

**Merged Document Report****Application No.: PL8820**

| | |
|---------------|------|
| Description : | |
| Address : | |
| Record Type : | PLAT |

Submission Documents:

| Document Filename |
|--------------------------------|
| 250029 - SWQMP-09192025.pdf |
| 250029 - PLAT - 11192025.pdf |
| 250029 - SWQMP AND UTILITY.pdf |

Comment Author Contact Information:

| Author Name | Author Email | Author Phone No.: |
|---------------|----------------------------|-------------------|
| Mina Trinidad | minar@corpuschristitx.gov | 361-826-3259 |
| Alex Harmon | alexh2@corpuschristitx.gov | 361-826-1102 |
| Caleb Wong | calebw@corpuschristitx.gov | 361-826-3392 |

[General Comments](#)

| Comment ID | Author : Department | Status | Review Comments | Applicant Response Comments |
|------------|---------------------|--------|--|-----------------------------|
| 16 | Alex Harmon : DS | Closed | Improvements Required for Recordation, per UDC 8.1.4. A. Streets: Yes Sidewalks: Yes B. Water: Yes Fire hydrants: Yes C. Wastewater: Yes D. Stormwater: Yes Please note, improvements required should be constructed to city standards, found in Article 8 and the IDM. | |

Corrections in the following table need to be applied before a permit can be issued

| Comment ID | Page Reference | Annotation Type | Author : Department | Status | Review Comments | Applicant Response Comments |
|-------------------|-----------------------|------------------------|----------------------------|---------------|--|------------------------------------|
| 6 | P001 | Note | Mina Trinidad : DS | Closed | 11/19/2025 update Ziba A: I can confirm that the latest plat submission you sent is closed within acceptable engineering standards. GIS: Does not close within acceptable engineering standards. | |
| 7 | P001 | Note | Mina Trinidad : DS | Closed | (Informational) CCRTA: This plat is not located along any existing or foreseeably planned CCRTA service route. | |
| 8 | P001 | Note | Alex Harmon : DS | Closed | Show DE on private lot as private DE | |
| 9 | P001 | Note | Alex Harmon : DS | Closed | 10/1/25 UPDATE: Traffic/Streets to comment on street cross section/medians. 70 ft ROW is not typical for street classification L-A per IDM 6.2.1. | |
| 10 | P001 | Note | Alex Harmon : DS | Closed | 100 ft ROW is not typical for street classification L-B per IDM 6.2.1. | |
| 11 | P001 | Note | Alex Harmon : DS | Closed | Should Lake Palestine Court be W River Dr? | |
| 27 | P001 | Note | Mina Trinidad : DS | Closed | Parks and Recreation: The count of lots used for residential looks to be a total of (29). As each proposed residential dwelling unit amounts to a fee of \$462.50 the total listed is provided. If the number of dwelling units changes, please let Parks and Recreation know in order to properly adjust for accurate fees. 29 Dwelling Units x \$462.50 Fee = \$13,412.50 | |
| 37 | P001 | Note | Mina Trinidad : DS | Closed | Regarding plat comments 28-31, Development Services met with AEP and NEC on 8/1/25 to discuss the UE/EE verbiage on the subject plat. It was requested that there be a 10' UE and a 5' EE on both sides of the street, with the 5' EE being more towards the house construction side. | |
| 38 | P001 | Note | Mina Trinidad : DS | Closed | Traffic/ROW: Question: The existing street name of Lake Palestine, is the street name wanting to be changed by the developer? If so, please refer to City Municipal Code Sec. 49-1. – Procedure to naming, renaming, or changing names of streets. Question: Will there be any temporary driveways and / or permanent driveways off the immediate roadways for access to building lot? | |

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|------------|----------------|-----------------|---------------------|--------|--|-----------------------------|
| | | | | | <p>If so, a ROW Construction Permit must be filled out prior to any construction happening at the location.</p> <p>Please have developer follow the design constraints for local streets as per the City of Corpus Christi Unified Development Code (UDC) as per section 8.2.1. & Document Viewer Unified Development Code City of Corpus Christi Infrastructure Design Manual (IDM) sections 6.2.2</p> <p>idm-engineering-final.pdf</p> | |
| 39 | P001 | Note | Mina Trinidad : DS | Closed | <p>(Informational) Traffic/ROW: The developer / applicant can reach out to ROWManagement@cctexas.com for further assistance regarding ROW Permit Questions. Any contractor working within City ROW without an approved ROW Construction Permit can be held in non-compliance and can be subject to a fee of \$1,500 per day of unpermitted work, as per City of Corpus Christi Municipal Code 49-112 (9). For further information, please email ROWManagement@cctexas.com.</p> <p>A contractor can be found in non-compliance while working on city ROW with a permit if they deviate from the proposed work and permit approved by ROW. A fee of \$1,500.00 per day as per City of Corpus Christi Municipal Code 49-112 (9) & Code Sec. 49 – 57- 1 (h) & Code Sec. 49 – 57 – 2. For further information, please email ROWManagement@cctexas.com.</p> <p>A person / contractor / applicant shall be held responsible for damage to and in public right-of-way for the criteria outlined in Sec. 49-39-9 in the City's Municipal Code and will be held responsible for restoring the City assets per Municipal Code Sec. 49-47-1, Sec. 49-54-6, and Sec. 49-49-3. For further information, please email ROWManagement@cctexas.com.</p> <p>Any contractor that will be excavating (trenching, boring, etc.) on ROW / Utility Easements or Street(s) will need a ROW Permit per Code Sec. 14 – 602 & Code Sec. 49 – 49 – 2. For further information, please email ROWManagement@cctexas.com.</p> <p>Any contractor that will be tapping into city infrastructure (Water Line, Sewer Line, etc.) on private property, ROW / Utility Easements or Street(s) will need a ROW Permit per Code Sec. 49 - 112 (4). For further information, please email ROWManagement@cctexas.com.</p> | |
| 40 | P001 | Note | Mina Trinidad : DS | Closed | C1 collector street located within development | |

