

McNeill, Catherine

From: Barnette, Cathy <cbarnette@Dewberry.com>
Sent: Monday, May 11, 2026 11:18 AM
To: Mobile Coastal Mail
Subject: Paradiso Form 329
Attachments: Paradiso ADEM FORM 329 with appendices.pdf

Good Morning,
Submitting Form 329 for Paradiso Subdivision in Daphne, AL
Thanks!

Cathy Barnette, CPESC, ENV SP
Associate, Senior Project Manager
Planning, Consulting, and Advisory Services
25353 Friendship Road
Daphne, AL 36526-6278
D 251.929.9801 C 251.379.0462
LICENSED CPESC



in   
www.dewberry.com

CONFIDENTIALITY NOTICE: This e-mail message, including any attachments, is intended only for the use of the person(s) to whom it is addressed and may contain confidential and privileged information. Any unauthorized review, use, disclosure, copying, or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message.

ADEM
Alabama Department of Environmental Management



**APPLICATION FOR APPROVAL OF A NON-REGULATED USE
IN THE ALABAMA COASTAL AREA
Developments and Subdivisions of Property Greater than 5 Acres in Size**

I hereby make application for a permit for a development and/or a subdivision, which is greater than 5 acres in size:

Applicant: Name: _____ Applicant: _____ Address: _____ City: _____ Zip Code: _____ Name and Title of Responsible Official: _____ Telephone Number during business hours: A/C () _____ Residence A/C () _____ Office A/C () _____ Cell Email Address: _____	Designated Agent (if applicable): Name: _____ Address: _____ City: _____ Zip Code: _____ Name of Contact w/ Agent: _____ Telephone Number during business hours: A/C () _____ Office A/C () _____ Other A/C () _____ Cell Email Address: _____
--	---

Project Location: Street Address: _____ _____ City: _____ County: _____ Parcel Identification Number: _____ Latitude : _____ Longitude: _____ Section: _____ Township: _____ Range: _____

In addition to this application, certain other information is required to be submitted in order for the application to be considered complete, including:

- A. A vicinity or location map showing the location of the proposed site.
- B. A survey of the property,¹ encompassing the entire project site, prepared by a duly licensed surveyor of the state of Alabama which shows :
 - (1) all property boundaries,
 - (2) existing topographic features,
 - (3) all existing watercourses,
 - (4) any and all areas which have been delineated as wetlands by the Corps of Engineers²,
 - (5) for Gulf-front properties, the location of the construction control line and any monuments which may be located on the property,
 - (6) designated critical habitat of any endangered species³,
 - (7) the proposed location of all paved and unpaved roads and other improvements, and
 - (8) the proposed platting of individual sub-parcels and lots.⁴
- C. Identification of the source or supplier of potable water.
- D. The type of wastewater collection and treatment system(s).
- E. A copy of the completed application for a stormwater permit, or if such permit has already been obtained, a copy of the same.
- F. A copy of the Alabama Historical Commission determination if the proposed activity will have an effect on properties on or eligible for the National Register of Historic Places.

¹In additions to the original stamped and signed survey, a copy of the survey, which is no larger than 11"x17" should also be included.

² A certification statement signed by a Corps representative verifying the wetland boundary must be submitted and shown on the survey.

³ A copy of the U.S. Fish and Wildlife Service verification letter or opinion should be submitted.

⁴ Site plans should demonstrate that sufficient buildable uplands are available on each lot.

Application is hereby made for authorization to conduct the activities described herein. I certify that the proposed project for which authorization is sought complies with the approved Alabama Coastal Area Management Program and will be conducted in a manner consistent with the program. I agree to provide any additional information/data that may be necessary to provide reasonable assurance or evidence to show that the proposed project will comply with the Alabama Coastal Area Management Program during construction and after the project is completed. I agree to provide entry to the project site for inspectors for the purpose of making preliminary analyses of the site and monitoring permitted works. I certify that I am familiar with and responsible for the information contained in the application, and that to the best of my knowledge and belief such information is true, complete and accurate. I further certify that I possess the authority to undertake the proposed activities or that I am acting as the duly authorized agent of the applicant.

