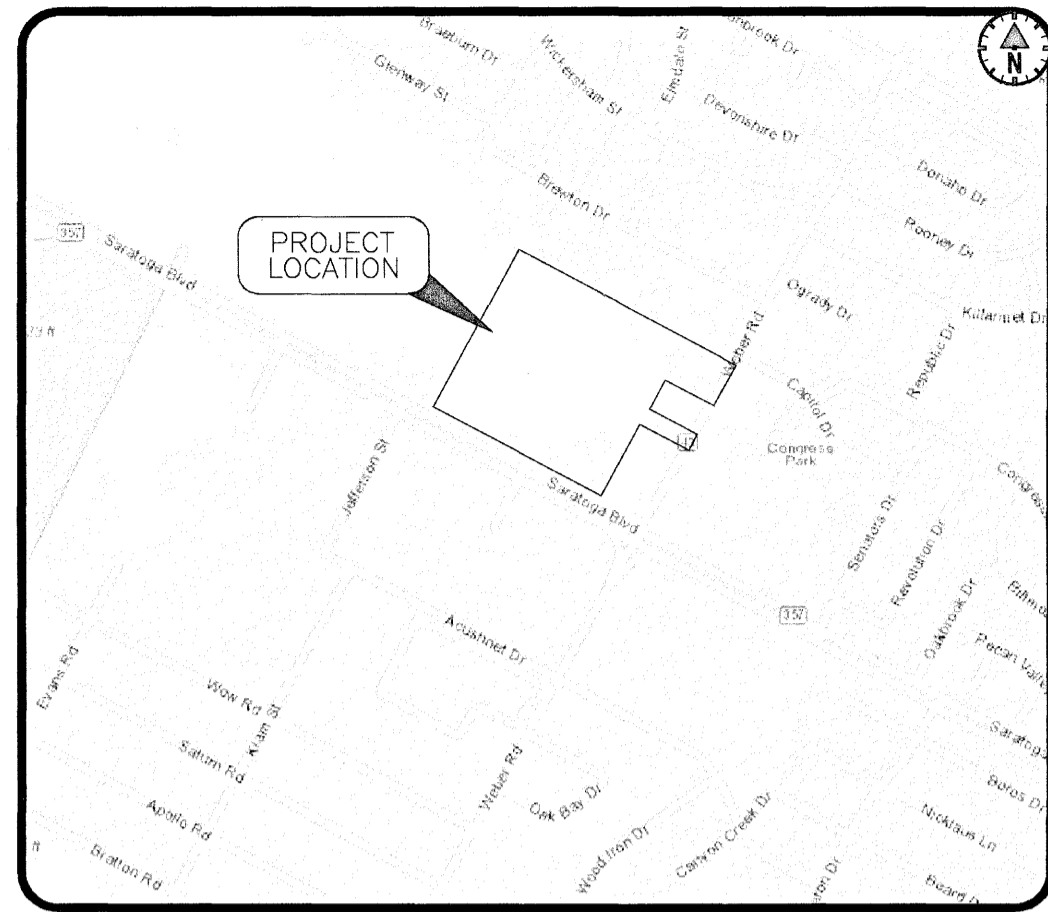


PLAT OF JADE HEIGHTS

VOL 69 pg 916

A PLAT OF A 23.422 ACRE TRACT AS DESCRIBED IN A DEED RECORDED DOCUMENT NO. 20211016104, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS. SAID 23.422 ACRE TRACT BEING OUT OF LOT 4, SECTION 9, "BOHEMIAN COLONY LANDS", AS SHOWN ON MAP RECORDED IN VOLUME A, PAGE 48, MAP RECORDS OF NUECES COUNTY, TEXAS



LOCATION MAP

NOT TO SCALE

PLAT NOTES:

- TOTAL PLATTED AREA CONTAINS 23.422 ACRES OF LAND, INCLUDING RIGHT-OF-WAYS, EASEMENTS, AND STREET DEDICATIONS.
- 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.
- 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.
- ALL BEARINGS ARE GRID BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM FOR THE LAMBERT SOUTH ZONE (NAD83).
- ALL ELEVATIONS ARE BASED ON NAVD88, GEOID09.
- 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.
- THE SURVEYOR CAN NOT CERTIFY AS TO UNRECORDED EASEMENTS AND/OR RIGHT-OF-WAY THAT MAY IMPACT THE SUBJECT PROPERTY AND ARE NOT VISIBLE AND APPARENT.
- CAUTION MUST BE TAKEN WITH PIPELINE MARKERS INDICATING BURIED LINES NOT ON RECORD.
- THE YARD REQUIREMENTS, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.
- BLOCK 1 LOT 2 SHALL PROVIDE AN ADDITIONAL 20-FOOT WIDE ACCESS POINT LOCATED AT A MINIMUM OF 45-FEET AND A MAXIMUM OF 85-FEET FROM THE SOUTHWEST PROPERTY CORNER ONTO LOT 1 ALONG THE WEST PROPERTY LINE.
- BLOCK 1 LOT 8 SHALL PROVIDE AN ADDITIONAL 20-FOOT WIDE ACCESS POINT LOCATED AT A MINIMUM OF 45-FEET AND A MAXIMUM OF 85-FEET FROM THE SOUTHEAST PROPERTY CORNER ONTO THE 25-FOOT ACCESS EASEMENT ALONG THE EAST PROPERTY LINE.
- ACCESS TO TxDOT ROW SHALL BE PROVIDED AS JOINT ACCESS. LOT OWNER(S) SHALL PROVIDE SHARED COMMON ACCESS FOR LOTS 1-8 AND ADJACENT LOTS FRONTING SH 357 (SARATOGA BOULEVARD)
- ACCESS TO SH 357 (SARATOGA BOULEVARD) SHALL MEET TxDOT ACCESS MANAGEMENT AND ROAD DESIGN MANUALS. ACCESS SHALL HAVE TxDOT APPROVAL.
- ANY DRAINAGE DISCHARGE TO SH 357 (SARATOGA BOULEVARD) AND FM 43 (WEBER ROAD) SHALL MEET TxDOT HYDRAULIC MANUAL REQUIREMENTS AND HAVE TxDOT APPROVAL.
- 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 NEGLIGENT BY SUCH ENTITY. THE OBLIGATION SHALL BE THE SOLE RESPONSIBILITY OF THE OWNERS OF THE PROPERTY OF THIS SUBDIVISION.
- THIS SUBDIVISION IS LOCATED NEAR AIRFIELDS USED BY AIRPLANES AND MAY BE SUBJECT TO AIRCRAFT NOISE, OVER FLIGHT, VIBRATION, AND OTHER HAZARDS.

STATE OF TEXAS §
COUNTY OF Nueces §

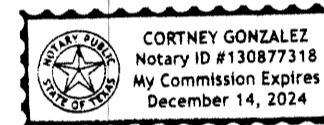
CORPUS CHRISTI ISLAND APARTMENT VILLAS MANAGEMENT GROUP, LLC DO HEREBY CERTIFY ARE THE OWNER OF THE LANDS EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING MAP; PUBLIC EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF PUBLIC UTILITIES.
THIS THE 11 DAY OF April, 2022

BY: [Signature]
ATA O'AZALI
MANAGE MEMEBER

STATE OF TEXAS §
COUNTY OF Nueces §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Ata Azali 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 11 DAY OF April, 2022

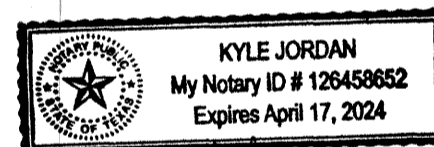
NOTARY PUBLIC
MY COMMISSION EXPIRES: 12/14/2024



STATE OF TEXAS §
COUNTY OF Nueces §

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 9 DAY OF April, 2022

BY: [Signature]
PENN THOMAS
MANAGING MEMBER



STATE OF TEXAS §
COUNTY OF Nueces §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Penn Thomas 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 9 DAY OF April, 2022

