

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

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 \_\_\_\_\_ OF \_\_\_\_\_

THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC, IN AND FOR THE STATE OF 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, IS TRUE AND CORRECT AND THAT WE HAVE BEEN ENGAGED TO SET ALL LOT CORNERS UPON COMPLETION OF SUBDIVISION CONSTRUCTION IMPROVEMENTS WITHOUT DELAY.

THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

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

**NOTES**

1. 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.
2. THE BASIS OF BEARINGS IS THE STATE OF TEXAS LAMBERT GRID, SOUTH ZONE, NAD 1983.
3. THE SUBJECT SITE IS DEPICTED IN FEMA MAP 48355C0520G STAMPED REVISED PRELIMINARY AND DATED MAY 30, 2018 AND CONTAINS ZONE AE AREAS WITH ELEVATIONS BETWEEN 21' AND 22' AND ZONE X, AREAS OF 0.2 PCT ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1' OR WITH DRAINAGE AREAS LESS THAN ONE SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD AND AN AREA OF ZONE AO (DEPTH LESS THAN 1').
4. 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
5. THE TOTAL PLATTED AREA CONTAINS 18.720 ACRES OF LAND INCLUDING STREET DEDICATIONS.
6. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
7. NO PRIVATE DRIVEWAY ACCESS TO CR 43.
8. SET 5/8" IRON RODS AT ALL LOT CORNERS UNLESS SHOWN OTHERWISE. ALL IRON RODS SET CONTAIN CAPS LABELED "BASS AND WELSH ENGINEERING".
9. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ENSURING THAT ANY PROPOSED CONSTRUCTIONS OR ALTERATIONS OCCURRING ON SAID PROPERTY WILL COMPLY WITH 14 CFR, §77 (TITLE 14, PART 77), FEDERAL REGULATIONS.
10. SUBDIVISION DEVELOPER SHALL PROVIDE WATER SERVICE TO ALL LOTS.
11. SUBDIVISION DEVELOPER SHALL PROVIDE SEPTIC SYSTEMS TO ALL LOTS AND FOLLOW ALL TCEQ GUIDELINES. SEPTIC SYSTEMS SHALL BE APPROVED BY THE CITY/COUNTY HEALTH DEPARTMENT. AEROBIC/ANAEROBIC SEPTIC SYSTEMS SPECIFIED LEACH FIELDS SHALL NOT BE ENCROACHED.
12. NO FENCES WILL BE ALLOWED WITHIN DRAINAGE EASEMENT.
13. NO MORE THAN ONE SINGLE FAMILY DWELLING ALLOWED PER LOT.
14. LOTS SHALL BE NO FURTHER SUBDIVIDED.
15. MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE 12 INCHES MINIMUM ABOVE THE STREET CENTERLINE THAT THE LOT FACES.