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|------------|----------------|-----------------|---------------------|----------|---|-----------------------------|
| 41 | P001 | Note | Mina Trinidad : DS | Closed | (Informational) 09/17/2025 Applicant requests additional 60-day TRC Review. All comments must be closed by 11/15/2025. | |
| 42 | P001 | Note | Mina Trinidad : DS | Closed | GIS: 11/18/2025 Update: Previous comment not addressed. Does not close within acceptable engineering standards. 9/23/25 | |
| 48 | P001 | Note | Mina Trinidad : DS | Closed | 12/2/25: Will be provided prior to recordation If a Homeowners Association is to be established, or already exists, please provide a legal instrument that establishes a plan for maintenance and supervision of such improvements per UDC 8.1.8. Home Owners Association. | |
| 45 | P002 | Note | Mina Trinidad : DS | Closed | Streets: PW STR: Per Table 6.2.2.A, a 70-ft ROW is not a typical ROW width for a L-1A/B street. In addition, Table 6.2.2.A does not implicitly allow medians on local streets. PW does not accept the medians but will hold the Engineer responsible for the engineering design and judgement of the medians. -Caleb Wong, Streets Department. | |
| 47 | P002 | Note | Mina Trinidad : DS | Closed | Add "(Private Lot) Non-buildable" to Lot 12 | |
| 49 | P002 | Note | Mina Trinidad : DS | Closed | 11/24/25 Update: Public Works Traffic/ROW doesn't have any further comments. Traffic/ROW 11/18/25: (Jorge Chavez) As per our current Roadway Master Plan this area is earmarked ROW dedication for a C1 Collector (Project 1-AJ). If the developer wishes to divert from the master plan, they can do so but will require to go through the amendment process. All subsequent plats and / or public improvements will be place on hold un the amendment process is finalized. The plans do call out for a 60 FT ROW to be constructed; but in terms of connectivity (reaching out to Northwest Blvd) would that be left for future development? | |
| 12 | S003 | Note | Alex Harmon : DS | Migrated | Verify that engineer is okay with a lower weighted coefficient post development flow than pre developed flow, | |

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|------------|----------------|-----------------|---------------------|----------|---|-----------------------------|
| 13 | S003 | Callout | Alex Harmon : DS | Migrated | 9/22/25 UPDATE: Being addressed on Public Improvement Plans that are already in review. This does not approve this swqmp. Would time of concentration not decrease with flow over asphalt per flow over fields? | |
| 4 | U002 | Note | Mina Trinidad : DS | Closed | (Informational) AEP Texas Distribution: No comment for subject plat. | |
| 5 | U002 | Note | Mina Trinidad : DS | Closed | (Informational) AEP Texas Transmission: No comment for subject plat. | |
| 15 | U002 | Note | Alex Harmon : DS | Closed | INFORMATIONAL: Approval of the plat does not approve the layout of public utilities, including but not limited to water, wastewater, stormwater and roadways. These items are only approved via Public Improvement Plans | |
| 28 | U002 | Note | Mina Trinidad : DS | Closed | Nueces Electric Cooperative (NEC): This subdivision is in a single certified area to Nueces Electric Cooperative. NEC will be providing service to this subdivision and will request a 10' EE on the plat from Munoz Engineering replacing the 10' UE. | |
| 29 | U002 | Note | Mina Trinidad : DS | Closed | Nueces Electric Cooperative (NEC): From the notes provided by Caleb Wong with the CCW, NEC will install all streetlight poles inside the 10' EE (Electrical Easement) with a 6' streetlight arm. The existing proposed plans show the streetlights to be installed along the curb and inside the public right-of-way. | |
| 30 | U002 | Note | Mina Trinidad : DS | Closed | Requesting coordination about the UE on the subject plat, with AEP and NEC. | |
| 31 | U002 | Note | Mina Trinidad : DS | Closed | (Informational) AEP Texas Distribution requested 10' UE of the ROW's to be a 5' EE and 5' UE on the final plat. (Comment was then redacted by George Guerra - AEP) | |
| 32 | U002 | Note | Mina Trinidad : DS | Closed | (Informational) Fire: Comments 1-5 1. Water Distribution Standards: Fire flow for residential areas require 750 GPM with 20 psi residual. 2. 507.5.1 Exception 1: Group R-3 (one- or two-family dwellings): Fire hydrants to be located every 600 feet apart. 3. Required access: Approved vehicle access for firefighting shall be provided to within 100 feet of temporary or permanent roads, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are | |

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| | | | | | <p>available.</p> <p>4. D102.1. Access and loading: Facilities, buildings, or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.</p> <p>5. 503.1.1 (amendment) Building and Facilities: During construction, when combustibles are brought on to the site in such quantities as deemed hazardous by the fire official, access roads and a suitable temporary supply of water acceptable to the fire department shall be provided and maintained.</p> | |
| 33 | U002 | Note | Mina Trinidad : DS | Closed | <p>(Informational) Fire: Comments 6-10:</p> <p>6. Note: An accessible road and a suitable water supply is required before going vertical with any structure.</p> <p>7. 503.2.1 Dimensions: Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders and an unobstructed vertical clearance of not less than 13 feet 6 inches.</p> <p>8. D103.1 Access road width with a hydrant: Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.</p> <p>9. Where Fire Apparatus Access is constructed to the minimum of 20 feet, no parking is allowed within the fire apparatus lane. Where a fire hydrant is located on the street, the minimum unobstructed clearance shall be 26 feet. In this instance, no parking is allowed on one side of the street. The minimum UDC residential street width is 28 ft. curb to curb. Any parking along the street that reduces the width to less than 20 ft. is prohibited, and the Fire Code Official will require painting "NO PARKING - FIRE LANE" along one side of the street.</p> <p>Note: Calculated Turning Radii Fire Apparatus:</p> <p>Inside Turn: 20 ft. 3 in.</p> <p>Curb to Curb: 36 ft. 8 in.</p> <p>Wall to Wall: 44 ft. 8 in.</p> | |
| 34 | U002 | Note | Mina Trinidad : DS | Closed | <p>(Informational) Fire: Comments 11-16</p> <p>10. 503.4 Obstruction of fire apparatus access roads: Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in sections D103 shall always be</p> | |