Catherine S. Barnette

Signature of Applicant or Agent

Date

Send one signed and completed application to the following:

ADEM
Coastal Programs
3664 Dauphin Street, Suite B
Mobile, AL 36608

Paradiso

A. See Appendix A.

B. See Appendix B.

USACE JD pending, SAM-2026-00785
No USFWS critical habitat – species list attached.
Proposed Site Plan

C. The supplier of potable water shall be Daphne Utilities.

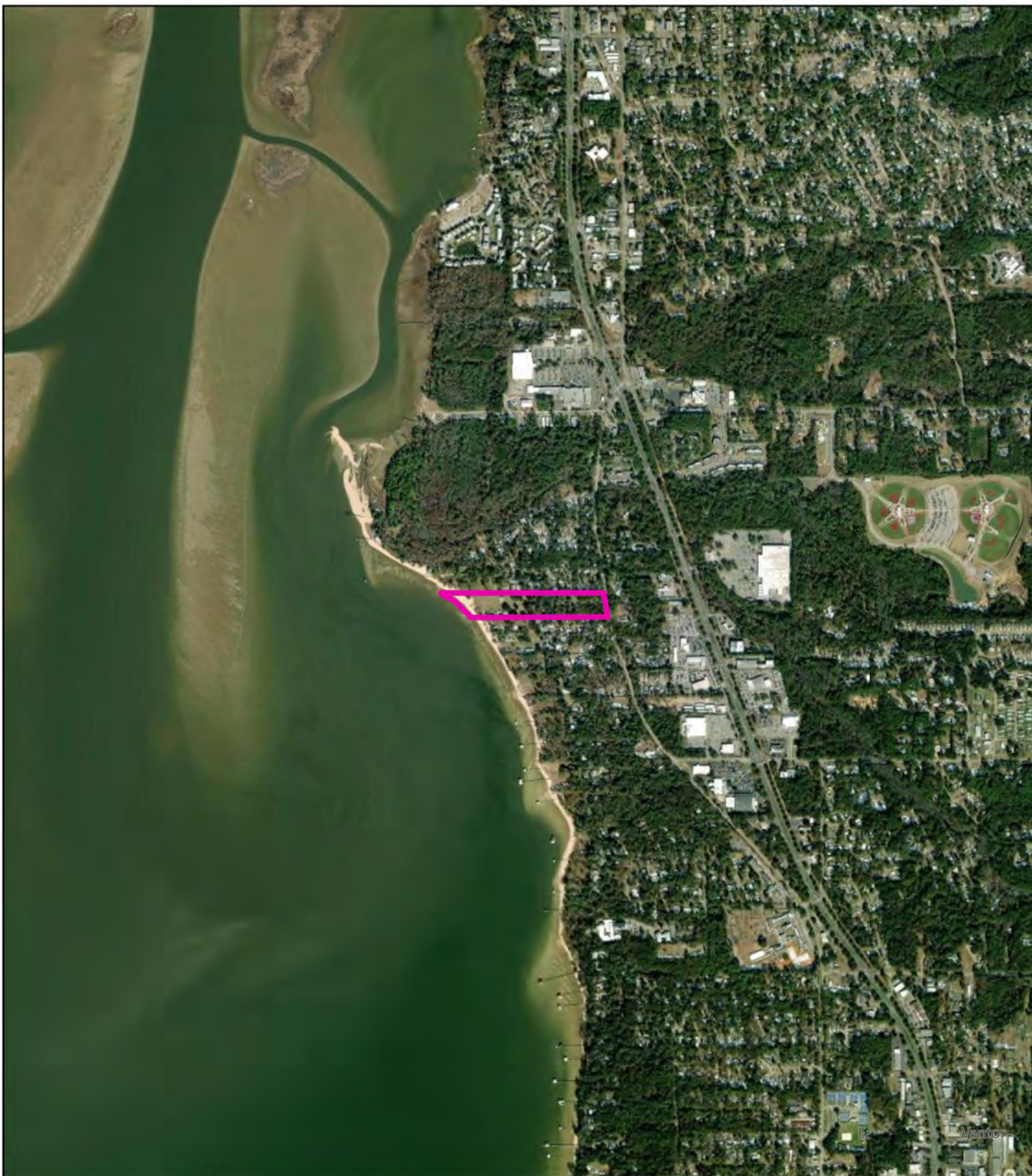
D. Wastewater utilities shall be utilizing services from Daphne Utilities.

