



December 22, 2021

CYPRESS POINT CAPITAL, LLC  
61 BAR LE DOC  
CORPUS CHRISTI, TX 78414

RE: 21PL1103  
CAROLINE'S HEIGHTS UNIT 1  
(FINAL – 18.72 ACRES)

**DEVELOPMENT  
SERVICES**

2406 Leopard  
First Floor  
Corpus Christi  
Texas 78408  
Phone 361-826-3240  
www.cctexas.com

*Administration*  
Fax 361-826-3006

*Land Development*  
Fax 361-826-3571

*Project Management*  
Fax 361-826-3006

*Building Permits*  
Fax 361-826-4375

Dear Sir / Madam:

On Wednesday, **November 10, 2021**, the Planning Commission held a public hearing on your land subdivision located of FM 2444 and east of CR 43. After reviewing facts and taking public testimony, the Planning Commission **approved** the final plat.

The final plat must be recorded with the Nueces County Clerk's office by **May 10, 2022**. **Please note this letter will be the only notification of the plat expiration date.** A final plat shall not expire if construction of improvements has been initiated and substantial progress continues toward completion of the improvements.

Prior to plat recordation, the following requirements must be met, and fees paid:

	Requirements/Fees/Credits	Fees
1.	Water Acre fee <b>(18.72 acres x \$719.00/acre)</b>	\$13,459.68
3.	Park Development fee: <b>(28 units x \$200.00/unit)</b>	\$ 5,600.00
4.	Community Enrichment Fund fee = <b>(0.28 acre) x (Fair Market Value/acre \$15,532.30/acre) Closing statement submitted</b>	\$4,349.04
5.	Public Improvement Plans, Construction and Acceptance are required for improvements including <b>Water, Stormwater, &amp; Fire Hydrant(s)</b> .	
6.	Two (2) full size originals (18" x 24") of the plat with original notarized signatures for recordation.	
7.	CD (Include the plat in .pdf AND .dwg formats)	
8.	Recording fee for one page <b>(+ \$50.00 for any additional pages)</b>	\$110.00
9.	Provide a <b>tax certificate</b> with submittal of the original tracing indicating all taxes are current.	
10.	Any other requirements in prior Technical Review Committee or Staff or governmental agency or utility comments, or City ordinance, code, regulation, law or policy, that must be met prior to recordation	

*\*Please make checks payable to the City of Corpus Christi*

**To expedite the processing of building permits, changes to street names will no longer be accepted once the Planning Commission takes action on the final plat.** If you have any questions regarding the above, please call Mark Orozco at (361) 826-3921.

Sincerely,

Andrew Dimas  
Development Services Administrator

AD: PLG

cc: Bass & Welsh Engineering