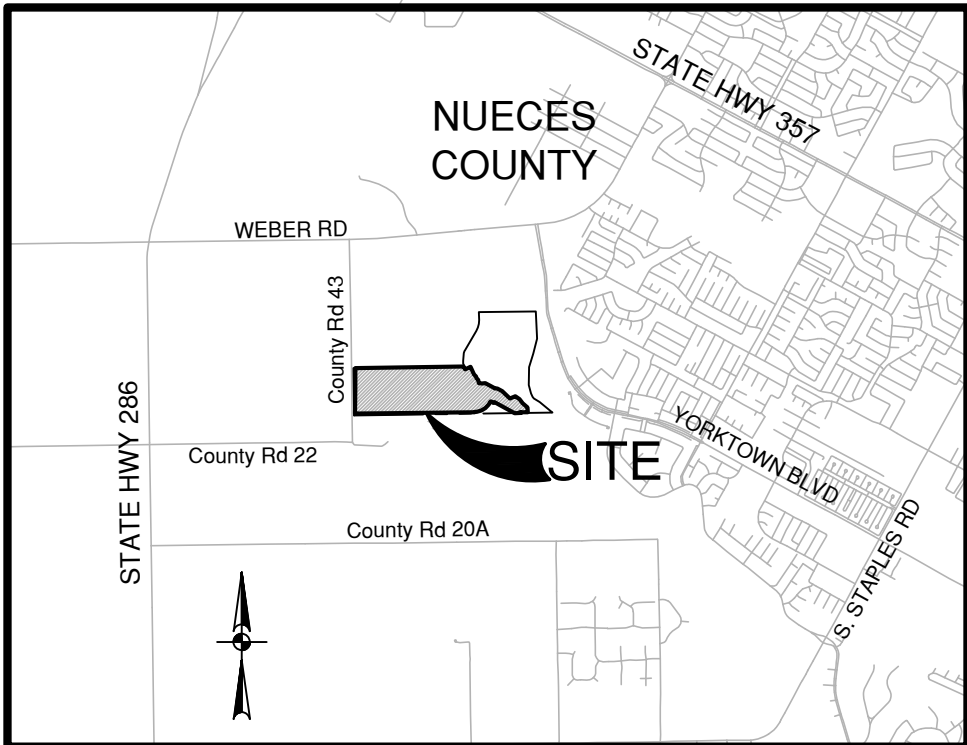


LINE #	BEARING	LENGTH
L1	N26°02'32"W	44.67'
L2	S35°07'34"E	50.41'
L3	S24°03'43"E	104.63'

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	200.00'	032°52'32"	N09°36'17"W	113.19'	114.76'
C2	200.00'	023°34'16"	N18°32'08"E	81.13'	81.70'
C3	550.00'	031°02'40"	N14°42'57"E	294.37'	298.01'

KINGS LAKE WEST MASTER PRELIMINARY PLAT

CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS
BEING A 186.405 TRACT OF LAND A OUT OF THE SOUTH ONE-HALF OF SECTION 6, LAURELES FARM TRACT RECORDED IN VOLUME 3, PAGE 15 IN THE MAP RECORDS OF NUECES COUNTY, TEXAS, AND BEING FURTHER DESCRIBED AS BEING OUT OF THE 284.6048 ACRE TRACT DESCRIBED IN DOCUMENT NO. 2002021903 IN THE OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS.