E. The stormwater permit will be submitted on the ADEM portal.

F. No impacts are anticipated within proposed activities.

1. Exhibit 1 – Adjacent property owners

APPENDIX A



Daphne 13 Acres

CT Morgan, LLC

S37, 19 T5S R2E

Drawn By: Tyler Henschel

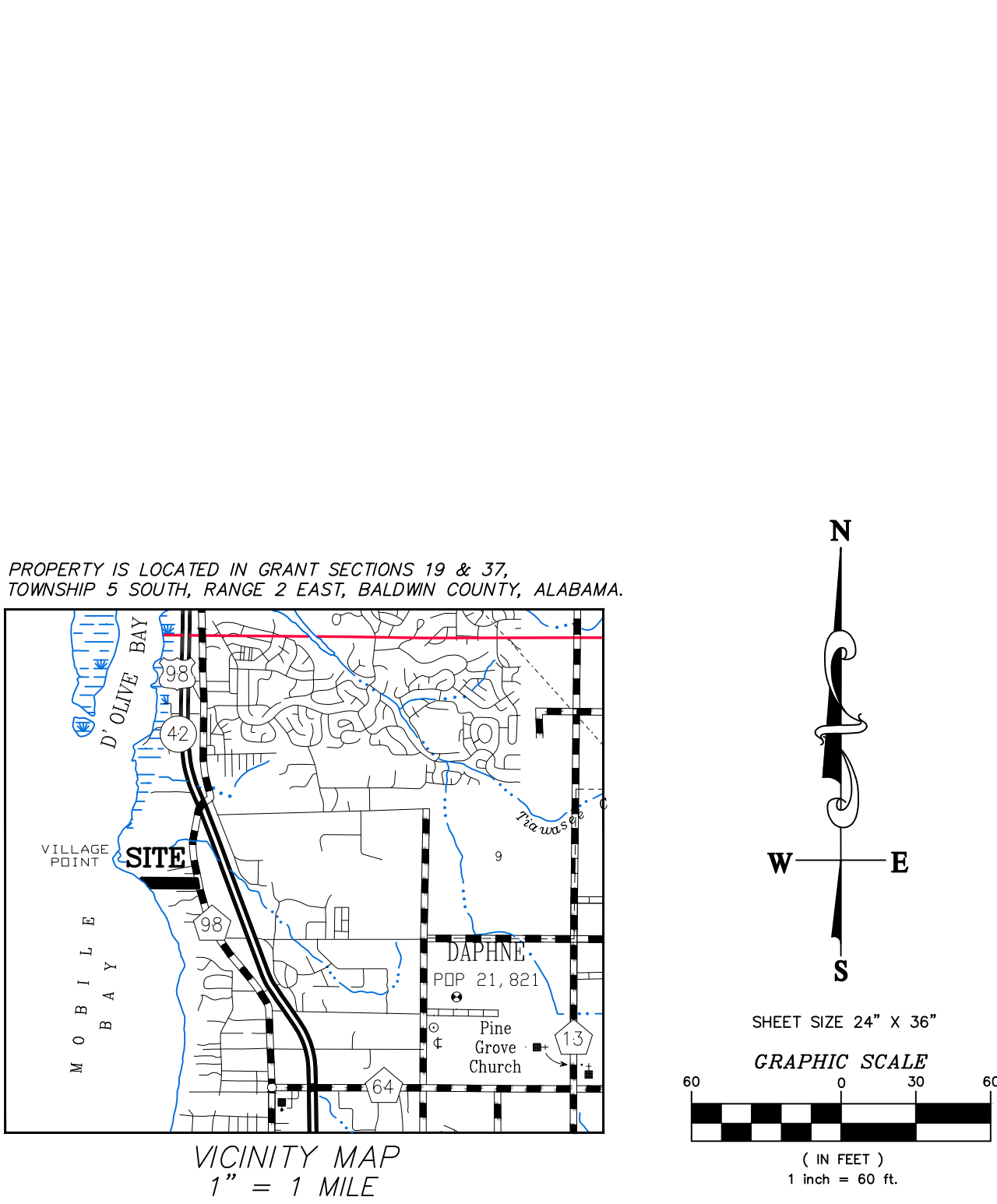
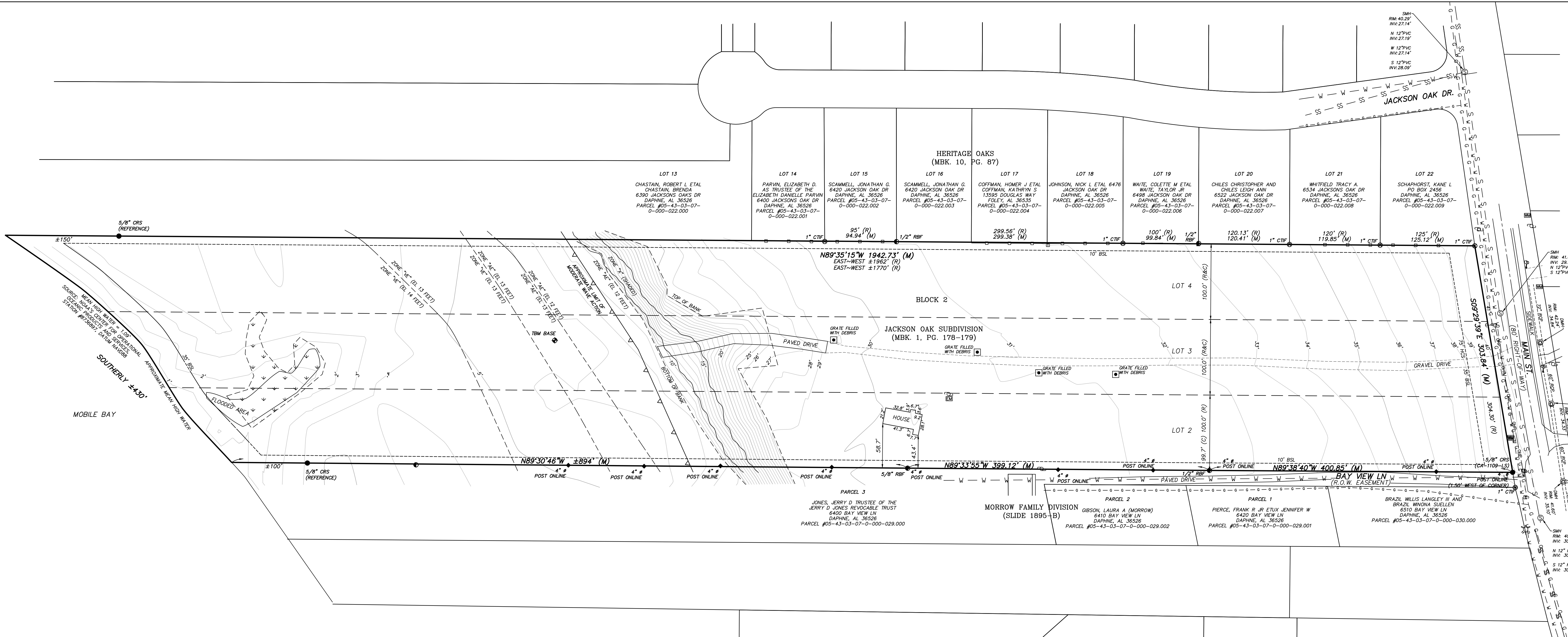
Date: 05/07/2026

