

# **Reimbursement Agreement**

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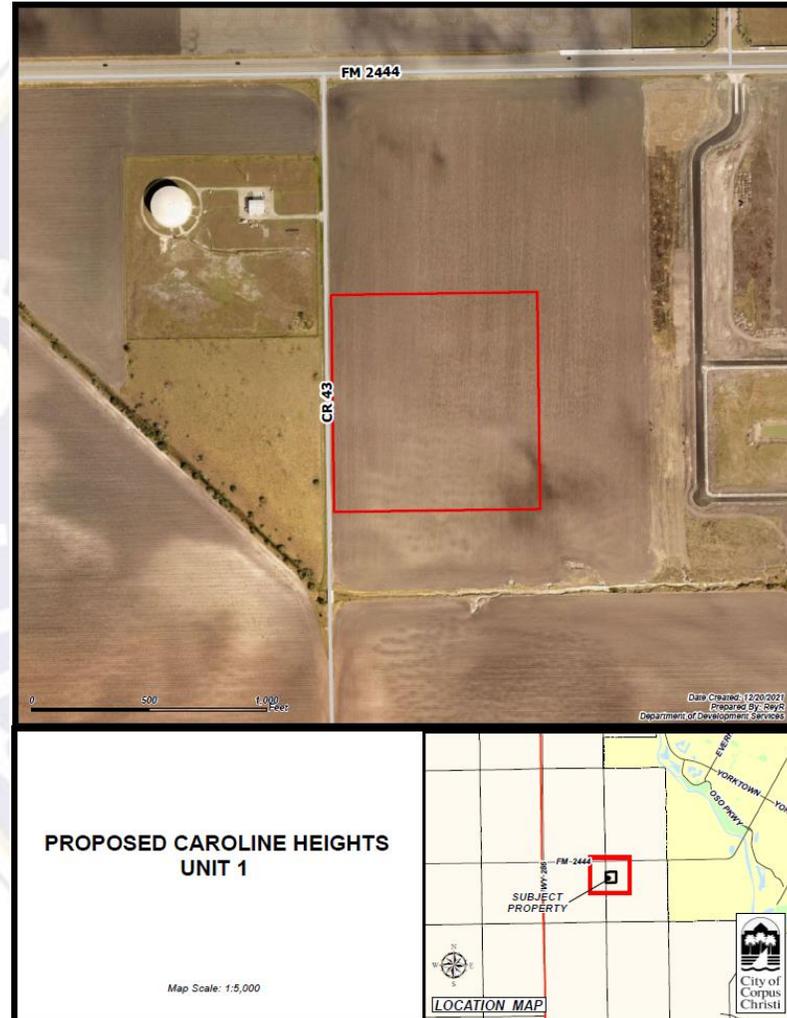
## **Agreement with Cypress Point Capital, LLC For a Water Arterial Transmission & Grid Main for Caroline's Heights Unit 1**

