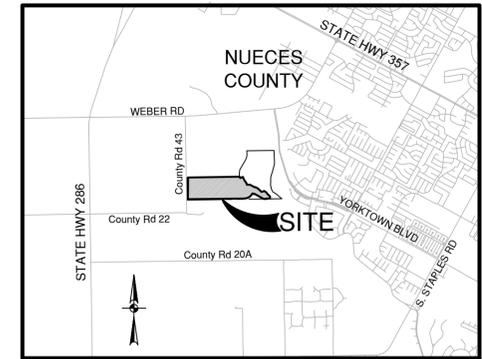


LINE #	BEARING	LENGTH
L1	N26°02'32"W	44.67'
L2	S35°07'34"E	50.41'
L3	S24°03'43"E	104.63'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	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.



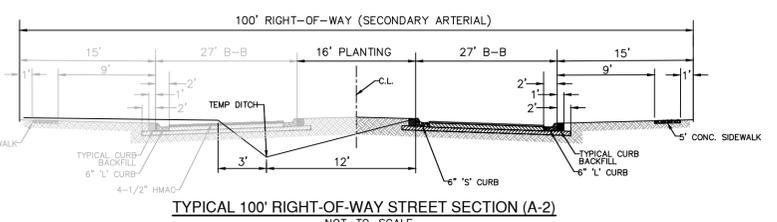
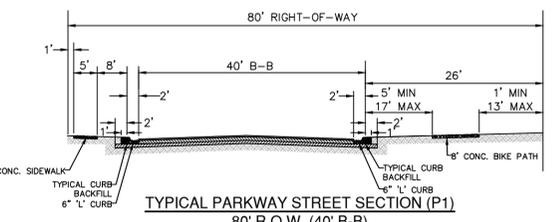
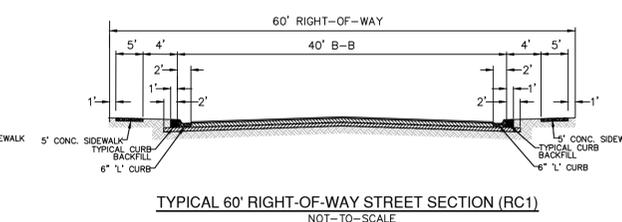
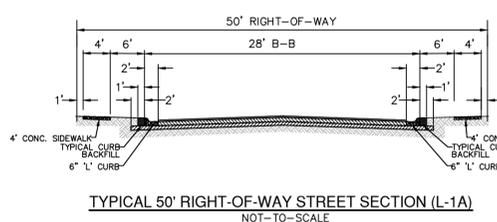
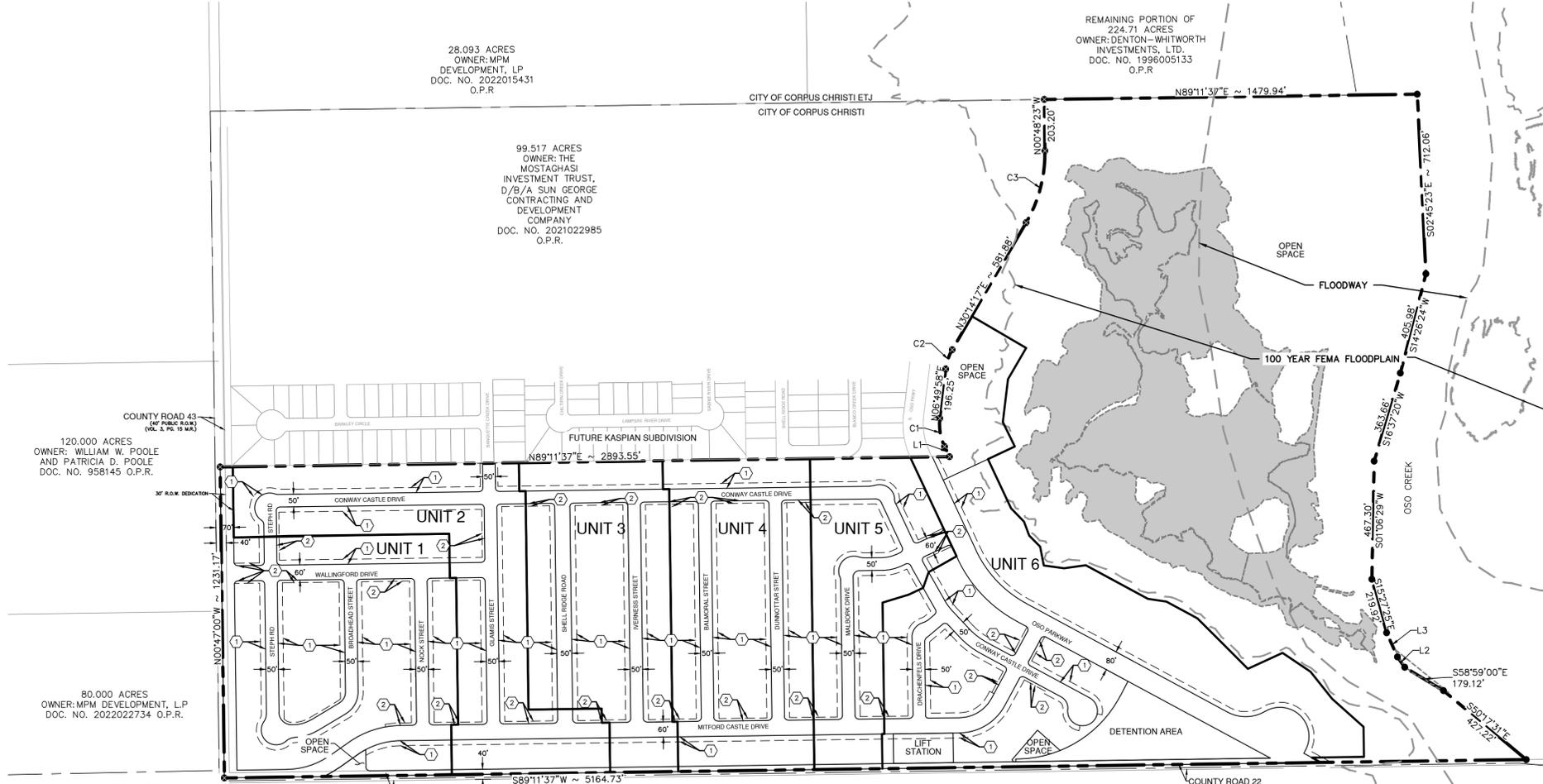
LOCATION MAP
NOT-TO-SCALE

