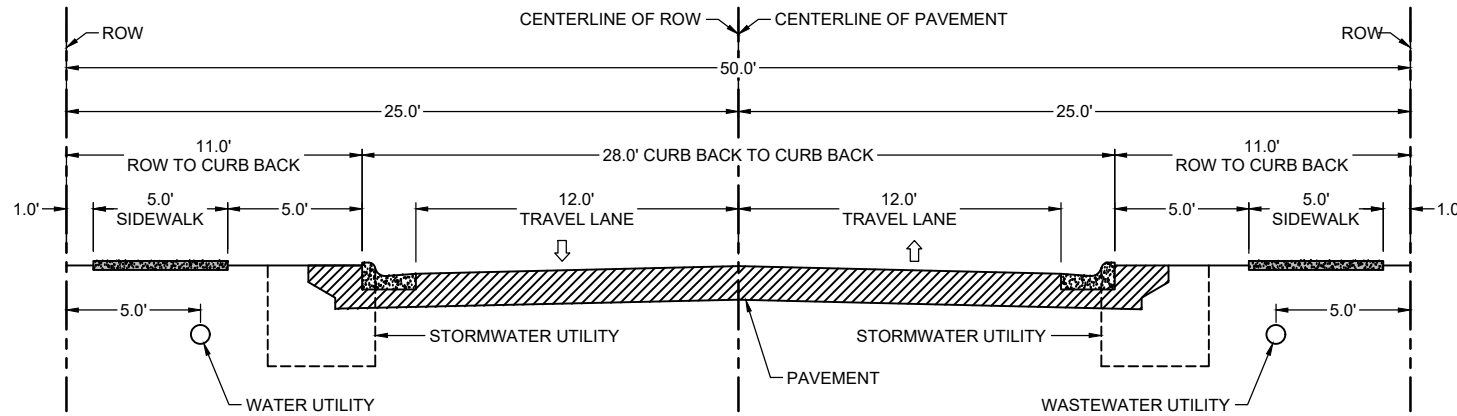


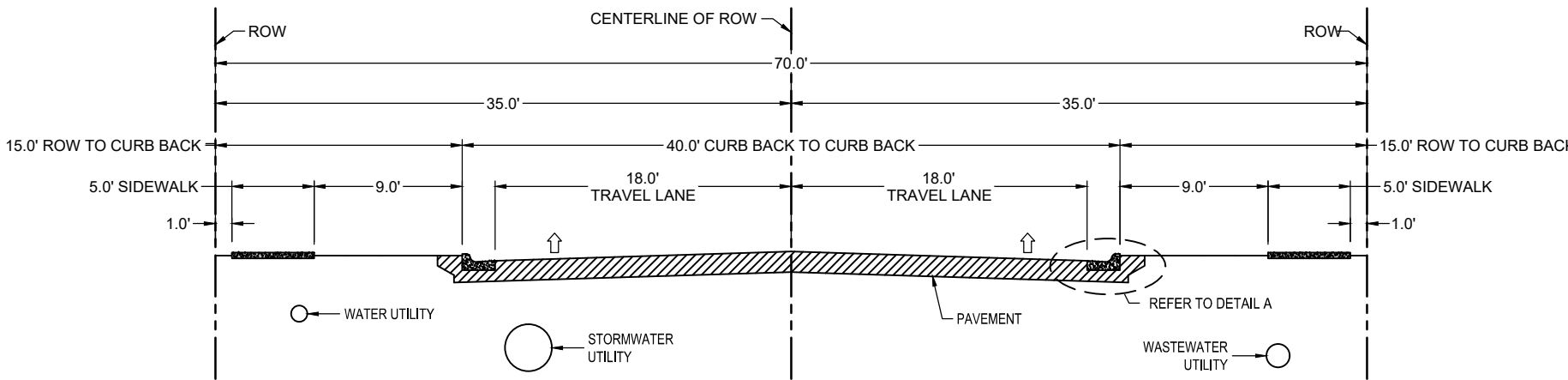
PRELIMINARY PLAT OF
**THE LAKES NORTHWEST
UNIT 3**

