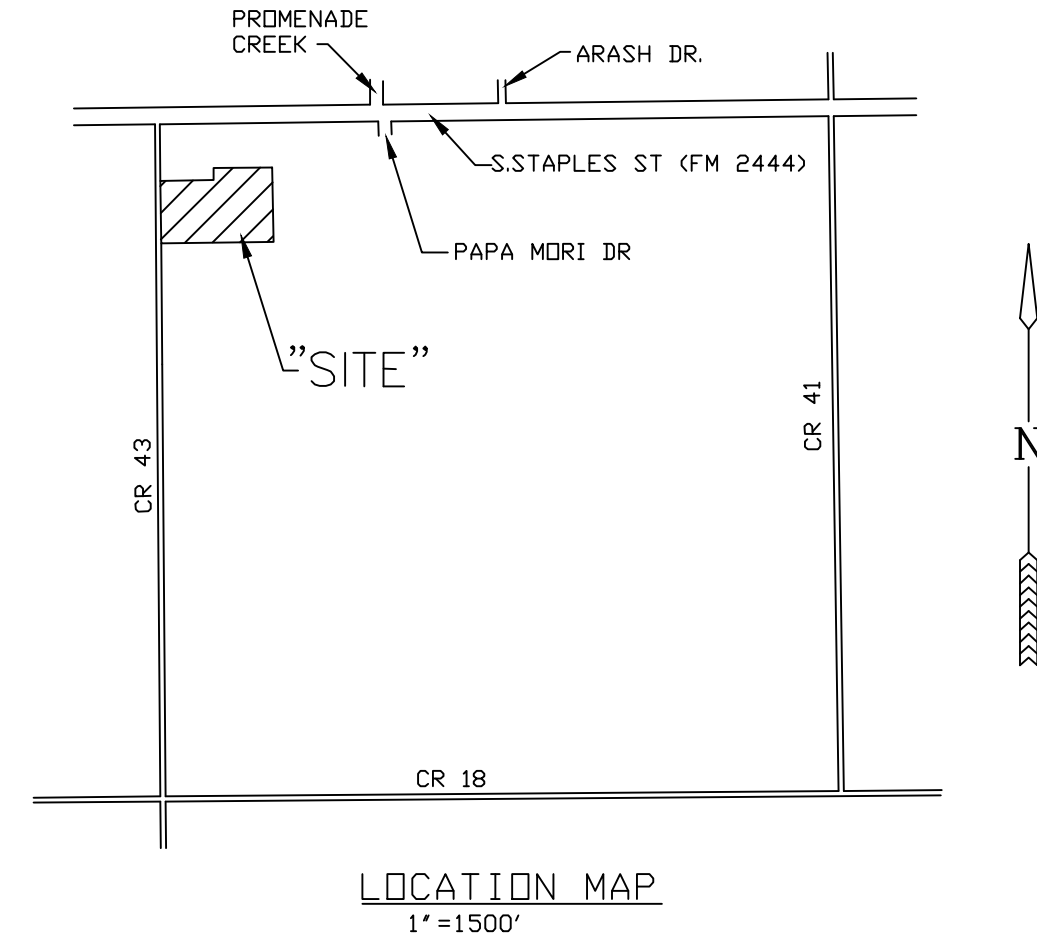


PLAT OF CAROLINE'S HEIGHTS UNIT 3

AN 10.809 ACRE TRACT OF LAND, MORE OR LESS, A PORTION OF THE SOUTH HALF OF SECTION 30,
LAURELES FARM TRACTS, A MAP OF WHICH IS RECORDED IN VOLUME 3, PAGE 15, MAP
RECORDS, NUECES CO., TX AND BEING A PORTION OF A 37.440 ACRE TRACT DESCRIBED BY DEED, DOC.
NO. 2017046839, OFFICIAL RECORDS, NUECES CO., TX

CORPUS CHRISTI, NUECES COUNTY, TEXAS



STATE OF TEXAS §
COUNTY OF NUECES §

WE, CYPRESS POINT CAPITAL, LLC, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LAND EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING PLAT, SUBJECT TO A LIEN IN FAVOR OF _____ THAT WE HAVE HAD SAID LAND SURVEYED AND SUBDIVIDED AS SHOWN. THAT STREETS AND EASEMENTS AS SHOWN HAVE BEEN HERETOFORE DEDICATED, OR IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PUBLIC USE FOREVER AND THAT THIS PLAT WAS MADE FOR THE PURPOSES OF DESCRIPTION AND DEDICATION.

