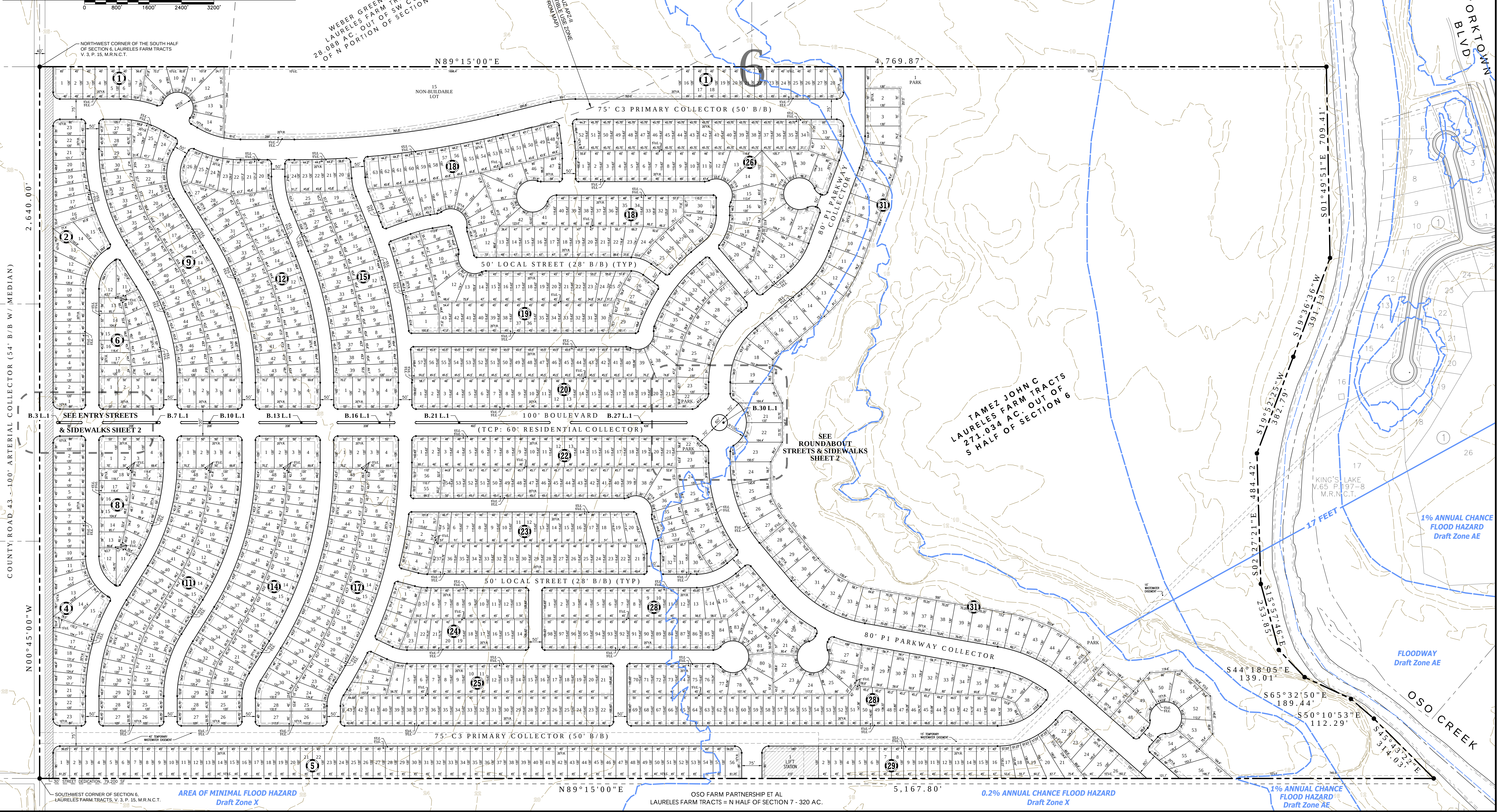
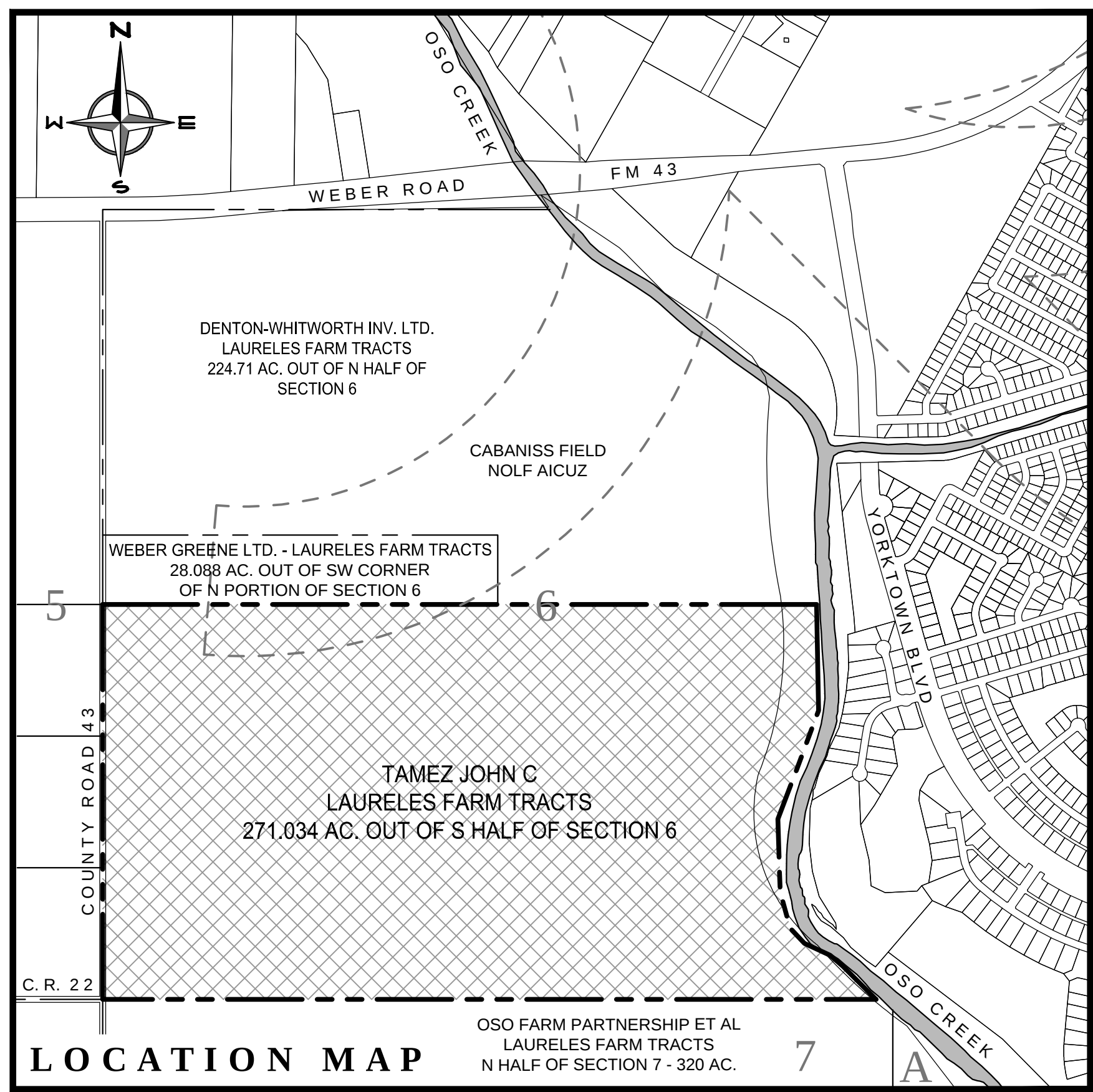