BEING A PRELIMINARY PLAT OF A 10.586 ACRE TRACT OF LAND OUT OF THE REMAINING 91.594 ACRE TRACT DESCRIBED IN DOCUMENT NO. 2012050691, DEED RECORDS OF NUECES COUNTY, TEXAS; SAID 91.594 ACRE TRACT ALSO BEING OUT OF A PORTION OF TRACT 4 OF THE MCINTYRE PARTITION OF THE MARIANO LOPEZ DE HERRERA GRANT, ABSTRACT 606 AND IS DESCRIBED IN A SPECIAL WARRANTY DEED FROM BRYAN R. TUCKER AND DEBBIE K. TUCKER TO AL DEVELOPMENT, INC.



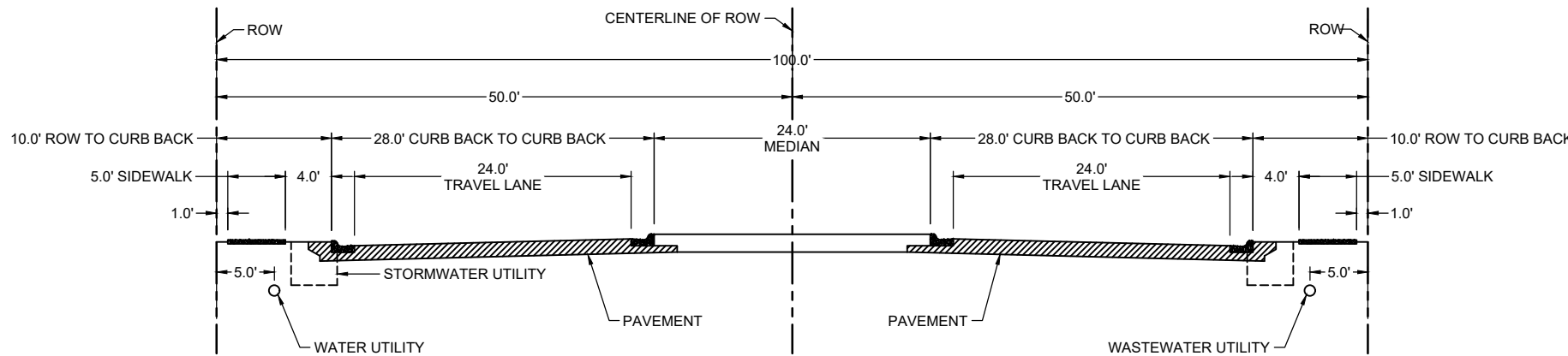
TYPE L-A - 50-FT STREET CROSS SECTION - PROPOSED

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SCALE: NTS



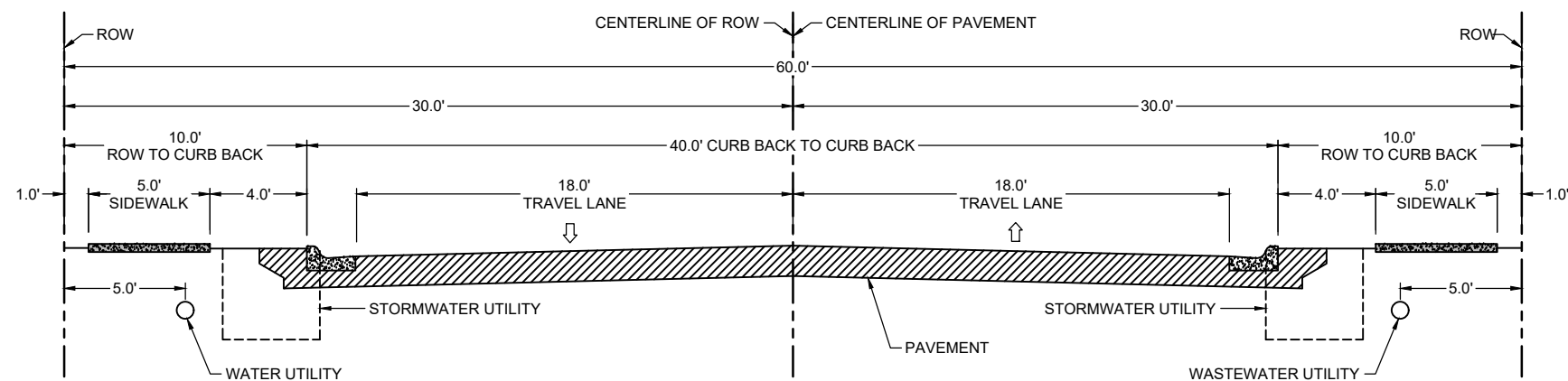
TYPE L-A - 70-FT STREET CROSS SECTION - PROPOSED

