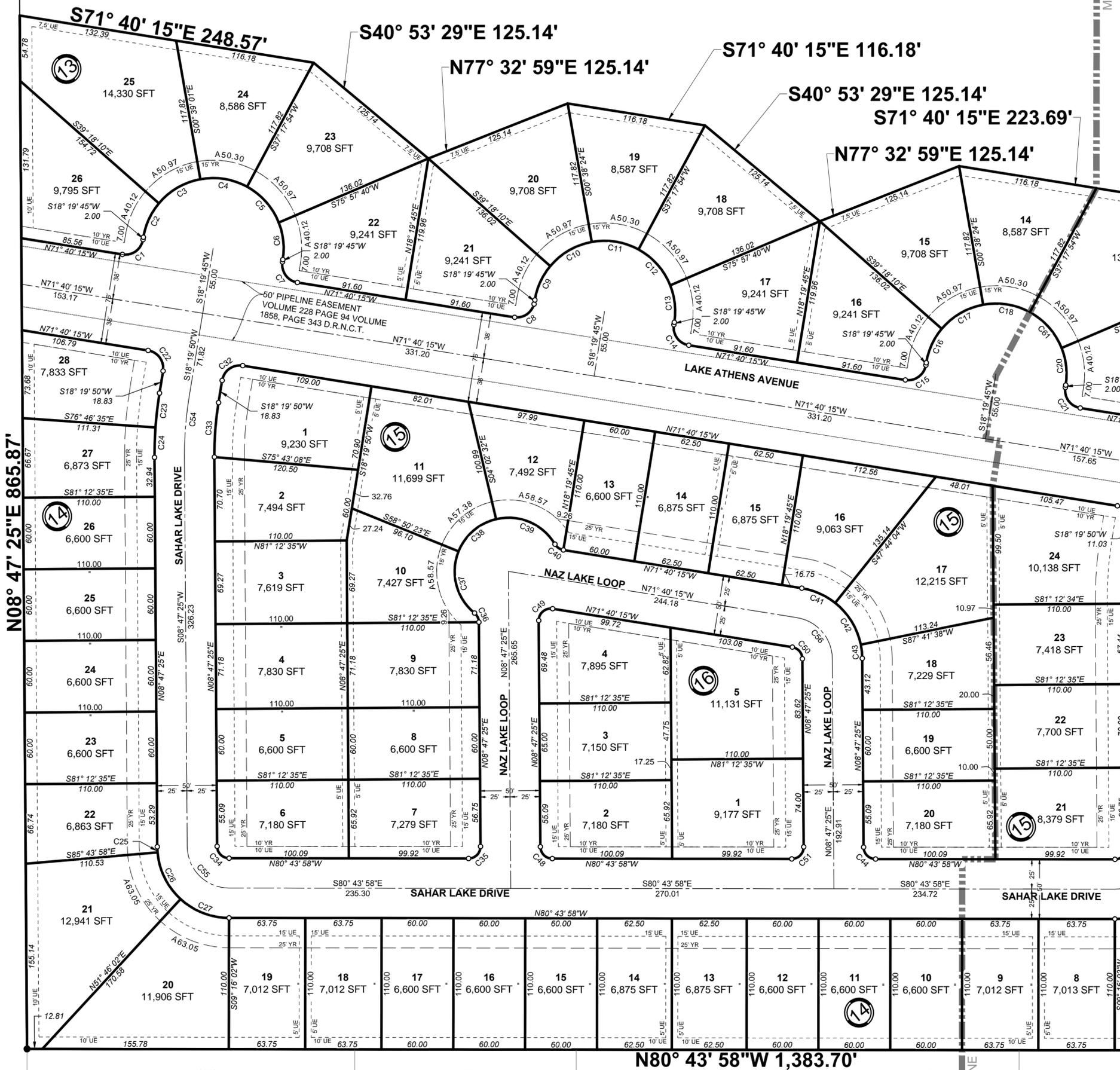
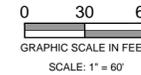
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TBPLS F-100395-00

PLAT OF
THE LAKES NORTHWEST
UNIT 6
CORPUS CHRISTI, NUECES COUNTY, TEXAS

AL DEVELOPMENT, INC.
REMAINDER 115.72 ACRE TRACT BEING OUT OF 137.896 ACRE
TRACT DOCUMENT NO. 2004052253, DR NUECES COUNTY, TX



