

Plat of The Lakes Northwest UNIT 1

BEING 37.99 ACRES OUT OF A 147.96 ACRE TRACT RECORDED IN VOLUME 2210, PAGE 748, DEED RECORDS NUECES COUNTY TEXAS, OUT OF TRACT 4, MCINTYRE PARTITION OF THE MARIANO LOPEZ de HERRERA GRANT, ABSTRACT 606, NUECES COUNTY, TEXAS.

NOTES:

1. THE ENTIRE PROPERTY IS LOCATED WITHIN FEMA ZONE 'C'. THE FLOOD BOUNDARY AS SHOWN ON THIS PLAT WAS INTERPOLATED FROM THE FEDERAL EMERGENCY MANAGEMENT MAP COMMUNITY-PANEL NUMBER 485464 0106 D, DATED MARCH 18, 1985, AND IS SUBJECT TO CHANGE.
2. THE RECEIVING WATERS 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.
3. EASEMENTS SHOWN ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION, AND USE OF PUBLIC UTILITIES.
4. THE ENTIRE PROPERTY LIES WITHIN THE CITY LIMITS OF THE CITY OF CORPUS CHRISTI.
5. FLOOD ELEVATION OF RESIDENTIAL STRUCTURES BELOW THE BASE FLOOD ELEVATIONS AS INDICATED ON THE FLOOD HAZARD BOUNDARY MAP IS PROHIBITED AND IS SUBJECT TO REGULATIONS CONTAINED IN THE CORPUS CHRISTI FLOOD HAZARD PREVENTION CODE.
6. Y.R. DENOTES YARD REQUIREMENT. THE YARD REQUIREMENT, AS DEPICTED ON THE PLAT, IS A REQUIREMENT OF THE ZONING ORDINANCE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
7. LOT 3A, BLOCK 8 IS THE LIFT STATION AND WELL SITE WHICH WILL BE OWNED BY THE HOMEOWNER'S ASSOCIATION. THE LIFT STATION SITE WILL BE LOCATED WITHIN A TEMPORARY EASEMENT AND WILL BE MAINTAINED BY THE CITY OF CORPUS CHRISTI.
8. LOT 36, BLOCK 9 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 PARK TO THE POND.
9. LOT 1, BLOCK 7 AND LOT 1, BLOCK 8 ARE PRIVATE PARKS WHICH WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
10. ALL PRIVATE PARKS SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION, AND THE CITY OF CORPUS CHRISTI SHALL BE HELD HARMLESS.
11. THE BASIS OF BEARINGS IS ESTABLISHED FROM FM 1889 WEST RIGHT OF WAY.
12. NO DRIVEWAY ACCESS ALLOWED TO W. RIVER DR. EXCEPT FROM BLOCK 9.
13. NO DRIVEWAY ACCESS SHALL BE PERMITTED DIRECTLY ONTO FM 1889.
14. NO FENCING WILL BE PERMITTED ACROSS DRAINAGE CHANNELS. PROPERTY OWNERS ABUTTING THE DRAINAGE CHANNELS SHALL MAINTAIN AREAS ADJACENT TO THE CONCRETE CHANNELS.
15. NO STRUCTURES WILL BE BUILT WITHIN EASEMENTS OVER BURIED SANITARY SEWERS, WATER LINES, AND STORM LINES. STRUCTURES INCLUDE CONCRETE FLAT WORK.
16. THE MINIMUM FINISH FLOOR ELEVATION WILL BE 88.25'. REFERENCE TXDOT MONUMENTS FOR BENCHMARK ELEVATIONS.

STATE OF TEXAS
COUNTY OF NUECES

I, El Diamante Associates, LLC, do hereby certify that I am the owner of the property referred to as The Lakes Northwest Unit 1, that all easements & street right-of-ways as shown are dedicated to the public for the installation, operation, and maintenance of public streets and utilities, and we adopt this plat for the purposes of description and dedication this 25th day of January, 2007.

