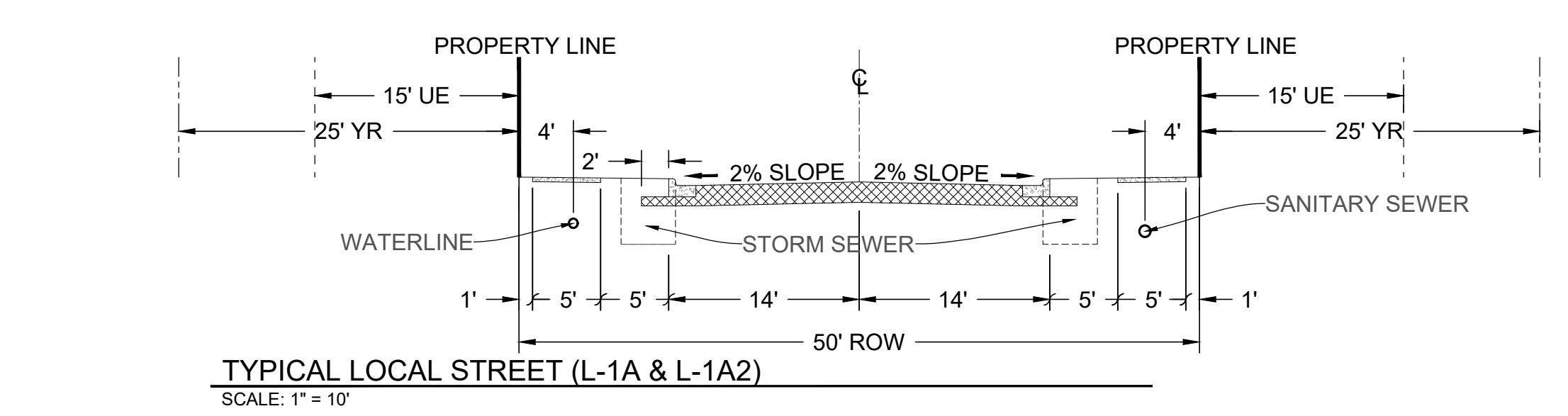
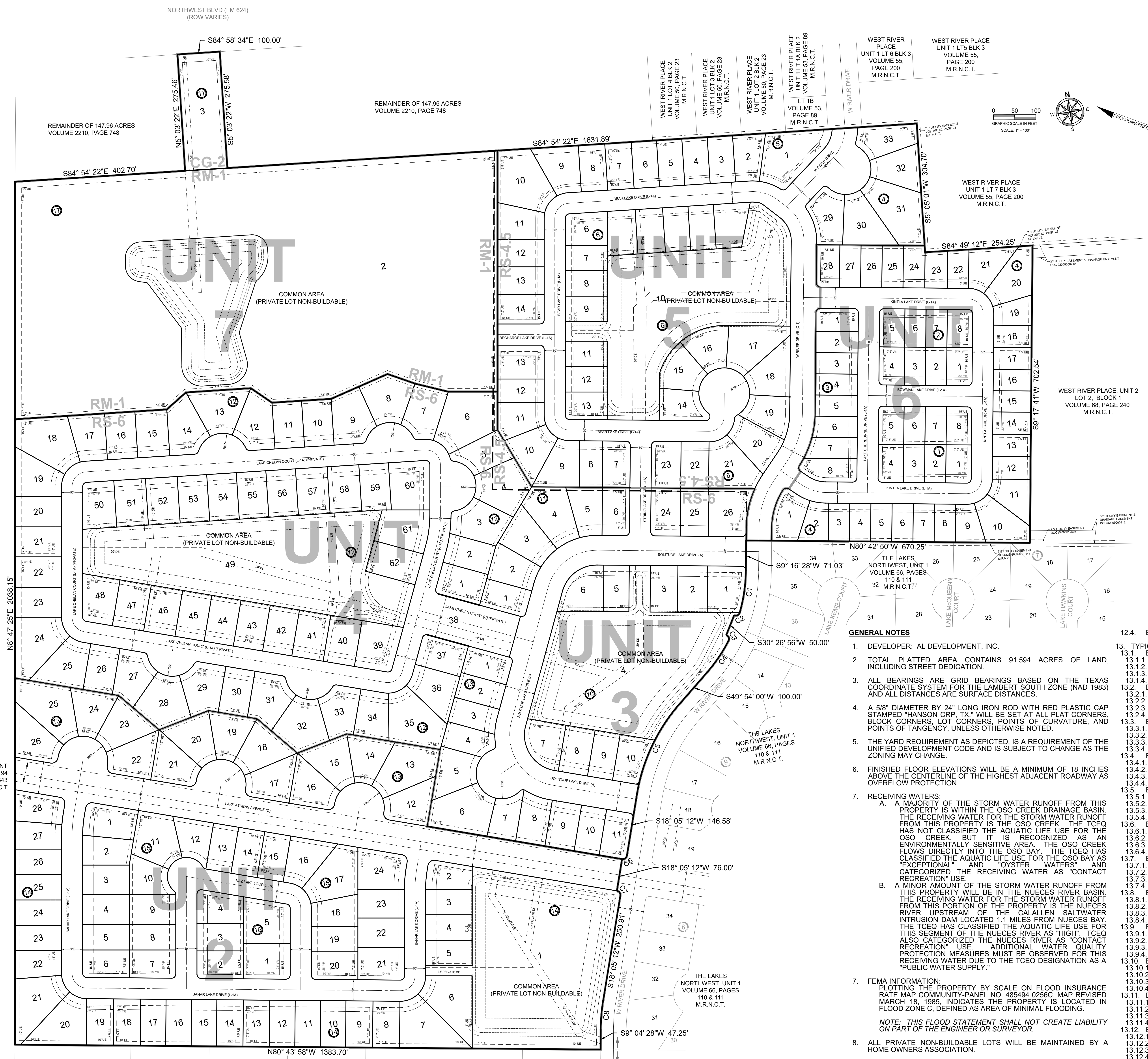
