

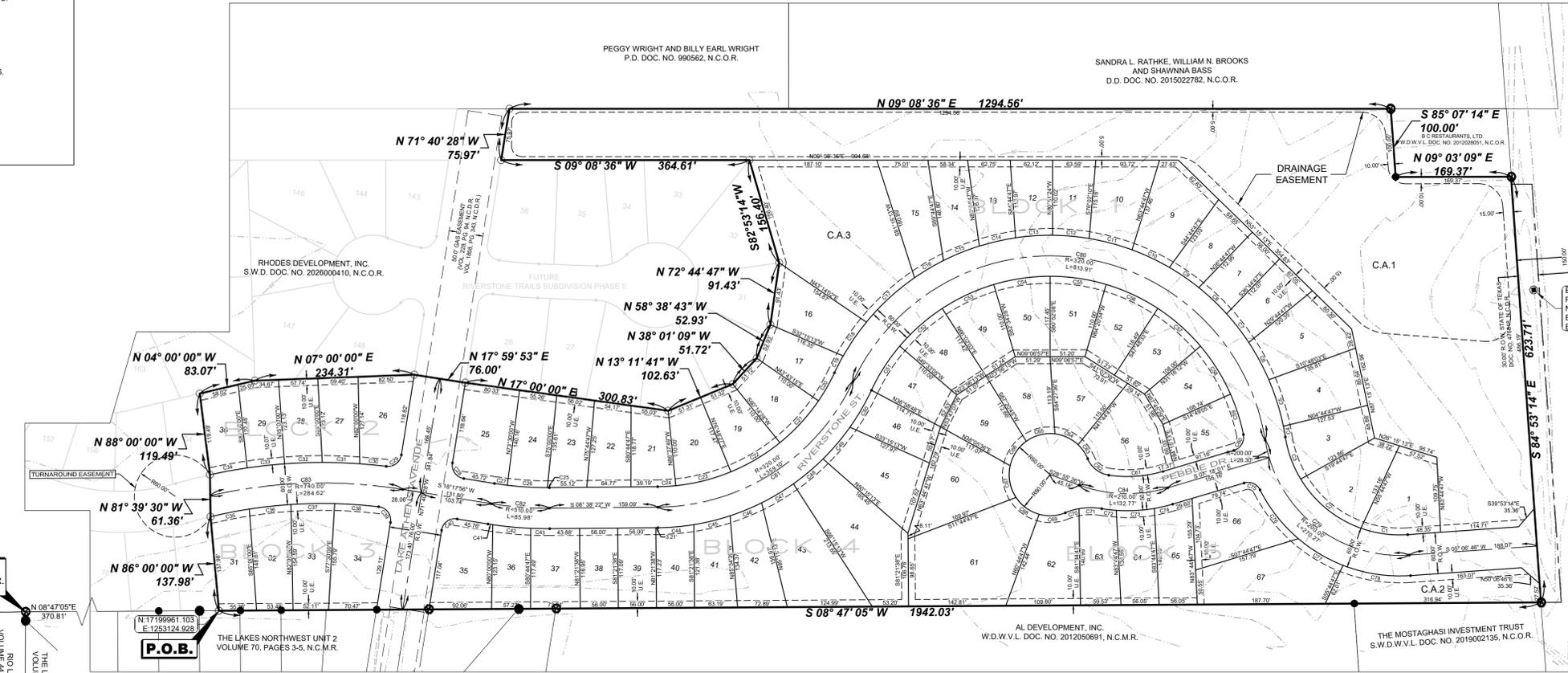
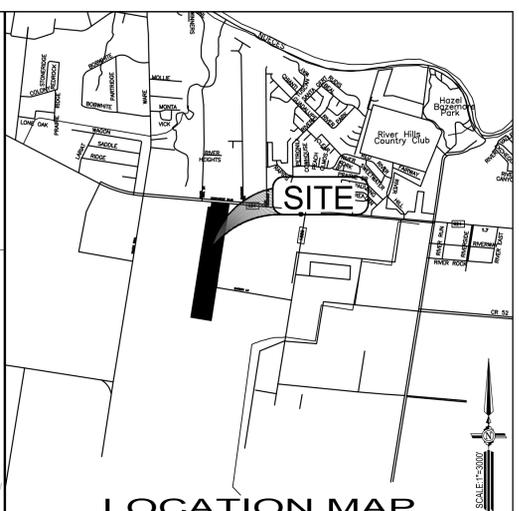
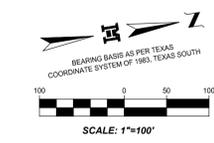
PRELIMINARY PLAT OF RIVERSTONE TRAILS SUBDIVISION PHASE I

BEING A SUBDIVISION OF 24.868 ACRES OF LAND SITUATED IN
THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS,
BEING A PART OR PORTION OUT OF THE MCINTYRE PARTITION

OWNERS INFORMATION:
RHODES DEVELOPMENT, INC.
NICK RHODES, PRESIDENT
200 S. 10TH ST., STE. 1700
MCALLEN, TEXAS 78501
HIDALGO COUNTY, TEXAS