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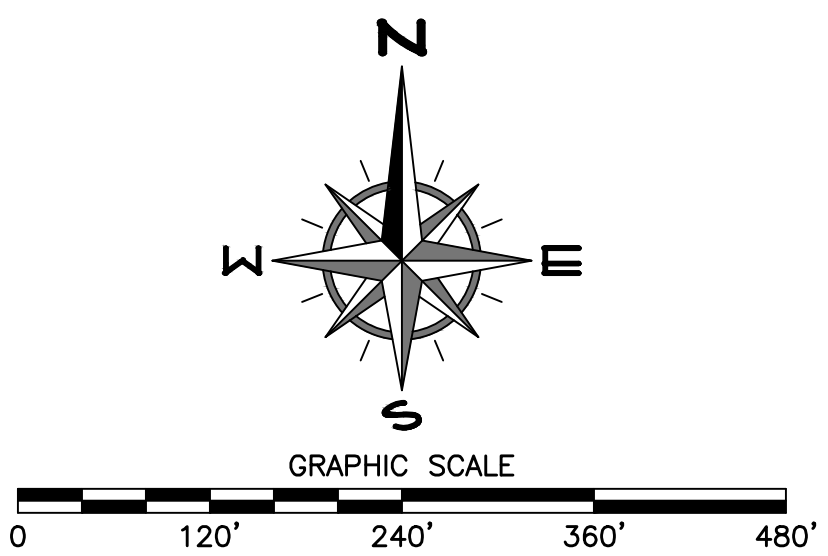


- GENERAL NOTES
1. TOTAL PLATTED AREA CONTAINS 284.605 ACRES OF LAND (INCLUDES STREET DEDICATION).
 2. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO CREEK. THE TCEQ HAS NOT CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO CREEK, BUT IT IS RECOGNIZED AS AN ENVIRONMENTALLY SENSITIVE 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 RECREATIONAL' USE.
 3. BEARINGS AND DISTANCES ARE BASED ON NAD83, TEXAS SOUTH ZONE 4205.
 4. BY GRAPHIC PLOTTING ONLY, PORTIONS OF THE PROPERTY LIE IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48355C0520G, NUECES COUNTY, TEXAS, REVISED PRELIMINARY DATED MAY 30, 2018. THIS PROPERTY IS IN DRAFT ZONE X, DRAFT ZONE AE, AND FLOODWAY DRAFT ZONE AE.
 5. LOT 15, BLOCK 1 (NORTH DETENTION POND) IS A NON-BUILDABLE LOT. THE NORTH DETENTION POND WILL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
 6. BLOCKS 3, 7, 10, 13, 16, 21, 27, AND 30 (STREET MEDANS) ARE NON-BUILDABLE BLOCKS/LOTS THAT WILL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
 7. LOT 1, BLOCK 29 IS A NON-BUILDABLE LOT THAT WILL BE DEDICATED TO THE CITY OF CORPUS CHRISTI FOR THE INSTALLATION OF A WASTEWATER LIFT STATION.
 8. LOT 22, BLOCK 20; LOT 22, BLOCK 22; AND LOT 1, BLOCK 23; ARE PARK AREAS THAT WILL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
 9. ALL DRIVEWAYS TO PUBLIC STREETS WITHIN THE SUBDIVISION SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS OUTLINED IN ARTICLE 7 OF THE UDC.
 10. NO RESIDENTIAL DRIVEWAYS SHALL BE PERMITTED TO COUNTY ROAD 43.
 11. THE RESIDENTIAL DRIVEWAYS SERVING CORNER LOTS SHALL CONNECT TO THE LOWER CLASSIFICATION STREET.
 12. WATER, WASTEWATER LOT/ACREAGE, AND PARK FEES SHALL BE PAID PRIOR TO RECORDING THE FINAL PLAT.
 13. ALL LOT AREAS AND WIDTHS SHALL CONFORM TO THE APPLICABLE ZONING DESIGNATIONS AND STANDARDS.
 14. YARD REQUIREMENTS, AS DEPICTED, ARE A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE (UDC) AND ARE SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
 15. THE FINISHED FLOOR ELEVATIONS WILL BE REQUIRED TO BE A MINIMUM OF 18 INCHES ABOVE THE CENTERLINES OF ADJACENT ROADWAYS AS OVERFLOW PROTECTION.
 16. DEED RESTRICTIONS WILL BE SUBMITTED PRIOR TO RECORDING THE FINAL PLAT.
 17. SEE PAGE 2 FOR LOT COUNTS, PARKING, AND ACREAGES.
 18. STREET NAMES SHALL BE PROVIDED FOR APPROVAL AT THE FINAL PLAT STAGE.