NOTARY PUBLIC
MY COMMISSION EXPIRES: 4/17/2024

STATE OF TEXAS §
COUNTY OF Nueces §

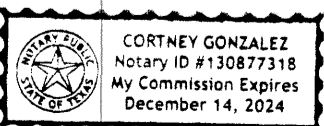
I, Nick Black FOR THE First Community Bank, DO HEREBY CERTIFY THAT WE ARE THE HOLDERS OF A LIEN ON THE LAND SHOWN ON THE FOREGOING MAP OF WHICH Corpus Christi Island Villas Management Group, LLC IS THE OWNER, AND WE APPROVE OF THE SUBDIVISION AND DEDICATION FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.
THIS THE 11 DAY OF April, 2022

BY: [Signature]

STATE OF TEXAS §
COUNTY OF Nueces §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Nick Black 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 11 DAY OF April, 2022

NOTARY PUBLIC
MY COMMISSION EXPIRES: 12/14/2024



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.

[Signature] DATE: 4/18/2022
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 26TH DAY OF April, 2022.

[Signature]
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 27TH DAY OF JANUARY, 2022.

[Signature]
AL RAYMOND III, AIA
DIRECTOR OF DEVELOPMENT SERVICES

[Signature]
DANIEL DIBBLE
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 11th DAY OF April, 2022, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THIS THE 19th DAY OF May, 2022, AT 8:58 O'CLOCK A.M. AND DULY RECORDED IN VOLUME 69, PAGE 916 + 917, MAP RECORDS OF NUECES COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF SAID COURT AT OFFICE IN CORPUS CHRISTI, TEXAS, THIS THE 19th DAY OF May, 2022.

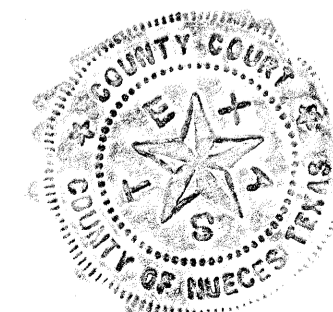
NO. 2022024435

[Signature]
KARA SANDS

KARA SANDS
COUNTY CLERK - NUECES COUNTY, TEXAS

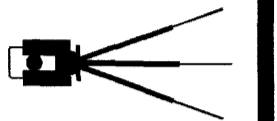
FILED FOR RECORD
AT 8:58 O'CLOCK A.M.
5-19-22

BY: [Signature]
DEPUTY
SYLVIA CASTILLO

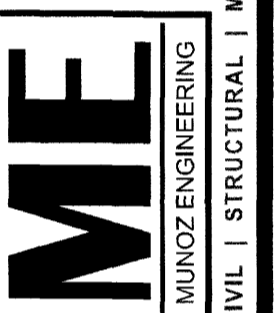


ENGINEER	THOMAS TIFFIN, PE
SPONSOR	RONALD BRISTER, RPLS
OWNER	CCIAM
ENGINEER PID	210016
DRWN BY	XX
CHKD BY	AN
APPD BY	RB
DRAWING DATE	4/07/2022

Brister Surveying
4455 South Padre 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
TBPELS FIRM F-12240