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SCALE: NTS



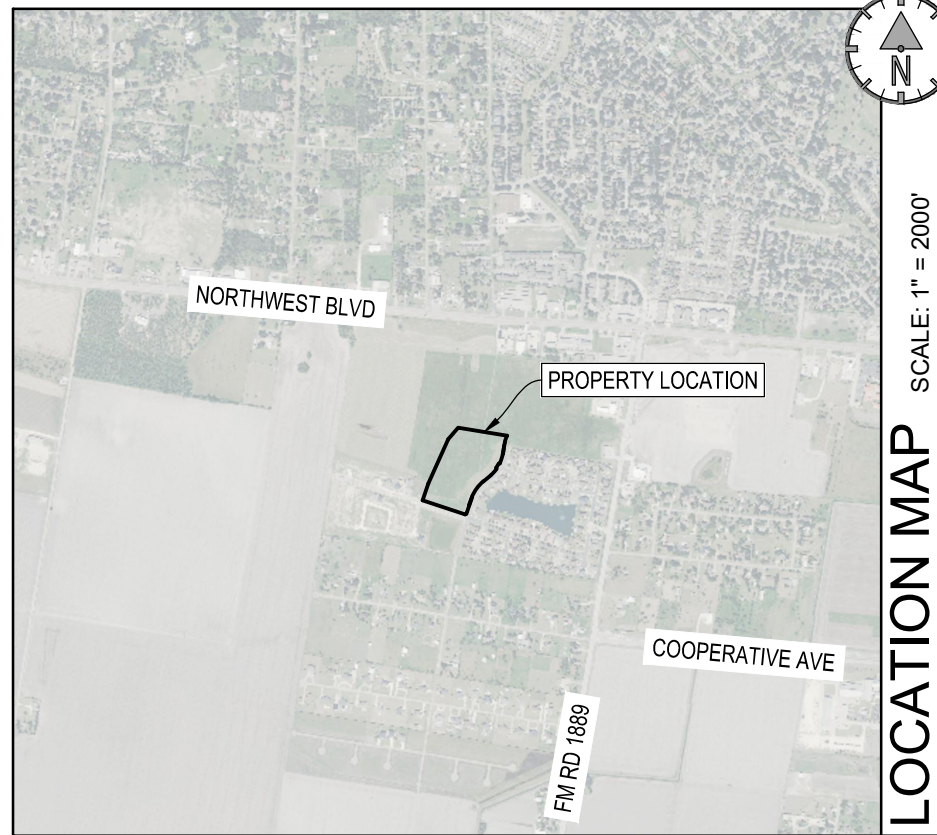
TYPE L-B - 100-FT STREET CROSS SECTION - PROPOSED (PRIVATE)

1
PLAT 1
SCALE: NTS



TYPE C1 - 60-FT STREET CROSS SECTION - PROPOSED

1
PLAT 1
SCALE: NTS



DEVELOPMENT INFORMATION

1. PROPERTY OWNER/DEVELOPER	AL DEVELOPMENT, INC	LOT INFORMATION	SINGLE FAMILY = 29 LOTS	5.540 ACRES
	24 W BAR LE DOC DRIVE		PRIVATE = 2 LOTS	2.600 ACRES
	CORPUS CHRISTI, TEXAS, 78414			
2. ENGINEER	MUNOZ ENGINEERING, LLC			
	1608 S. BROWNLEE BLVD			
	CORPUS CHRISTI, TEXAS, 78404			
3. SURVEYOR	XDS LAND SURVEYING, LLC	PHASING	THIS IS A SINGLE PHASE DEVELOPMENT	
	320 S. WALNUT AVE.			
	NEW BRAUNFELS, TEXAS, 78130			