SURVEYOR:
ROBERTO N. TAMEZ, R.P.L.S.
115 W. MCINTYRE
EDINBURG, TX 78541

ENGINEER:
MARIO A. REYNA
115 W. MCINTYRE
EDINBURG, TX 78541



- LEGEND**
- FOUND NO. 4 REBAR
 - FOUND NO. 5 REBAR
 - ⊕ FOUND "X" MARK ON CONCRETE
 - FOUND CONCRETE MONUMENT
 - ⊙ FOUND PK NAIL
 - ⊕ FOUND PIPE
 - SET NO. 4 REBAR WITH PLASTIC
 - ⊕ CAP STAMPED MELDEN & HUNT, INC.
 - ⊕ SET NAIL
 - RIGHT OF WAY
- R.O.W. - RUECES COUNTY MAP RECORDS
N.C.D.R. - RUECES COUNTY DEED RECORDS
N.C.O.R. - RUECES COUNTY OFFICIAL RECORDS
N.E. COR. - NORTH-EAST CORNER
P.O.B. - POINT OF BEGINNING
E - ELECTRICAL EASEMENT
U.E. - UTILITY EASEMENT
T.E. - TECHNOLOGY EASEMENT
D.O.C. NO. - DOCUMENT NUMBER
D.O.R.O.W. - DEED OF RIGHT OF WAY
W.D. - WARRANTY DEED
S.W.D. - SPECIAL WARRANTY DEED
N.T.S. - NOT TO SCALE

- GENERAL PLAT NOTES & RESTRICTIONS**
- FLOOD ZONE STATEMENT: THIS PROPERTY LIES WITHIN "X" (UNSHADED), ZONE "X" (UNSHADED) IS DESCRIBED AS: AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN. FEMA FIRM COMMUNITY-PANEL NUMBER 485464 0260 G. MAP REVISED: OCTOBER 13, 2022.
 - TOTAL PLATTED AREA NOTE: THE TOTAL PLATTED AREA CONTAINS 24.868 ACRES OF LAND.
 - SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF CORPUS CHRISTI
 - FRONT: 20' OR EASEMENT WHICHEVER IS GREATER
 - REAR: 15' OR EASEMENT WHICHEVER IS GREATER
 - SIDE: 5' OR EASEMENT WHICHEVER IS GREATER
 - THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
 - BENCHMARK NOTE: SQUARE CUT IN THE TOP OF A CONCRETE DRAINAGE WALL, ON THE SOUTH SIDE OF F.M. 624. ELEVATION: 78.27, NORTHING: 17201942.63, EASTING: 1252969.00.
 - EASEMENTS NOTE: NO STRUCTURES SHALL BE PERMITTED OVER ANY EASEMENTS. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE EASEMENT.
 - RECEIVING WATER NOTE: 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.
 - PUBLIC OPEN SPACE NOTE: IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.
 - THE DETENTION BASIN WILL BE MAINTAINED BY THE PROPERTY OWNERS.
 - ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN REQUIREMENTS.
 - SITE PLAN MUST BE REVIEWED/APPROVED BY THE CITY OF CORPUS CHRISTI PRIOR TO ISSUANCE OF BUILDING PERMIT FOR COMMERCIAL DEVELOPMENTS.
 - BEARING BASIS AS PER TEXAS COORDINATE SYSTEM OF 1983, TEXAS SOUTH.
 - BUILDING HEIGHT TO BE APPROVED AT BUILDING PERMIT STAGE.
 - ANY STORM DRAINAGE DISCHARGE TO STATE OF TEXAS RIGHT-OF-WAY SHALL BE REVIEWED AND APPROVED BY TxDOT.
 - PRIVATE TECHNOLOGY EASEMENT. OWNER RESERVES UNTO RHODES DEVELOPMENT INC A TECHNOLOGY EASEMENT OVER THE PROPERTY IN THE LOCATION IDENTIFIED ON THIS PLAT (THE "TECHNOLOGY EASEMENT") MAINTAINING, REPLACING AND UPGRADING ANY AND ALL CABLE, FIBER, OR OTHER ANY TRANSPORT MEDIA REASONABLY NECESSARY FOR PROVIDING TECHNOLOGY SERVICES, INCLUDING BUT NOT LIMITED TO INTERNET, CABLE SECURITY, AND RELATED SERVICES, TO THE LOTS CREATED BY THIS PLAT.
 - COMMON AREAS 1, 2 AND 3 TO BE MAINTAINED BY HOMEOWNERS ASSOCIATION AND NOT THE CITY OF CORPUS CHRISTI.
 - MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION IS 18" ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF EACH RESIDENTIAL LOT.
 - IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.
 - NO INCREASE IN STORM WATER DISCHARGE TO STATE RIGHT-OF-WAY SHALL BE ACCEPTED BY TxDOT.
 - TxDOT PERMITS WILL BE ISSUED IN ACCORDANCE WITH THE ACCESS MANAGEMENT STANDARDS AND ALL APPLICABLE STATE AND FEDERAL LAWS, INCLUDING RULES AND REGULATIONS, ACCESS CONNECTION SPACING, MATERIALS, GEOMETRICS, ACCESSIBILITY, AND OTHER DESIGN SPECIFICATIONS WILL BE CONSIDERED, AS WELL AS THE IMPACT IN DRAINAGE AND HYDRAULICS, UTILITY LOCATION OR RELOCATION, AND THE ENVIRONMENT THAT WILL RESULT FROM THE REQUESTED CONSTRUCTION OF AN ACCESS CONNECTION. 43 TEX. ADMIN. CODE 11.52 (2020).
 - DRAINAGE IMPROVEMENTS SHALL ACCOMMODATE RUNOFF FROM THE UPSTREAM DRAINAGE AREA IN ITS ANTICIPATED MAXIMUM "BUILD-OUT" OR "FULLY DEVELOPED" CONDITION, AND SHALL BE DESIGNED TO PREVENT OVERLOADING THE CAPACITY OF THE DOWNSTREAM DRAINAGE SYSTEM.
 - IF THE OWNER RESPONSIBLE FOR MAINTENANCE OF THE PERMANENT STORMWATER OR WATER QUALITY CONTROL FAILS TO MAINTAIN THE CONTROL TO TxDOT ROW, THE OWNER SHALL BE RESPONSIBLE FOR THE CONTROL.