Debbie K. Tucker

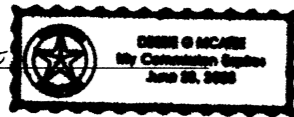
Debbie K. Tucker
El Diamante Associates, LLC

STATE OF TEXAS
COUNTY OF NUECES

Before me, the undersigned authority, on this day personally appeared El Diamante Associates, LLC, proven to me to be the person whose signature he made on the foregoing instrument of writing, and he acknowledged to me that he executed the same for the purposes and considerations therein expressed. Given under my hand and seal of office, this 25th day of January, 2007.

Debbie H. McArthur

Notary Public



STATE OF TEXAS
COUNTY OF NUECES

We, Capital One Bank, do hereby certify that we are the holders of a lien on the property referred to as The Lakes Northwest Unit 1, and that we approve of the subdivision and dedication for the purposes and considerations expressed this 26th day of January, 2007.

Jay Ohrt
Jay Ohrt
Capital One Bank

STATE OF TEXAS
COUNTY OF NUECES

This plat approved by the Planning Commission of the City of Corpus Christi, Texas, this 15th day of DECEMBER, 2007

R. Bryn Stone
R. Bryn Stone, Chairman

Foryce Godde-Macon
Foryce Godde-Macon, Secretary
1104184-P94

STATE OF TEXAS
COUNTY OF NUECES

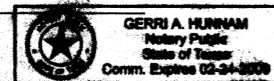
This plat approved by the Department of Development Services, City of Corpus Christi, Texas, this 20th day of February, 2007.

Juan Perales Jr.
Juan Perales, Jr., P.E.
Interim Development Services Engineer

STATE OF TEXAS
COUNTY OF NUECES

Before me, the undersigned authority, on this day personally appeared Jay Ohrt, proven to me to be the person, whose signature he made on the foregoing instrument of writing, and he acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity stated for and on behalf of Hibernia National Bank, and as the act of said Hibernia National Bank. Given under my hand and seal of office, this 26th day of January, 2007.

Geri A. Hunsman
Notary Public



STATE OF TEXAS
COUNTY OF NUECES

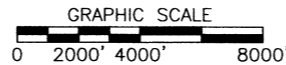
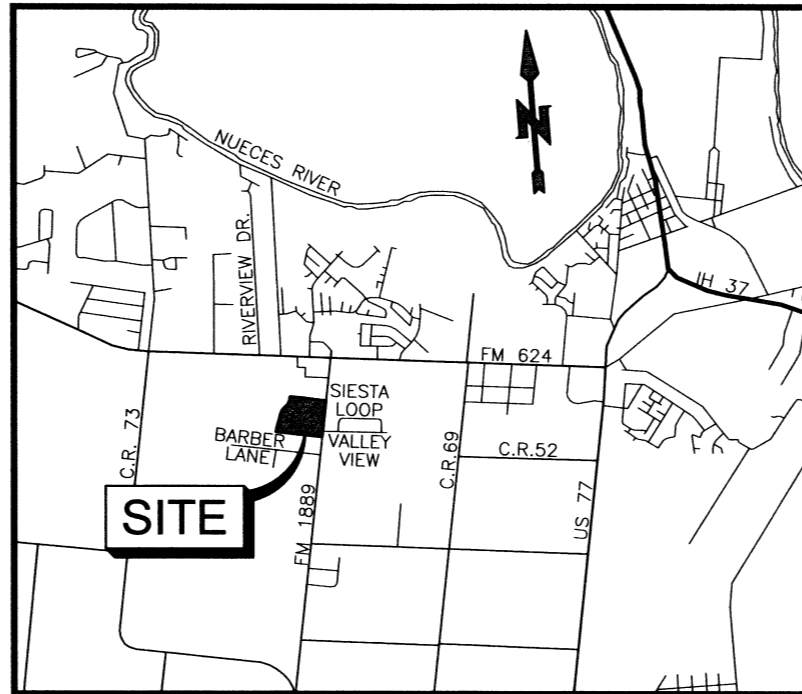
I, *Diana T. Barron*, Clerk of the County Court in and for Nueces County, Texas, hereby certify that the foregoing map of The Lakes Northwest Unit 1 dated the 26th day of January, 2007, with its certificate of authentication was filed for record in my office this 23rd day of February, 2007 at 1:54 o'clock P. m. and duly recorded in Volume 16, Page(s) 116 & 117, Map Records of Nueces County, Texas. Witness my hand and seal of said court at office in Corpus Christi, Texas, this the 23rd day of February, 2007.
Doc # 20071004578