**NOTES CONTINUED**

16. PRIVATE DRIVEWAYS AND CULVERTS SHALL BE INSTALLED BY THE SUBDIVISION DEVELOPER OR HOMEOWNERS; NUECES COUNTY PUBLIC WORKS DEPARTMENT WILL REVIEW AND APPROVE THE DRIVEWAYS IN ACCORDANCE TO THE CONSTRUCTION PLANS OF CAROLINE'S HEIGHTS UNIT 1.
17. NUECES COUNTY DOES NOT REQUIRE BUILDING PERMITS.
18. FLOODPLAIN DEVELOPMENT PERMIT WILL BE REQUIRED FOR LOTS IN THE FLOODPLAIN AND BE APPROVED BY NUECES COUNTY FLOODPLAIN ADMINISTRATOR.
19. THE PLACEMENT OF UTILITY LINES WITHIN THE ROAD RIGHT OF WAY SHALL CONFORM WITH THE NUECES COUNTY ACCOMMODATIONS OF UTILITY LINE FACILITIES WITHIN COUNTY RIGHT OF WAY. ( FOLLOW CHAPTER 1 SECTION 11.7.1 (D)).
20. OSSF CONSTRUCTION IN THE FLOOD PLAIN SHALL MEET TX ADMINISTRATIVE CODE 285.31 SUBCHAPTER D. ANY POTENTIAL OSSF SITE WITHIN A 100-YEAR FLOODPLAIN IS SUBJECT TO SPECIAL PLANNING REQUIREMENTS. THE OSSF SHALL BE LOCATED SO THAT A FLOOD WILL NOT DAMAGE THE OSSF DURING A FLOOD EVENT RESULTING IN CONTAMINATION OF THE ENVIRONMENT. PLANNING MATERIALS SHALL INDICATE HOW TANK FLOTATION IS ELIMINATED.
21. OSSF FLOODPLAIN REQUIREMENTS PER FEMA AS FOLLOWS:  
(A) BACKFLOW PREVENTION DEVISE TO BE INSTALLED BETWEEN THE HOUSE AND FIRST TANK.  
(B) GATE VALVE TO BE INSTALLED AFTER THE PUMP.  
(C) CHECK VALVE TO BE INSTALLED OUTSIDE OF THE TANK GOING TO DRAIN.
22. ONLY AEROBIC SEPTIC SYSTEMS ALLOWED IN THIS DEVELOPMENT.
23. PER SUBDIVISION CONSTRUCTION AGREEMENT WITH NUECES COUNTY ALL IMPROVEMENTS SHALL BE WARRANTED FOR ONE YEAR FROM DATE OF ACCEPTANCE OF THOSE IMPROVEMENTS BY THE NUECES COUNTY COMMISSIONERS COURT.

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

\_\_\_\_\_  
BRETT F. FLINT, P.E.  
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\_\_\_\_

\_\_\_\_\_  
JEREMY BAUGH  
CHAIRMAN

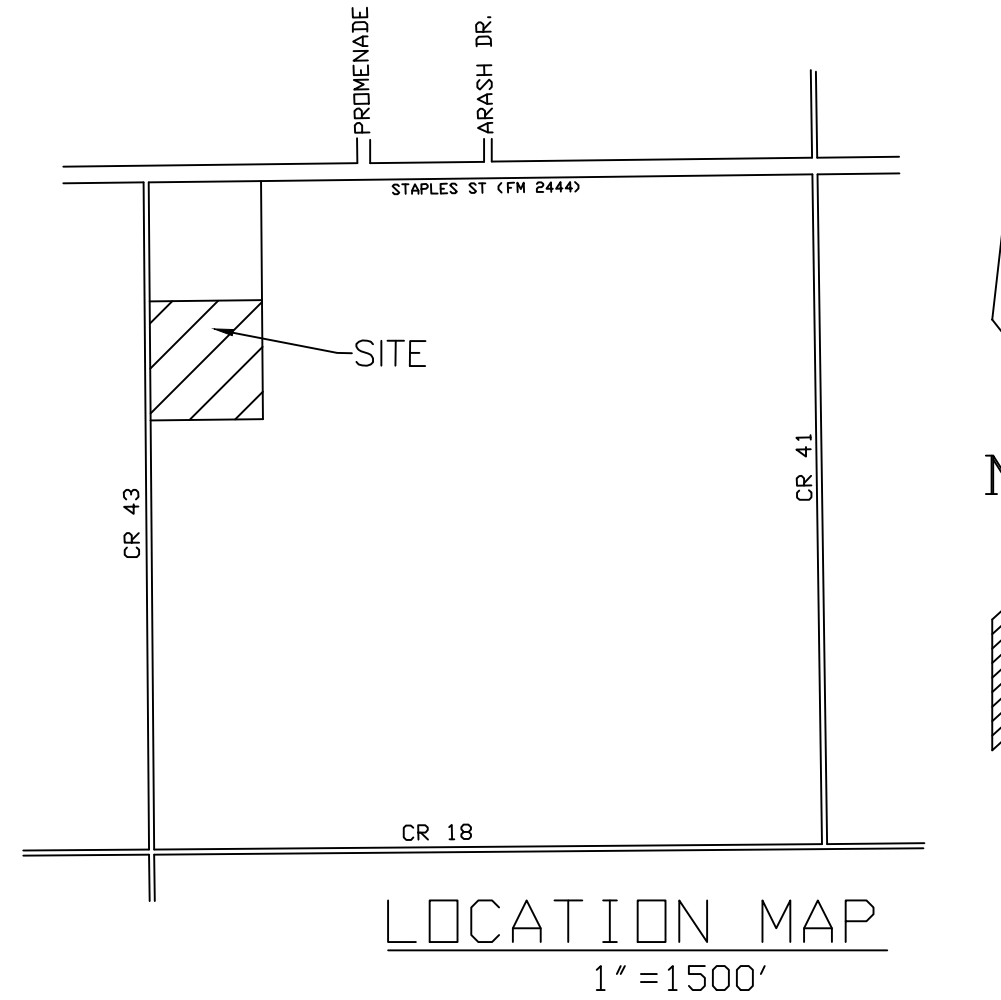
\_\_\_\_\_  
AL RAYMOND, III, AIA  
SECRETARY