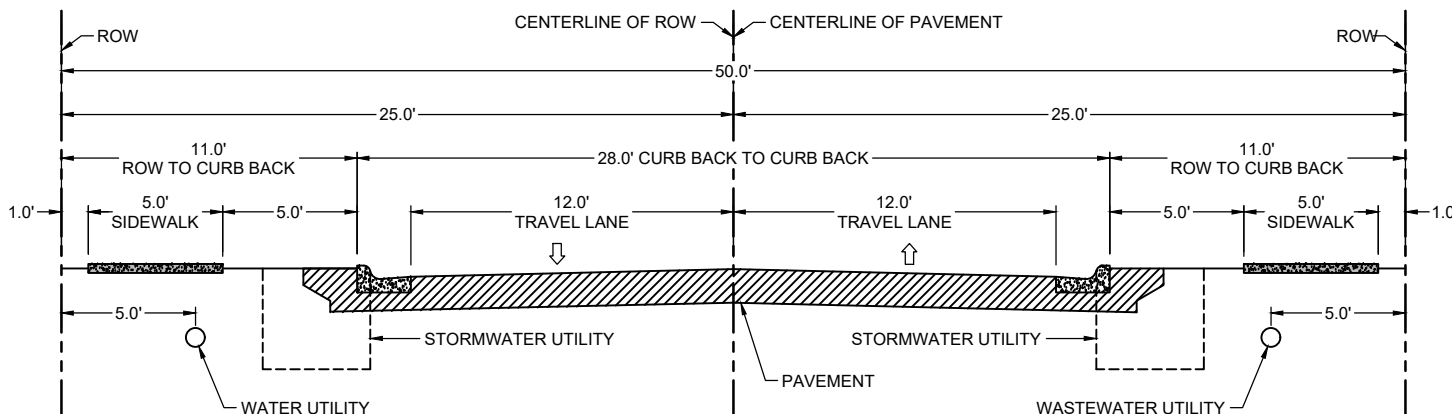
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|------------|----------------|-----------------|---------------------|--------|---|-----------------------------|
| | | | | | <p>maintained.</p> <p>11. 503.3 Marking: Where required by the Fire Code Official, approved signs, or other approved notices that include the words "NO PARKING - FIRE LANE" shall be provided for fire apparatus access roads to identify such roads to prohibit the obstruction thereof. The designation of a fire lane can be marked with conspicuous signs which have the words: "Fire Lane - No Parking" at 50-foot intervals. In lieu of signs, fire lanes may be marked along curbing with the wording, "Fire Lane - No Parking" at 15-foot intervals.</p> <p>12. D107.1 One- or two-family dwelling residential developments: Developments of one-or two-family dwellings where the number of dwelling units exceeds 50 shall be provided with two separate and approved fire apparatus access roads.</p> <p>13. As this subdivision has increased in size, traffic patterns should now be considered to proceed with completing West River Dr and connecting to Northwest Blvd.</p> <p>14. D107.2 Remoteness: Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses. Unless otherwise approved by the Fire Marshall.</p> <p>15. 503.2.5. Dead ends: Dead-end fire apparatus access roads more than 150 feet in length shall be provided with an approved area for turning around fire apparatus. If a road more than 150 ft. in length terminates in a dead-end, temporary turn arounds should be provided until such time as future developments will connect the streets. See below for turn-around provisions.</p> <p>16. Table D103.4 Requirements for a Dead-end fire apparatus access road: Turnaround provisions shall be provided with a 96-foot diameter cul-de-sac.</p> | |
| 12 | S003 | Note | Alex Harmon : DS | Closed | Verify that engineer is okay with a lower weighted coefficient post development flow than pre developed flow, | |
| 13 | S003 | Callout | Alex Harmon : DS | Closed | <p>9/22/25 UPDATE: Being addressed on Public Improvement Plans that are already in review. This does not approve this swqmp.</p> <p>Would time of concentration not decrease with flow over asphalt per flow over fields?</p> | |
| 17 | P001 | Note | Caleb Wong : STREET | Closed | PW STR: Public Works Streets would like to review any Public Improvement Plans when submitted. | |

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| 18 | P001 | Note | Caleb Wong : STREET | Closed | PW STR: Based on the typical sections, Solitude Lake Dr will have a median due to it having a 70-ft ROW. What is the reason for the median? | |
| 19 | P001 | Note | Caleb Wong : STREET | Closed | PW STR: Based on City GIS, W. River Rd has a ROW width of 60 ft but is classified as a local, not a C1. Urban Transportation Plan calls out a C1 road through proposed development. Please coordinate with Public Works Traffic Department to confirm if proposed street layout and nomenclature match any proposed or revised Urban Transportation Plan. | |
| 20 | P001 | Note | Caleb Wong : STREET | Closed | PW STR: Per IDM Table 6.3.5H, the road section cross-slope from the crown to the gutter shall be a consistent 2% minimum. | |
| 21 | P001 | Note | Caleb Wong : STREET | Closed | PW STR: The developer shall be required to utilize the most stringent of sections per classification of roadway without a Geotech report validating the soil type. Please refer to IDM when constructing pavement section. | |
| 22 | P001 | Note | Caleb Wong : STREET | Closed | PW STR: Per IDM table 6.3.5H, the treated subgrade and flexible base shall extend at least 2 feet beyond the back of curb. | |
| 23 | P001 | Note | Caleb Wong : STREET | Closed | PW STR: Per IDM Table 6.3.5I, Only TxDOT Type A, Gr. 1-2 crushed limestone base allowed on City roadway projects without pre-approval. | |
| 24 | P001 | Note | Caleb Wong : STREET | Closed | PW STR: Per IDM Table 6.3.5J, One coarse surface treatment/underseal would be required between the base and asphalt pavement. | |
| 25 | P001 | Note | Caleb Wong : STREET | Closed | PW STR: Informational - A person shall be held responsible for damage to and in public right-of-way for the criteria outlined in Sec. 49-39-9 in the City's Municipal Code and will be held responsible for restoring the City assets per Municipal Code Sec. 49-47-1, Sec. 49-54-6 and Sec. 49-49-3. For further information, please email ROWManagement@cctexas.com. | |
| 26 | P001 | Note | Caleb Wong : STREET | Closed | PW STR: Informational - Please refer to City of Corpus Christi Standards and Specifications for proposing roadwork, curb and gutter, sidewalk, utilities, etc and have the standards included in the plan set and the specifications referenced. Wherever available, please include a table of contents for which standards and specifications were used. | |