LOCATION MAP
NOT-TO-SCALE

LEGEND

	PLAT BOUNDARY	Y.R.	YARD REQUIREMENT
	PHASE BOUNDARY	D.R.N.C.T.	DEED RECORDS OF NUECES COUNTY, TX
	YARD REQUIREMENT	M.R.N.C.T.	MAP RECORDS OF NUECES COUNTY, TX
	WETLAND BOUNDARY	O.R.N.C.T.	OFFICIAL RECORDS OF NUECES COUNTY, TX
	100 YEAR FEMA FLOODPLAIN CORPUS CHRISTI CITY LIMITS	①	20' YARD REQUIREMENT
	FOUND PROPERTY CORNER	②	10' YARD REQUIREMENT
	SET PROPERTY CORNER		

NOTES:

- THE ENTIRE PROPERTY LIES WITHIN THE CITY LIMITS OF THE CITY OF CORPUS CHRISTI, TEXAS.
- THE TOTAL AREA CONTAINS 186.405 ACRES OF LAND INCLUDING ANY DEDICATION.
- THE YARD REQUIREMENTS, AS DEPICTED ON THE PLAT, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE (UDC) AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- FOUND 5/8" IRON ROD WITH (RED) PLASTIC CAPS STAMPED AT ALL CORNERS EXCEPT WHERE NOTED.
- GRID BEARINGS AND DISTANCES SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE 4206, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010.00 (RECORD BEARING/DISTANCE)
- BY GRAPHIC PLOTTING, THE PROPERTY IS IN ZONE "X", ZONE AE (17-18), AND CONTAINS ON THE FLOODWAY INSURANCE RATE MAP, COMMUNITY PANEL NO. 48355C05206, CITY OF CORPUS CHRISTI, TEXAS, WHICH BEARS AN EFFECTIVE DATE: OCTOBER 13, 2022.
- THE RECEIVING WATER FOR THE STORMWATER RUNOFF IS THE OSO CREEK BASIN. OSO CREEK IS NOT CLASSIFIED BY THE TCEQ. OSO CREEK IS RECOGNIZED AS AN ENVIRONMENTALLY SENSITIVE AREA AND FLOWS DIRECTLY INTO OSO BAY. OSO BAY IS CLASSIFIED AS EXCEPTIONAL AND "OYSTER WATERS" AND IS CATEGORIZED AS "CONTACT RECREATION" USE.
- A US FISH AND WILDLIFE IPAC REVIEW OF THIS SITE, RETURNED THREATENED BIRDS, TWO ENDANGERED BIRDS, 5 TURTLES, A MONARCH BUTTERFLY, AND TWO ENDANGERED FLOWING PLANTS, POTENTIAL HABITAT SPECIFIC TO THIS SITE WILL BE FURTHER EXPLORED.
- ALL STREETS WILL BE CONSTRUCTED USING HMAC PAVEMENT WITH FLEXIBLE BASE AND SUBGRADE PER INFRASTRUCTURE DESIGN MANUAL OR GEOTECHNICAL ENGINEER RECOMMENDATIONS.

28.093 ACRES
OWNER: MPM
DEVELOPMENT, LP
DOC. NO. 2022015431
O.P.R.

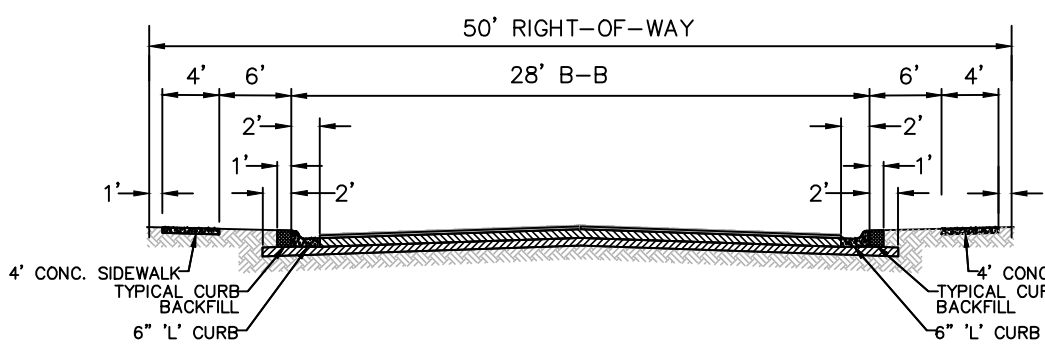
REMAINING PORTION OF
224.71 ACRES
OWNER: DENTON-WHITWORTH
INVESTMENTS, L.T.D.
DOC. NO. 1996005133
O.P.R.