P.O.C.
N.W. COR.
LOT 7

P.O.B.
N 17° 59' 53" E
E 1233124.928

THE LAKES NORTHWEST UNIT 2
VOLUME 70, PAGES 3-5, N.C.M.R.

LOT 7
RIO LAGO ACRES UNIT 2
VOLUME 64, PAGES 190-191, N.C.M.R.

Lot Line Curve Table						
Curve #	Delta	Radius	Length	Tangent	Chord Direction	Chord Length
C1	023° 33' 40"	170.00	69.91	35.45	S16° 53' 36"W	69.42
C2	039° 11' 58"	170.00	118.31	60.53	S48° 16' 25"W	114.05
C3	022° 11' 50"	170.00	65.86	33.35	S78° 58' 22"W	65.45
C4	002° 35' 57"	350.00	15.88	7.94	S88° 46' 22"W	15.88
C5	011° 42' 35"	350.00	71.53	35.89	S81° 37' 06"W	71.41
C6	017° 09' 10"	350.00	62.04	31.10	S70° 41' 09"W	61.95
C7	008° 40' 08"	350.00	52.98	26.53	S61° 16' 27"W	52.90
C8	009° 10' 42"	350.00	56.07	28.09	S62° 21' 03"W	56.01
C9	008° 34' 02"	350.00	52.33	26.22	S43° 28' 41"W	52.29
C10	009° 55' 27"	350.00	60.62	30.39	S34° 13' 57"W	60.55
C11	010° 40' 30"	350.00	65.21	32.70	S23° 55' 58"W	65.12
C12	008° 52' 06"	350.00	54.17	27.14	S14° 09' 40"W	54.12
C13	008° 55' 59"	350.00	54.57	27.34	S5° 15' 37"W	54.51
C14	008° 54' 55"	350.00	54.48	27.29	S3° 39' 50"E	54.41
C15	009° 19' 27"	350.00	56.96	28.54	S12° 47' 01"E	56.89
C16	008° 04' 47"	350.00	49.36	24.72	S21° 29' 08"E	49.32
C17	015° 44' 32"	350.00	96.16	48.39	S33° 23' 47"E	95.86
C18	009° 50' 21"	350.00	60.10	30.13	S46° 11' 14"E	60.03
C19	004° 33' 02"	350.00	27.80	13.91	S53° 22' 56"E	27.79
C20	009° 22' 41"	290.00	47.47	23.79	S50° 58' 06"E	47.41
C21	016° 31' 13"	290.00	83.62	42.10	S38° 01' 09"E	83.33
C22	016° 34' 00"	290.00	83.88	42.32	S21° 28' 32"E	83.56
C23	016° 33' 44"	290.00	83.83	42.21	S4° 54' 41"E	83.54
C24	005° 16' 11"	290.00	26.67	13.35	S6° 00' 16"W	26.66
C25	000° 20' 37"	480.00	2.88	1.44	S8° 48' 40"W	2.88
C26	007° 02' 30"	480.00	58.99	29.53	S12° 30' 13"W	58.96
C27	002° 16' 27"	480.00	19.05	9.53	S17° 09' 42"W	19.05
C28	000° 01' 36"	200.00	31.43	20.01	S63° 18' 44"W	28.29
C29	087° 48' 10"	200.00	30.65	19.25	S27° 46' 22"E	27.74
C30	002° 53' 58"	770.00	38.96	19.48	S14° 40' 44"W	38.95
C31	004° 06' 24"	770.00	55.19	27.61	S11° 10' 34"W	55.18
C32	004° 08' 14"	770.00	55.60	27.81	S7° 03' 15"W	55.59
C33	004° 06' 17"	770.00	55.16	27.59	S2° 55' 59"W	55.15
C34	004° 08' 30"	770.00	55.66	27.84	S1° 11' 24"E	55.65
C35	004° 41' 15"	710.00	58.09	29.06	N1° 54' 47"W	58.07
C36	004° 57' 49"	710.00	61.51	30.77	N2° 54' 45"E	61.49
C37	005° 11' 35"	710.00	64.38	32.30	N7° 59' 27"E	64.33
C38	005° 13' 21"	710.00	64.72	32.38	N13° 11' 54"E	64.69
C39	062° 30' 57"	200.00	32.29	20.90	N62° 40' 03"E	28.90
C40	089° 58' 24"	200.00	31.41	19.99	N26° 41' 16"W	28.28
C41	000° 45' 49"	540.00	7.20	3.60	N17° 55' 01"E	7.20
C42	005° 56' 05"	540.00	55.93	27.99	N14° 34' 04"E	55.91