Vicinity map

0 1,000 2,000 3,000 4,000 5,000 Feet



APPENDIX B



FLOOD ZONE INFORMATION:
THIS PROPERTY LIES WITHIN ZONE "X" (UNSHADED), ZONE "X" (SHADED), ZONE "AE" (EL 12 FEET), ZONE "AE" (EL 13 FEET), ZONE "VE" (EL 13 FEET), ZONE "VE" (EL 14 FEET) AND WITHIN LIMITS OF MODERATE WAVE ACTION, AS SCALED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF BALDWIN COUNTY, ALABAMA, MAP NUMBER 01003C0631M, COMMUNITY NUMBER 015000, PANEL NUMBER 0631, SUFFIX M, MAP EFFECTIVE DATE APRIL 19, 2019.

SURVEYOR'S NOTES:

- ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH ALABAMA STANDARDS.
- THERE MAY BE RECORDED OR UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAYS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OF SAID PROPERTIES.
- THE LINES REPRESENTING THE CENTERLINE AND RIGHT-OF-WAYS OF THE STREETS ARE SHOWN FOR VISUAL PURPOSES ONLY AND WERE NOT SURVEYED UNLESS RIGHT-OF-WAY MONUMENTATION IS ALSO SHOWN.
- SURVEY WAS CONDUCTED IN PAGE 2025; AND IS RECORDED IN FIELD BOOK PAGE 2025.
- BEARINGS AND DISTANCES SHOWN HEREON WERE "COMPUTED" FROM ACTUAL FIELD TRAVERSES.
- BEARINGS SHOWN HEREON ARE REFERENCED TO STATE PLANE GRID COORDINATES, ALABAMA WEST ZONE 0102, NAD83 (2011).
- ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD 88.
- ALL GPS OBSERVATIONS WERE TAKEN USING REAL TIME KINEMATIC GPS.
- THIS SURVEY IS BASED UPON MONUMENTATION FOUND IN PLACE AND DOES NOT PURPORT TO BE A RETRACEMENT AND PROPORTIONING OF THE ORIGINAL GOVERNMENT SURVEY.
- THERE WAS NO ATTEMPT TO DETERMINE THE EXISTENCE, LOCATION, OR EXTENT OF ANY SUB-SURFACE FEATURES.
- SOURCE OF INFORMATION: JACKSON OAK SUBDIVISION, MBK. 1, PG. 178-179; HERITAGE OAKS, MBK. 10, PG. 87; MORROW FAMILY DIVISION, SLIDE 1895-B; RE-PLAT OF LOTS 1 AND 2 OF OAK KNOLL, SLIDE 2630-C; INS. #1839580; PROBATE RECORDS, BALDWIN COUNTY, ALABAMA.

