

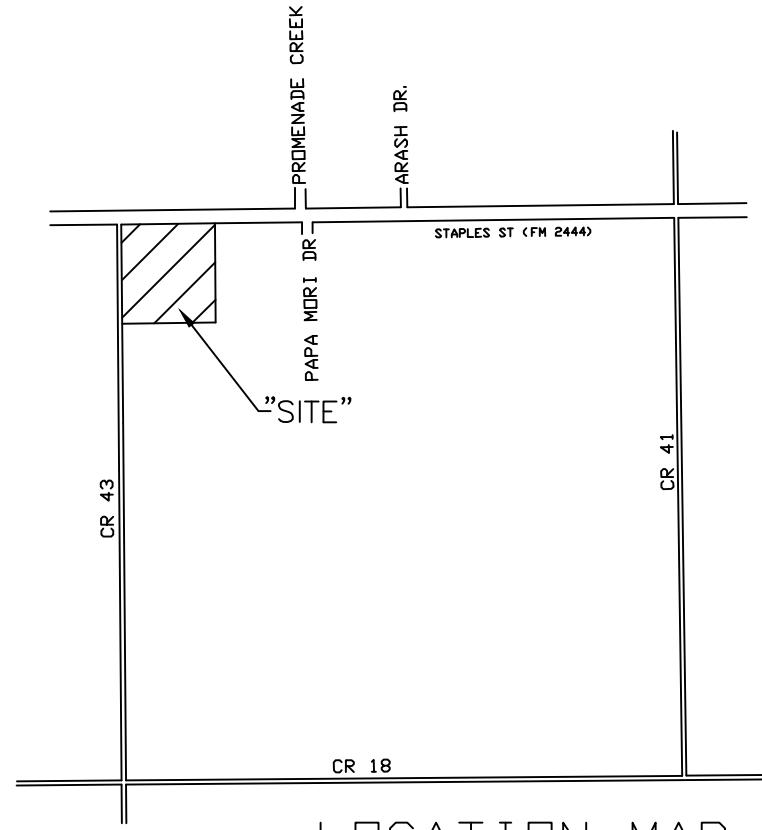
PRELIMINARY PLAT
CAROLINE'S HEIGHTS UNITS 2 & 3

AN 18.720 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 CO., TX

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

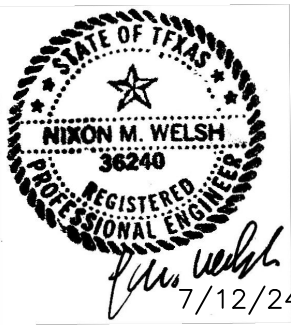
DATE PLOTTED: 7/12/24
COMP. NO.: PREL.DWG
JOB NO.: 22011
SCALE: 1" = 60'
PLOT SCALE: SAME
SHEET 1 OF 1



LOCATION MAP
1"=1500'

DEVELOPER:
CYPRESS POINT CAPITAL, LLC
16 BAR LE DDC
CORPUS CHRISTI, TX 78414
PHONE: 361-815-4880
EMAIL: GEORGE14@YAHOO.COM

THIS DOCUMENT IS RELEASED FOR THE
PURPOSE OF INTERIM REVIEW UNDER THE
AUTHORITY OF NIXON M. WELSH, P.E. NO.
36240 OF BASS AND WELSH ENGINEERING, F
52. IT IS NOT TO BE USED FOR CONSTRUCTION
OR BIDDING PURPOSES.



0 30' 60' 120'
SCALE: 1"= 60'

LEGEND:

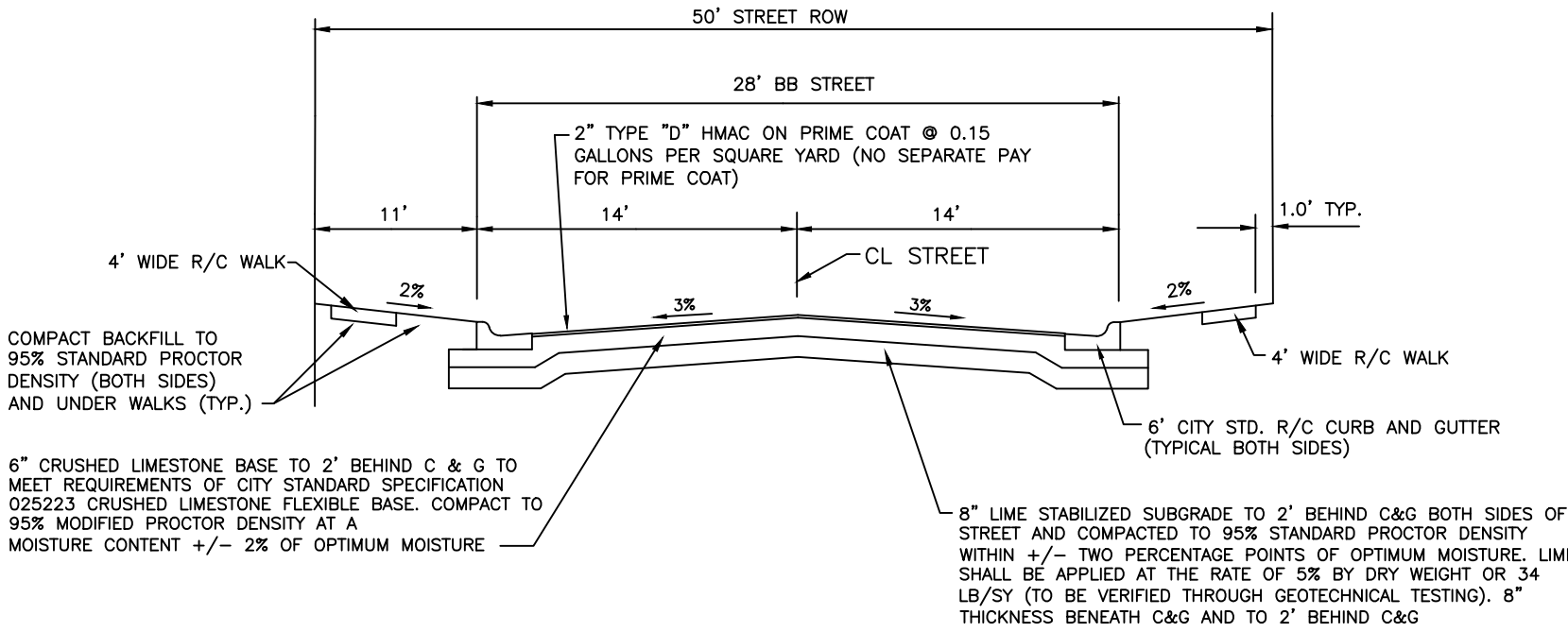
DE	DRAINAGE EASEMENT
D.R.	DEED RECORDS, NUECES CO., TX
M.R.	MAP RECORDS, NUECES CO., TX
O.R.	OFFICIAL RECORDS, NUECES CO., TX
UE	UTILITY EASEMENT