Preliminary Plat of King's Lake West

BEING 284.605 ACRES OUT OF THE SOUTH HALF OF SECTION 6, LAURELES FARM TRACTS, A MAP OF WHICH IS RECORDED IN VOLUME 3, PAGE 15, MAP RECORDS OF NUECES COUNTY, TEXAS.

Page 1 of 2



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1% ANNUAL CHANCE
FLOOD HAZARD
Draft Zone AE

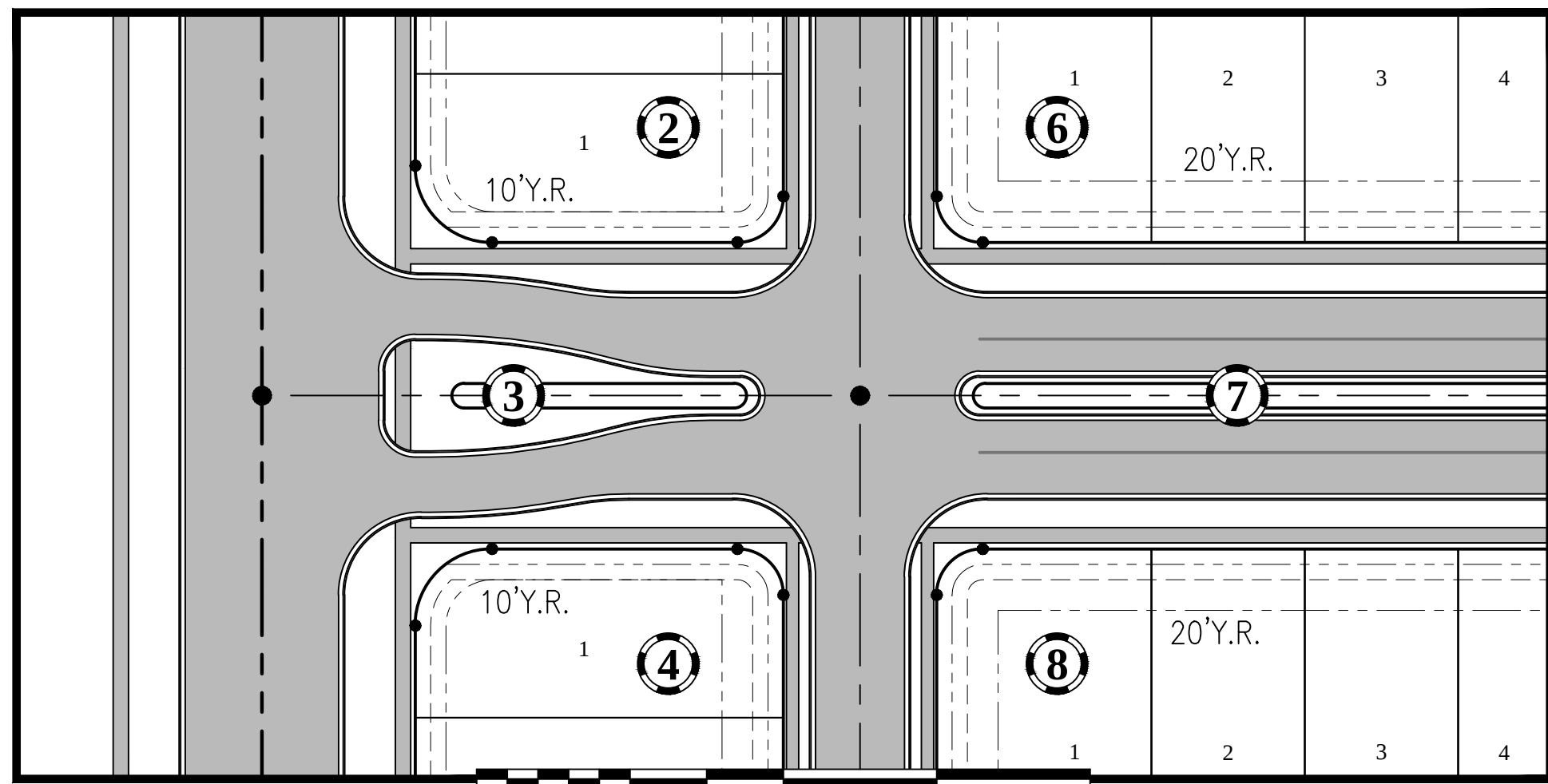