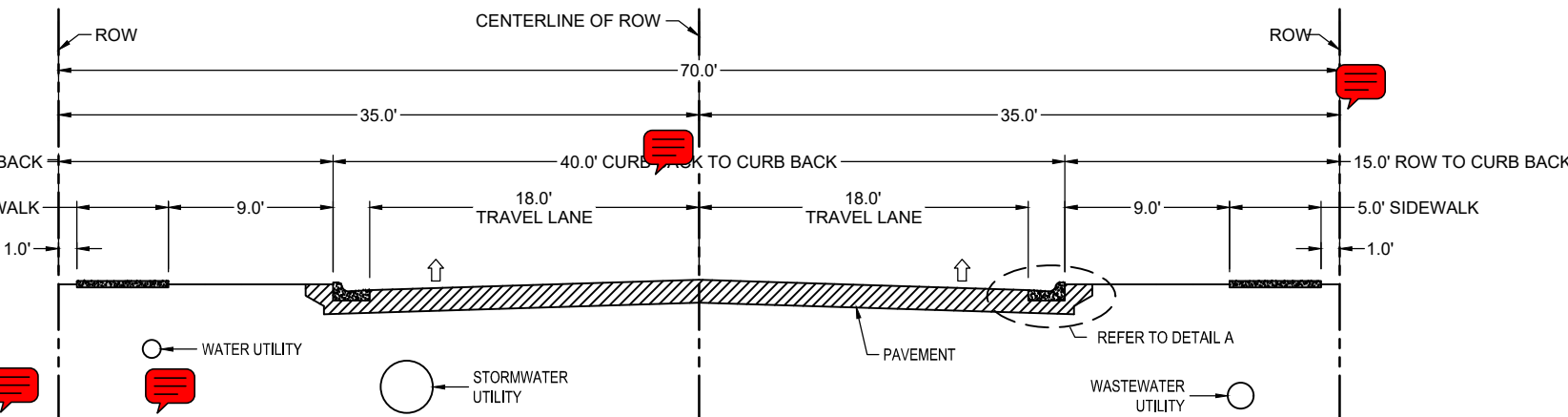
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|------------|----------------|-----------------|---------------------|--------|--|-----------------------------|
| 43 | P001 | Note | Caleb Wong : STREET | Closed | PW STR: Per Table 6.2.2.A, a 70-ft ROW is not a typical ROW width for a L-1A/B street. In addition, Table 6.2.2.A does not implicitly allow medians on local streets. PW does not accept the medians but will hold the Engineer responsible for the engineering design and judgement of the medians. | |
| 46 | P001 | Note | Caleb Wong : STREET | Closed | PW STR: Update street typical sections to reflect the removal of the medians as called out in the applicant's response | |

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

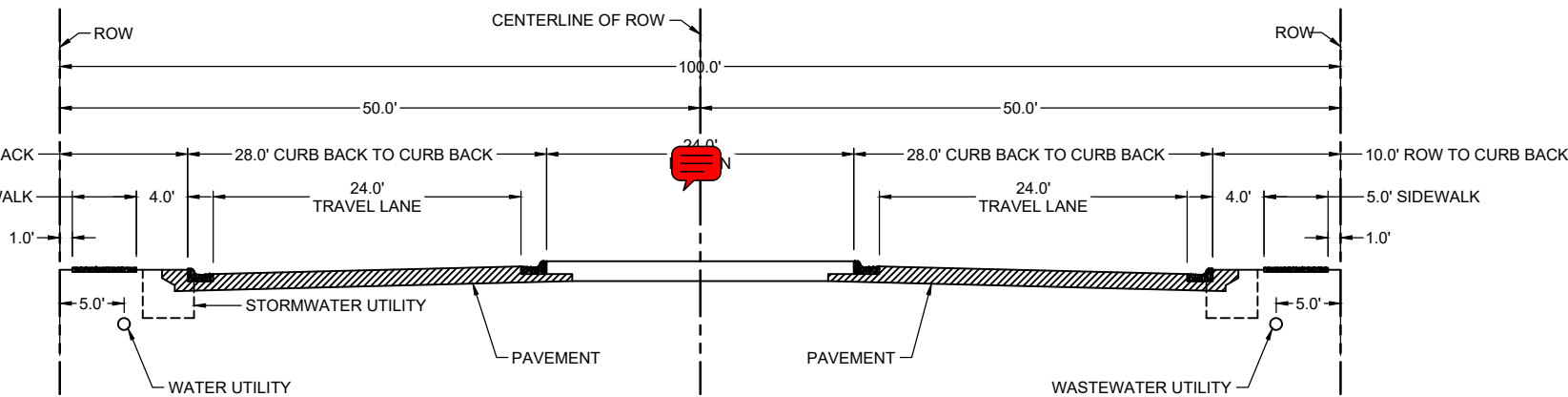
BEING A PRELIMINARY PLAT OF A 10.586 ACRE TRACT OF LAND OUT OF THE REMAINING 91.594 ACRE TRACT DESCRIBED IN DOCUMENT NO. 2012050691, DEED RECORDS OF NUECES COUNTY, TEXAS; SAID 91.594 ACRE TRACT ALSO BEING OUT OF A PORTION OF TRACT 4 OF THE MCINTYRE PARTITION OF THE MARIANO LOPEZ DE HERRERA GRANT, ABSTRACT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