City Council  
September 6, 2022

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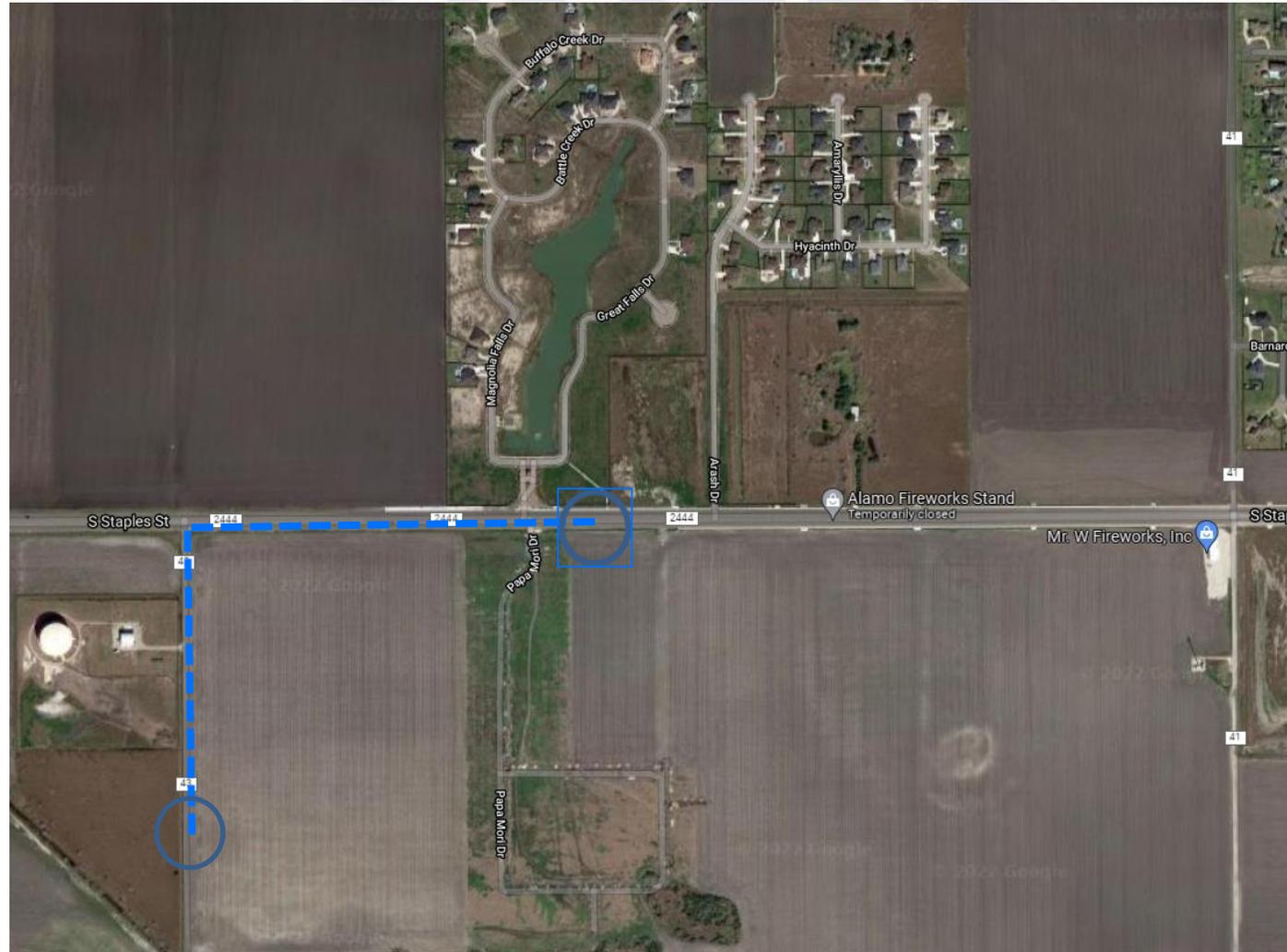
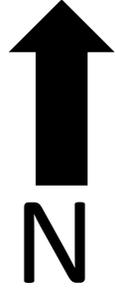


# Location Map



The proposed Caroline's Heights Unit 1 subdivision will be located on FM 2444 on CR 43 as depicted in RED.

# Proposed Improvements



# Trust Fund Balance as of June 2022

<b>Water Arterial Transmission &amp; Grid Main Trust</b>	<b>Water Distribution Main Trust</b>	<b>Wastewater Trunk System Trust</b>	<b>Wastewater Collection Line Trust</b>
lot & acreage fees	pro-rata fees	lot & acreage fees	pro-rata fees
75% surcharge	25% surcharge	75% surcharge	25% surcharge
4030-209010	4030-209020	4220-250410	4220-250420
<b>588,490.43</b>	<b>144,379.82</b>	<b>391,752.74</b>	<b>-</b>