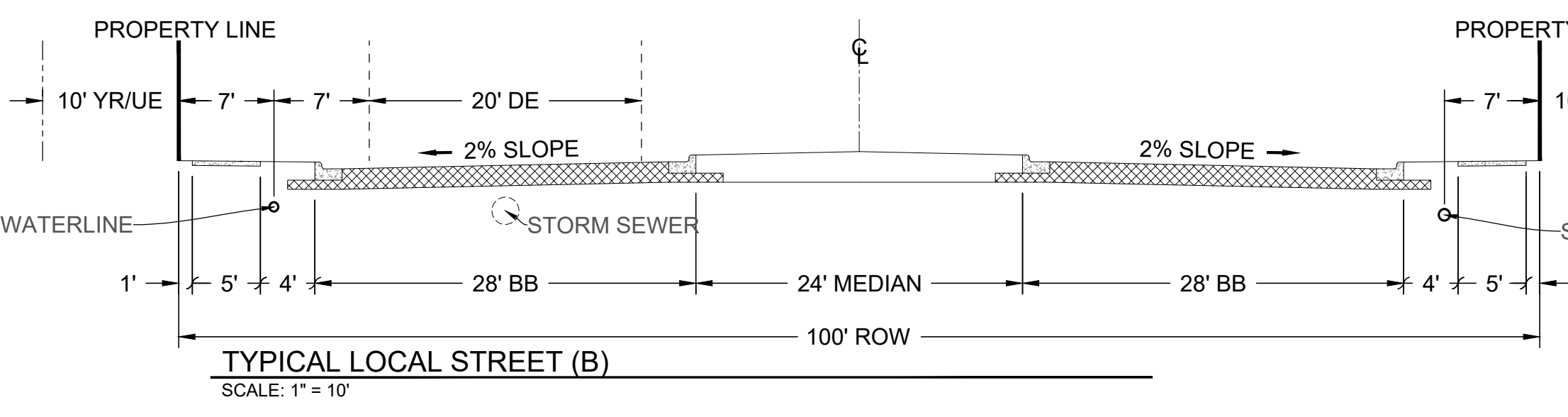
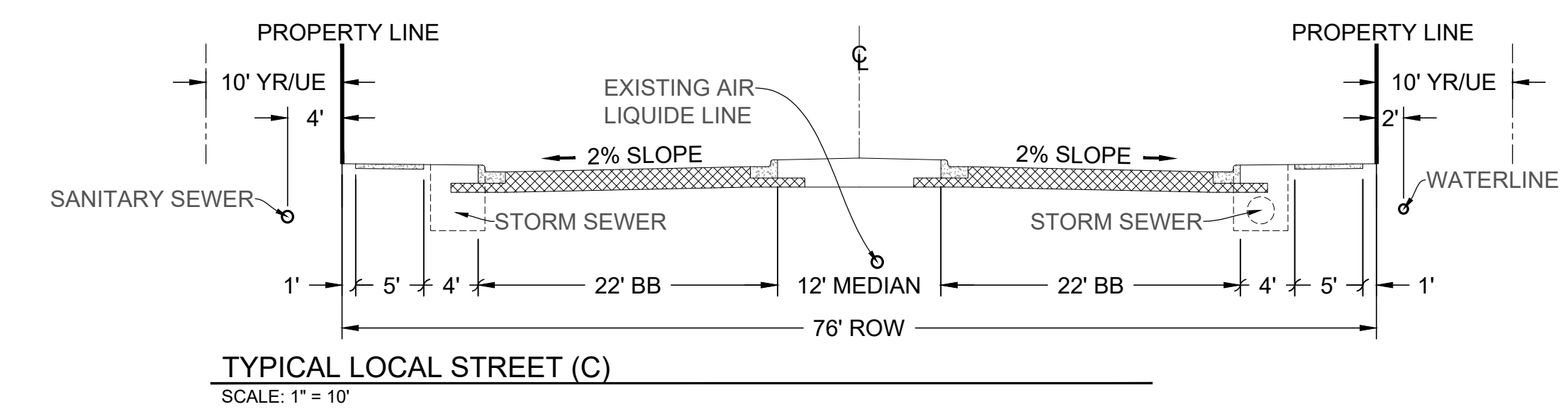