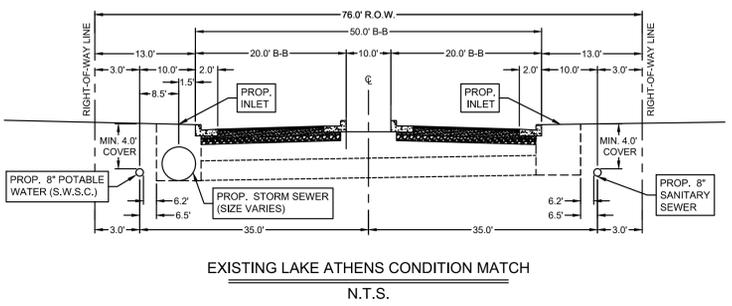
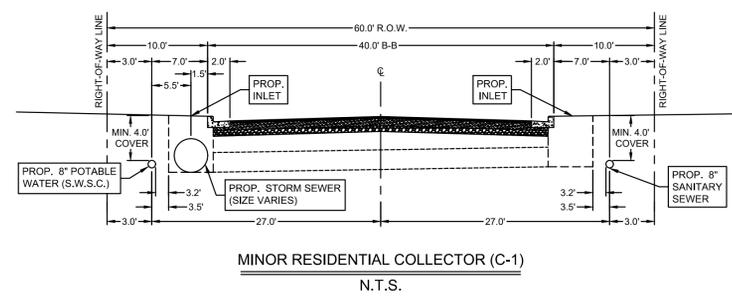
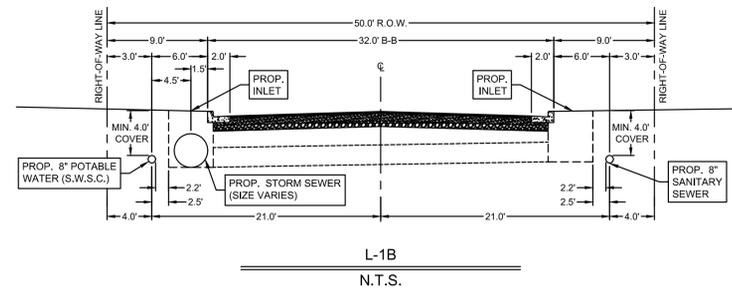
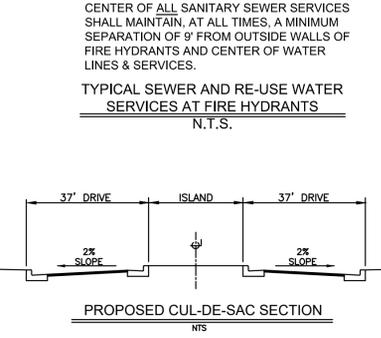
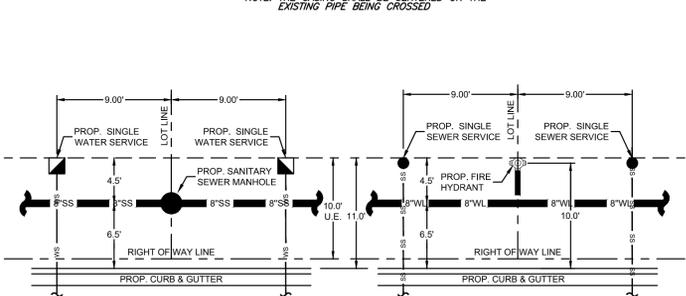
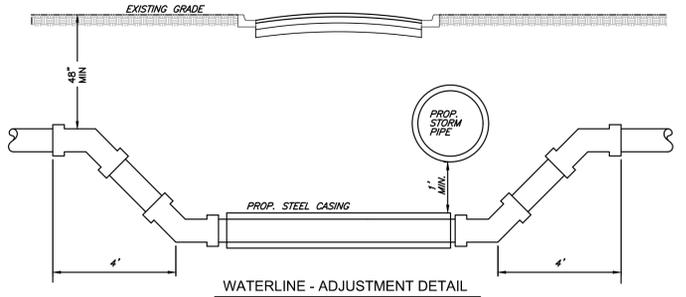
Lot Line Curve Table						
Curve #	Delta	Radius	Length	Tangent	Chord Direction	Chord Length
C43	002° 57' 40"	540.00	27.91	13.96	N10° 07' 12"E	27.90
C44	008° 40' 33"	350.00	53.00	26.55	N4° 18' 05"E	52.95
C45	008° 58' 18"	350.00	54.81	27.46	N4° 31' 20"W	54.75
C46	008° 11' 24"	350.00	50.03	25.06	N13° 06' 11"W	49.99
C47	008° 53' 59"	350.00	54.37	27.24	N21° 38' 53"W	54.31
C48	009° 10' 04"	350.00	56.92	28.52	N30° 45' 25"W	56.86
C49	009° 58' 58"	350.00	60.98	30.57	N40° 24' 26"W	60.90
C50	010° 15' 31"	350.00	62.67	31.42	N50° 31' 41"W	62.58
C51	015° 12' 32"	290.00	76.98	38.72	N48° 03' 11"W	76.75
C52	016° 28' 58"	290.00	83.43	42.00	N32° 12' 26"W	83.14
C53	016° 32' 25"	290.00	83.72	42.15	N15° 41' 44"W	83.43
C54	016° 33' 23"	290.00	83.80	42.19	N0° 51' 10"E	83.51
C55	016° 31' 34"	290.00	83.65	42.12	N17° 23' 39"E	83.36
C56	016° 32' 02"	290.00	83.69	42.14	N33° 55' 26"E	83.40
C57	016° 32' 21"	290.00	83.71	42.15	N50° 27' 38"E	83.42
C58	016° 27' 06"	290.00	83.27	41.92	N66° 57' 22"E	82.98
C59	012° 15' 12"	290.00	62.02	31.13	N81° 18' 30"E	61.90
C60	085° 15' 53"	200.00	29.76	18.41	S49° 55' 57"E	27.09
C61	024° 57' 25"	185.00	80.58	40.94	S5° 10' 41"W	79.95
C62	058° 35' 02"	400.00	40.90	22.44	S46° 56' 55"W	39.14
C63	023° 59' 51"	600.00	12.75	12.75	S64° 14' 30"W	24.95
C64	036° 19' 33"	600.00	38.04	19.68	S34° 04' 45"W	37.41
C65	042° 20' 47"	600.00	44.35	23.24	S5° 15' 22"E	43.34
C66	041° 40' 47"	600.00	43.65	22.84	S47° 16' 09"E	42.69
C67	046° 19' 20"	600.00	48.51	25.67	N88° 43' 47"E	47.20
C68	040° 49' 30"	600.00	42.75	22.33	N45° 09' 22"E	41.85
C69	037° 35' 42"	600.00	39.37	20.42	N5° 56' 47"E	38.67
C70	011° 57' 30"	100.00	20.80	10.47	N65° 52' 19"W	20.83
C71	019° 15' 12"	100.00	33.60	16.96	N8° 44' 02"E	33.45
C72	005° 13' 38"	235.00	21.44	10.73	N15° 44' 50"E	21.43
C73	013° 41' 10"	235.00	56.13	28.20	N6° 17' 27"E	56.00
C74	006° 44' 53"	235.00	27.68	13.85	N3° 55' 35"W	27.66
C75	079° 29' 58"	200.00	27.75	16.63	N32° 26' 57"E	25.58
C76	022° 45' 44"	230.00	31.37	16.30	N60° 49' 03"E	30.77
C77	019° 05' 40"	230.00	76.60	38.69	N39° 53' 18"E	76.30
C78	025° 13' 03"	230.00	101.27	51.47	N17° 43' 36"E	100.45
C79	084° 57' 34"	200.00	396.58	183.14	N47° 35' 33"E	270.13
C80	145° 43' 47"	320.00	813.91	1,037.91	S17° 12' 27"W	811.59
C81	064° 17' 48"	320.00	359.10	201.11	N23° 30' 32"W	340.55
C82	009° 39' 34"	510.00	85.98	43.09	N13° 28' 09"E	85.88
C83	022° 02' 14"	740.00	284.62	144.09	S7° 16' 49"W	282.87
C84	036° 13' 27"	210.00	132.77	68.69	N10° 48' 42"E	130.57