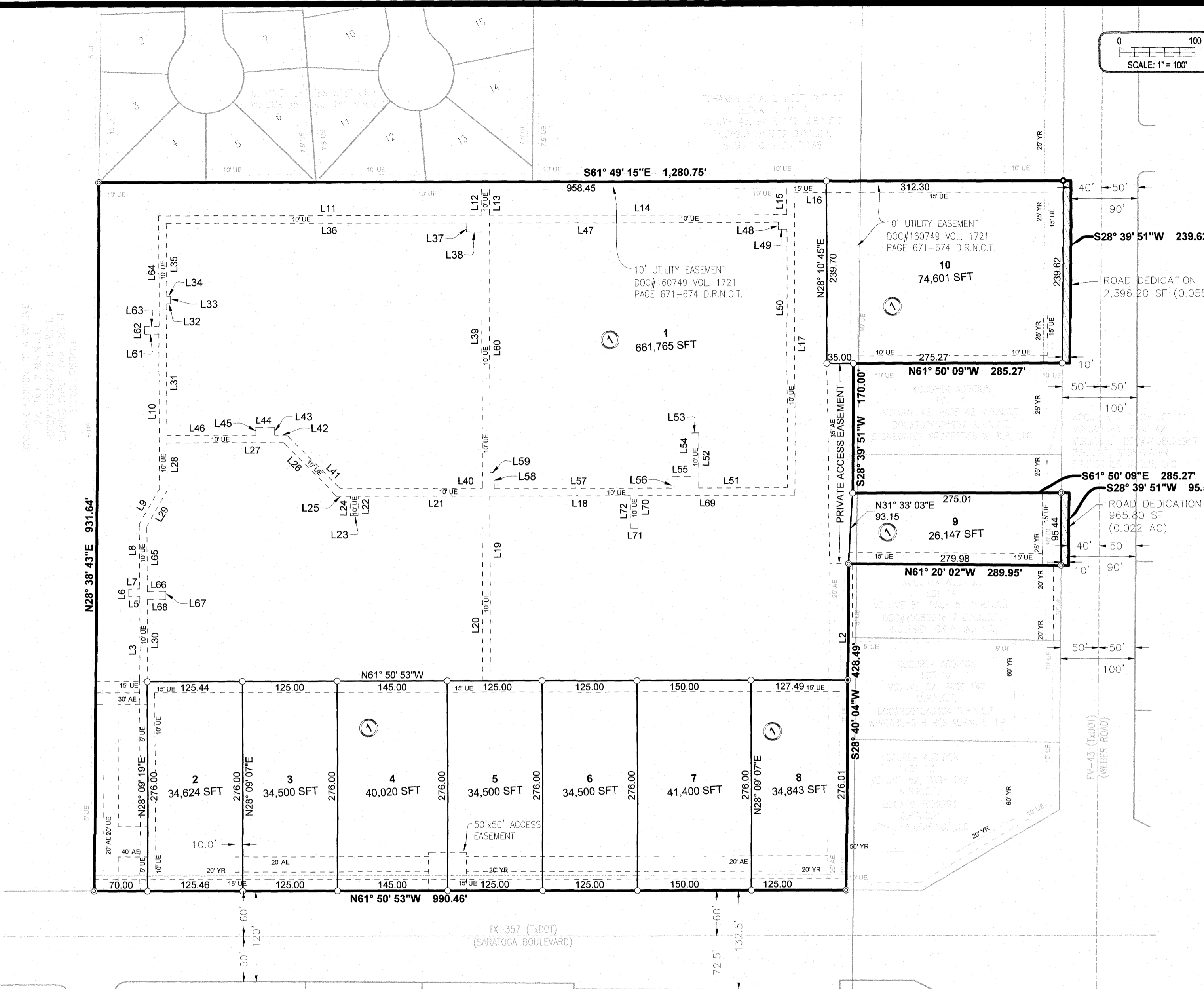
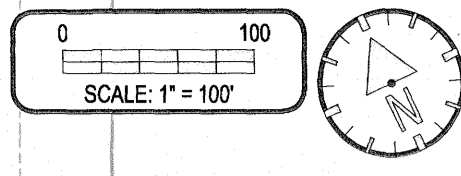


CIVIL | STRUCTURAL | MARINE | LAND DEVELOPMENT

PLAT OF JADE HEIGHTS
A PLAT OF A 23.422 ACRE TRACT AS DESCRIBED IN A DEED RECORDED DOCUMENT NO. 20211016104, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS. SAID 23.422 ACRE TRACT BEING OUT OF LOT 4, SECTION 9, "BOHEMIAN COLONY LANDS", AS SHOWN ON MAP RECORDED IN VOLUME A, PAGE 48, MAP RECORDS OF NUECES COUNTY, TEXAS

VOL 69 pg 916

Vol 69 pg 917



SPECIAL PLAT NOTES (TxDOT REQUIREMENTS):