FLOODWAY
Draft Zone AE

1% ANNUAL CHANCE
FLOOD HAZARD
Draft Zone AE

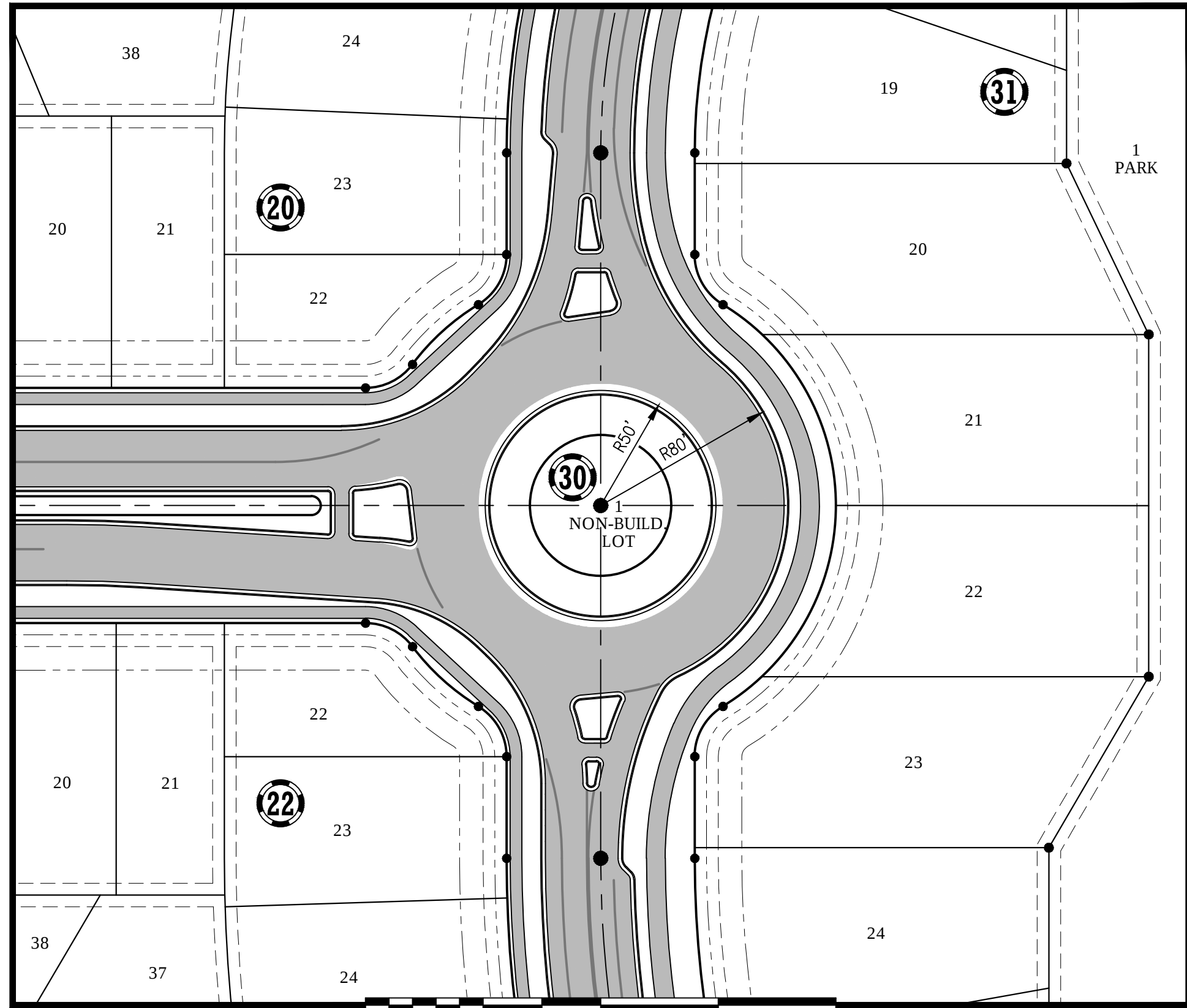
0.2% ANNUAL CHANCE FLOOD HAZARD
Draft Zone X

AREA OF MINIMAL FLOOD HAZARD
Draft Zone X

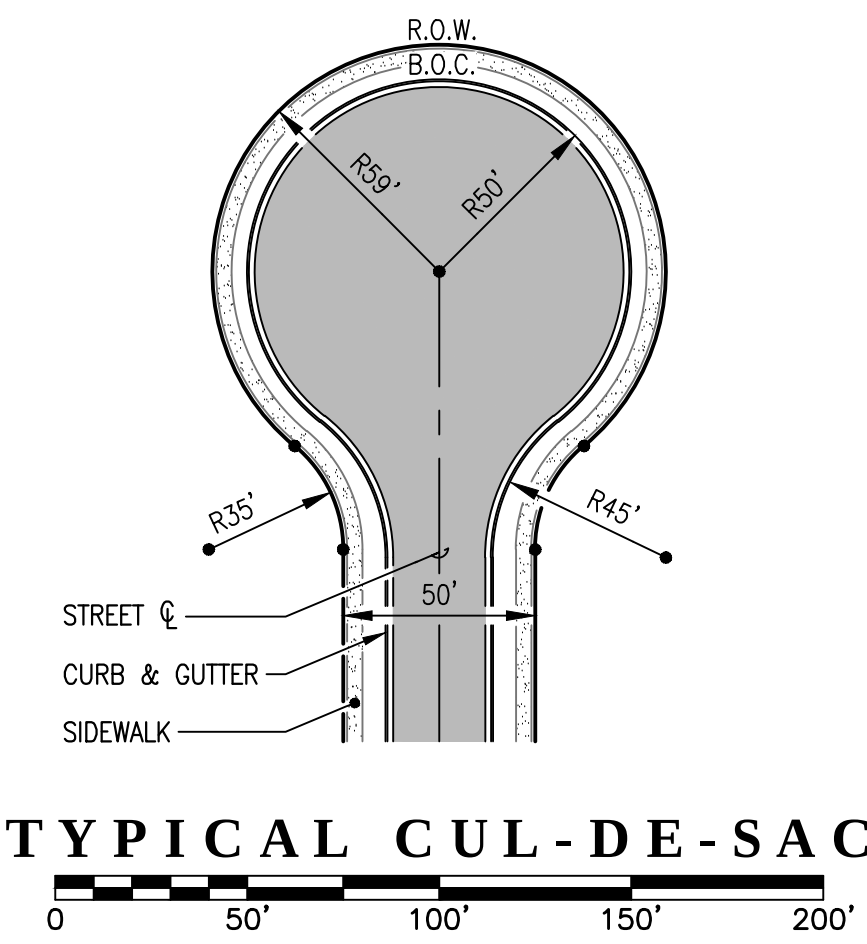
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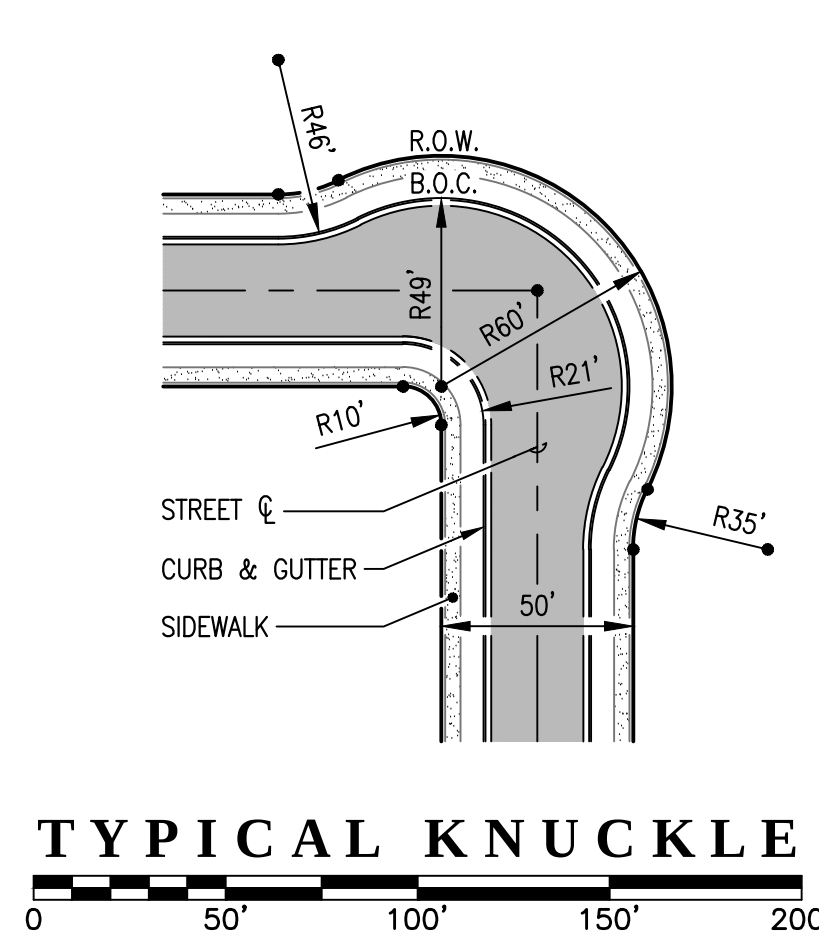
ENTRY STREETS & SIDEWALKS