Diana T. Barron
Diana T. Barron
Nueces County Clerk
By: *Joanna Handy*
Joanna Handy
Deputy Clerk

STATE OF TEXAS
COUNTY OF NUECES

I, Albert E. Franco, Jr., Registered Professional Land Surveyor, do hereby certify that the foregoing map was prepared from surveys made on the ground under my supervision, that said survey is, to the best of my knowledge, true and correct, and that corners not existing shall be set by me or under my direction without delay. This the 26th day of January, 2007.

Albert E. Franco, Jr.
Albert E. Franco, Jr., R.P.L.S.
Texas License No. 4471

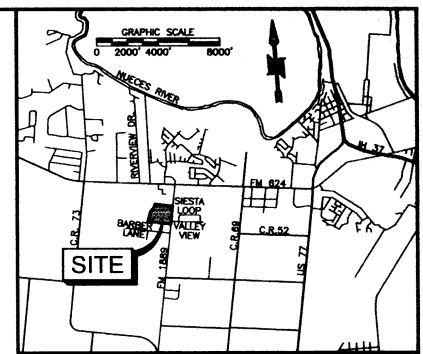
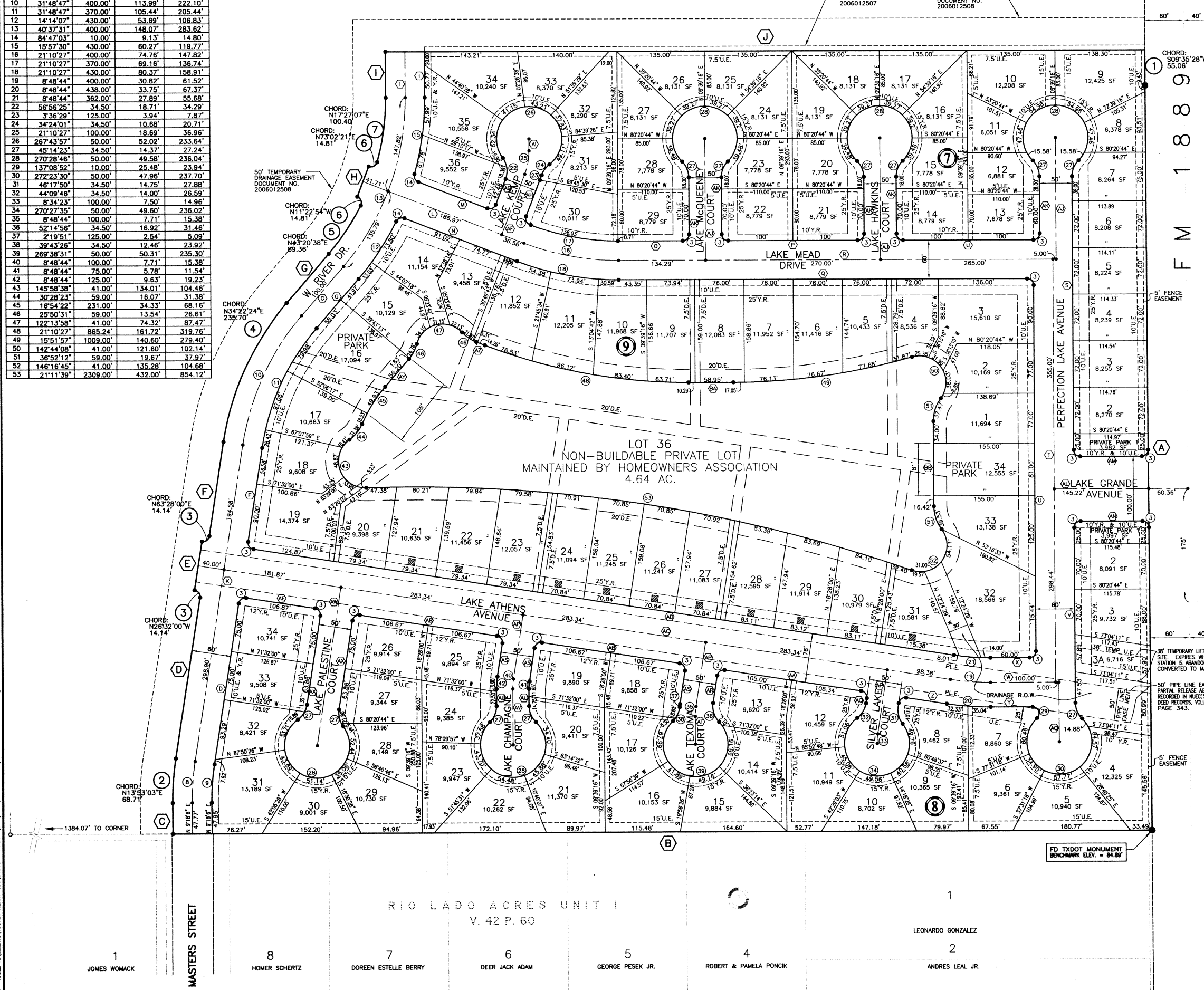