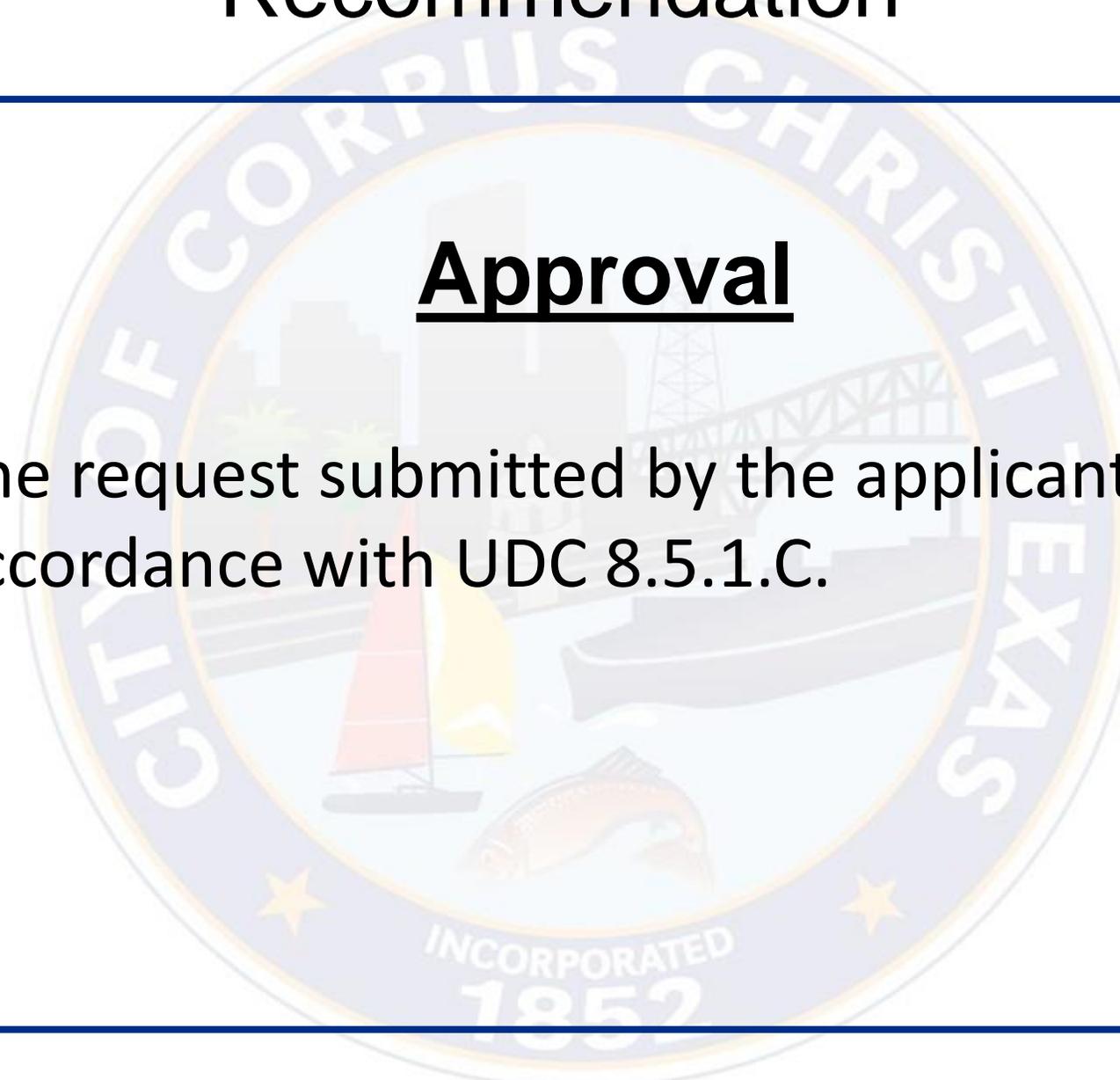
Water Arterial Transmission & Grid Main Trust Fund’s Balance is \$588,490.43  
 Appropriating \$471,488.10 to pay the developer would leave a balance of \$117,002.33 in the  
 Water Arterial Trust Fund

# Recommendation

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## Approval

The request submitted by the applicant is in accordance with UDC 8.5.1.C.