Lot Area Table			Lot Area Table		
Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area
1	10697.77	0.246	36	6769.10	0.155
2	9823.42	0.226	37	8486.60	0.194
3	8280.50	0.190	38	6553.20	0.150
4	10215.06	0.235	39	6561.16	0.151
5	11061.77	0.254	40	6639.43	0.152
6	6904.79	0.159	41	7429.63	0.171
7	6258.85	0.144	42	8735.11	0.201
8	7057.79	0.162	43	15297.72	0.351
9	11267.48	0.259	44	18341.45	0.421
10	9783.22	0.225	45	11818.73	0.271
11	6576.42	0.151	46	7031.38	0.161
12	6484.67	0.149	47	7327.35	0.168
13	6970.54	0.160	48	7690.02	0.177
14	7749.02	0.178	49	7717.33	0.177
15	9835.38	0.228	50	7725.68	0.177
16	9733.58	0.223	51	7711.27	0.177
17	7247.81	0.166	52	7690.42	0.177
18	7517.87	0.173	53	7643.55	0.175
19	7730.98	0.177	54	7402.56	0.170
20	7728.91	0.177	55	7999.23	0.184
21	6879.09	0.158	56	12089.94	0.278
22	7289.25	0.167	57	9316.31	0.214
23	7469.18	0.171	58	8350.97	0.192
24	7902.04	0.181	59	8454.85	0.194
25	11433.77	0.262	60	13730.04	0.315
26	9160.99	0.210	61	21920.73	0.503
27	7140.08	0.164	62	11302.26	0.259
28	6955.40	0.160	63	8046.88	0.185
29	7098.62	0.163	64	7764.39	0.178
30	6827.64	0.157	65	8264.05	0.190
31	8112.56	0.186	66	12386.42	0.284
32	8726.15	0.200	67	15015.44	0.345
33	9054.06	0.208	C.A.1	241989.77	5.555
34	11844.30	0.272	C.A.2	13637.09	0.313
35	10578.21	0.243	C.A.3	37565.05	0.862

DRAWN BY: J.L.G. DATE 10/13/2025
 DRAWN BY: A.G.P. DATE 01/02/2026
 SURVEYED

LEGEND (PROPOSED) (PIPE SIZES AS PER PLANS)