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



**PLAT OF  
CAROLINE'S HEIGHTS UNIT 1**  
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  
**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: 09/20/21  
COMP. NO.: PLAT-SH1  
JOB NO.: 15039  
SCALE: 1" = 60'  
PLOT SCALE: SAME  
SHEET 1 OF 2

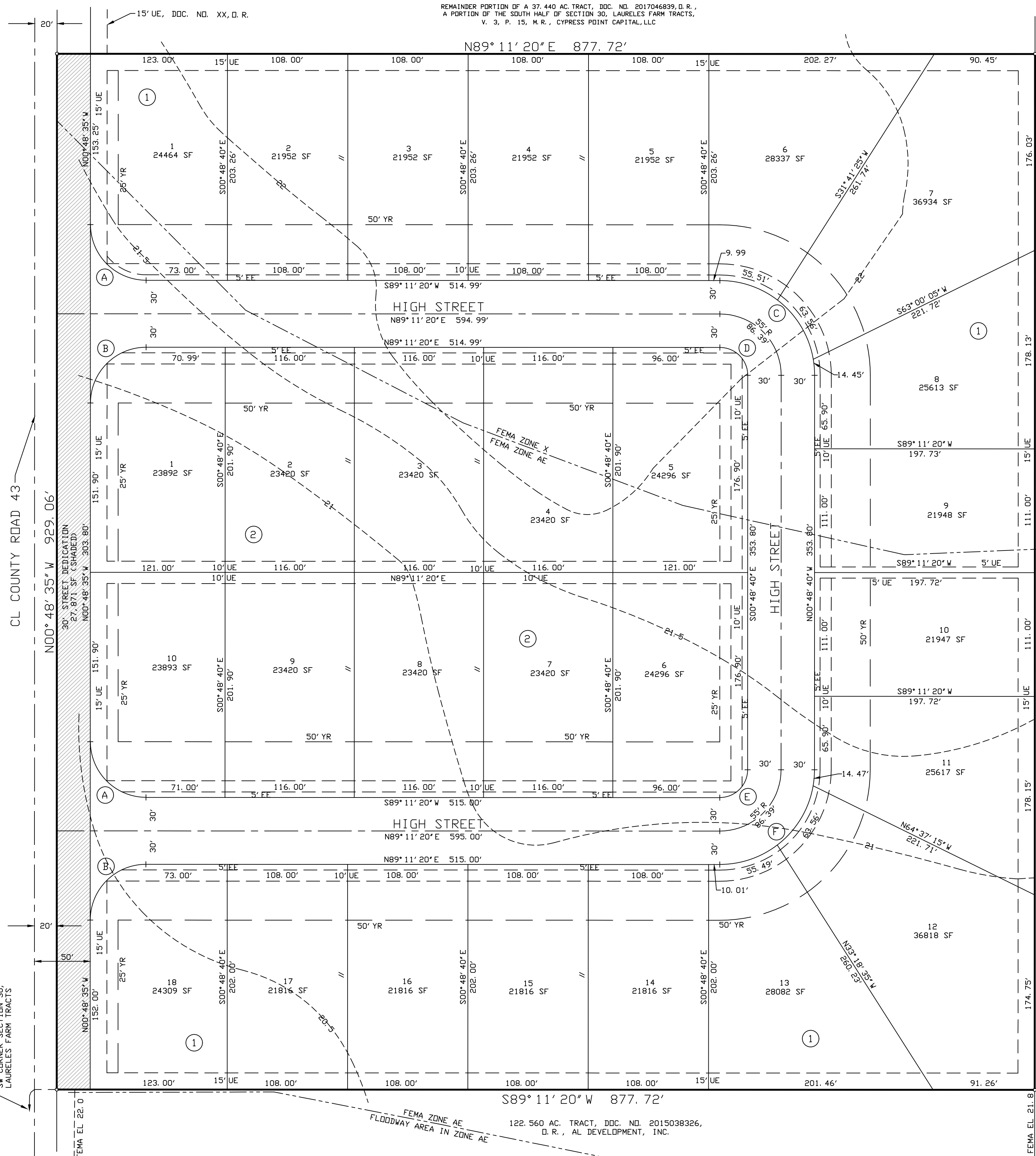
**MINIMUM FINISHED FLOOR ELEVATIONS**

THE MINIMUM FINISHED FLOOR ELEVATION FOR ALL STRUCTURES THIS PLAT SHALL BE ELEVATION 23.00 OR 12' HIGHER THAN THE HIGHEST CENTER OF STREET PAVING ELEVATION FRONTING ANY PARTICULAR LOT, WHICHEVER IS HIGHEST

REMAINDER PORTION OF A 37.440 AC. TRACT, DOC. NO. 2017046839, D.R.,  
 A PORTION OF THE SOUTH HALF OF SECTION 30, LAURELES FARM TRACTS,  
 V. 3, P. 15, M.R., CYPRESS POINT CAPITAL, LLC

**BENCHMARKS**

TOP CENTER WATER MH, SE CORNER S.  
 STAPLES ST. AT CR 43, EL. 23.91,  
 CHISEL MARK ON TOP OF CONC. HEADWALL  
 ON EAST SIDE CR 43 AT DRAINAGE  
 STRUCTURE, 314' SOUTH OF SW CORNER OF  
 SUBJECT SITE, EL. 23.26