PLAT NOTES:

- TOTAL PLATTED AREA CONTAINS 10.586 ACRES OF LAND, INCLUDING RIGHT-OF-WAY DEDICATIONS AND EASEMENTS.
- FEMA INFORMATION
EFFECTIVE:
BY GRAPHIC PLOTTING THIS PROPERTY IS IN ZONE X ON FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NO. 48355C0260G, MAP WITH A EFFECTIVE DATE OF OCTOBER 13, 2022.
THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE ENGINEER OR SURVEYOR.
- RECEIVING WATERS
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.
- ALL FOUND MONUMENTS ARE INDICATED ON THE PLAT.
- ALL BEARINGS ARE GRID BEARINGS BASED ON THE GLOBAL POSITIONING SYSTEM, TEXAS STATE PLAIN NAD83 (93), TEXAS SOUTH ZONE 4205 AND ALL ELEVATIONS ARE BASED ON NAVD88.
- THE SURVEYOR CAN NOT CERTIFY AS TO UN-RECORDED EASEMENTS AND/OR RIGHT-OF-WAY THAT MAY IMPACT THE SUBJECT PROPERTY AND ARE NOT VISIBLE AND APPARENT.
- CAUTION MUST BE TAKEN WITH PIPELINE MARKERS INDICATING BURIED LINES NOT ON RECORD.
- THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE A MINIMUM OF 18-INCHES ABOVE THE CENTERLINE OF THE HIGHEST ADJACENT ROADWAY OR AS NOTED ON CONSTRUCTION DRAWINGS FOR THE SUBDIVISION.
- EASEMENTS SHOWN ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION, AND USE OF PUBLIC UTILITIES.
- THE YARD REQUIREMENTS, AS DEPICTED, IS A REQUIREMENT OF THE CITY OF CORPUS CHRISTI UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- THE ENTIRE PROPERTY LIES WITHIN THE CITY LIMITS OF THE CITY OF CORPUS CHRISTI.
- LOT 5, BLOCK 10, IS A PRIVATE PARK/RETENTION/DETENTION POND WHICH WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. NO FENCING OR RESTRICTIONS OF ANY KIND ARE PERMITTED WHICH RESTRICT ACCESS FROM THE ADJACENT PUBLIC PARKS TO THE POND.
- LOT 12, BLOCK 13, IS A PRIVATE ROADWAY THAT WILL UTILIZED AS PRIVATE ACCESS TO THE NEXT PHASE OF THE DEVELOPMENT. IT IS ANTICIPATED THAT THE NEXT PHASE WILL BE A PRIVATE DEVELOPMENT WHICH WILL BE MANAGED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

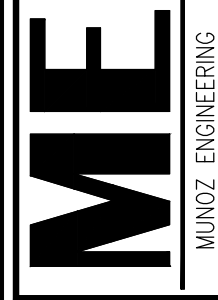
PLAT ABBREVIATION LEGEND

M.R. - MAP RECORDS	D.R. - DEED RECORDS
VOL - VOLUME	PG - PAGE
SEC - SECTION	LT - LOT
AC - ACRE	SF - SQUARE FEET
NB - NON-BUILDABLE	ROW - RIGHT-OF-WAY
YR - YARD REQUIREMENT	AE - ACCESS EASEMENT
UE - UTILITY EASEMENT	DE - DRAINAGE EASEMENT

PLAT SYMBOL AND LINE LEGEND

●	5/8" IRON ROD FOUND
○	5/8" IRON ROD SET
⊙	TEMPORARY PK NAIL SET
⊗	BLOCK IDENTIFICATION
—	PROPERTY LINE
- - -	ADJACENT PROPERTY LINE
—	ROAD CENTER LINE
- - -	YARD REQUIREMENT
- - -	EASEMENT
- - -	RIGHT-OF-WAY