	WATER VALVE
	FIRE HYDRANT W/ VALVE & TEE
	FLUSH VALVE
	PROP. 2" DUAL WATER SERVICES (ADJACENT)
	PROP. 2" DUAL WATER SERVICES WITH 4" SCH40 PVC CASING (ACROSS)
	PROP. 1" SINGLE WATER SERVICES (ADJACENT)
	PROP. 1" SINGLE WATER SERVICES WITH 2" PVC CASING (ACROSS)
	STORM MANHOLE
	TYPE "A" INLET
	SANITARY MANHOLE
	4" SINGLE SANITARY SEWER SERVICE
	8" WL - 8" WL WATER LINE (SHARYLAND WSC)
	8" SS - 8" SS SEWER LINE (CITY OF MCALLEN)
	8" RW - 8" RW RE-USE WATER LINE
	24" SD - 24" SD STORM LINE
	IRR - IRR IRRIGATION LINE



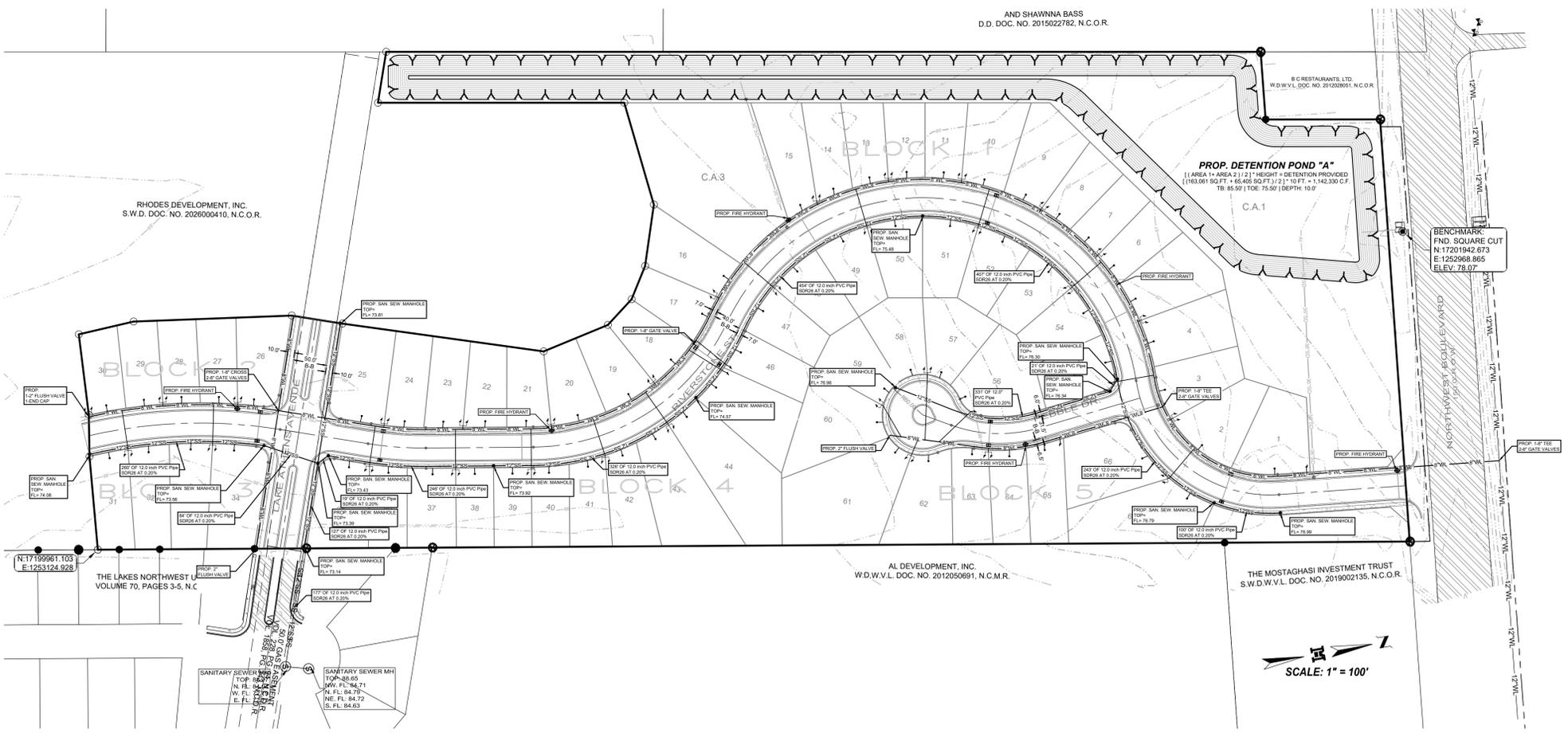
- NOTE:**
- NO ELECTRICAL, WATER, OR SANITARY SEWER SERVICES IN SAME TRENCH.
 - NO PART OF PAVING SHALL BE DONE UNTIL ALL UTILITIES ARE IN PLACE, WHICH INCLUDE ALL ELECTRICAL CONDUITS.
 - MINIMUM 9' SEPARATION BETWEEN WATER & SANITARY SEWER MAIN LINES AND SERVICES.
 - ALL WATER LINE MAIN CONNECTIONS WILL BE MADE WITH MECHANICAL JOINT FLANGES.
 - 3" HIGH LETTERS SHALL BE ENGRAVED INTO CONCRETE CURB TO MARK UTILITY LINE LOCATIONS AS FOLLOWS:
 "W" - WATER LINE
 "S" - SANITARY SEWER LINE
 - SANITARY SEWER LINE AND SERVICES SHALL CROSS UNDER WATER LINE.
 - UTILITY MAIN PIPE MATERIALS SHALL BE AS FOLLOWS:
 WATER MAIN- PVC C900 DR18
 SANITARY SEWER MAIN- PVC SDR26
 - CASING PIPE MATERIALS FOR MAINS AT CROSSINGS SHALL BE AS FOLLOWS:
 WATER- STEEL