- ACCESS TO TxDOT ROW SHALL BE PROVIDED AS JOINT ACCESS. LOT OWNER(S) SHALL PROVIDE SHARED COMMON ACCESS FOR LOTS 1-8 AND ADJACENT LOTS FRONTING SH 357 (SARATOGA BOULEVARD)
- ACCESS TO SH 357 (SARATOGA BOULEVARD) SHALL MEET TxDOT ACCESS MANAGEMENT AND ROAD DESIGN MANUALS. ACCESS SHALL HAVE TxDOT APPROVAL.
- ANY DRAINAGE DISCHARGE TO SH 357 (SARATOGA BOULEVARD) AND FM 43 (WEBER ROAD) SHALL MEET TxDOT HYDRAULIC MANUAL REQUIREMENTS AND HAVE TxDOT APPROVAL.
- PRIOR TO CITY OF CORPUS CHRISTI ISSUANCE OF A BUILDING PERMIT, LOTS 2-10 SHALL HAVE APPROVAL FROM TxDOT THAT NO ADVERSE DRAINAGE IMPACTS SHALL OCCUR.
- LOTS 2-10 WILL BE REQUIRED TO MAINTAIN EXISTING DRAINAGE PATTERN (PRE-CONSTRUCTION) AND EXISTING DISCHARGE FLOW, WITH ANY INCREASE BEING REQUIRED TO BE DETAINED AS REQUIRED TO OBTAIN TxDOT APPROVAL AS PER SPECIAL PLAT NOTE #4.
- LOTS 2-10 LOT SURFACE ELEVATION SHALL BE LOWER THAN ADJACENT ROAD AS NEEDED WITH THE EXCEPTION OF THE BUILDING FINISHED FLOOR AND ACCESSIBILITY ROUTES.
- NO ADDITIONAL RUNOFF (DRAINAGE) TO SH 357 OR FM 43 FROM ADJACENT LOTS WILL BE ALLOWED.

PLAT SYMBOL AND LINE LEGEND (NOT ALL MAY BE USED)

● PROPERTY CORNER	⊙ FOUND 5/8-INCH RE-BAR	⊕ BLOCK IDENTIFICATION
⊙ SET CHISELED X	● FOUND 1-INCH IRON PIPE	
○ SET 5/8" DIAMETER BY 18 INCH LONG RE-BAR		
— ADJACENT BOUNDARY LINE	— BOUNDARY LINE	
— ADJACENT PROPERTY LINE	— PROPERTY LINE	
— EXISTING ROW CENTER LINE	— ROW CENTER LINE	
— EXISTING EASEMENT	— EASEMENT	
— EXISTING YARD REQUIREMENT	— YARD REQUIREMENT	
— CURRENT FEMA BOUNDARY LINE	— PRELIMINARY FEMA BOUNDARY LINE	

PLAT ABBREVIATION LEGEND (NOT ALL MAY BE USED)

SEC - SECTION	AE - PUBLIC ACCESS EASEMENT	PAE - PRIVATE ACCESS EASEMENT
VOL - VOLUME	DE - PUBLIC DRAINAGE EASEMENT	PDE - PRIVATE DRAINAGE EASEMENT
PG - PAGE	UE - PUBLIC UTILITY EASEMENT	PUE - PRIVATE UTILITY EASEMENT
LT - LOT	WE - PUBLIC WATER EASEMENT	PWE - PRIVATE WATER EASEMENT
AC - ACRE	WWE - PUBLIC WASTEWATER EASEMENT	PWWE - PRIVATE WASTEWATER EASEMENT
SFT - SQUARE FEET	EE - ELECTRICAL EASEMENT	FEMA - FEDERAL EMERGENCY
ROW - RIGHT-OF-WAY	TE - TEMPORARY EASEMENT (SEE NOTES)	MANAGEMENT AGENCY
NB - NON-BUILDABLE	D - LOT DRIVEWAY LOCATION	RPLS - REGISTERED PROFESSIONAL
YR - YARD REQUIREMENT	GR - GARAGE SET BACK REQUIREMENT	LAND SURVEYOR
M.R.N.C.T. - MAP RECORDS NUECES COUNTY, TEXAS		LSLS - LICENSED STATE LAND SURVEYOR
D.R.N.C.T. - DEED RECORDS NUECES COUNTY, TEXAS		PE - PROFESSIONAL ENGINEER
O.P.R.N.C.T. - OFFICIAL PUBLIC RECORDS NUECES COUNTY, TEXAS		

