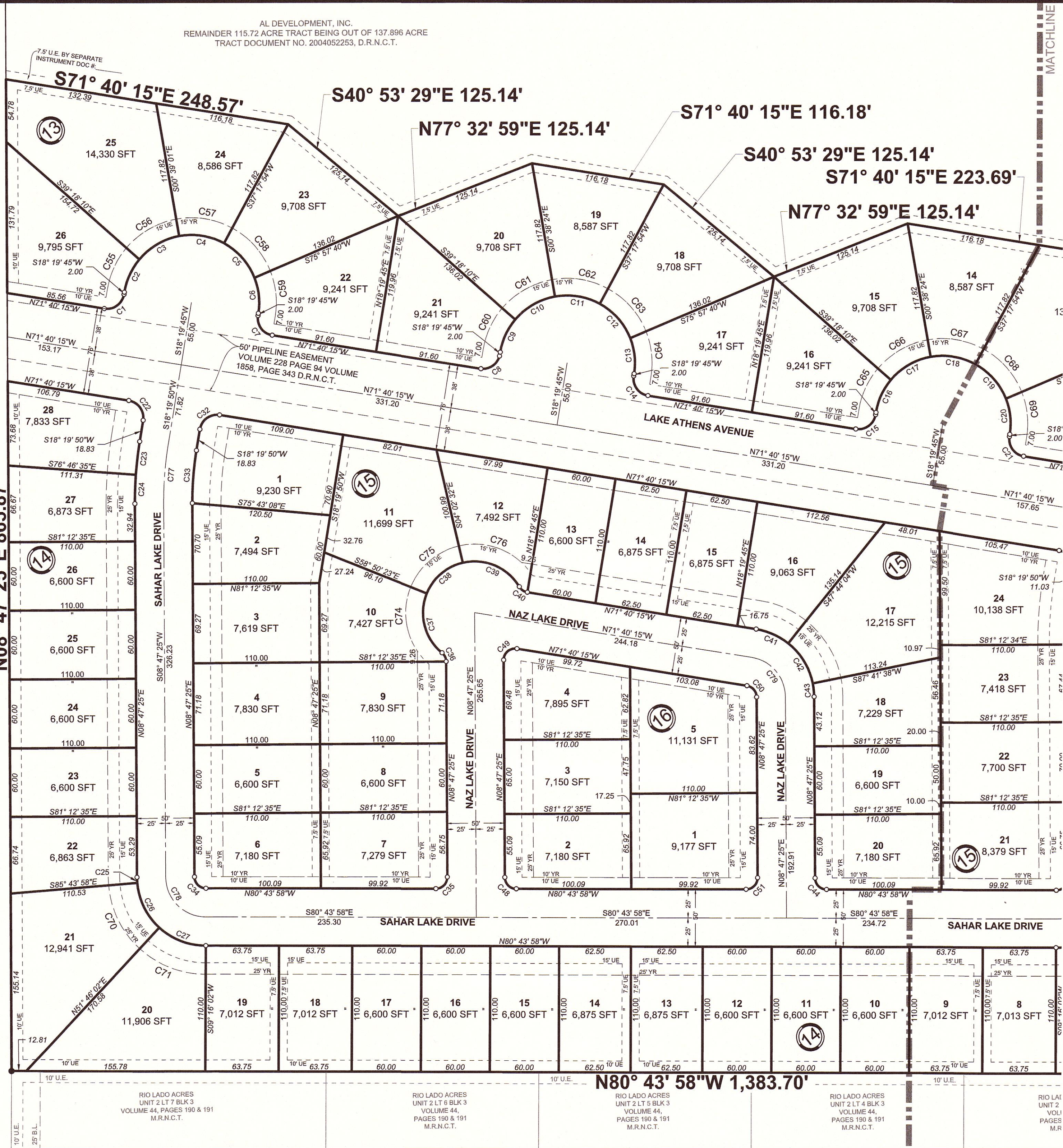


A TRACT OF LAND OUT A 91.594 ACRE TRACT DESCRIBED IN DOCUMENT NO. 2012050691, DEED RECORDS OF NUECES COUNTY, TEXAS AND BEING A PORTION OF TRACT 4 OF THE MCINTYRE PARTITION OF THE MARIANO LOPEZ DE HERRERA GRANT, ABSTRACT 606, AND CONTAINING 22.23 ACRES OF LAND.