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

**CURVE DATA**

<b>(A)</b>	D=90° 00' 05" R=50.00' T=50.00' L=78.54' CB=N45° 48' 38" W CH=70.71'
<b>(B)</b>	D=89° 59' 55" R=50.00' T=50.00' L=78.54' CB=N44° 11' 22" E CH=70.71'
<b>(C)</b>	D=90° 00' 00" R=85.00' T=85.00' L=133.52' CB=N45° 48' 40" W CH=120.21'
<b>(D)</b>	D=90° 00' 00" R=25.00' T=25.00' L=39.27' CB=S45° 48' 40" E CH=35.36'
<b>(E)</b>	D=90° 00' 00" R=25.00' T=25.00' L=39.27' CB=S44° 11' 20" W CH=35.36'
<b>(F)</b>	D=90° 00' 00" R=85.00' T=85.00' L=133.52' CB=N44° 11' 20" E CH=120.21'

**PLAT OF  
 CAROLINE'S HEIGHTS UNIT 1  
 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: 09/20/21  
 COMP. NO.: PLAT-SH2.DWG  
 JOB NO.: 15039  
 SCALE: 1" = 60'  
 PLOT SCALE: SAME  
 SHEET 2 OF 2

S00° 48' 35" E 731.94' TO  
 SW CORNER SECTION 30,  
 LAURELES FARM TRACTS

CL COUNTY ROAD 43  
 N00° 48' 35" W 929.06'

30' STREET DEDICATION  
 27,871 SF (SHADED)  
 N00° 48' 35" W 303.80'

FEMA EL. 21.8

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