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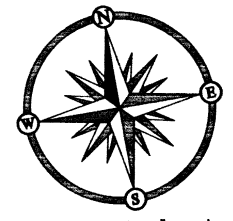
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CURVE DATA				
#	DELTA	RADIUS	TANGENT	LENGTH
1	00°11'30"	16,464.15'	27.53'	55.06'
2	09°09'54"	430.00'	34.47'	68.78'
3	90°00'00"	10.00'	10.00'	15.71'
4	31°48'47"	430.00'	122.54'	238.76'
5	17°52'19"	370.00'	45.01'	89.58'
6	95°34'45"	10.00'	11.02'	16.68'
7	15°35'42"	370.00'	50.67'	100.71'
8	09°09'54"	400.00'	32.06'	63.98'
9	09°09'54"	370.00'	29.86'	59.19'
10	31°48'47"	400.00'	113.99'	222.10'
11	31°48'47"	370.00'	105.44'	205.44'
12	14°14'07"	430.00'	53.69'	106.83'
13	40°37'31"	400.00'	148.07'	283.62'
14	84°47'03"	10.00'	9.13'	14.80'
15	15°57'30"	430.00'	60.27'	119.77'
16	21°10'27"	400.00'	74.76'	147.82'
17	21°10'27"	370.00'	69.18'	136.74'
18	21°10'27"	430.00'	80.37'	158.91'
19	8°48'44"	400.00'	30.82'	61.52'
20	8°48'44"	438.00'	33.75'	67.37'
21	8°48'44"	362.00'	27.89'	55.68'
22	56°56'25"	34.50'	18.71'	34.29'
23	3°36'29"	125.00'	3.94'	7.87'
24	34°24'01"	34.50'	10.68'	20.71'
25	21°10'27"	100.00'	18.69'	36.96'
26	26°43'57"	50.00'	52.02'	233.64'
27	45°14'23"	34.50'	14.37'	27.24'
28	27°28'46"	50.00'	49.58'	236.04'
29	137°08'52"	10.00'	25.48'	23.94'
30	27°23'30"	50.00'	47.96'	237.70'
31	46°17'50"	34.50'	14.75'	27.88'
32	44°09'46"	34.50'	14.00'	26.59'
33	8°34'23"	100.00'	7.50'	14.96'
34	27°27'35"	50.00'	49.80'	236.02'
35	8°48'44"	100.00'	7.71'	15.38'
36	52°14'56"	34.50'	16.92'	31.46'
37	7°19'51"	125.00'	2.54'	5.09'
38	39°43'26"	34.50'	12.46'	23.92'
39	269°38'31"	50.00'	50.31'	235.30'
40	8°48'44"	100.00'	7.71'	15.38'
41	8°48'44"	75.00'	5.78'	11.54'
42	8°48'44"	125.00'	9.63'	19.23'
43	145°58'38"	41.00'	134.01'	104.46'
44	30°28'23"	59.00'	16.07'	31.38'
45	16°54'22"	231.00'	34.33'	68.16'
46	25°50'31"	59.00'	13.54'	26.61'
47	122°13'58"	41.00'	74.32'	87.47'
48	21°10'27"	865.24'	161.72'	319.76'
49	15°51'57"	1009.00'	140.60'	279.40'
50	142°44'08"	41.00'	121.60'	102.14'
51	36°52'12"	59.00'	19.67'	37.97'
52	146°16'45"	41.00'	135.28'	104.68'
53	21°11'39"	2309.00'	432.00'	854.12'