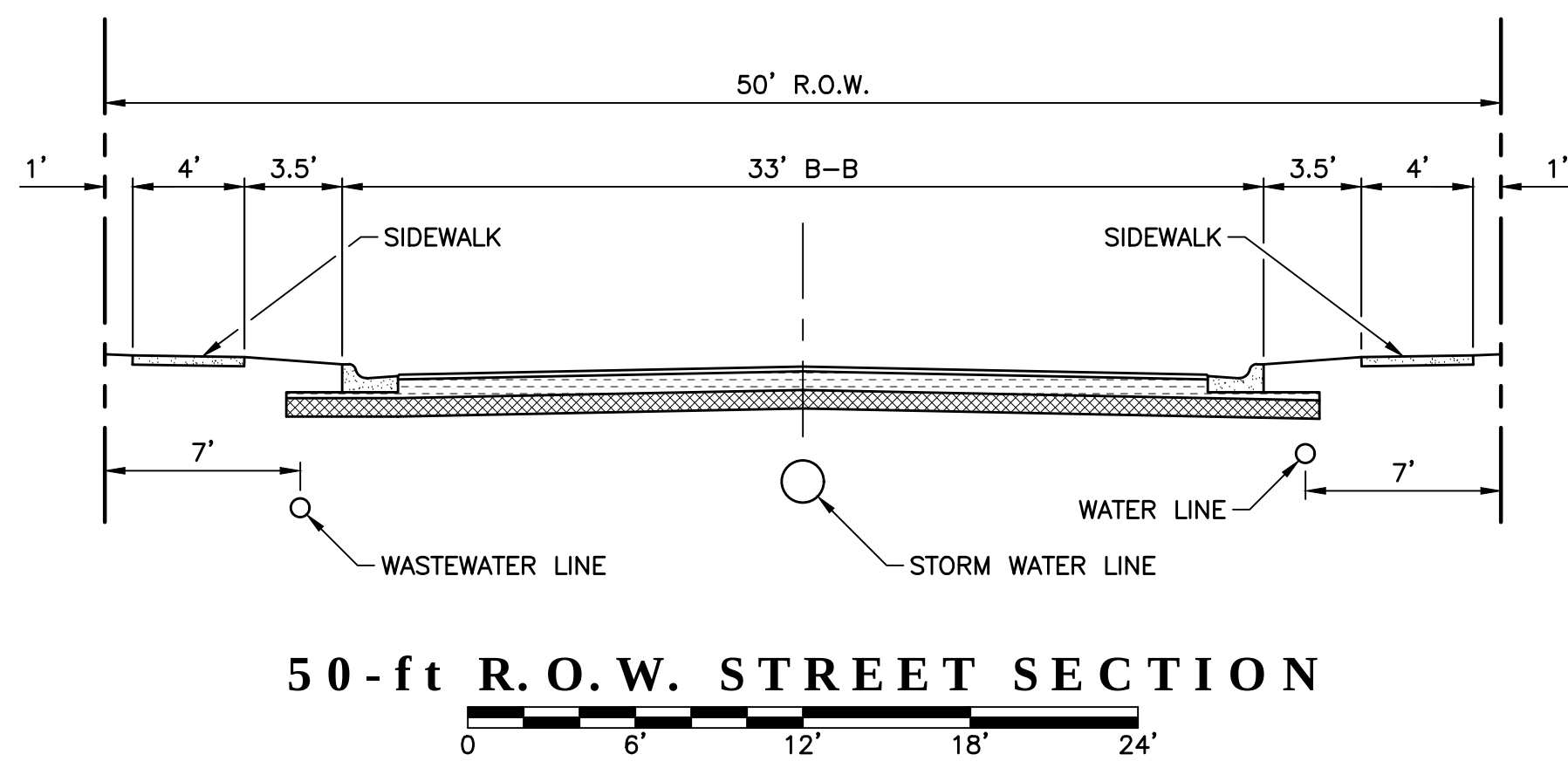
ROUNDAABOUT STREETS & SIDEWALKS



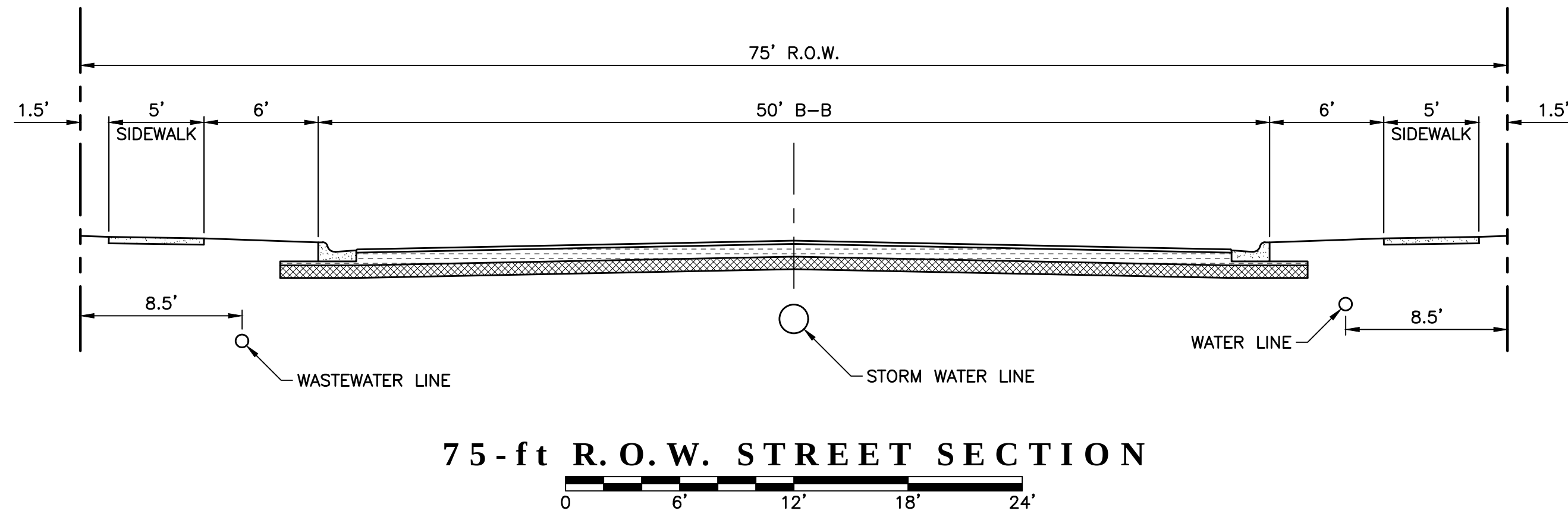
TYPICAL CUL-DE-SAC



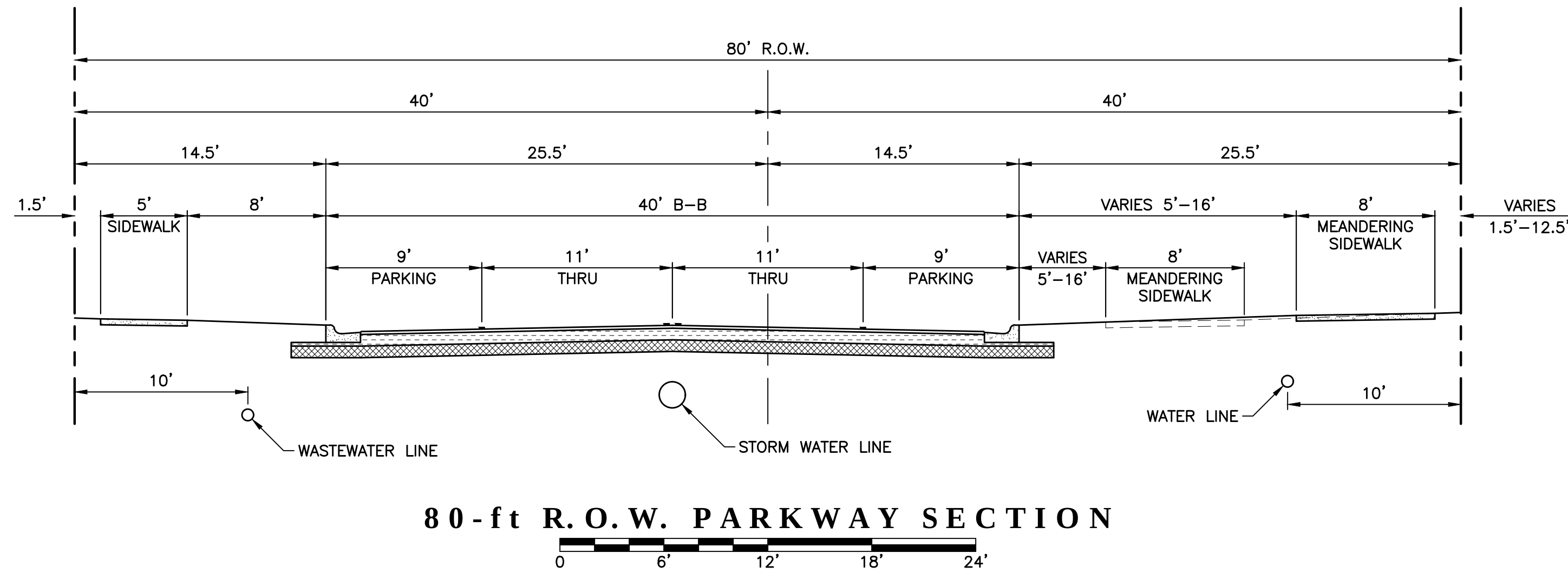
TYPICAL KNUCKLE



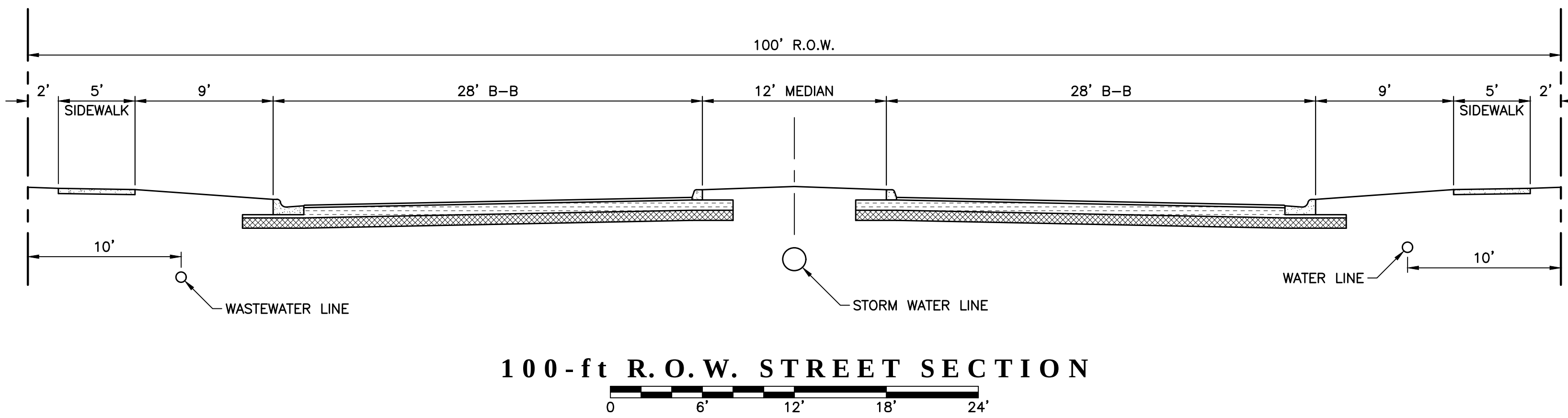
50-ft R.O.W. STREET SECTION



