



LOCATION MAP

NOT TO SCALE

PLAT NOTES:

1. TOTAL PLATTED AREA CONTAINS 23.39 ACRES OF LAND, INCLUDING RIGHT-OF-WAYS AND EASEMENTS.
2. FEMA INFORMATION EFFECTIVE:
 - PLOTTING THE PROPERTY BY SCALE ON FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NO. 485464 0283 C, MAP REVISED JULY 18, 1985, INDICATES THE PROPERTY IS LOCATED IN FLOOD ZONE C.
 - THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE ENGINEER OR SURVEYOR.
 - PRELIMINARY:
 - PLOTTING THE PROPERTY BY SCALE ON FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NO. 48355C0510G, MAY 30, 2018, INDICATES THE PROPERTY IS LOCATED IN FLOOD ZONE X.
 - THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE ENGINEER OR SURVEYOR.
3. RECEIVING WATERS
 - 3.1. 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.
4. ALL BEARINGS ARE GRID BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM FOR THE LAMBERT SOUTH ZONE (NAD83).
5. ALL ELEVATIONS ARE BASED ON NAVD88, GEOID09.
6. 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.
7. 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.
8. CAUTION MUST BE TAKEN WITH PIPELINE MARKERS INDICATING BURIED LINES NOT ON RECORD.
9. THE YARD REQUIREMENTS, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
10. IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.
11. ACCESS TO SH 357 (SARATOGA BOULEVARD) SHALL MEET TxDOT ACCESS MANAGEMENT AND ROAD DESIGN MANUALS. ACCESS SHALL HAVE TxDOT APPROVAL.
12. ANY DRAINAGE DISCHARGE TO SH 357 (SARATOGA BOULEVARD) AND FM 43 (WEBER ROAD) SHALL MEET TxDOT HYDRAULIC MANUAL REQUIREMENTS AND HAVE TxDOT APPROVAL.
13. THIS SUBDIVISION INCLUDES PRIVATE IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, STREETS, FACILITIES AND EASEMENTS THAT HAVE NOT BEEN DEDICATED TO THE PUBLIC OR ACCEPTED BY THE CITY OF CORPUS CHRISTI OR ANY OTHER LOCAL GOVERNMENT AGENCY AS PUBLIC RIGHTS-OF-WAY. THE CITY OF CORPUS CHRISTI HAS NO OBLIGATION, NOR ANY OTHER LOCAL GOVERNMENT AGENCY HAVE ANY OBLIGATION, TO MAINTAIN, REPAIR, INSTALL OR CONSTRUCT PRIVATE IMPROVEMENTS WITHIN THE SUBDIVISION UNLESS DAMAGE IS NEGLIGENCE BY SUCH ENTITY. THE OBLIGATION SHALL BE THE SOLE RESPONSIBILITY OF THE OWNERS OF THE PROPERTY OF THIS SUBDIVISION.
14. THIS SUBDIVISION IS LOCATED NEAR AIRFIELDS USED BY AIRPLANES AND MAY BE SUBJECT TO AIRCRAFT NOISE, OVER FLIGHT, VIBRATION, AND OTHER HAZARDS.

PLAT OF JADE HEIGHTS

A TRACT OF LAND DESCRIBED AS A 23.39 ACRE TRACT AND BEING A REMAINDER OF A CALLED 27.14 ACRE TRACT DESCRIBED AS TRACT 1 IN DEED RECORDED IN DOCUMENT NO. 2009009991, OFFICIAL PUBLIC RECORDS, NUECES COUNTY, TEXAS, BEING OUT OF LOT 4, SECTION 9, BOHEMIAN COLONY LANDS, AS SHOWN ON MAP VOLUME "A" PAGE 48, MAP RECORDS OF NUECES COUNTY, TEXAS AND CONTAINING 23.39 ACRES OF LAND

STATE OF TEXAS §
COUNTY OF _____ §

CORPUS CHRISTI ISLAND APARTMENT VILLAS MANAGEMENT GROUP, LLC DO HEREBY CERTIFY ARE THE OWNER OF THE LANDS EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING MAP; PUBLIC EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF PUBLIC UTILITIES.
THIS THE _____ DAY OF _____, 20____.