GEORGE SHAHEEN, MANAGING PARTNER

STATE OF TEXAS §
COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY GEORGE SHAHEEN, MANAGING PARTNER OF CYPRESS POINT CAPITAL, LLC.

THIS THE ____ DAY OF _____, 20____.

NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS

LEGEND:

- DE DRAINAGE EASEMENT
- D.R. DEED RECORDS, NUECES CO., TX
- M.R. MAP RECORDS, NUECES CO., TX
- O.R. OFFICIAL RECORDS, NUECES CO., TX
- UE UTILITY EASEMENT

STATE OF TEXAS §
COUNTY OF NUECES §

APPROVED BY THE CORPUS CHRISTI-NUECES COUNTY HEALTH DEPARTMENT. THIS THE ____ DAY OF _____, 20____, ANY PRIVATE WATER SUPPLY AND/OR SEWAGE SYSTEM SHALL BE APPROVED BY THE CORPUS CHRISTI-NUECES COUNTY HEALTH DEPARTMENT PRIOR TO INSTALLATION.

PUBLIC HEALTH ENGINEER

STATE OF TEXAS §
COUNTY OF NUECES §

THE FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE DEPARTMENT OF DEVELOPMENT SERVICES OF THE CITY OF CORPUS CHRISTI, TEXAS.

BRIA A. WHITMIRE, P.E., CFM, CPM
DEVELOPMENT SERVICES ENGINEER

DATE

STATE OF TEXAS §
COUNTY OF NUECES §

THE FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED ON BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS, BY THE PLANNING COMMISSION.

THIS THE ____ DAY OF _____, 20____.

CHAIRPERSON
CYNTHIA SALAZAR-GARZA

SECRETARY
MICHAEL DICE

STATE OF TEXAS §
COUNTY OF NUECES §

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR SAID COUNTY,

DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE ____

DAY OF _____, 20____ WITH ITS CERTIFICATE OF

AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THE ____ DAY

OF _____, 20____ AT _____ O'CLOCK _____M.,

AND DULY RECORDED THE ____ DAY OF _____, 20____ AT

____ O'CLOCK _____M. IN THE MAP RECORDS OF SAID COUNTY IN

VOLUME ____ PAGE ____ INSTRUMENT NUMBER _____, WITNESS MY HAND AND SEAL OF THE COUNTY COURT IN AND FOR SAID COUNTY AT OFFICE IN CORPUS CHRISTI, NUECES COUNTY, TEXAS, THE DAY AND YEAR LAST WRITTEN.

BY: _____
DEPUTY

KARA SANDS, CLERK
COUNTY COURT
NUECES COUNTY, TEXAS

STATE OF TEXAS §
COUNTY OF NUECES §

I, NIXON M. WELSH, REGISTERED PROFESSIONAL LAND SURVEYOR OF BASS & WELSH ENGINEERING, HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION.

THIS THE ____ DAY OF _____, 20____.

NIXON M. WELSH, R. P. L. S.