75-ft R.O.W. STREET SECTION



80-ft R.O.W. PARKWAY SECTION

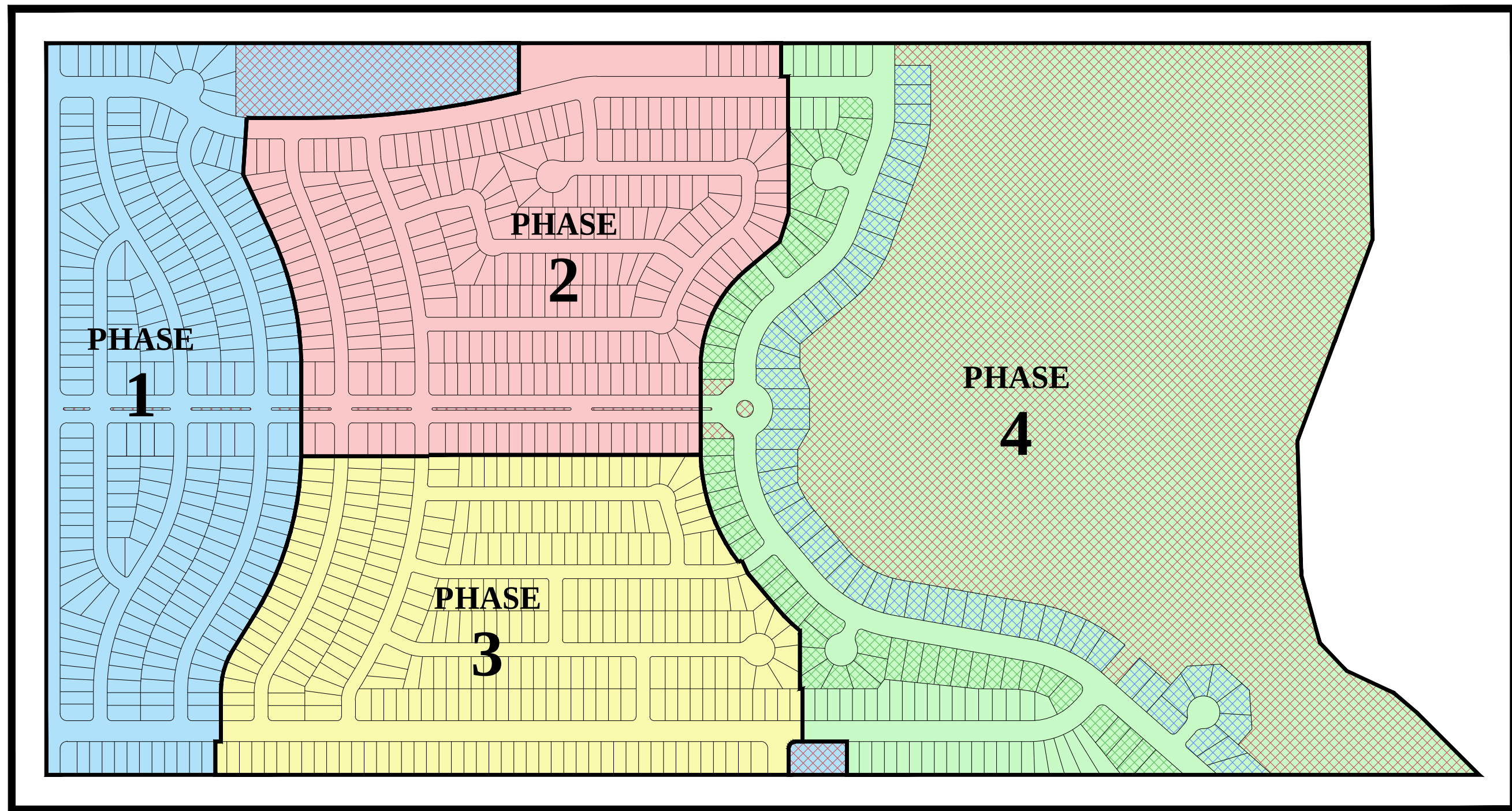


100-ft R.O.W. STREET SECTION



JURISDICTIONAL WETLANDS DELINEATION

PHASING PLAN



PHASE NUMBER	TYPICAL LOT SIZES			NON-BUILDABLE LOT OR PARK	ACRES ^H	ACRES LESS NON-BUILDABLE ^H	RESIDENTIAL LOTS PER ACRE
	STANDARD 45' x 120'	OSO WEST 60' x 120'	OSO EAST 70' x 130'				
1	251	-	-	6	54.18	47.69	5.26
2	282	-	-	3	52.98	52.77	5.34
3	296	-	-	-	48.46	48.46	6.11
4	50	55	55	4	128.98	39.69	4.03
989 RESIDENTIAL LOTS					284.60	188.95	5.31

^H ACREAGES SHOWN INCLUDE R.O.W.