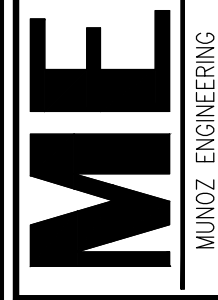
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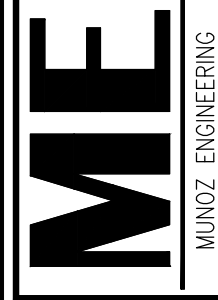
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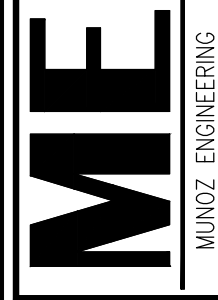
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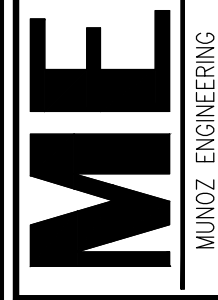
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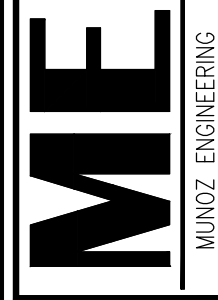
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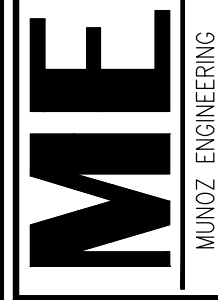
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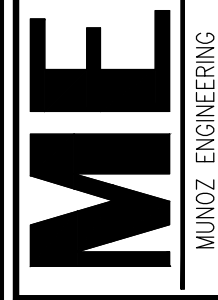
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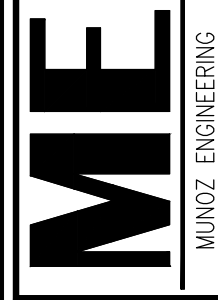
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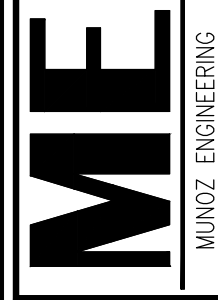
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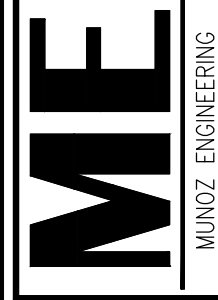
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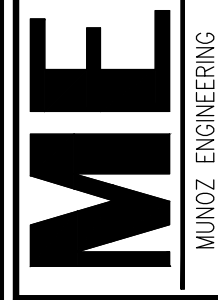
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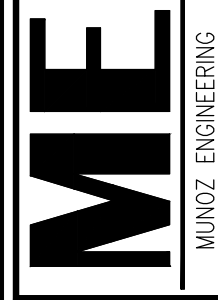
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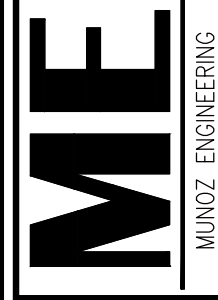
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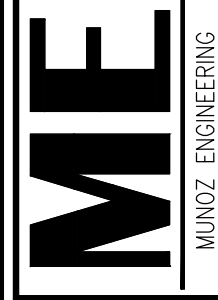
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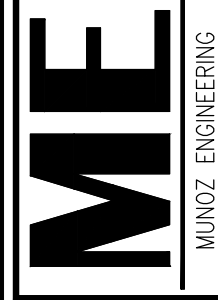
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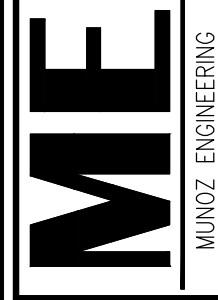
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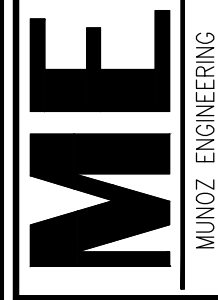