SHEET 1 OF 3

KATHERINE LONTOS & JANE H. MAYS
VOLUME 1833, PAGE 157
69.21 ACRES
D.R.N.C.T.

N08° 47' 25"E 865.87'



LEGEND

- IRON ROD FOUND
 - SET 5/8" DIAMETER BY 18 INCH LONG IRON ROD WITH A RED PLASTIC CAP STAMPED "HANSON CRP, TX"
 - ② BLOCK SYMBOL
 - ROAD CENTER LINE
 - - - YARD REQUIREMENT
 - EASEMENT
- D.R.N.C.T. - DEED RECORDS NUECES COUNTY TEXAS
M.R.N.C.T. - MAP RECORDS NUECES COUNTY TEXAS
SF - SQUARE FEET AC - ACRES
VOL - VOLUME UE - UTILITY EASEMENT
PG - PAGE YR - YARD REQUIREMENT

GENERAL NOTES:

- TOTAL PLATTED AREA CONTAINS 22.23 ACRES OF LAND, INCLUDING STREET DEDICATION.
- ALL BEARINGS ARE GRID BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM FOR THE LAMBERT SOUTH ZONE-4205 (NAD 1983).
- A 5/8" DIAMETER BY 18" LONG IRON ROD WITH RED PLASTIC CAP STAMPED "NAISMITH ENG. C.C., 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:
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 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.
- FEMA INFORMATION:
PLOTING THE PROPERTY BY SCALE ON FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NO. 485494 0256C, MAP REVISED MARCH 18, 1985, INDICATED THE PROPERTY IS LOCATED IN FLOOD ZONE C, DEFINED AS AN AREA OF MINIMAL FLOODING.
- ALL PRIVATE NON-BUILDABLE LOTS WILL BE MAINTAINED BY A HOME OWNERS ASSOCIATION.
- PRIVATE DRIVEWAY ACCESS TO LAKE ATHENS AVENUE SHALL BE PROHIBITED FOR LOTS 2 & 28, BLOCK 14, LOTS 1 & 24, BLOCK 15, AND BLOCK 13 ONLY ALLOWED IN LOT PORTION OF LOTS FACING A CUL-DE-SAC.
- LOT 1, BLOCK 14 IS A PRIVATE DETENTION POND TO BE MAINTAINED BY HOME OWNERS ASSOCIATION.
- SINGLE FAMILY: 71 LOTS; PRIVATE NON-BUILDABLE: 1 LOT