LOT & BLOCK TOTALS

BLOCK NUMBER	TYPICAL LOT SIZES			NON-BUILDABLE LOT OR PARK	ACRES
	STANDARD 45' x 120'	OSO WEST 60' x 120'	OSO EAST 70' x 130'		
1	27	-	-	1 ^A	11.54
2	23	-	-	-	3.31
3	-	-	-	1 ^B	0.02
4	23	-	-	-	3.31
5	56	-	-	-	7.03
6	18	-	-	-	2.43
7	-	-	-	1 ^B	0.04
8	18	-	-	-	2.43
9	48	-	-	-	6.29
10	-	-	-	1 ^B	0.04
11	48	-	-	-	6.26
12	43	-	-	-	5.77
13	-	-	-	1 ^B	0.04
14	48	-	-	-	6.26
15	39	-	-	-	5.27
16	-	-	-	1 ^B	0.04
17	48	-	-	-	6.31
18	63	-	-	-	8.50
19	43	-	-	-	5.60
20	49	7	-	1 ^C	7.51
21	-	-	-	1 ^B	0.09
22	48	7	-	1 ^C	7.45
23	37	-	-	-	4.69
24	23	-	-	-	2.85
25	43	-	-	-	5.31
26	39	13	-	-	7.55
27	-	-	-	1 ^B	0.08
28	75	23	-	-	13.70
29	20	5	-	1 ^D	4.26
30	-	-	-	1 ^E	0.06
31	-	-	55	1 ^F	100.94

TOTAL	879	55	55	13
989 BUILDABLE LOTS				
1,002 TOTAL LOTS				

ACRES	114.92	10.07	11.98	98.01	234.98 ^G
136.97 BUILDABLE ACREAGE ^G					

- ^A LOT 15: PARK, STORM WATER DETENTION
^B LOT 1: BOULEVARD MEDIANS
^C LOT 22: PARK
^D LOT 16: LIFT STATION
^E LOT 1: PARK, STORM WATER DETENTION, OSO CREEK
^F LOT 1: PARK/TURNING CIRCLE
^G ACREAGES SHOWN DO NOT INCLUDE R.O.W. SEE TABLE AT TOP FOR ACREAGE W/ R.O.W.

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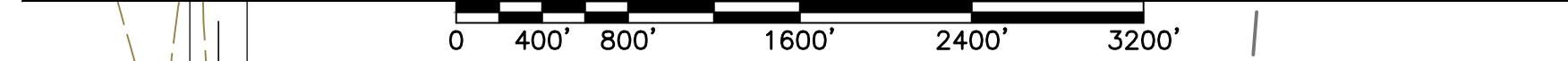
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Preliminary Plat of King's Lake West

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WITWORTH INV. LTD.
FARM TRACTS
OUT OF
SECTION 6



1. RUNOFF WILL BE CARRIED IN CURB & GUTTER STREETS AND COLLECTED BY INLETS CONNECTED TO UNDERGROUND CONDUITS. THE CONDUITS WILL BE PHASED WITH DEVELOPMENT AND INITIALLY DISCHARGE INTO A "V" DITCH THAT OUTFALLS TO A DETENTION POND FOR A CONTROLLED RELEASE OF WATER TO THE ADJACENT WETLANDS. THE DETENTION POND WILL BE CONSTRUCTED AFTER THE WETLANDS ARE RESTORED.

2. THE DETENTION POND WILL BE CONSTRUCTED WITH A MINIMUM OF 10' DEPTH AND 10' WIDE AT THE OUTLET. THE DETENTION POND WILL BE CONSTRUCTED WITH A MINIMUM OF 10' DEPTH AND 10' WIDE AT THE OUTLET.

3. THE UPTURN 30'-TO-FT OF SWALE WILL BE ROCK RUBBLE (3" TO 6" COARSE AGGREGATE OVER GEOTEXTILE FABRIC) AT EACH DISCHARGE LOCATION.

4. ALL INLETS ARE SIZED FOR 50 CFS.

5. ALL RUNOFF WILL ULTIMATELY BE CONVEYED TO OSBO CREEK.

6. THERE ARE KNOWN JURISDICTIONAL WETLANDS ON THIS SITE, AS SHOWN ON THE PRELIMINARY PLAT, SHEET 2. FURTHER WETLAND DELINEATION WILL BE COMPLETED BY THE DEVELOPER. THERE ARE NO KNOWN NATURAL WATER BODIES, ENDANGERED SPECIES HABITAT, STATE SUBMERGED LANDS, OR CRITICAL DUNES ON THIS SITE.

7. BY GRAPHIC PLOTTING ONLY, PORTIONS OF THE PROPERTY LIE IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP. THE SPECIAL FLOOD HAZARD AREA IS BASED ON FLOOD DATA DATED 1986. THE SPECIAL FLOOD HAZARD AREA IS BASED ON FLOOD DATA DATED 1986. THE SPECIAL FLOOD HAZARD AREA IS BASED ON FLOOD DATA DATED 1986.

8. DRAINAGE ZONE A, AND FLOODWAY DRAINAGE ZONE A. PROPOSED DEVELOPMENT DOES NOT EXTEND INTO FLOODWAY DRAINAGE ZONE A.