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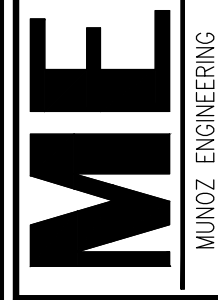
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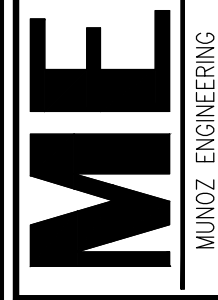
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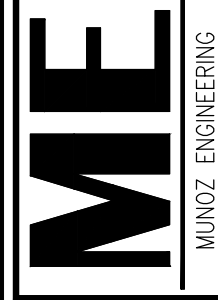
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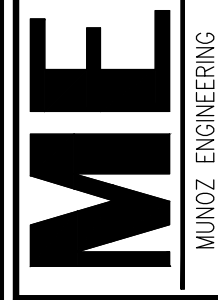
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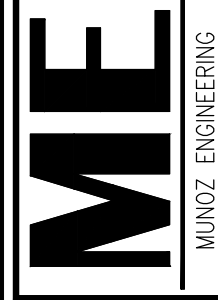
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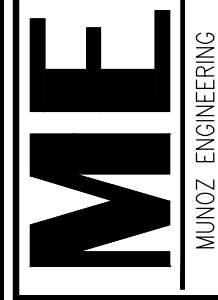
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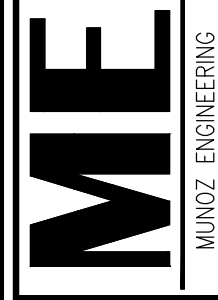
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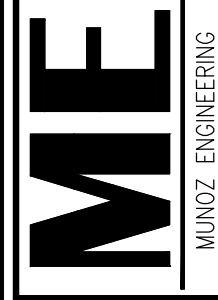
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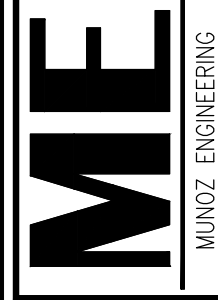
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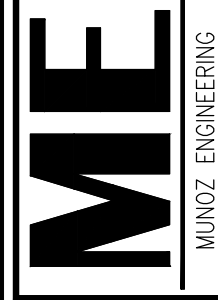
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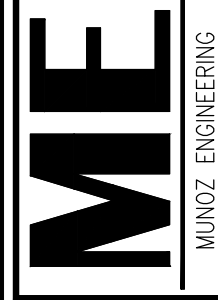
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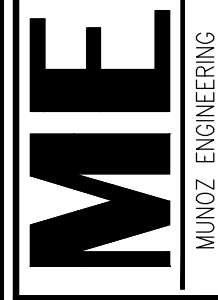
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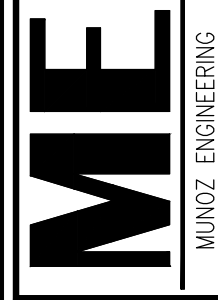
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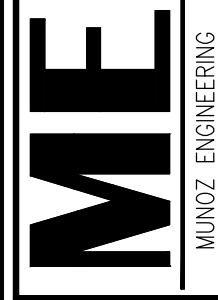
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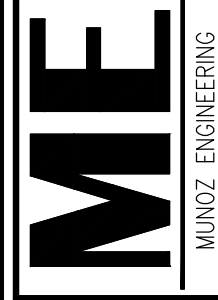
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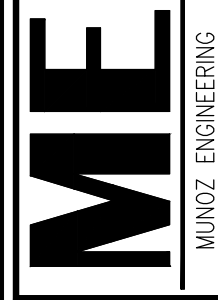
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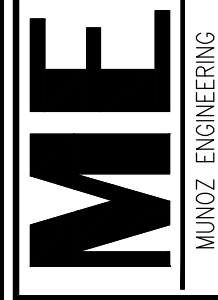