LEGEND

- IRON ROD FOUND
- SET 5/8" DIAMETER BY 18 INCH LONG IRON ROD WITH A RED PLASTIC CAP STAMPED "NAISMITH ENG. C.C., TX"
- Ⓚ BLOCK SYMBOL
- ROAD CENTER LINE
- - - YARD REQUIREMENT
- - - EASEMENT
- DR - DEED RECORDS AC - ACRES
- MR - MAP RECORDS SF - SQUARE FEET
- VOL - VOLUME UE - UTILITY EASEMENT
- PG - PAGE YR - YARD REQUIREMENT

GENERAL NOTES:

1. TOTAL PLATTED AREA CONTAINS 22.23 ACRES OF LAND, INCLUDING STREET DEDICATION.
2. ALL BEARINGS ARE GRID BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM FOR THE LAMBERT SOUTH ZONE (NAD 1983).
3. A 5/8" DIAMETER BY 18" LONG IRON ROD WITH RED PLASTIC CAP STAMPED "NAISMITH ENG. C.C., TX." WILL BE SET AT ALL PLAT CORNERS, BLOCK CORNERS, LOT CORNERS, POINTS OF CURVATURE, AND POINTS OF TANGENCY, UNLESS OTHERWISE NOTED.
4. THE YARD REQUIREMENT AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
5. FINISHED FLOOR ELEVATIONS WILL BE A MINIMUM OF 18 INCHES ABOVE THE CENTERLINE OF THE HIGHEST ADJACENT ROADWAY AS OVERFLOW PROTECTION.
6. RECEIVING WATERS:
THE STORM WATER RUNOFF FROM THIS PROPERTY IS WITHIN THE OSO CREEK DRAINAGE BASIN. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO CREEK. THE TCEQ HAS NOT CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO CREEK, BUT IT IS RECOGNIZED AS AN ENVIRONMENTALLY SENSITIVE AREA. THE OSO CREEK FLOWS DIRECTLY INTO THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS" AND CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
7. FEMA INFORMATION:
PLOTTING THE PROPERTY BY SCALE ON FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NO. 485494 0256C, MAP REVISED MARCH 18, 1985, INDICATED THE PROPERTY IS LOCATED IN FLOOD ZONE C, DEFINED AS AN AREA OF MINIMAL FLOODING.
8. ALL PRIVATE NON-BUILDABLE LOTS WILL BE MAINTAINED BY A HOME OWNERS ASSOCIATION.
9. PRIVATE DRIVEWAY ACCESS TO LAKE ATHENS AVENUE SHALL BE PROHIBITED FOR LOTS 2 & 28, BLOCK 14, LOTS 1 & 24, BLOCK 15, AND BLOCK 13 ONLY ALLOWED IN LOT PORTION OF LOTS FACING A CUL-DE-SAC.
10. LOT 1, BLOCK 14 IS A PRIVATE DETENTION POND TO BE MAINTAINED BY HOME OWNERS ASSOCIATION.