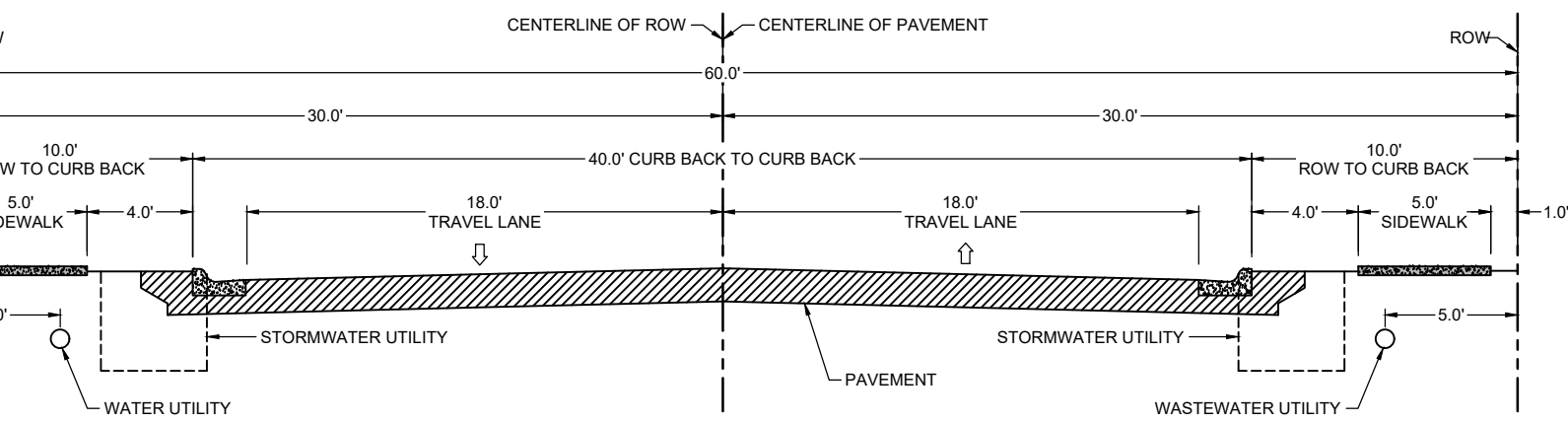
1 TYPE L-A - 50-FT STREET CROSS SECTION - PROPOSED
PLAT 1 SCALE: NTS



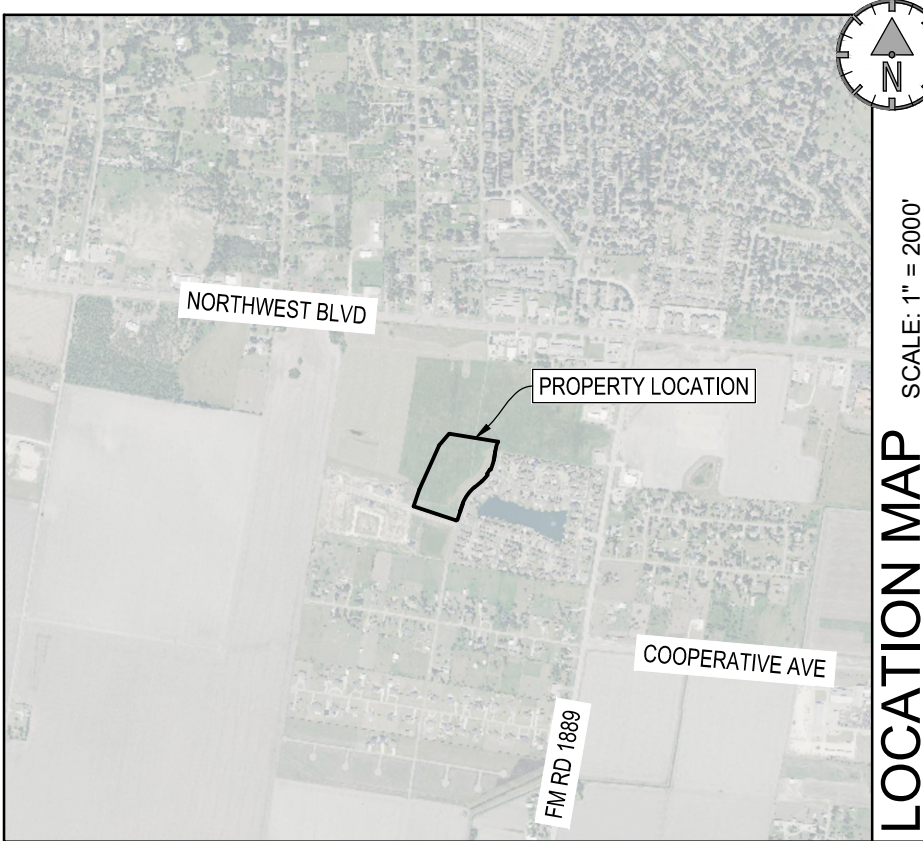
1 TYPE L-A - 70-FT STREET CROSS SECTION - PROPOSED
PLAT 1 SCALE: NTS



1 TYPE L-B - 100-FT STREET CROSS SECTION - PROPOSED (PRIVATE)
PLAT 1 SCALE: NTS



1 TYPE C1 - 60-FT STREET CROSS SECTION - PROPOSED
PLAT 1 SCALE: NTS



LOCATION MAP SCALE: 1" = 200'

| DEVELOPMENT INFORMATION | | |
|------------------------------|------------------------------------|---------------------|
| 1. PROPERTY OWNER/DEVELOPER | LOT INFORMATION | |
| AL DEVELOPMENT, INC | 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 | PHASING | |
| MUNOZ ENGINEERING, LLC | THIS IS A SINGLE PHASE DEVELOPMENT | |
| 1608 S. BROWNLEE BLVD | | |
| CORPUS CHRISTI, TEXAS, 78404 | | |
| 3. SURVEYOR | | |
| XDS LAND SURVEYING, LLC | | |
| 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 |