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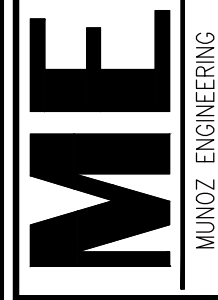
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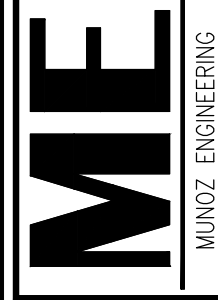
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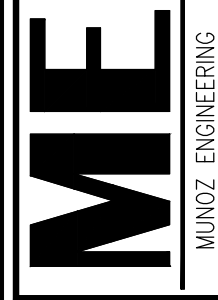
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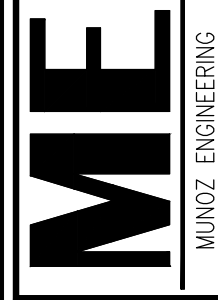
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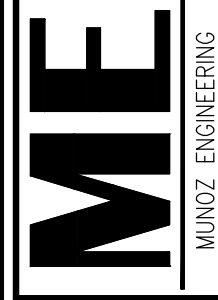
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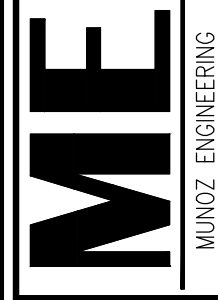
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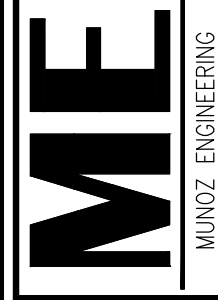
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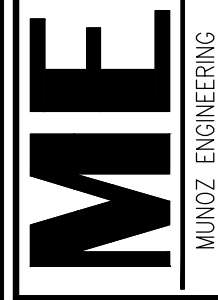
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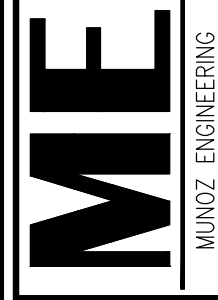
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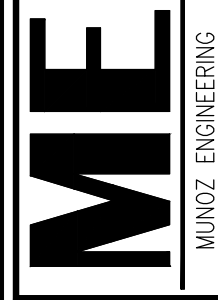
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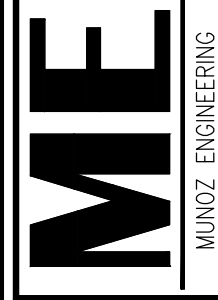
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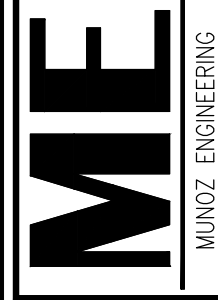
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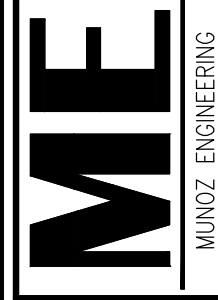
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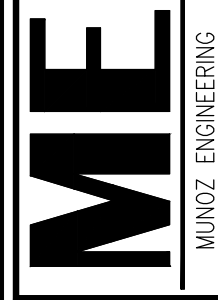
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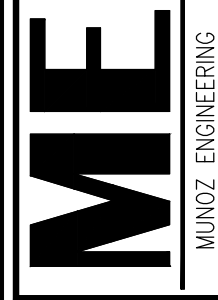
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PRELIMINARY PLAT OF
**THE LAKES NORTHWEST
UNIT 3**