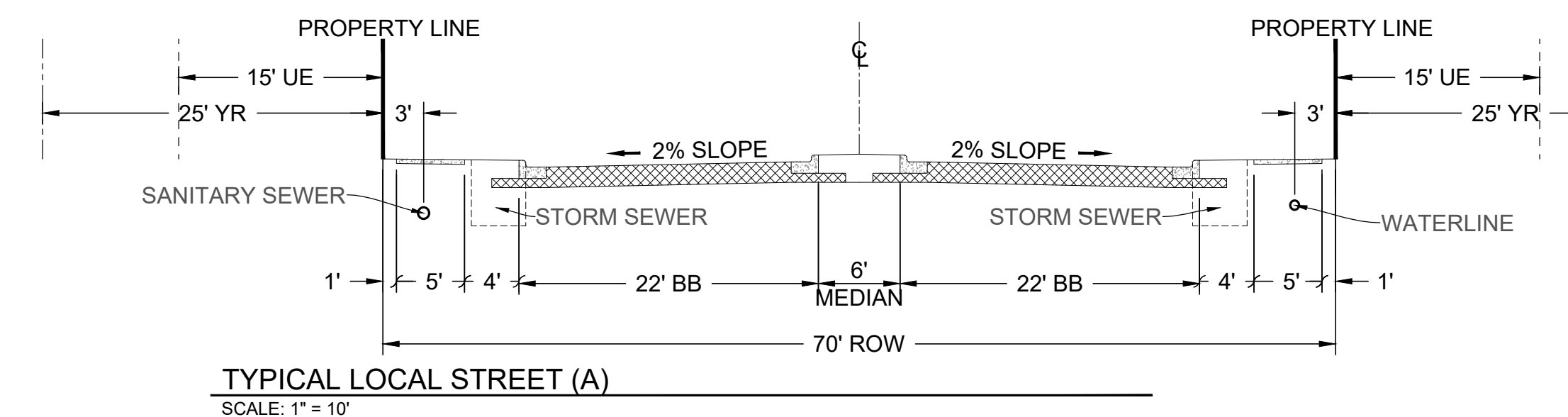
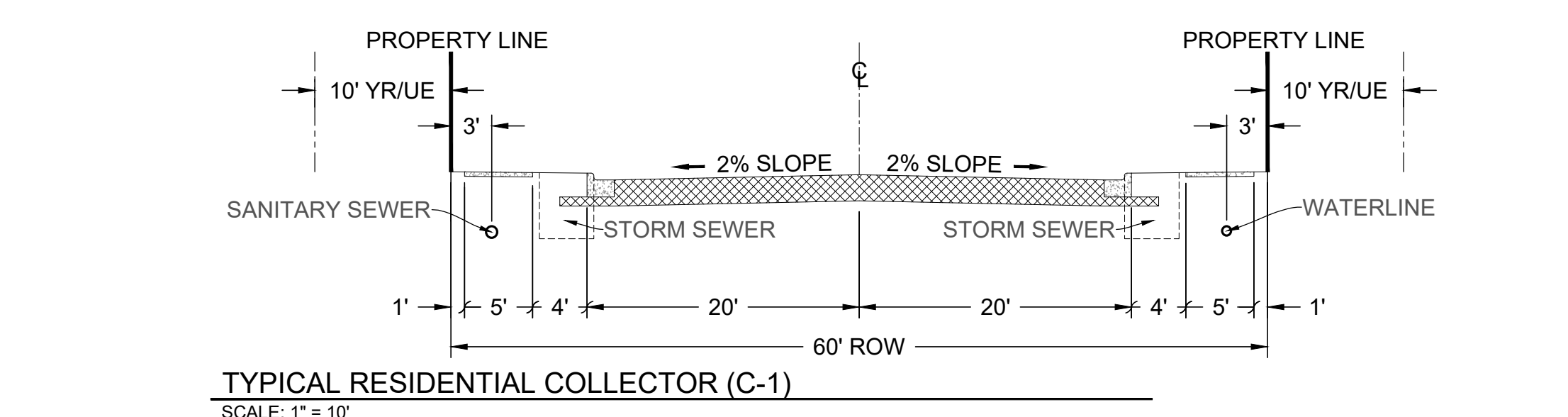