BY: _____
ATA O. AZALI
MANAGE MEMEBER

STATE OF TEXAS §
COUNTY OF _____ §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____ PROVEN TO ME TO BE THE PERSON WHOSE SIGNATURE IS MADE ON THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC
MY COMMISSION EXPIRES: ____/____/____

STATE OF TEXAS §
COUNTY OF _____ §

THOMAS WEBER, LLC DO HEREBY CERTIFY ARE THE OWNER OF THE LANDS EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING MAP; PUBLIC EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF PUBLIC UTILITIES.
THIS THE _____ DAY OF _____, 20____.

BY: _____
PENN THOMAS
MANAGING MEMBER

STATE OF TEXAS §
COUNTY OF _____ §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____ PROVEN TO ME TO BE THE PERSON WHOSE SIGNATURE IS MADE ON THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC
MY COMMISSION EXPIRES: ____/____/____

STATE OF TEXAS §
COUNTY OF _____ §

I, _____ FOR THE _____ DO HEREBY CERTIFY THAT WE ARE THE HOLDERS OF A LIEN ON THE LAND SHOWN ON THE FOREGOING MAP OF WHICH _____ IS THE OWNER, AND WE APPROVE OF THE SUBDIVISION AND DEDICATION FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.
THIS THE _____ DAY OF _____, 20____.

BY: _____

STATE OF TEXAS §
COUNTY OF _____ §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____ PROVEN TO ME TO BE THE PERSON WHOSE SIGNATURE IS MADE ON THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC
MY COMMISSION EXPIRES: ____/____/____

STATE OF TEXAS §
COUNTY OF NUECES §

I, RONALD BRISTER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF BRISTER SURVEYING, HAVE PREPARED THE FOREGOING MAP FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

DATE: ____/____/____
RONALD BRISTER, RPLS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5407

STATE OF TEXAS §
COUNTY OF NUECES §

THIS PLAT OF JADE HEIGHTS, APPROVED BY THE DEPARTMENT OF DEVELOPMENT SERVICES OF THE CITY OF CORPUS CHRISTI, TEXAS, THIS THE _____ DAY OF _____, 20____.

BRETT FLINT, PE
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS §
COUNTY OF NUECES §

THIS PLAT OF JADE HEIGHTS, APPROVED BY THE PLANNING COMMISSION ON THE BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS, THIS THE _____ DAY OF _____, 20____.

AL RAYMOND III, AIA
DIRECTOR OF DEVELOPMENT SERVICES
JEREMY BAUGH
CHAIRMAN

STATE OF TEXAS §
COUNTY OF NUECES §

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR SAID NUECES COUNTY, TEXAS, HEREBY CERTIFY THAT THE FOREGOING MAP OF THE PLAT OF JADE HEIGHTS, DATED THE _____ DAY OF _____, 20____, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THIS THE _____ DAY OF _____, 20____, AT _____ O'CLOCK ____M. AND DULY RECORDED IN VOLUME _____, PAGE _____, MAP RECORDS OF NUECES COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF SAID COURT AT OFFICE IN CORPUS CHRISTI, TEXAS, THIS THE _____ DAY OF _____, 20____.

NO. _____

FILED FOR RECORD
AT _____ O'CLOCK ____M.
_____, 20____.

KARA SANDS
COUNTY CLERK - NUECES COUNTY, TEXAS
BY: _____
DEPUTY

ENGINEER THOMAS TIFFIN, PE
SURVEYOR RONALD BRISTER, RPLS
OWNER
CCJAVM
ENGINEER PID 361-850-1800
OWNER PID 361-850-1802
CHECK BY TT AN RB
DRAWING DATE 08/06/2021

Brister Surveying
4455 South Pacific Island Drive Suite 51
Corpus Christi, Texas 78411
Office 361-850-1800
Fax 361-850-1802
bristersurveying@corpus.twebc.com
Firm Registration No. 10072800