STATE OF TEXAS §
COUNTY OF NUECES §

WE, _____ (NAME), HEREBY CERTIFY THAT WE ARE THE HOLDERS OF A LIEN ON THE LAND EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING MAP AND THAT WE APPROVE THE SUBDIVISION AND DEDICATION FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

BY: _____

TITLE: _____

STATE OF TEXAS §
COUNTY OF NUECES §

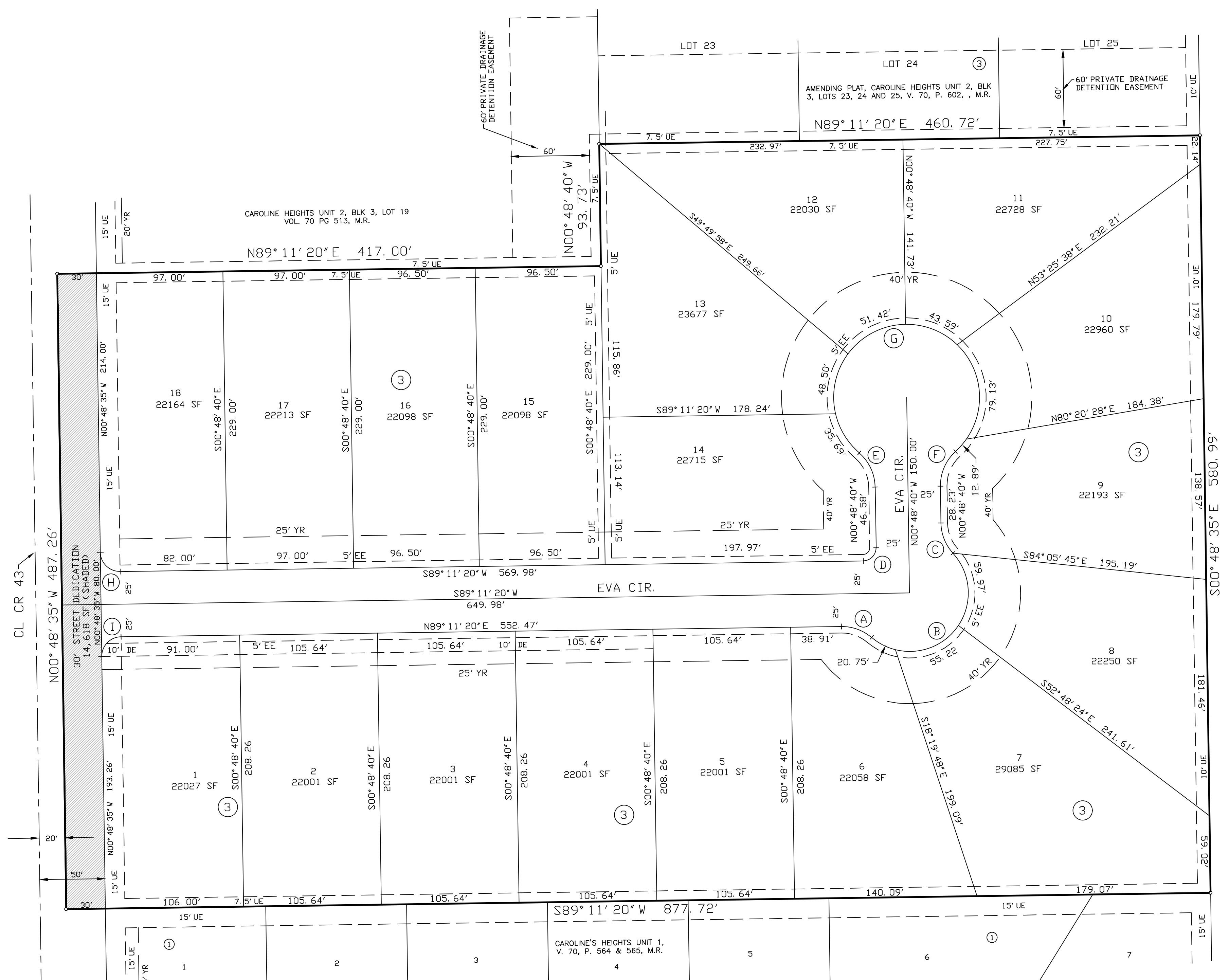
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____ (NAME),
_____ (TITLE), OF _____.

THIS THE ____ DAY OF _____, 20____.

NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS

NOTES

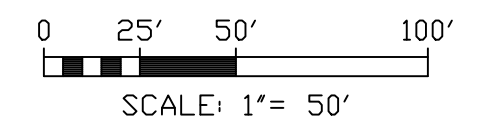
1. SET 5/8" IRON RODS WHERE POSSIBLE AT ALL LOT CORNERS; WHERE NOT POSSIBLE TO SET 5/8" IRON RODS, SET NAILS OR CHISEL MARKS AT LOT CORNERS IF POSSIBLE. ALL IRON RODS SET CONTAIN PLASTIC CAPS LABELED BASS AND WELSH ENGINEERING.
2. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE 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.
3. THE BASIS OF BEARINGS IS THE STATE OF TEXAS LAMBERT GRID, SOUTH ZONE, NAD 1983.
4. THE SUBJECT SITE IS DEPICTED IN FEMA MAP 48355C0515G DATED OCTOBER 13, 2022 AND FEMA MAP 48355C0520G DATED OCTONER 13, 2022. ALL OF THE SITE IS IN ZONE X OTHER FLOOD AREAS.
5. LEGAL DESCRIPTION: A 10.809 ACRE TRACT OF LAND, MORE OR LESS, A PORTION OF THE SOUTH HALF OF SECTION 30, LAURELES FARM TRACTS, A MAP OF WHICH IS RECORDED IN VOLUME 3, PAGE 15, MAP RECORDS, NUECES CO., TX AND BEING A PORTION OF A 37.440 ACRE TRACT DESCRIBED BY DEED, DOC. NO. 2017046839, OFFICIAL RECORDS, NUECES CO., TX.
3. THE TOTAL PLATTED AREA CONTAINS 10.809 ACRES OF LAND INCLUDING STREET DEDICATIONS.
4. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
5. ALL DRIVEWAYS TO PUBLIC STREETS WITHIN THE SUBDIVISION SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS OUTLINED IN ARTICLE 7 OF THE UDC. THERE SHALL BE NO PRIVATE DRIVEWAY ACCESS TO CR 33 FROM LOTS THIS SUBDIVISION.



CURVE DATA

(A) D=41° 19' 35" R=35.00' T=13.20' L=25.24' CB=N70° 08' 53" W CH=24.70'	(F) D=48° 45' 01" R=35.00' T=15.86' L=29.78' CB=S23° 33' 51" W CH=28.89'
(B) D=173° 04' 43" R=45.00' T=744.11' L=135.94' CB=N43° 58' 34" E CH=89.84'	(G) D=277° 30' 03" R=56.00' T=49.11' L=271.22' CB=S89° 11' 20" W CH=73.85'
(C) D=41° 45' 08" R=35.00' T=13.35' L=25.50' CB=S21° 41' 14" E CH=24.94'	(H) D=90° 00' 05" R=15.00' T=15.00' L=23.56' CB=S45° 48' 38" E CH=21.21'
(D) D=90° 00' 00" R=10.00' T=10.00' L=15.71' CB=S44° 11' 20" W CH=14.14'	(I) D=89° 59' 55" R=15.00' T=15.00' L=23.56' CB=S44° 11' 22" W CH=21.21'
(E) D=48° 45' 01" R=35.00' T=15.86' L=29.78' CB=N25° 11' 11" W CH=28.89'	

122.560 AC. TRACT,
DOC. NO. 2015038326, D.R.,
AL DEVELOPMENT, INC.



PLAT OF
CAROLINE'S HEIGHTS UNIT 3
CORPUS CHRISTI,
NUECES COUNTY, TEXAS

BASS & WELSH ENGINEERING
TX SURVEY REG. NO 100027-00, TX ENGINEERING
REG. NO. F-52, 3054 S. ALAMEDA STREET,
CORPUS CHRISTI, TEXAS 78404

DATE PLOTTED: 5/8/26
FILE: PLAT-SH2
JOB NO.: 25035
SCALE: 1" = 50'
PLOT SCALE: SAME
SHEET 2 OF 2