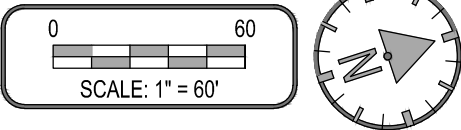
PRELIMINARY PLAT OF
**THE LAKES NORTHWEST
UNIT 3**
CORPUS CHRISTI, NUECES COUNTY, TEXAS

MUNOZ ENGINEERING
1608 S. BROWNLEE BOULEVARD
CORPUS CHRISTI, TX 78404
OFFICE: 361.946.4848
TBP'S FIRM F-12240

SURVEYING & MAPPING SERVICES
Xavier D. Sandoval, Surveyor
2100711671
320 S. WALNUT AVE., NEW
BRAUNFELS, TX 78130

ENGINEER: RAMIRO MUNOZ III, PE
SURVEYOR: XAVIER SANDOVAL, RPLS
OWNER: AL DEVELOPMENT, INC
ENGR PID: SURVEY PID: OWNER PID:
DRAWN BY: CHD BY: XDS BY: REV #:
TM: RML: XDS: -
SURVEY DATE: DRAWING DATE: 10/06/2025

CIVIL | STRUCTURAL | MARINE | LAND DEVELOPMENT



| Curve # | Length | Radius | Delta | Curve 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 | 80.36 |
| 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 | N71° 16' 31"E | 100.98 |
| C7 | 76.80 | 210.00 | 20.95 | S21° 22' 27"W | 76.37 |
| C8 | 82.13 | 150.00 | 31.39 | S12° 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 | 16.67 | 15.00 | 61.36 | 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" E | 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 | 14.94 | N32° 44' 02" E | 44.01 | |
| C23 | 49.23 | 150.00 | 16.81 | N50° 36' 20" E | 49.08 | |
| 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 | N48° 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 | 85.23 | N23° 42' 11" W | 118.84 | |
| C33 | 14.88 | 10.00 | 89.93 | 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



MUNO

CIVIL | STRUCTURAL | MARINE | LAND DEVELOPMENT

MUNOZ ENGINEERING

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

SURVEYING & MAPPING

SERVICES

XAVIER D SANDOVAL SURVEYOR.
210.718.7189
xaviersandoval@gmail.com
320 S. WALNUT AVE. NEW
BRAUNFELS, TX 78130

PROJECT ID 250029

BASIN ID A

9/22/25 UPDATE: Being addressed on Public Improvement Plans that are already in review. This does not approve this swqmp.

ME

MUNOZ ENGINEERING

PROJECT NAME THE LAKES NORTHWEST - UNIT 3

DATE June 26, 2025

CALCULATED BY MH

COUNTY NUECES

STORM ANALYSIS

PRE-DEVELOPED CONDITIONS

COEFFICIENT (USE AND RELATED INFO)

CULTIVATED FIELD - TYPE B SOIL (CLAY)0.60

AREA461,132.72 FT^2

WEIGHTED COEFFICIENT0.60

AREA461,132.72 FT^2

10.59 AC

POST-DEVELOPED CONDITIONS

COEFFICIENT (USE AND RELATED INFO)

SINGLE FAMILY - LOTS < 1/4 ACRE0.55

STREETS /PAVING - ASPHALT0.80

AREA400,517.72 FT^2

60,615.00 FT^2

WEIGHTED COEFFICIENT0.58

AREA461,132.72 FT^2

10.59 AC

HYDRAULICS (RATIONAL METHOD CALCULATIONS)

PRE-DEVELOPED FLOW

TIME OF CONCENTRATION30 MIN

DESIGN YEARINTENSITY (IN/HR)FLOW RATE Q (CFS)

23.0119.09

53.9324.94

104.6429.49

255.6335.73

506.3940.61

1007.2045.76

POST-DEVELOPED FLOW

TIME OF CONCENTRATION30 MIN

DESIGN YEARINTENSITY (IN/HR)FLOW RATE Q (CFS)

23.0118.54

53.9324.22

104.6428.65

255.6334.71

506.3939.45

1007.2044.45

DETENTION/RETENTION REQUIREMENTS

DESIGN YEAR100

DESIGN - PIPE SIZE (IN)24

DESIGN - FLOW RELEASE (CFS)7.75

DURATION (HR)INTENSITY (IN/HR)VOLUME (FT^3)

0.259.9855,886.08

0.507.2080,682.72

1.004.84108,377.47

VOLUME ALLOWED PASS THRU (FT^3)

6,975.00

13,950.00

27,900.00

STORAGE VOLUME REQUIRED (FT^3)

48,911.08

66,732.72

80,477.47

DRAINAGE STRUCTURE SIZING

PIPE(S)

SHAPE: CIRCULAR

HEIGHT: 2.00 FT

WIDTH: FT

WATER DEPTH: 2.00 FT

N-VALUE: 0.012

SLOPE: 0.0010 FT/FT

LENGTH: 140 FT

TOTAL AREA3.14 FT^2

6.28

TOTAL WET AREA3.14 FT^2

6.28 FT

HYDRAULIC RADIUS0.50 FT

TOTAL VOLUME OF PIPE439.82 FT^3

MANNING'S FORMULA

FLOW RATE = 7.75 CFS

VELOCITY = 2.47 FT/S

STORAGE

RIM ELEVATION: 86.00 FT

NORMAL ELEVATION: 85.00 FT

OUTFALL ELEVATION: 82.00 FT

BOTTOM ELEVATION: 78.00 FT

NORMAL CAPACITY (1-FT FREEBOARD)