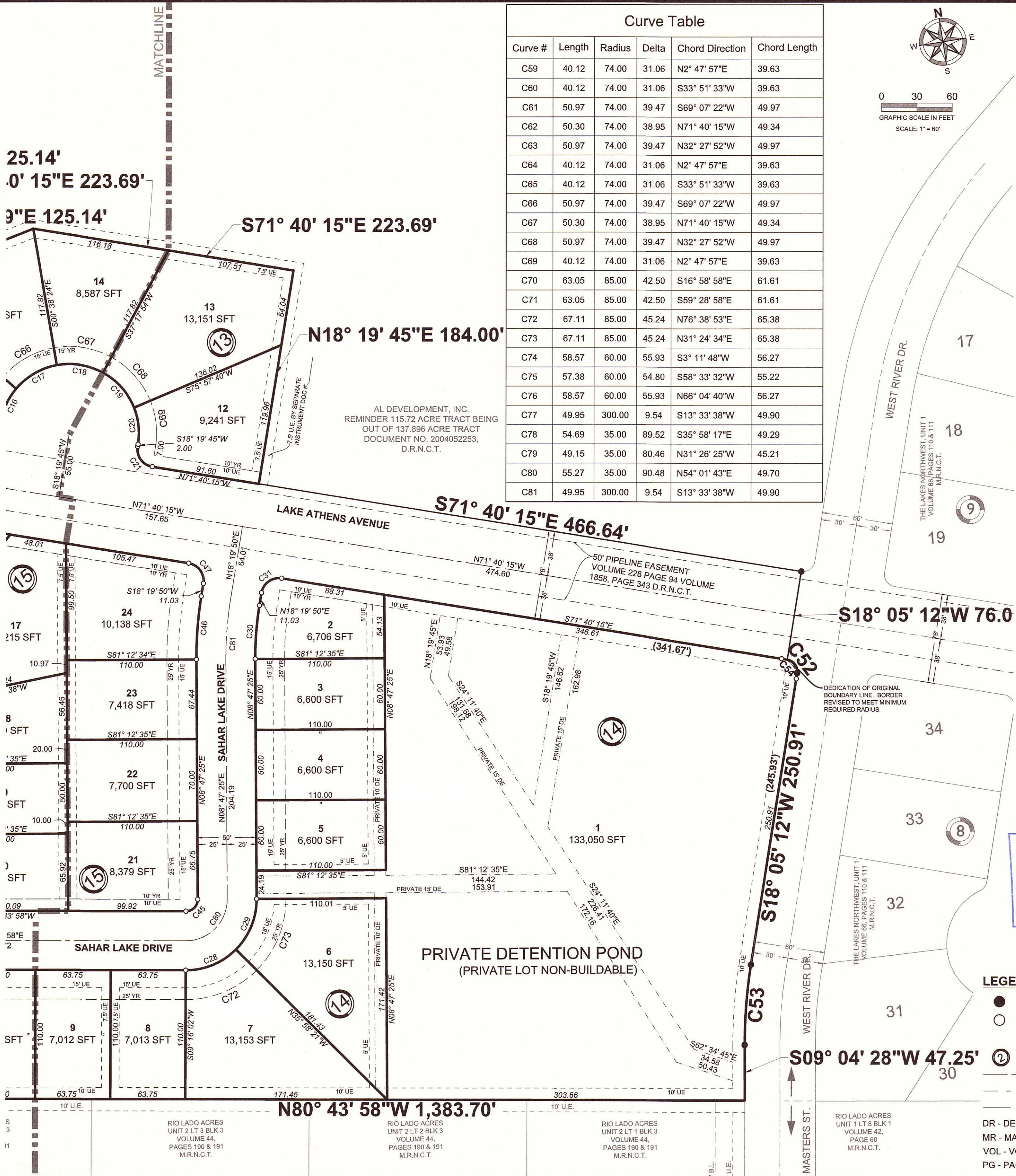
ENGINEER / SURVEYOR:	CRAIG B. THOMPSON, P.E.
PROJECT NO.:	361-814-9900
ENGINEER / SURVEYOR EMAIL:	chompson@hanson-inc.com
DRAWN BY:	CH
CHECKED BY:	CBT
DATE:	09/20/18

Hanson Professional Services Inc.
4501 Gollhar Rd.
Corpus Christi, Texas 78411
TBE F-417 / TBPLS F-10039500 / TBAE F-R 2458

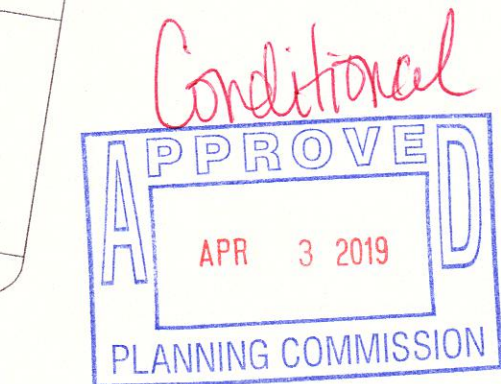
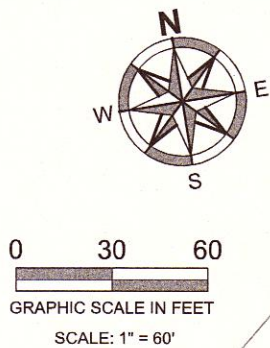