# Plat

**NOTES:**

1. THE RUNNING WATER FOR THE STORM WATER RUNOFF FROM THE PROPERTY IS THE OGD CREEK. THE DRAINAGE FOR THE PROPERTY IS TO THE SOUTH. THE OGD CREEK IS LOCATED TO THE EAST OF THE PROPERTY. THE OGD CREEK IS LOCATED TO THE EAST OF THE PROPERTY. THE OGD CREEK IS LOCATED TO THE EAST OF THE PROPERTY.
2. THE DATE OF RECORDING IS THE DATE OF THE INSTRUMENT BEING RECORDED.
3. THE SUBJECT LOTS ARE LOCATED IN THE OGD CREEK SUBDIVISION. THE SUBJECT LOTS ARE LOCATED IN THE OGD CREEK SUBDIVISION. THE SUBJECT LOTS ARE LOCATED IN THE OGD CREEK SUBDIVISION.
4. LOCAL REGULATIONS AND ORDINANCES SHALL APPLY TO ALL LOTS AND SHALL BE SUBJECT TO THE OGD CREEK SUBDIVISION REGULATIONS AND ORDINANCES.
5. THE TOTAL PLATED AREA CONTAINS 18,720 SQUARE FEET OF LAND INCLUDING OTHER DEVELOPMENTS.
6. THE YARD REQUIREMENTS AS SHOWN ARE A REQUIREMENT OF THE LOCAL DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
7. NO PRIVATE DRIVEWAY ACCESS TO OR AS.
8. LOT FRONT BOUNDARIES AT ALL LOTS CORNERS UNLESS SHOWN OTHERWISE ALL FROM ROSS SET CORNER MARKERS SHALL BE MAINTAINED.
9. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES.
10. SUBDIVISION TO BE OPEN SHALL PROVIDE WATER SERVICE TO ALL LOTS.
11. SUBDIVISION TO BE OPEN SHALL PROVIDE SEWER SERVICE TO ALL LOTS AND FOLLOW ALL CITY OF CORPUS CHRISTI SEWER SERVICE REGULATIONS AND ORDINANCES.
12. NO FENCE SHALL 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 ABOVE THE STREET ELEVATION THAT THE LOT FACES.