PRELIMINARY PLAT OF THE LAKES NORTHWEST UNIT 2, 3, 4, 5, 6, & 7

A 91.594 ACRE TRACT BEING OUT OF A 137.896 ACRE TRACT DESCRIBED IN DOCUMENT NO. 2004052253, DEED RECORDS OF NUECES COUNTY, TEXAS, WHICH IS OUT OF A 147.96 ACRE TRACT, DESCRIBED WARRANTY DEED IN VOLUME 2210, PAGE 748 OF THE DEED RECORDS, NUECES COUNTY, TEXAS, BEING A PORTION OF TRACT 4 OF THE MCINTYRE PARTITION OF THE MARIANO LOPEZ DE HERRERA GRANT, ABSTRACT 606, NUECES COUNTY, TEXAS.



PAVEMENT = 2" HMAAC TYPE D
BASE = 8" FLEXIBLE BASE
SUBGRADE = 8" LIME TREATED SOIL
EXISTING MATERIAL
*SUBGRADE MAY BE REPLACED FOR GEOGRID. EXTEND GEOGRID 2' BEHIND CURB.
TYPICAL STREET PAVEMENT SECTION
SCALE: N.T.S.



- LEGEND**
- IRON ROD FOUND
 - IRON ROD WITH RED PLASTIC CAP STAMPED "HANSON CRP. TX" SET
 - ⊕ LOT CORNER
 - ⊙ BLOCK SYMBOL
 - POND OUTLINE
 - ROAD CENTERLINE
 - UNIT BOUNDARY
 - LOT LINE
 - UTILITY EASEMENT - U.E.
 - EXISTING PIPELINE U.E.
 - YARD REQUIREMENT - Y.R.
 - ZONING BOUNDARY
 - M.R. MAP RECORDS
 - D.R. DEED RECORDS
 - CENTERLINE OF RIGHT OF WAY