MUNOZ ENGINEERING
1608 S. BROWNLEE BOULEVARD
CORPUS CHRISTI, TX 78404
OFFICE: 361-946-4848
TBEPLS FIRM F-12240



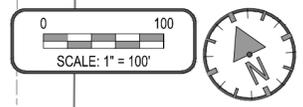
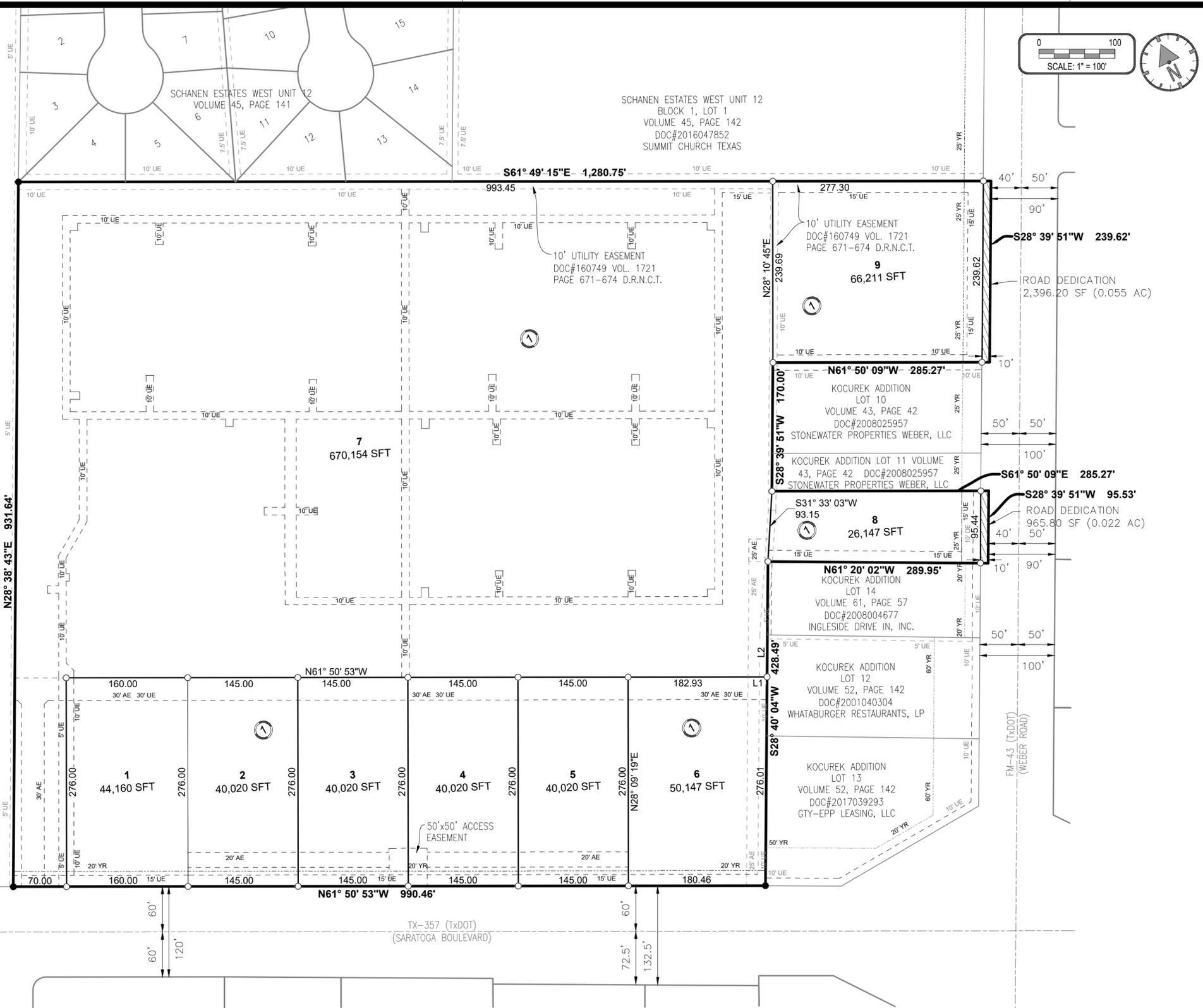
CIVIL | STRUCTURAL | MARINE | LAND DEVELOPMENT