LINE TABLE

LINE ID	LENGTH	BEARING
L3	111.90'	N28° 10' 45"E
L5	14.35'	S61° 49' 15"E
L6	10.00'	S28° 10' 45"W
L7	14.35'	S61° 49' 15"E
L8	85.59'	N28° 10' 45"E
L9	52.32'	N58° 09' 51"E
L10	203.77'	N28° 10' 45"E
L11	425.83'	S61° 49' 15"E
L12	34.00'	N28° 10' 45"E
L13	34.00'	N28° 10' 45"E
L14	391.66'	S61° 49' 15"E
L15	33.94'	N28° 10' 45"E
L16	42.50'	S61° 20' 09"E
L17	397.83'	N28° 10' 45"E
L18	185.05'	S61° 49' 15"E
L19	242.62'	N28° 10' 45"E
L20	242.64'	N28° 10' 45"E
L21	163.55'	S61° 49' 15"E
L22	25.63'	N28° 10' 45"E
L23	10.00'	N61° 49' 15"W
L24	25.63'	N28° 10' 45"E
L25	18.11'	S61° 49' 15"E
L26	99.67'	S16° 49' 15"E
L27	153.69'	S61° 49' 15"E
L28	63.19'	N28° 10' 45"E
L29	52.32'	N58° 09' 51"E
L30	107.89'	N28° 10' 45"E
L31	173.00'	N28° 10' 45"E
L32	5.00'	N61° 49' 15"W
L33	10.00'	N28° 10' 45"E
L34	5.00'	N61° 49' 15"W
L35	95.26'	N28° 10' 45"E
L36	395.28'	S61° 49' 15"E
L37	11.95'	N28° 10' 45"E
L38	20.55'	S61° 49' 15"E

LINE TABLE

LINE ID	LENGTH	BEARING
L2	152.47'	S28° 40' 04"W

LINE TABLE

LINE ID	LENGTH	BEARING
L39	336.79'	N28° 10' 45"E
L40	187.52'	S61° 49' 15"E
L41	99.67'	S16° 49' 15"E
L42	15.83'	S61° 49' 15"E
L43	10.26'	S28° 10' 45"W
L44	24.79'	S61° 27' 45"E
L45	10.42'	N28° 32' 15"E
L46	117.15'	S61° 49' 15"E
L47	380.21'	S61° 49' 15"E
L48	9.45'	N28° 10' 45"E
L49	11.45'	S61° 49' 15"E
L50	339.29'	N28° 10' 45"E
L51	116.94'	S61° 49' 15"E
L52	72.40'	N28° 12' 22"E
L53	10.00'	S61° 47' 38"E
L54	57.40'	N28° 12' 22"E
L55	24.99'	S61° 49' 15"E
L56	15.00'	S28° 10' 45"W
L57	234.40'	S61° 49' 15"E
L58	20.50'	S28° 10' 45"W
L59	5.35'	S61° 49' 15"E
L60	328.24'	N28° 10' 45"E
L61	19.00'	S61° 49' 15"E
L62	10.00'	N28° 10' 45"E
L63	19.00'	S61° 49' 15"E
L64	145.00'	N28° 10' 45"E
L65	86.91'	N28° 10' 45"E
L66	24.70'	S61° 48' 59"E
L67	10.00'	N28° 11' 01"E
L68	24.70'	S61° 48' 59"E
L69	206.61'	S61° 49' 15"E
L70	42.40'	N28° 10' 45"E
L71	10.00'	S61° 49' 15"E
L72	42.40'	N28° 10' 45"E

MUNOZ ENGINEERING
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 TBPELS FIRM F-12240

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 bristersurveying@corpus.twebc.com
 Firm Registration No. 10072800

ME
 CIVIL | STRUCTURAL | MARINE | LAND DEVELOPMENT

PLAT OF
JADE HEIGHTS

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2

PLAT - FINAL SIZE - 10' x 24' MUNOZ ENGINEERING PROJECTS - CC ISLAND APT VILLAS MGMT GROUP 2/10/16 - JADE HEIGHTS 03 - LAND DEVELOPMENT 2 - PLATTING 02 - FINAL 02 - DWG 2/10/16 - PLAT - JADE HEIGHTS.DWG

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