DEPTH3.00 FT

BOTTOM AREA65,950.00 FT^2

TOP AREA82,148.00 FT^2

TOTAL AVAILABLE VOLUME222,147.00 FT^3

ULTIMATE CAPACITY (RIM)

DEPTH4.00 FT

BOTTOM AREA66,107.00 FT^2

TOP AREA87,762.00 FT^2

TOTAL AVAILABLE VOLUME307,738.00 FT^3

PLAT - FULL SIZE - 18" x 24"
MUNOZ ENGINEERING, LLC © 2023 | M:\Projects\ - AI Development\The Lakes Northwest\250029 - Unit 3\Drawings\Plat\Preliminary\250029 - SWQMP AND UTILITY.dwg

ENGINEER
RAFAEL MUNOZ III, PE
SURVEYOR
XAVIER SANDOVAL, RPLS
OWNER
AL DEVELOPMENT, INC
ENGINEER
XAVIER SANDOVAL, RPLS
DRAWN BY
MH
CHECKED BY
XDS
APPROVED BY
XDS
SURVEY DATE
06/26/2025

SURVEYING & MAPPING

SERVICES

XAVIER SANDOVAL SURVEYOR
2107116719
x.sandoval@munozeng.com
3205 WALNUT AVE
SUITE 100
DALLAS, TX 75241

MUNOZ ENGINEERING

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TBP@MUNOZENG.COM

ME

MUNOZ ENGINEERING

CIVIL | STRUCTURAL | MARINE | LAND DEVELOPMENT

STORM WATER QUALITY MANAGEMENT PLAN FOR THE PRELIMINARY PLAT OF

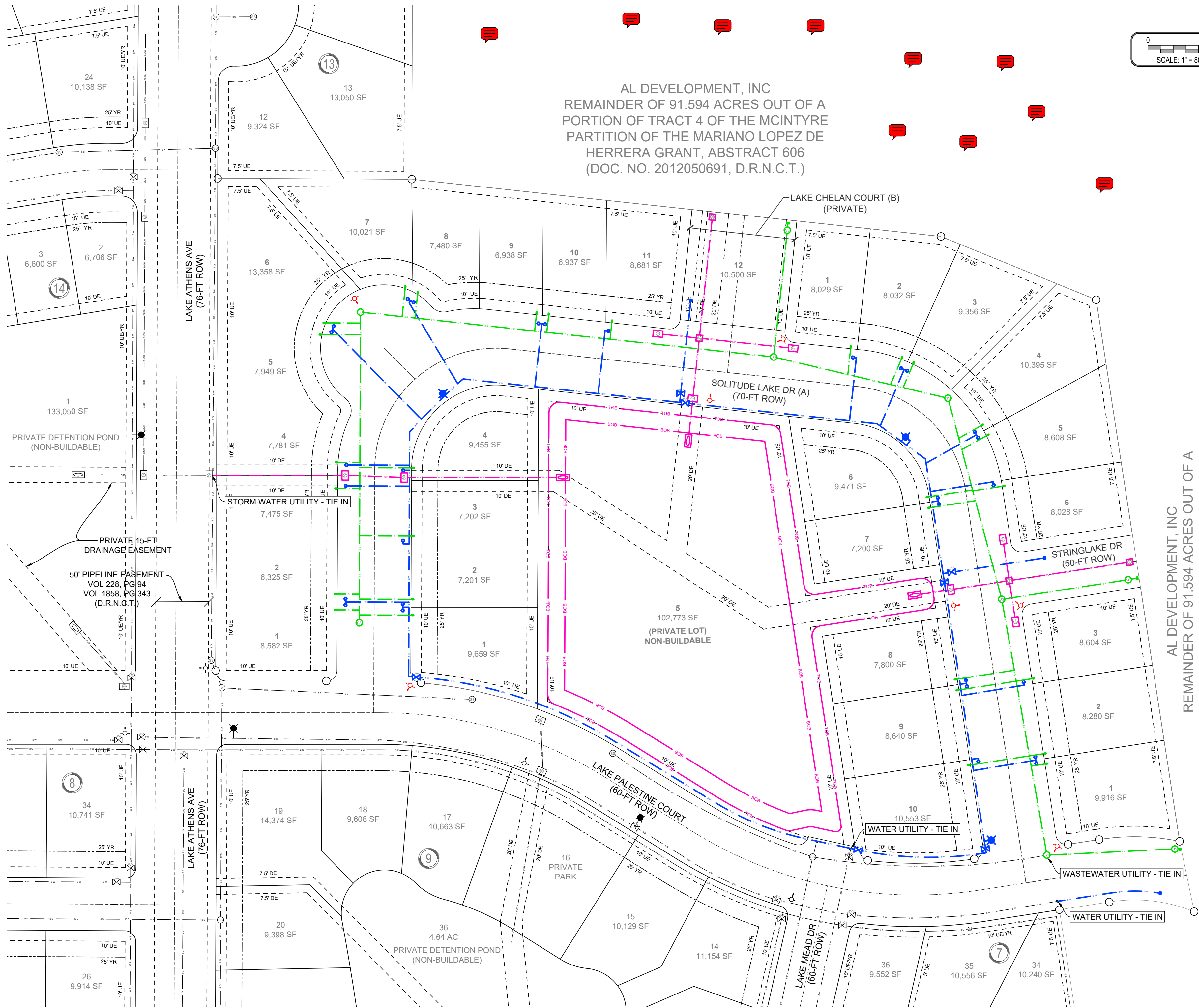
THE LAKES NORTHWEST

UNIT 3

CORPUS CHRISTI, NUECES COUNTY, TEXAS

SWQMP 3

PLAT - FULL SIZE - 18" x 24"
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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.)