RIO LADO ACRES
UNIT 2 LT 7 BLK 3
VOLUME 44, PAGES 190 & 191

RIO LADO ACRES
UNIT 2 LT 5 BLK 3
VOLUME 44,
PAGES 190 & 191

RIO LADO ACRES
UNIT 2 LT 5 BLK 3
VOLUME 44,
PAGES 190 & 191

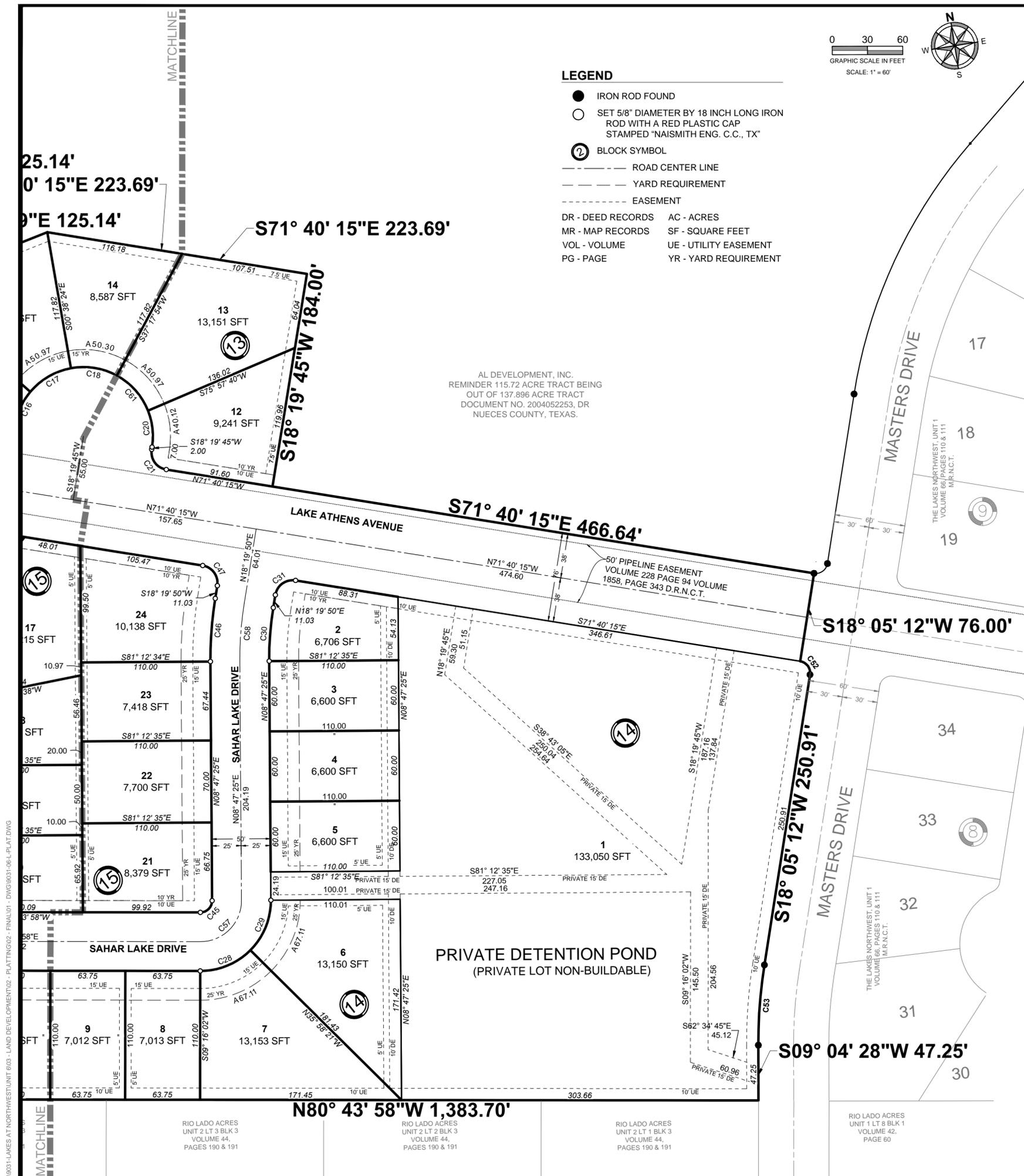
RIO LADO ACRES
UNIT 2 LT 4 BLK 3
VOLUME 44,
PAGES 190 & 191

RIO LADO ACRES
UNIT 21
VOLI
PAGES

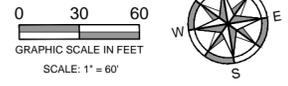
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ENGINEER SURVEYOR EMAIL: tiffin@naismith-engineering.com
DRAWN BY: JAMES W. POWERS
CHECKED BY: SKM
PROJECT ID: 9031
DRAWING NAME: PLAT
DATE: 05/20/16

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ARCHITECTURE ENGINEERING ENVIRONMENTAL SURVEYING
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TBAE F-13553 TBPG F-50017 TBPLS F-100395-00

PLAT OF
THE LAKES NORTHWEST
UNIT 6
CORPUS CHRISTI, NUECES COUNTY, TEXAS



- LEGEND**
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 REMINDER 115.72 ACRE TRACT BEING
 OUT OF 137.896 ACRE TRACT
 DOCUMENT NO. 2004052253, DR
 NUECES COUNTY, TEXAS.