**NOTES CONTINUED:**

16. PRIVATE DRIVEWAYS AND EASEMENTS SHALL BE INSTALLED BY THE SUBDIVISION DEVELOPER OR HOMEOWNER. NUECES COUNTY HEALTH DEPARTMENT SHALL REVIEW AND APPROVE THE DRIVEWAYS IN ACCORDANCE TO THE CONSTRUCTION STANDARDS OF NUECES COUNTY HEALTH DEPARTMENT.
17. NUECES COUNTY DOES NOT REQUIRE BUILDING PERMITS.
18. FLOODPLAIN DEVELOPMENT PERMITS WILL BE REQUIRED FOR LOTS IN THE FLOODPLAIN AND BE APPROVED BY NUECES COUNTY FLOODPLAIN ADMINISTRATION.
19. THE PLACEMENT OF UTILITY LINES WITHIN THE ROAD RIGHT OF WAY SHALL COMPLY WITH THE NUECES COUNTY ACCORDANCE AGREEMENT FOR UTILITY LINES PLACED WITHIN COUNTY RIGHT OF WAY. (FOLLOW CHAPTER 11 SECTION 11.2.1.1 OF THE NUECES COUNTY CODE.)
20. SEWER CONNECTIONS IN THE FLOOD PLAIN SHALL BE BY ADMINISTRATION CODE 98.31. SUBMITTED BY ANY PROPERTY OWNER WITHIN A FLOOD PLAIN SHALL BE SUBJECT TO LOCAL PLANNING DEPARTMENT REVIEW. THE CITY SHALL DETERMINE THAT A SEWER SHALL NOT DAMAGE THE SOFT TISSUE A FLOOD EVENT OCCURS. IN CONSTRUCTION OF THE SEWER SYSTEMS, THE CITY SHALL DETERMINE HOW THE SEWER SYSTEM SHALL BE INSTALLED.
21. SEWER FLOODPLAIN DEVELOPMENT PERMITS AS FOLLOWS:
  - (A) SEWER FLOODPLAIN PERMITS TO BE INSTALLED BETWEEN THE HOUSE AND FRONT YARD.
  - (B) SEWER FLOODPLAIN PERMITS TO BE INSTALLED WITHIN THE FRONT YARD.
  - (C) SEWER FLOODPLAIN PERMITS TO BE INSTALLED OUTSIDE OF THE FRONT YARD TO DRAIN.
22. ONLY ABOVE GROUND SYSTEMS ALLOWED IN THIS DEVELOPMENT.
23. THE SUBDIVISION DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES.

STATE OF TEXAS: \_\_\_\_\_  
 COUNTY OF NUECES: \_\_\_\_\_

APPROVED BY THE CORPUS CHRISTI-NUECES COUNTY HEALTH DEPARTMENT THAT THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ ANY PRIVATE WATER SERVICE AND/OR SEWER SERVICE SHALL BE INSTALLED BY THE CORPUS CHRISTI-NUECES COUNTY HEALTH DEPARTMENT PRIOR TO INSTALLATION.

PLANNING COMMISSION

STATE OF TEXAS: \_\_\_\_\_  
 COUNTY OF NUECES: \_\_\_\_\_

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

DEPT. OF PLANNING AND DEVELOPMENT SERVICES DIVISION: \_\_\_\_\_  
 DATE: \_\_\_\_\_

STATE OF TEXAS: \_\_\_\_\_  
 COUNTY OF NUECES: \_\_\_\_\_

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

DATE: \_\_\_\_\_

DEPT. CLERK: \_\_\_\_\_  
 DEPT. CLERK: \_\_\_\_\_

STATE OF TEXAS: \_\_\_\_\_  
 COUNTY OF NUECES: \_\_\_\_\_

I, BARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ WITH ITS CERTIFICATE OF ADOPTION, WAS FILED FOR RECORD IN MY OFFICE THIS \_\_\_\_\_ 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: \_\_\_\_\_, WHENCE MY HAND AND SEAL OF THE COUNTY COURT IN AND FOR SAID COUNTY AT OFFICE IN CORPUS CHRISTI, NUECES COUNTY, TEXAS, THIS DAY AND YEAR LAST WRITTEN.