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PLAT 1

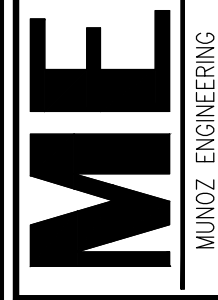
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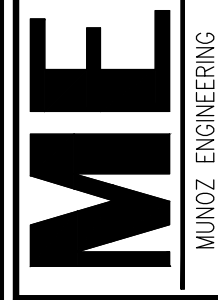
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PRELIMINARY PLAT OF
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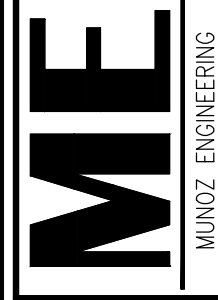
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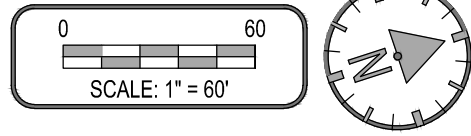
PRELIMINARY PLAT OF
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UNIT 3**

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PRELIMINARY PLAT OF
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Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	15.71	10.00	89.97	N63° 05' 03"E	14.14
C2	201.16	430.00	26.80	S36° 29' 52"W	199.33
C3	89.58	369.98	13.87	N42° 57' 50"E	89.36
C4	16.68	10.00	95.58	N11° 45' 42"W	14.81
C5	15.40	10.00	88.24	N76° 18' 54"E	13.92
C6	101.31	366.61	15.83	N17° 16' 31"E	100.98
C7	76.80	210.00	20.95	S19° 22' 27"W	76.37
C8	82.13	150.00	31.37	S24° 34' 59"W	81.11
C9	15.67	10.00	89.76	S26° 47' 32"E	14.11
C10	52.17	120.00	24.91	S59° 12' 56"E	51.76
C11	10.19	15.00	38.90	S66° 05' 07"E	9.99
C12	10.12	15.00	38.64	N75° 08' 15"E	9.93
C13	74.30	60.00	70.95	S88° 42' 31"E	69.64
C14	51.70	60.00	49.37	S28° 33' 01"E	50.11
C15	51.61	60.00	49.29	S20° 46' 35"W	50.04
C16	22.69	60.00	21.68	S56° 15' 04"W	22.55
C17	16.07	15.00	61.38	S36° 23' 30"W	15.31

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C18	30.97	120.00	14.79	S13° 05' 45"W	30.89
C19	7.90	120.00	3.77	N22° 22' 39"E	7.90
C20	15.71	10.00	90.00	N20° 44' 07"W	14.14
C21	15.71	10.00	90.00	N69° 15' 53"E	14.14
C22	44.34	150.00	16.94	N32° 44' 02"E	44.18
C23	49.23	150.00	18.81	N50° 36' 20"E	49.01
C24	50.13	150.00	19.15	N69° 34' 57"E	49.90
C25	50.30	150.00	19.21	S88° 45' 50"W	50.07
C26	2.50	150.00	0.96	S81° 09' 05"E	2.50
C27	15.71	10.00	90.00	N54° 19' 34"E	14.14
C28	15.71	10.00	90.00	N35° 40' 26"W	14.14
C29	15.72	10.00	90.05	N54° 18' 00"E	14.15
C30	15.69	10.00	89.92	S35° 42' 41"E	14.13
C31	104.81	80.00	75.06	S61° 47' 44"W	97.47
C32	133.95	80.00	95.94	N23° 42' 11"W	118.84
C33	14.88	10.00	85.23	S65° 42' 44"W	13.54

AL DEVELOPMENT, INC.
REMAINDER OF 91.594 ACRES OUT OF A PORTION OF TRACT 4
OF THE MCINTYRE PARTITION OF THE MARIANO LOPEZ DE
HERRERA GRANT, ABSTRACT 606
(DOC. NO. 2012050691, D.R.N.C.T.)

PRELIMINARY PLAT OF

THE LAKES NORTHWEST UNIT 3

CORPUS CHRISTI, NUECES COUNTY, TEXAS

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1608 S. BROWNLEE BOULEVARD
CORPUS CHRISTI, TX 78404
OFFICE: 361.946.4848
TBPELS FIRM F-12240

CIVIL | STRUCTURAL | MARINE | LAND DEVELOPMENT

SURVEYING & MAPPING

SERVICES
Xavier D. Sandoval, Surveyor
210.711.6719
3205 WALNUT AVE, NEW
BRAUNFELS, TX 77813

ENGINEER	RAIMIRO MUNOZ III, PE
SURVEYOR	XAVIER SANDOVAL, RPLS
OWNER	AL DEVELOPMENT, INC.
ENGINEER PID	
SURVEY PID	
OWNER PID	
DRAWN BY	CHD BY
APP'D BY	XDS
REV#	
DRAWING DATE	
SURVEY DATE	08/16/2025