NOTES

- ALL LOTS SHALL BE SERVED WITH PRIVATE SS SYSTEMS MEETING REQUIREMENTS OF CITY-COUNTY HEALTH DEPARTMENT.
- 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.
- THE BASIS OF BEARINGS IS THE STATE OF TEXAS LAMBERT GRID, SOUTH ZONE, NAD 1983.
- THE SUBJECT SITE IS DEPICTED IN FEMA MAP 48355C05150 DATED OCTOBER 13, 2022 AND FEMA MAP 48355C0520G DATED OCTOBER 13, 2022. ALL OF THE SITE IS IN ZONE X OTHER FLOOD AREAS EXCEPT THE SOUTHWEST PORTION OF LOT 1, BLOCK 3 AS SHOWN IN ZONE AE (EL. 22.2).
- LEGAL DESCRIPTION: AN 18.720 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
- THE TOTAL PLATTED AREA CONTAINS 18.720 ACRES OF LAND INCLUDING STREET DEDICATIONS.
- THE YARD REQUIREMENT AS DEPICTED IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- NO PRIVATE DRIVEWAY ACCESS TO CR 43 FROM RESIDENTIAL LOTS (LOTS 1 & 18, BLOCK 3).
- SET 5/8" IRON RODS AT ALL LOT CORNERS UNLESS SHOWN OTHERWISE. ALL IRON RODS FOUND OR SET CONTAIN CAPS LABELED "BASS AND WELSH ENGINEERING".
- MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL STRUCTURES THIS PLAT SHALL BE 24 INCHES ABOVE THE HIGHEST STREET CENTERLINE OF PAVING ELEVATION FRONTING EACH PARTICULAR LOT.
- ZONING - UNIT 2 (7.593 AC.) IS PROPOSED TO BE REZONED FROM FR TO CN-1. UNIT 3 (11.127 AC.) IS PROPOSED TO BE REZONED FROM FR TO RS-22.

TXDOT NOTES

- NO INCREASE IN STORM WATER DISCHARGE TO STATE RIGHT-OF-WAY SHALL BE ACCEPTED BY TXDOT.
- TXDOT PERMITS WILL BE ISSUED IN ACCORDANCE WITH THE ACCESS MANAGEMENT STANDARDS AND ALL APPLICABLE STATE AND FEDERAL LAWS, INCLUDING RULES AND REGULATIONS. ACCESS CONNECTION SPACING, MATERIALS, GEOMETRICS, ACCESSIBILITY, AND OTHER DESIGN SPECIFICATIONS WILL BE CONSIDERED, AS WELL AS THE IMPACT ON DRAINAGE AND HYDRAULICS, UTILITY LOCATION OR RELOCATION, AND THE ENVIRONMENT THAT WILL RESULT FROM THE REQUESTED CONSTRUCTION OF AN ACCESS CONNECTION.
- TEX. ADMIN. CODE § 11.52 (2020). DRAINAGE IMPROVEMENTS SHALL ACCOMMODATE RUNOFF FROM THE UPSTREAM DRAINAGE AREA IN ITS ANTICIPATED MAXIMUM "BUILD-OUT" OR "FULLY DEVELOPED" CONDITION, AND SHALL BE DESIGNED TO PREVENT OVERLOADING THE CAPACITY OF THE DOWNSTREAM DRAINAGE SYSTEM.
- THE OWNER IS RESPONSIBLE FOR MAINTENANCE OF THE PERMANENT STORMWATER OR WATER QUALITY IMPROVEMENTS. IF OWNER FAILS TO MAINTAIN THE CONTROL TO TXDOT ROW, THE OWNER SHALL CORRECT THE PROBLEM.



TYPICAL STREET SECTION - 50' ROW
NTS