SANITARY SEWER FLOW CALCULATION

NUMBER OF LOTS:	67 LOTS
NUMBER OF PPL PER LOT:	3.5 PEOPLE
SERVICE POPULATION:	235 PEOPLE
SEWAGE FLOW PER PERSON:	90 GPD
TOTAL SEWAGE FLOW PER DAY:	21,105 GPD
TOTAL SEWAGE FLOW PER MINUTE:	14.66 GPM

WATER DEMAND CALCULATION

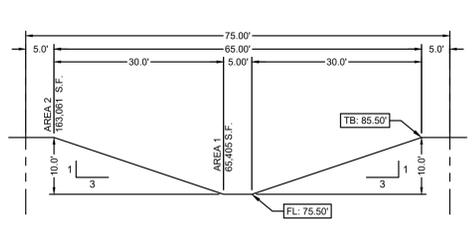
NUMBER OF LOTS:	67 LOTS
NUMBER OF PPL PER LOT:	3.5 PEOPLE
SERVICE POPULATION:	235 PEOPLE
WATER DEMAND AND OCCUPANCY:	90 GPD



LEGEND (PROPOSED)

	STORM SEWER MANHOLE
	TYPE "A" INLET
	TYPE "C" INLET
	TYPE "F" INLET
	BEEHIVE INLET
	DRAIN FLOW
	24" STORM SEWER LINE
	30" STORM SEWER LINE
	36" STORM SEWER LINE
	42" STORM SEWER LINE
	48" STORM SEWER LINE
	54" STORM SEWER LINE
	ASPHALT TO ASPHALT
	BACK TO BACK
	FLOWLINE
	FINAL GRADE
	GRADE BREAK
	HIGH BANK
	LOW POINT
	NATURAL GROUND
	TOP OF RIM
	TOP OF BANK
	TOP OF CURB
	TOE OF DITCH
	TOP OF INLET
	HIGHPOINT
	FINAL GRADE
	EXISTING GRADE
	PROPOSED GRADE

NOTE:
 1. STORM WATER LINES SHALL BE RJT-RCP CL III TYPE PIPES.
 2. ALL EXCAVATED MATERIAL TO BE PLACED ON FILL AREAS AND COMPACTED AND TESTED PER ENGINEER OF RECORD AND GEOTECHNICAL REQUIREMENTS.

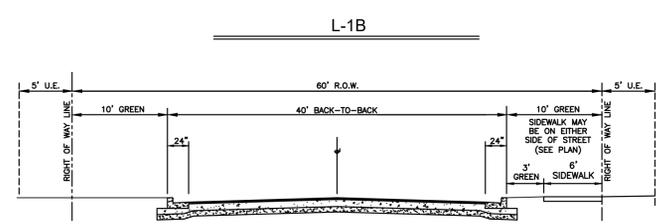
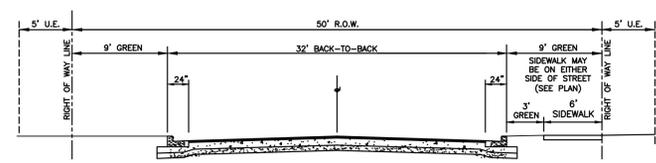
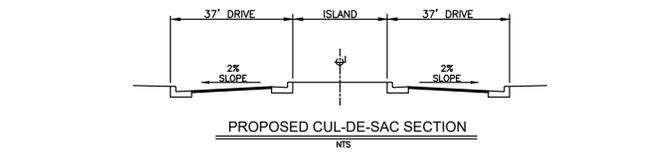


**SECTION CUT A-A
 PROP. DETENTION POND "A"**
 N.T.S.
 ((AREA 1 + AREA 2) / 2) * HEIGHT = DETENTION PROVIDED
 ((163,061 SQ.FT. + 65,405 SQ.FT.) / 2) * 10 FT. = 1,142,330 C.F.
 TB: 85.50' | TOE: 75.50' | DEPTH: 10.0'

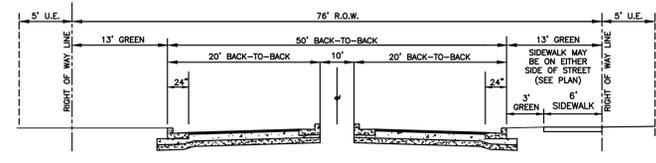
NOTE: DETENTION PONDS SHALL HAVE HYDRO MULCH TO AS AN EROSION PREVENTION MEASURE; OTHER SUCH ACCEPTABLE EROSION PREVENTION MEASURES MUST BE UTILIZED PERMANENTLY.