PLAT OF
THE LAKES NORTHWEST, UNIT 2
CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	23.56	15.00	90.00	N63° 19' 45"E	21.21
C2	31.64	59.00	30.73	S33° 41' 34"W	31.26
C3	40.87	59.00	39.69	S68° 54' 10"W	40.06
C4	40.35	59.00	39.18	N71° 39' 38"W	39.56
C5	40.85	59.00	39.67	N32° 14' 03"W	40.04
C6	31.64	59.00	30.73	N2° 57' 56"E	31.26
C7	23.56	15.00	90.00	S26° 40' 15"E	21.21
C8	23.56	15.00	90.00	N63° 19' 45"E	21.21
C9	31.64	59.00	30.73	S33° 41' 34"W	31.26
C10	40.85	59.00	39.67	S68° 53' 33"W	40.04
C11	40.37	59.00	39.20	N71° 40' 15"W	39.58
C12	40.85	59.00	39.67	N32° 14' 03"W	40.04
C13	31.64	59.00	30.73	N2° 57' 56"E	31.26
C14	23.56	15.00	90.00	S26° 40' 15"E	21.21
C15	23.56	15.00	90.00	N63° 19' 45"E	21.21
C16	31.64	59.00	30.73	S33° 41' 34"W	31.26
C17	40.85	59.00	39.67	S68° 53' 33"W	40.04
C18	40.37	59.00	39.20	N71° 40' 15"W	39.58
C19	40.85	59.00	39.67	N32° 14' 03"W	40.04
C20	31.64	59.00	30.73	N2° 57' 56"E	31.26
C21	23.56	15.00	90.00	S26° 40' 16"E	21.21
C22	23.56	15.00	90.00	N26° 40' 11"W	21.21
C23	28.97	325.00	5.11	S15° 46' 38"W	28.96
C24	25.15	325.00	4.43	S11° 00' 25"W	25.14
C25	4.74	60.00	4.52	S6° 31' 44"W	4.74
C26	44.51	60.00	42.50	S16° 58' 58"E	43.49
C27	44.51	60.00	42.50	S59° 28' 58"E	43.49
C28	47.37	60.00	45.24	N76° 38' 53"E	46.15
C29	47.37	60.00	45.24	N31° 24' 34"E	46.15
C30	45.79	275.00	9.54	N13° 33' 38"E	45.74
C31	23.56	15.00	90.00	S63° 19' 49"W	21.21
C32	23.56	15.00	90.00	S63° 19' 48"W	21.21
C33	45.79	275.00	9.54	S13° 33' 38"W	45.74
C34	15.62	10.00	89.52	S35° 58' 17"E	14.08
C35	15.79	10.00	90.48	N54° 01' 43"E	14.20
C36	8.81	10.00	50.48	N16° 26' 57"W	8.53
C37	57.22	45.00	72.85	S5° 15' 51"E	53.44
C38	43.04	45.00	54.80	S58° 33' 32"W	41.42
C39	57.22	45.00	72.85	N57° 37' 02"W	53.44
C40	8.81	10.00	50.48	S46° 25' 53"E	8.53
C41	30.79	60.00	29.41	N56° 58' 05"W	30.46
C42	41.85	60.00	39.96	N22° 17' 09"W	41.00
C43	11.62	60.00	11.10	N3° 14' 31"E	11.60
C44	15.62	10.00	89.52	S35° 58' 17"E	14.08
C45	15.79	10.00	90.48	N54° 01' 43"E	14.20
C46	54.12	325.00	9.54	S13° 33' 38"W	54.05
C47	23.56	15.00	90.00	N26° 40' 12"W	21.21
C48	15.62	10.00	89.52	S35° 58' 17"E	14.08
C49	17.37	10.00	99.54	S58° 33' 35"W	15.27
C50	14.04	10.00	80.46	N31° 26' 25"W	12.92
C51	15.79	10.00	90.48	N54° 01' 43"E	14.20
C52	15.70	10.00	89.99	S26° 54' 55"E	14.14
C53	68.78	430.00	9.17	S13° 30' 15"W	68.71
C54	23.50	15.00	89.76	N26° 47' 31"W	21.17
C55	40.12	74.00	31.06	S33° 51' 33"W	39.63
C56	50.97	74.00	39.47	S69° 07' 22"W	49.97
C57	50.30	74.00	38.95	N71° 40' 15"W	49.34
C58	50.97	74.00	39.47	N32° 27' 52"W	49.97