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	23.56	15.00	90.00	N63° 19' 45"E	21.21
C2	31.64	59.00	30.73	S33° 41' 34"W	31.26
C3	40.87	59.00	39.69	S68° 54' 10"W	40.06
C4	40.35	59.00	39.18	N71° 39' 38"W	39.56
C5	40.85	59.00	39.67	N32° 14' 03"W	40.04
C6	31.64	59.00	30.73	N2° 57' 56"E	31.26
C7	23.56	15.00	90.00	S26° 40' 15"E	21.21
C8	23.56	15.00	90.00	N63° 19' 45"E	21.21
C9	31.64	59.00	30.73	S33° 41' 34"W	31.26
C10	40.85	59.00	39.67	S68° 53' 33"W	40.04
C11	40.37	59.00	39.20	N71° 40' 15"W	39.58
C12	40.85	59.00	39.67	N32° 14' 03"W	40.04
C13	31.64	59.00	30.73	N2° 57' 56"E	31.26
C14	23.56	15.00	90.00	S26° 40' 15"E	21.21
C15	23.56	15.00	90.00	N63° 19' 45"E	21.21
C16	31.64	59.00	30.73	S33° 41' 34"W	31.26
C17	40.85	59.00	39.67	S68° 53' 33"W	40.04
C18	40.37	59.00	39.20	N71° 40' 15"W	39.58
C19	40.85	59.00	39.67	N32° 14' 03"W	40.04
C20	31.64	59.00	30.73	N2° 57' 56"E	31.26
C21	23.56	15.00	90.00	S26° 40' 16"E	21.21
C22	23.56	15.00	90.00	N26° 40' 11"W	21.21
C23	28.97	325.00	5.11	S15° 46' 38"W	28.96
C24	25.15	325.00	4.43	S11° 00' 25"W	25.14
C25	4.74	60.00	4.52	S6° 31' 44"W	4.74
C26	44.51	60.00	42.50	S16° 58' 58"E	43.49
C27	44.51	60.00	42.50	S59° 28' 58"E	43.49
C28	47.37	60.00	45.24	N76° 38' 53"E	46.15
C29	47.37	60.00	45.24	N31° 24' 34"E	46.15
C30	45.79	275.00	9.54	N13° 33' 38"E	45.74
C31	23.56	15.00	90.00	S63° 19' 47"W	21.21
C32	23.56	15.00	90.00	S63° 19' 48"W	21.21
C33	45.79	275.00	9.54	S13° 33' 38"W	45.74
C34	15.62	10.00	89.52	S35° 58' 17"E	14.08
C35	15.79	10.00	90.48	N54° 01' 43"E	14.20
C36	8.81	10.00	50.48	N16° 26' 57"W	8.53
C37	57.22	45.00	72.85	S5° 15' 51"E	53.44
C38	43.04	45.00	54.80	S58° 33' 32"W	41.42
C39	57.22	45.00	72.85	N57° 37' 02"W	53.44
C40	8.81	10.00	50.48	S46° 25' 53"E	8.53
C41	30.79	60.00	29.41	N56° 58' 05"W	30.46
C42	41.85	60.00	39.96	N22° 17' 09"W	41.00
C43	11.62	60.00	11.10	N3° 14' 31"E	11.60
C44	15.62	10.00	89.52	S35° 58' 17"E	14.08
C45	15.79	10.00	90.48	N54° 01' 43"E	14.20
C46	54.12	325.00	9.54	S13° 33' 38"W	54.05
C47	23.56	15.00	90.00	N26° 40' 12"W	21.21
C48	15.62	10.00	89.52	S35° 58' 17"E	14.08
C49	17.37	10.00	99.54	S58° 33' 35"W	15.27
C50	14.04	10.00	80.46	N31° 26' 25"W	12.92
C51	15.79	10.00	90.48	N54° 01' 43"E	14.20
C52	15.70	10.00	89.98	N26° 54' 48"W	14.14
C53	68.78	430.00	9.17	S13° 30' 15"W	68.71
C54	49.95	300.00	9.54	S13° 33' 38"W	49.90
C55	54.69	35.00	89.52	S35° 58' 17"E	49.29
C56	49.15	35.00	80.46	N31° 26' 25"W	45.21
C57	55.27	35.00	90.48	N54° 01' 43"E	49.70
C58	49.95	300.00	9.54	S13° 33' 38"W	49.90

PLAT OF THE LAKES NORTHWEST UNIT 6
 CORPUS CHRISTI, NUECES COUNTY, TEXAS

NaismithEngineering, Inc
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 PH: (361) 814-9900

PROJECT: 9031
 DRAWING: PLAT
 DATE: 05/2016

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