LEGEND

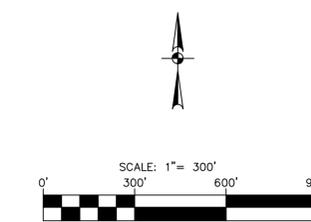
	PLAT BOUNDARY	Y.R.	YARD REQUIREMENT
	PHASE BOUNDARY	D.R.N.C.T.	DEED RECORDS OF NUECES COUNTY, TX
	YARD REQUIREMENT	M.R.N.C.T.	MAP RECORDS OF NUECES COUNTY, TX
	WETLAND BOUNDARY	O.R.N.C.T.	OFFICIAL RECORDS OF NUECES COUNTY, TX
	100 YEAR FEMA FLOODPLAIN CORPUS CHRISTI CITY LIMITS	①	20' YARD REQUIREMENT
	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 4205, 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. 48355005206, 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 TOEQ. 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.



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



NO.	REVISION	DATE

**PAPE-DAWSON
ENGINEERS**

807 N UPPER BROADWAY, STE 103 | CORPUS CHRISTI, TX 78401 | 361.362.2808
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #1008800

KINGS LAKE WEST
CORPUS CHRISTI, TEXAS
MASTER PRELIMINARY PLAT

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

Date: April 4, 2025, 4:52 PM - User ID: bwiseshort
File: P:\210\05\02\Design\KingsLakeWest\Plat\Pre\m1_P1210502.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL. AERIAL IMAGERY PROVIDED BY GOOGLE/UNLESS OTHERWISE NOTED. Imagery © 2016, CAPCOOL Digital Globe, Texas Orthometry Program, USDA Farm Service Agency.