PLAT OF
JADE HEIGHTS
A TRACT OF LAND DESCRIBED AS A 23.39 ACRE TRACT AND BEING A REMAINDER OF A CALLED 27.14 ACRE TRACT DESCRIBED AS TRACT 1 IN DEED RECORDED IN DOCUMENT NO. 2009009991, OFFICIAL PUBLIC RECORDS, NUECES COUNTY, TEXAS, BEING OUT OF LOT 4, SECTION 9, BOHEMIAN COLONY LANDS, AS SHOWN ON MAP VOLUME "A" PAGE 48, MAP RECORDS OF NUECES COUNTY, TEXAS AND CONTAINING 23.39 ACRES OF LAND

PLAT - FINAL SIZE - 18" x 24"
MUNOZ ENGINEERING\PROJECTS\SL - CC ISLAND APT VILLAS\MGMT GROUP\210016 - JADE HEIGHTS\03 - LAND DEVELOPMENT\2 - PLATTING\02 - FINAL\02 - DWG\210016 - PLAT - JADE HEIGHTS.DWG

PLAT - FULL SIZE - 18" x 24"
 MUNOZ ENGINEERING\PROJECTS\CC ISLAND APT VILLAS\GROUP\210016 - JADE HEIGHTS\03 - LAND DEVELOPMENT\02 - PLATTING\02 - FINAL\02 - DWG\210016 - PLAT - JADE HEIGHTS.DWG

KOCUREK ADDITION LOT 4 VOLUME
 27, PAGE 2 DOC#2019042122
 CORPUS CHRISTI INDEPENDENT
 SCHOOL DISTRICT



LINE TABLE		
LINE ID	LENGTH	BEARING
L1	182.93'	N61° 50' 53\"W
L2	152.47'	S28° 40' 04\"W

PLAT SYMBOL AND LINE LEGEND	
●	IRON ROD FOUND
●	IRON PIPE FOUND
●	60D NAIL FOUND
⊙	DRILL HOLE FOUND
+	CHISELED "X" IN CONCRETE
⊕	PROPERTY CORNER (NO ACCESS)
○	SET 5/8" DIAMETER BY 18 INCH LONG IRON ROD
⊕	BLOCK IDENTIFICATION
—	PROPERTY BOUNDARY LINE
---	ADJACENT BOUNDARY LINE
---	PROPERTY LINE
---	ADJACENT PROPERTY LINE
---	ROAD CENTER LINE
---	YARD REQUIREMENT
---	EASEMENT

PLAT ABBREVIATION LEGEND	
M.R.	- MAP RECORDS
VOL	- VOLUME
SEC	- SECTION
AC	- ACRE
NB	- NON-BUILDABLE
UE	- UTILITY EASEMENT
AE	- ACCESS EASEMENT
WWE	- WASTEWATER EASEMENT
YR	- YARD REQUIREMENT
GR	- GARAGE SET BACK REQUIREMENT
EE	- ELECTRICAL EASEMENT (OWNER IS ELECTRICAL PROVIDER)
PAE	- PRIVATE ACCESS EASEMENT *
PUE	- PRIVATE UTILITY EASEMENT *
PDE	- PRIVATE DRAINAGE EASEMENT *
* (OWNER OF EASEMENT IS PROPERTY OWNER)	
D.R.	- DEED RECORDS
PG	- PAGE
LT	- LOT
SF	- SQUARE FEET
R.O.W.	- RIGHT-OF-WAY
DE	- DRAINAGE EASEMENT
WE	- WATER EASEMENT

ENGINEER
 THOMAS TIFFIN, PE
 SURVEYOR
 RONALD BRISTER, RPLS
 OWNER
 CCJAVM
 ENGINEER PID
 361-850-1800
 CHECK BY
 TT AN
 APPR BY
 RB
 DRAWING DATE
 08/06/2021

Brister Surveying
 4455 South Pacific Island Drive Suite 51
 Corpus Christi, Texas 78411
 Office 361-850-1800
 Fax 361-850-1802
 bristersurveying@corpus.twebc.com
 Firm Registration No. 10072800

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 1608 S. BROWNLEE BOULEVARD
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 TPELS FIRM F-12240



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