99.517 ACRES
OWNER: THE
MOSTAGHASI
INVESTMENT TRUST,
D/B/A SUN-GEORGE
CONTRACTING AND
DEVELOPMENT
COMPANY
DOC. NO. 2021022985
O.P.R.

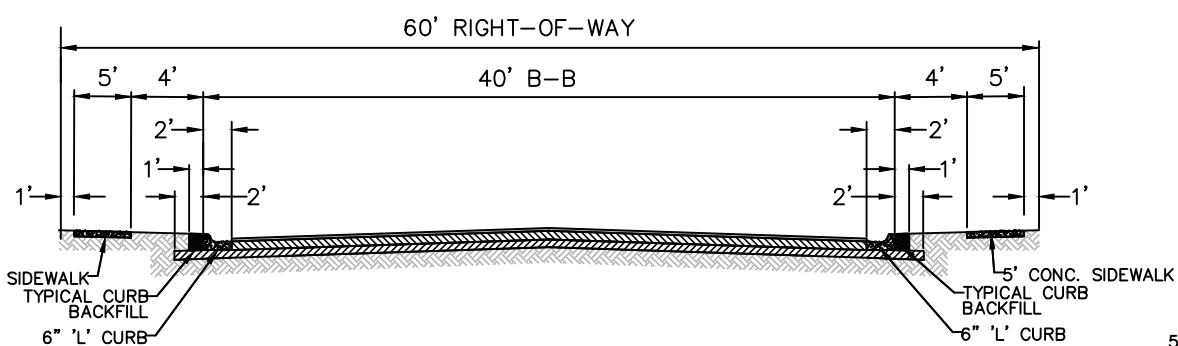
120.000 ACRES
OWNER: WILLIAM W. POOLE
AND PATRICIA D. POOLE
DOC. NO. 958145 O.P.R.

80.000 ACRES
OWNER: MPM DEVELOPMENT, LP
DOC. NO. 2022022734 O.P.R.

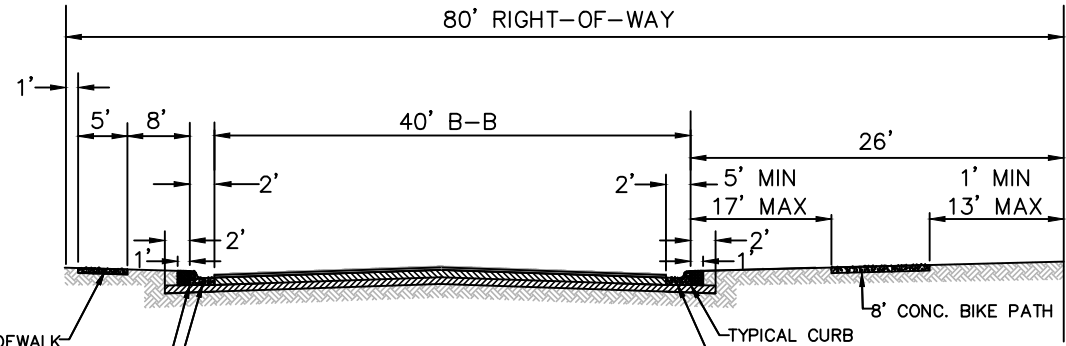
320 ACRES
OWNER: OSO FARM PARTNERSHIP ET AL
DOC. NO. 1999035422 D.R.