BY: \_\_\_\_\_  
 DEPUTY CLERK: \_\_\_\_\_  
 BARA SANDS, CLERK  
 COUNTY COURT  
 NUECES COUNTY, TEXAS

STATE OF TEXAS: \_\_\_\_\_  
 COUNTY OF NUECES: \_\_\_\_\_

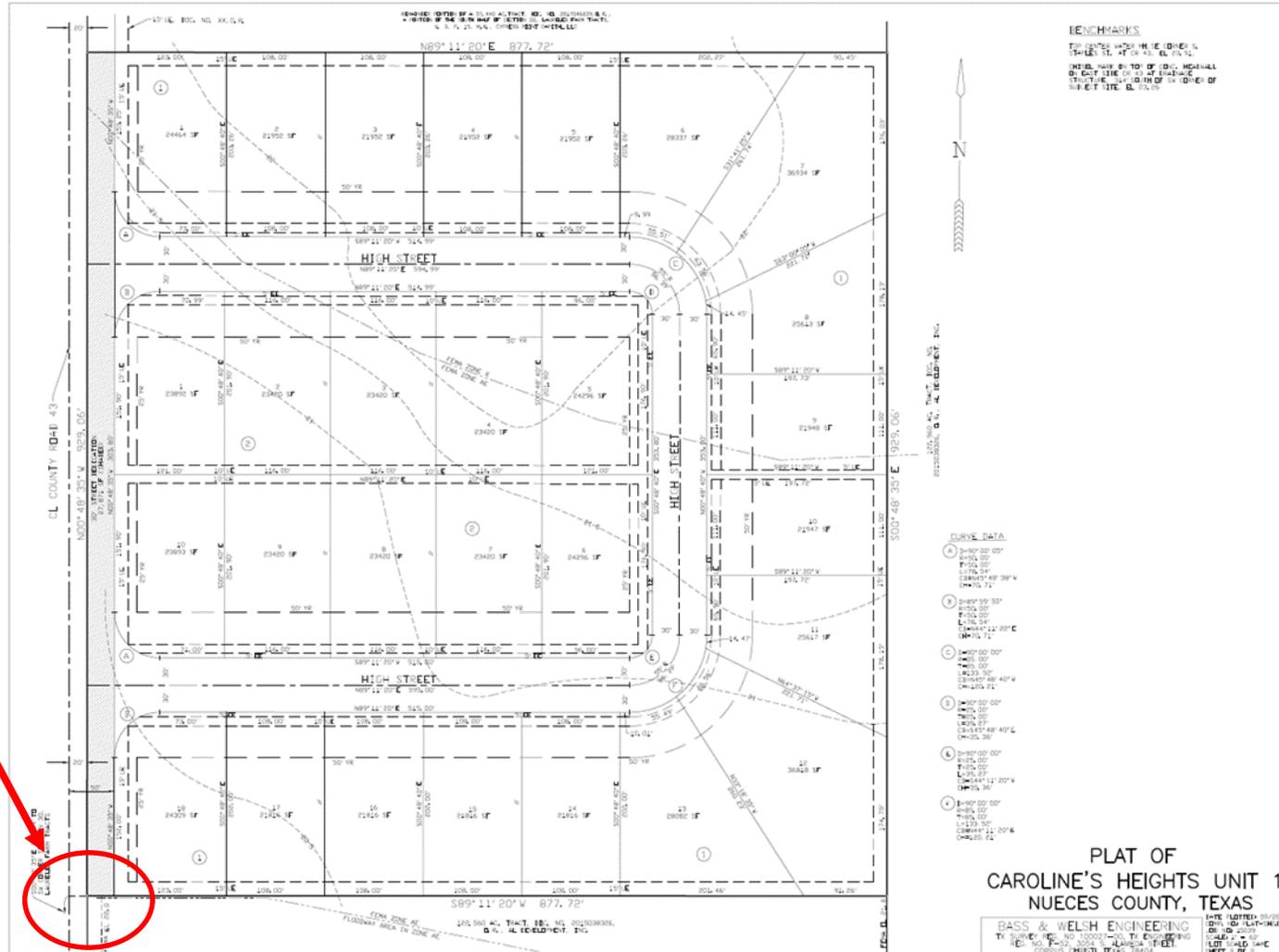
APPROVED PLAT  
 11/10/2021  
 PLANNING COMMISSION

PLAT OF  
 CAROLINE'S HEIGHTS UNIT 1  
 18,720 SQUARE FEET OF LAND, MORE OR LESS, A PORTION OF THE 10 IN. WIDE OF  
 THE OGD CREEK SUBDIVISION, NUECES COUNTY, TEXAS, AS SHOWN ON THE  
 SURVEY AND PLAT OF THE OGD CREEK SUBDIVISION, NUECES COUNTY, TEXAS,  
 RECORDED IN THE PUBLIC RECORDS OF NUECES COUNTY, TEXAS, IN BOOK 11,  
 PAGE 11.