UTILITY PLAN FOR THE PRELIMINARY PLAT OF

THE LAKES NORTHWEST UNIT 3

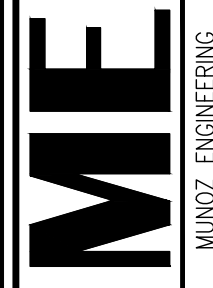
CORPUS CHRISTI, NUECES COUNTY, TEXAS

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3205 WALNUT AVE, SUITE 100
BRAUNFELS, TX 77813



MUNOZ ENGINEERING

CIVIL | STRUCTURAL | MARINE | LAND DEVELOPMENT

PROJECT ID250029

BASIN IDA

9/22/25 UPDATE: Being addressed on Public Improvement Plans that are already in review. This does not approve this swqmp.

ME

MUNOZ ENGINEERING

PROJECT NAMETHE LAKES NORTHWEST - UNIT 3

COUNTYNUECES

DATESeptember 19, 2025

STORM ANALYSIS

CALCULATED BYTM

PRE-DEVELOPED CONDITIONS

COEFFICIENT (USE AND RELATED INFO)

CULTIVATED FIELD - TYPE B SOIL (CLAY)

0.60

AREA

461,132.72

FT^2

AREA

461,132.72

FT^2

WEIGHTED COEFFICIENT

0.60

AREA

461,132.72

FT^2

10.59

AC

COEFFICIENT (USE AND RELATED INFO)

SINGLE FAMILY - LOTS < 1/4 ACRE

0.55

AREA

400,517.72

FT^2

STREETS /PAVING - ASPHALT

0.80

AREA

60,615.00

FT^2

WEIGHTED COEFFICIENT

0.58

AREA

461,132.72

FT^2

10.59

AC

*IN ACCORDANCE WITH

CITY OF CORPUS CHRISTI INFRASTRUCTURE DESIGN MANUAL (IDM)

HYDRAULICS (RATIONAL METHOD CALCULATIONS)

PRE-DEVELOPED FLOW

TIME OF CONCENTRATION

30

MIN

DESIGN YEAR

INTENSITY (IN/HR)

FLOW RATE Q (CFS)

2

3.01

19.09

5

3.93

24.94

10

4.64

29.49

25

5.63

35.73

50

6.39

40.61

100

7.20

45.76

POST-DEVELOPED FLOW

TIME OF CONCENTRATION

20

MIN

DESIGN YEAR

INTENSITY (IN/HR)

FLOW RATE Q (CFS)

2

3.73

22.98

5

4.85

29.93

10

5.72

35.32

25

6.91

42.65

50

7.84

48.37

100

8.81

54.33

** BASED ON "NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION'S (NOAA) ATLAS 14 PRECIPITATION-FREQUENCY ATLAS OF THE UNITED STATES, VOLUME 11 VERSION 2.0: TEXAS" (PERCIA ET AL. 2018) FOR THE INDICATED COUNTY.

DETENTION/RETENTION REQUIREMENTS

DESIGN YEAR

5

DESIGN - PIPE SIZE (IN)

18

DESIGN - FLOW RELEASE (CFS)

3.94

DURATION (HR)

INTENSITY (IN/HR)

VOLUME (FT^3)

VOLUME ALLOWED PASS THRU (FT^3)

STORAGE VOLUME REQUIRED (FT^3)

0.25

5.53

30,977.24

3,546.00

27,431.24

0.33

4.85

35,848.10

4,680.72

31,167.38

0.50

3.93

43,966.91

7,092.00

36,874.91

1.00

2.57

57,601.96

14,184.00

43,417.96

DRAINAGE STRUCTURE SIZING

PIPE(S)

SHAPE:

CIRCULAR

HEIGHT:

1.50

FT

WIDTH:

1.50

FT

WATER DEPTH:

0.012

FT

N-VALUE:

0.0012

FT/FT

SLOPE:

140

FT

LENGTH:

TOTAL AREA

1.77

FT^2

θ

6.28

FT^2

TOTAL WET AREA

1.77

FT^2

WETTED PERIMETER

4.71

FT

HYDRAULIC RADIUS

0.38

FT

TOTAL VOLUME OF PIPE

247.40

FT^3

MANNING'S FORMULA

FLOW RATE =

3.94

CFS

VELOCITY =

2.23

FT/S

STORAGE

RIM ELEVATION:

86.50

FT

NORMAL ELEVATION:

85.50

FT

OUTFALL ELEVATION:

84.50

FT

BOTTOM ELEVATION:

78.50

FT

NORMAL CAPACITY (1-FT FREEBOARD)

DEPTH

1.00

FT

BOTTOM AREA

65,950.00

FT^2

TOP AREA

82,148.00

FT^2

TOTAL AVAILABLE VOLUME

74,049.00

FT^3

ULTIMATE CAPACITY (RIM)

DEPTH

2.00

FT

BOTTOM AREA

66,107.00

FT^2

TOP AREA

87,762.00

FT^2

TOTAL AVAILABLE VOLUME

153,869.00

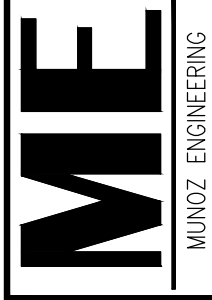
FT^3

PLAT - FULL SIZE - 18" x 24"
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STORM WATER QUALITY MANAGEMENT PLAN FOR THE PRELIMINARY PLAT OF

THE LAKES NORTHWEST
UNIT 3

CORPUS CHRISTI, NUECES COUNTY, TEXAS



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CIVIL | STRUCTURAL | MARINE | LAND DEVELOPMENT

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SERVICES
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BRAUNFELS, TX 77813

| | | | | | | | | | | | | | |
|----------|----------------------|----------|-----------------------|-------|---------------------|----------|----|-------------|-----|----------|---|--------------|------------|
| ENGINEER | RAMIRO MUNOZ III, PE | SURVEYOR | XAVIER SANDOVAL, RPLS | OWNER | AL DEVELOPMENT, INC | ENGINEER | TM | APPROVED BY | XDS | REVISION | - | DRAWING DATE | 09/19/2025 |
|----------|----------------------|----------|-----------------------|-------|---------------------|----------|----|-------------|-----|----------|---|--------------|------------|