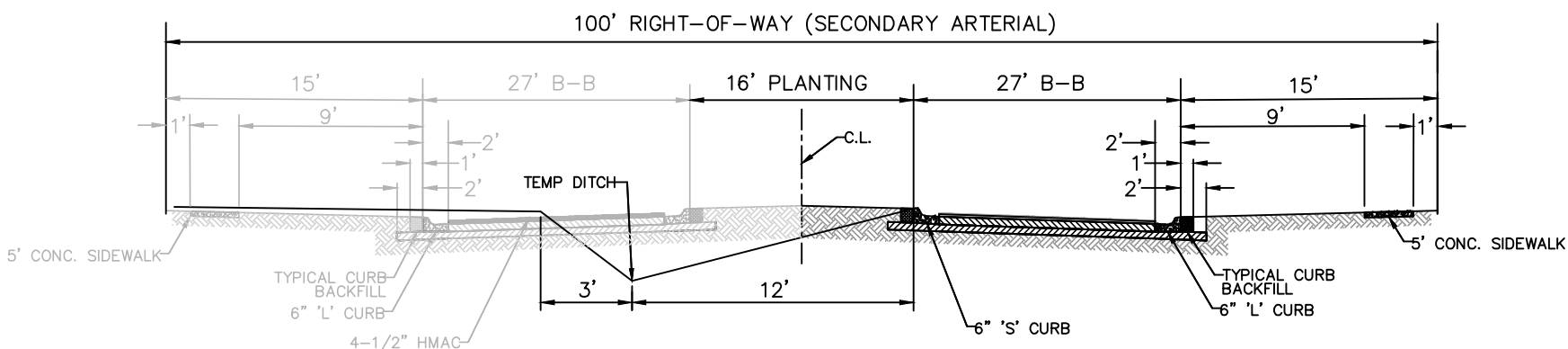
TYPICAL 50' RIGHT-OF-WAY STREET SECTION (L-1A)
NOT-TO-SCALE



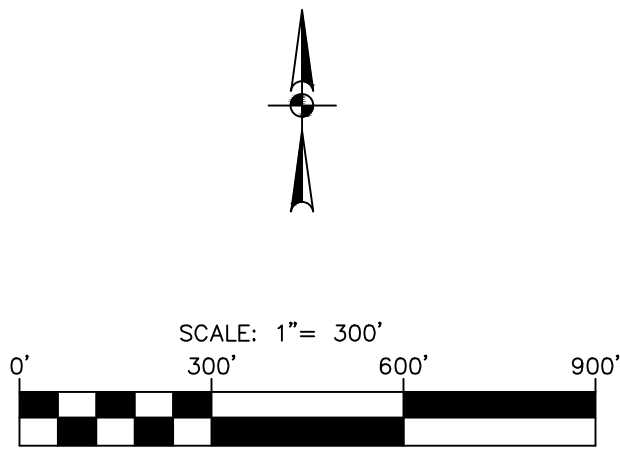
TYPICAL 60' RIGHT-OF-WAY STREET SECTION (RC1)
NOT-TO-SCALE



TYPICAL PARKWAY STREET SECTION (P1)
80' R.O.W. (40' B-B)
NOT-TO-SCALE



TYPICAL 100' RIGHT-OF-WAY STREET SECTION (A-2)
NOT-TO-SCALE



**PAPE-DAWSON
ENGINEERS**

807 N UPPER BROADWAY, STE 103 | CORPUS CHRISTI, TX 78401 | 361.360.2209
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM # 0028800

KINGS LAKE WEST
CORPUS CHRISTI, TEXAS

MASTER PRELIMINARY PLAT

DEVELOPER/OWNER:
TAMEZ DEVELOPMENT
823 KINNEY STREET
CORPUS CHRISTI, TEXAS 78401

AGENT:
JOHN C TAMEZ

ENGINEER:
PAPE-DAWSON ENGINEERS
807 N UPPER BROADWAY, SUITE 103
CORPUS CHRISTI, TEXAS 78401

SURVEYOR:
PAPE-DAWSON ENGINEERS
807 N UPPER BROADWAY, SUITE 103
CORPUS CHRISTI, TEXAS 78401

PLAT NO.	N/A
JOB NO.	21005-02
DATE	APRIL 2025
DESIGNER	BW
CHECKED	RG DRAWN EP
SHEET	1