BOUNDARY DATA				
A	S09°28'57"W	1,150.39'		
B	N80°20'44"W	1,505.24'		
C	N09°18'06"E	47.58'		
D	N18°28'00"E	250.91'		
E	N18°28'00"E	76.00'		
F	N18°28'00"E	148.58'		
G	N50°16'47"E	100.00'		
H	N30°49'43"E	50.00'		
I	N09°39'16"E	70.77'		
J	S80°20'44"E	1168.51'		
K	N18°28'00"E	493.48'		
L	S59°10'17"E	285.24'		
M	S59°10'17"E	113.79'		
N	S59°10'17"E	185.35'		
O	S80°20'44"E	99.29'		
P	S80°20'44"E	200.00'		
Q	S80°20'44"E	629.29'		
R	N30°49'43"E	213.34'		
S	S09°39'16"E	423.00'		
T	S09°39'16"E	653.44'		
U	S09°39'16"W	565.44'		
V	S09°39'16"W	270.42'		
W	N80°20'44"W	105.00'		
X	N80°20'44"W	60.00'		
Y	N80°20'44"W	60.00'		
Z	N80°20'44"W	64.19'		
AA	N71°32'00"W	63.38'		
AB	N71°32'00"W	213.34'		
AC	N71°32'00"W	1,170.28'		
AD	N71°32'00"W	1,090.28'		
AE	N71°32'00"W	106.87'		
AF	N30°49'43"E	100.00'		
AG	N30°49'43"E	42.48'		
AH	N30°49'43"E	59.88'		
AI	N09°39'16"E	18.42'		
AJ	N09°39'16"E	188.00'		
AK	N09°39'16"E	70.00'		
AL	S80°20'44"E	205.58'		
AM	S80°20'44"E	105.08'		
AN	S80°20'44"E	105.32'		
AO	S09°39'16"W	91.99'		
AP	S18°28'00"W	100.00'		
AQ	S18°28'00"W	8.04'		
AR	S18°28'00"W	42.99'		
AS	S18°28'00"W	52.00'		
AT	S09°39'16"W	42.99'		
AU	S09°39'16"W	26.40'		
AV	S09°39'16"W	86.40'		
AW	S18°28'00"W	246.86'		
AX	S18°28'00"W	138.86'		
AY	N50°16'47"E	56.20'		
AZ	S59°10'17"E	14.26'		
BA	S80°20'44"E	69.24'		
BB	S09°39'16"W	131.42'		



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GRAPHIC SCALE: 1"=100'
 0 50' 100' 200' 300'

LEGEND	
FEMA FLOOD ZONE	ZONE C
OWNER ENGINEER	EL DIAMANTE ASSOCIATES, LLC RVE, INC. CORPUS CHRISTI, TEXAS
○	IRON ROD FOUND
●	IRON ROD SET
⊙	TxDOT MONUMENT FOUND
- - -	UTILITY EASEMENT
- - -	YARD REQUIREMENT
- - -	BUILDING LINE
- - -	DRAINAGE EASEMENT
□	10' x 10' BOX UTILITY EASEMENT (CENTERED ON SANITARY CLEAN-OUT (LAKE ATHENS AVENUE ONLY))

Plat of
The Lakes Northwest
 UNIT 1

NAME: R. CLAYTON TUCKER HENRY-8601-04013 - Outback (CAD) Plans/Recorded Plat/RECORDED-TURN-Limit 1.dwg CB DATE: 25 JAN 2007 TIME: 9:42

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