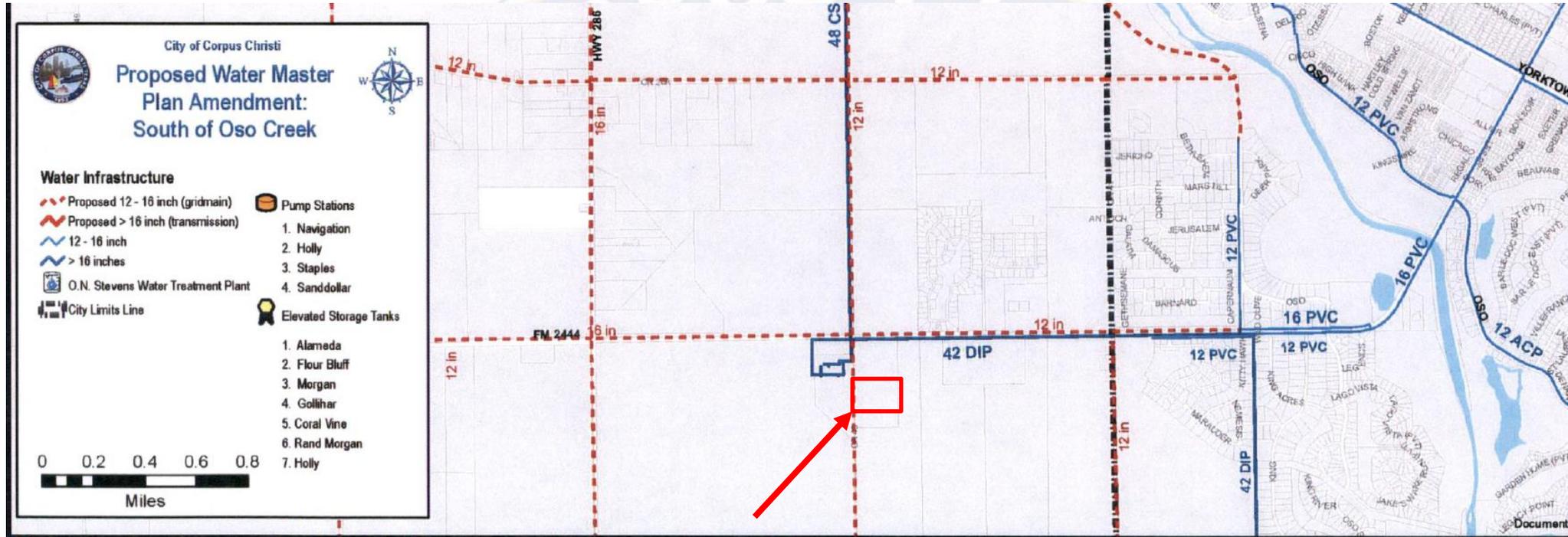
BASS & WELSH ENGINEERING  
 TX SURVEY REG. NO. 12050-020, TX ENGINEERING  
 REG. NO. F-27, 2004, 2006, 2008, 2010, 2012, 2014,  
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 5104, 5106, 5108, 5110, 5112, 5114, 5116, 5118,  
 5120, 5122, 5124, 5126, 5128, 5130, 5132, 5134,  
 5136, 5138, 5140, 5142, 5144, 5146, 5148, 5150,  
 5152, 5154, 5156, 5158, 5160, 5162, 5164, 5166,  
 5168, 5170, 5172, 5174, 5176, 5178, 5180, 5182,  
 5184, 5186, 5188, 5190, 5192, 5194, 5196, 5198,  
 5200, 5202

# Plat

The red oval shows where the water line will be capped



# Water Master Plan



Proposed Caroline's Heights Unit 1 is consistent with the Water Master Plan and is near other subdivisions recently developed.