DRAINAGE AREA GROUP TABULATIONS

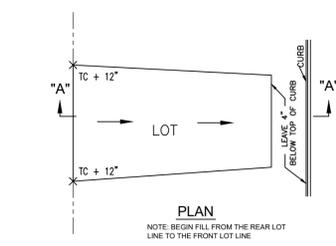
DRAINAGE AREA GROUP	AREA (AC.)	DETENTION		Q10 FLOW (C.F.S.)
		100-YEAR REQUIRED C.F.	PROVIDED (C.F.)	
PHASE I	24.868	183,363	183,363	4.89
PHASE II	23.268	171,565	171,565	4.57
PHASE III	21.146	155,918	155,918	4.16
MASTER TOTAL	69.282	510,846	510,846	13.62



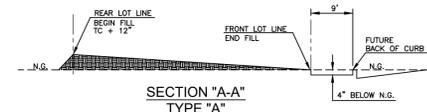
MINOR RESIDENTIAL COLLECTOR (C-1)



EXISTING LAKE ATHENS CONDITION MATCH

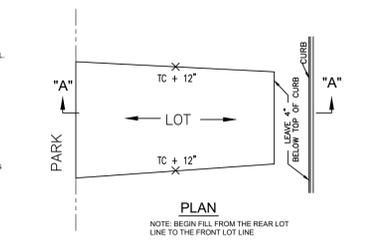


PLAN
 NOTE: BEGIN FILL FROM THE REAR LOT LINE TO THE FRONT LOT LINE.

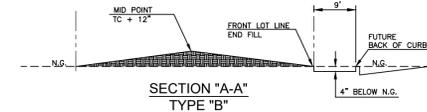


SECTION "A-A" TYPE "A" REAR WITHOUT PARK

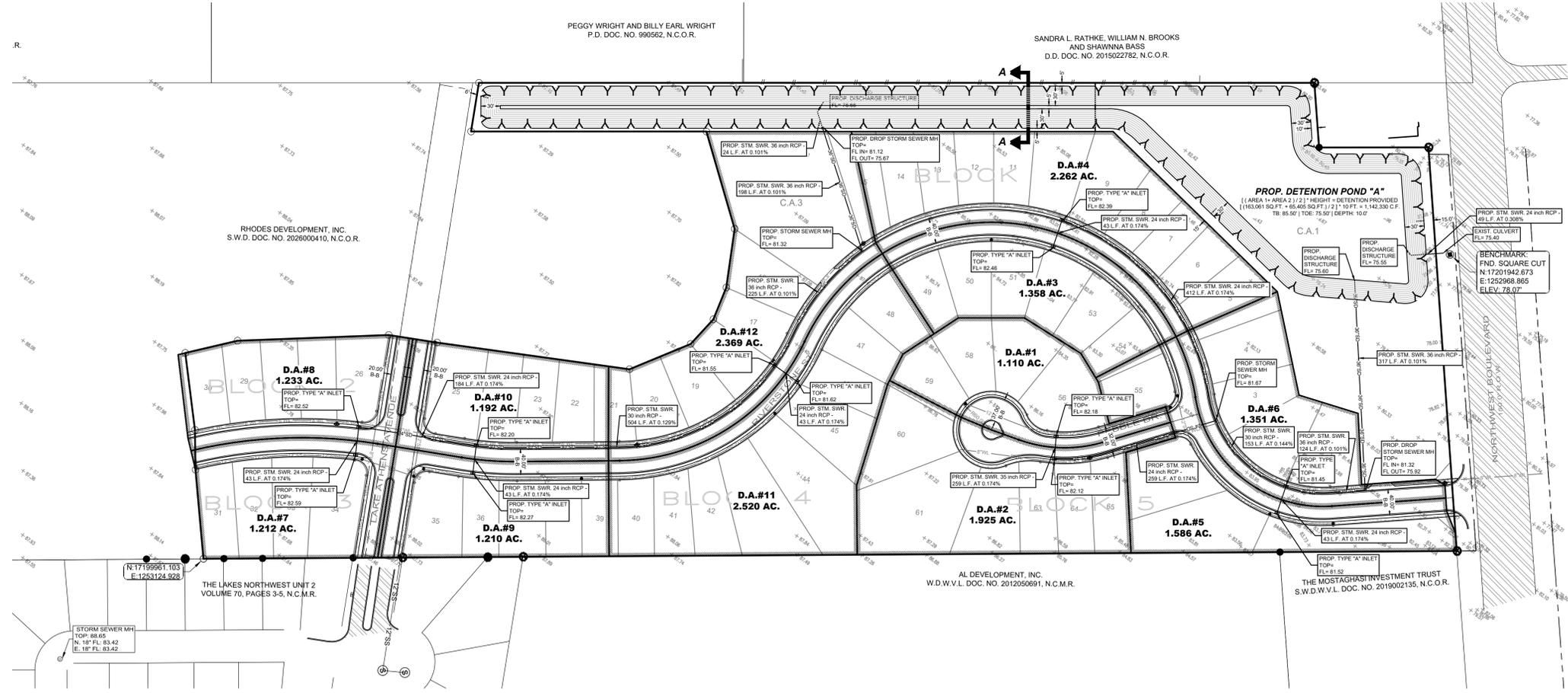
TYPICAL LOT GRADING PLAN
 N.T.S.



PLAN
 NOTE: BEGIN FILL FROM THE REAR LOT LINE TO THE FRONT LOT LINE.



SECTION "A-A" TYPE "B" REAR WITH PARK



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 VOLUME 70, PAGES 3-5, N.C.M.R.

THE MOSTAGHAST INVESTMENT TRUST
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