- GENERAL NOTES**
- DEVELOPER: AL DEVELOPMENT, INC.
 - TOTAL PLATTED AREA CONTAINS 91.594 ACRES OF LAND, INCLUDING STREET DEDICATION.
 - ALL BEARINGS ARE GRID BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM FOR THE LAMBERT SOUTH ZONE (NAD 1983) AND ALL DISTANCES ARE SURFACE DISTANCES.
 - A 5/8" DIAMETER BY 24" LONG IRON ROD WITH RED PLASTIC CAP STAMPED "HANSON CRP. TX" WILL BE SET AT ALL PLAT CORNERS, BLOCK CORNERS, LOT CORNERS, POINTS OF CURVATURE, AND POINTS OF TANGENCY, UNLESS OTHERWISE NOTED.
 - THE YARD REQUIREMENT AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
 - FINISHED FLOOR ELEVATIONS WILL BE A MINIMUM OF 18 INCHES ABOVE THE CENTERLINE OF THE HIGHEST ADJACENT ROADWAY AS OVERFLOW PROTECTION.
 - RECEIVING WATERS:
 - A MAJORITY OF 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 TCEO 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 TCEO HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL AND 'OYSTER' WATERS" AND CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION".
 - A MINOR AMOUNT OF THE STORM WATER RUNOFF FROM THIS PROPERTY WILL BE IN THE NUECES RIVER BASIN. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PORTION OF THE PROPERTY IS THE NUECES RIVER UPSTREAM OF THE CALLEN SALTWATER INTRUSION DAM LOCATED 1.1 MILES FROM NUECES BAY. THE TCEO HAS CLASSIFIED THE AQUATIC LIFE USE FOR THIS SEGMENT OF THE NUECES RIVER AS "HIGH" TCEO ALSO CATEGORIZED THE NUECES RIVER AS "CONTACT RECREATION". ADDITIONAL WATER QUALITY PROTECTION MEASURES MUST BE OBSERVED FOR THIS RECEIVING WATER DUE TO THE TCEO DESIGNATION AS A "PUBLIC WATER SUPPLY."
 - FEMA INFORMATION: PLOTTING THE PROPERTY BY SCALE ON FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NO. 485494 0256C, MAP REVISED MARCH 19, 1985, INDICATES THE PROPERTY IS LOCATED IN FLOOD ZONE C, DEFINED AS AREA OF MINIMAL FLOODING.

NOTE: THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON PART OF THE ENGINEER OR SURVEYOR.
 - ALL PRIVATE NON-BUILDABLE LOTS WILL BE MAINTAINED BY A HOME OWNERS ASSOCIATION.
 - ALL ROADS ARE PUBLIC EXCEPT AS NOTED.
 - PRIVATE DRIVEWAY ACCESS TO W RIVER DRIVE IS PROHIBITED FOR LOTS 1-8, BLOCK 3, LOTS 1, 28, & 29, BLOCK 4, LOTS 17-21 & 26, BLOCK 6, LOT 11, BLOCK 13, AND LOTS 1 & 10, BLOCK 10.
 - PRIVATE DRIVEWAY ACCESS TO LAKE ATHENS AVENUE FROM BLOCK 13, 14, AND 15 IS PROHIBITED. IT IS ONLY ALLOWED IN BLOCK 13 FOR THE PORTION OF THE LOTS FACING THE CUL-DE-SAC.
 - FRONTAGE FOR THE FOLLOWING LOTS SHALL BE AS NOTED BELOW:
 - BLOCK 6, LOT 18 - BEAR LAKE DRIVE AT BECHAROF LAKE DRIVE.
 - BLOCK 10, LOT 4 - SOLITUDE LAKE DRIVE AT STRING LAKE DRIVE.
 - BLOCK 12, LOT 49 - LAKE CHELAN COURT AT BLOCK 12, LOT 62.

RIO LADO ACRES	RIO LADO ACRES	RIO LADO ACRES	RIO LADO ACRES	RIO LADO ACRES	RIO LADO ACRES	RIO LADO ACRES	RIO LADO ACRES
UNIT 2 LT 7 BLK 3 VOLUME 44, PAGES 190 & 191	UNIT 2 LT 6 BLK 3 VOLUME 44, PAGES 190 & 191	UNIT 2 LT 5 BLK 3 VOLUME 44, PAGES 190 & 191	UNIT 2 LT 4 BLK 3 VOLUME 44, PAGES 190 & 191	UNIT 2 LT 3 BLK 3 VOLUME 44, PAGES 190 & 191	UNIT 2 LT 2 BLK 3 VOLUME 44, PAGES 190 & 191	UNIT 2 LT 1 BLK 3 VOLUME 44, PAGES 190 & 191	UNIT 1 LT 8 BLK 1 VOLUME 42, PAGE 90



BOUNDARY CURVE TABLE

CURVE ID	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	100.71'	370.00	15.60	N17° 04' 19"E	100.40'
C2	16.68'	10.00	95.55	N72° 39' 33"E	14.81'
C3	16.68'	10.00	95.55	N11° 45' 42"W	14.81'
C4	89.58'	370.00	13.87	N42° 57' 50"E	89.36'
C5	238.76'	430.00	31.81	S33° 59' 36"W	235.70'
C6	15.71'	10.00	90.00	N63° 04' 41"E	14.14'
C7	15.70'	10.00	89.98	N26° 54' 48"W	14.14'
C8	68.78'	430.00	9.17	S13° 30' 15"W	68.71'

HANSON Professional Services Inc.
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