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C59	40.12	74.00	31.06	N2° 47' 57"E	39.63
C60	40.12	74.00	31.06	S33° 51' 33"W	39.63
C61	50.97	74.00	39.47	S69° 07' 22"W	49.97
C62	50.30	74.00	38.95	N71° 40' 15"W	49.34
C63	50.97	74.00	39.47	N32° 27' 52"W	49.97
C64	40.12	74.00	31.06	N2° 47' 57"E	39.63
C65	40.12	74.00	31.06	S33° 51' 33"W	39.63
C66	50.97	74.00	39.47	S69° 07' 22"W	49.97
C67	50.30	74.00	38.95	N71° 40' 15"W	49.34
C68	50.97	74.00	39.47	N32° 27' 52"W	49.97
C69	40.12	74.00	31.06	N2° 47' 57"E	39.63
C70	63.05	85.00	42.50	S16° 58' 58"E	61.61
C71	63.05	85.00	42.50	S59° 28' 58"E	61.61
C72	67.11	85.00	45.24	N76° 38' 53"E	65.38
C73	67.11	85.00	45.24	N31° 24' 34"E	65.38
C74	58.57	60.00	55.93	S3° 11' 48"W	56.27
C75	57.38	60.00	54.80	S58° 33' 32"W	55.22
C76	58.57	60.00	55.93	N66° 04' 40"W	56.27
C77	49.95	300.00	9.54	S13° 33' 38"W	49.90
C78	54.69	35.00	89.52	S35° 58' 17"E	49.29
C79	49.15	35.00	80.46	N31° 26' 25"W	45.21
C80	55.27	35.00	90.48	N54° 01' 43"E	49.70
C81	49.95	300.00	9.54	S13° 33' 38"W	49.90



- LEGEND**
- IRON ROD FOUND
 - SET 5/8" DIAMETER BY 18 INCH LONG IRON ROD WITH A RED PLASTIC CAP STAMPED "NAISMITH ENG. C.C., TX"
 - Ⓢ BLOCK SYMBOL
 - ROAD CENTER LINE
 - - - YARD REQUIREMENT
 - - - EASEMENT
 - DR - DEED RECORDS
 - MR - MAP RECORDS
 - VOL - VOLUME
 - PG - PAGE
 - AC - ACRES
 - SF - SQUARE FEET
 - UE - UTILITY EASEMENT
 - YR - YARD REQUIREMENT

ENGINEER / SURVEYOR:
CRAIG B. THOMPSON, P.E.
361-814-9900
c.thompson@hanson-inc.com

CHECKED BY:
SMM
PROJECT ID:
10E0350

DRAWING NAME:
PLAT

SURVEY DATE:
08/2018

Hanson Professional Services Inc.
4501 Gollhar Rd.
Corpus Christi, Texas 78411
TBPE F-417 / TBPLS F-10039500 / TBAE F-BR 2458

HANSON
©Copyright Hanson Professional Services Inc. 2016

PLAT OF
THE LAKES NORTHWEST, UNIT 2
CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS

SHEET **3** OF 3