DESCRIPTION:
LOTS 2, 3 AND 4, BLOCK "2" OF JACKSON OAKS SUBDIVISION, AS RECORDED IN MAP BOOK 1, PAGES 178-179 OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA.

SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

VICTOR L. GERMAIN, AL. P.L.S. NO. 38473 DATE 09/16/2025

DEWBERRY

SURVEY NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL



BOUNDARY AND TOPOGRAPHIC SURVEY	DATE: 09/17/2025
PARADISO	SCALE: 1" = 60'
Dewberry	DRAWN BY: VLG
25353 Friendship Road Daphne, AL 36526	CHECKED BY: VLG
251.990.9950 fax 251.929.9815	GRANT SECTIONS 19 & 37
	BALDWIN COUNTY, ALABAMA
	PROJECT# 50189839
	REF.#
	DWG.# 50189839 PARADISO.BTS
	SHEET NO. 1 OF 1



United States Department of the Interior



FISH AND WILDLIFE SERVICE
Alabama Ecological Services Field Office
1208 B Main Street
Daphne, AL 36526-4419
Phone: (251) 441-5181 Fax: (251) 441-6222
Email Address: alabama@fws.gov

In Reply Refer To:
Project Code: 2026-0088090
Project Name: Paradiso

05/11/2026 15:58:15 UTC

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

Project consultation requests may be submitted by mail or email (Alabama@fws.gov). **Ensure that the Project Code in the header of this letter is clearly referenced in any request for consultation or correspondence submitted to our office.**

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered

species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2)(c)). For projects other than major construction activities, the Service suggests that a biological evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

<https://www.fws.gov/sites/default/files/documents/endangered-species-consultation-handbook.pdf>

Migratory Birds: In addition to responsibilities to protect threatened and endangered species under the Endangered Species Act (ESA), there are additional responsibilities under the Migratory Bird Treaty Act (MBTA) and the Bald and Golden Eagle Protection Act (BGEPA) to protect native birds from project-related impacts. Any activity resulting in take of migratory birds, including eagles, is prohibited unless otherwise permitted by the U.S. Fish and Wildlife Service (50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)). For more information regarding these Acts see <https://www.fws.gov/program/migratory-bird-permit/what-we-do>.

It is the responsibility of the project proponent to comply with these Acts by identifying potential impacts to migratory birds and eagles within applicable NEPA documents (when there is a federal nexus) or a Bird/Eagle Conservation Plan (when there is no federal nexus). Proponents should implement conservation measures to avoid or minimize the production of project-related stressors or minimize the exposure of birds and their resources to the project-related stressors. For more information on avian stressors and recommended conservation measures see <https://www.fws.gov/library/collections/threats-birds>.

In addition to MBTA and BGEPA, Executive Order 13186: *Responsibilities of Federal Agencies to Protect Migratory Birds*, obligates all Federal agencies that engage in or authorize activities that might affect migratory birds, to minimize those effects and encourage conservation measures that will improve bird populations. Executive Order 13186 provides for the protection of both migratory birds and migratory bird habitat. For information regarding the implementation of Executive Order 13186, please visit <https://www.fws.gov/partner/council-conservation-migratory-birds>.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. **Ensure that the Project Code in the header of this letter is clearly referenced with any request for consultation or correspondence about your project that you submit to our office.**

Attachment(s):

- Official Species List
- Marine Mammals

OFFICIAL SPECIES LIST

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

Alabama Ecological Services Field Office

1208 B Main Street

Daphne, AL 36526-4419

(251) 441-5181

PROJECT SUMMARY

Project Code: 2026-0088090

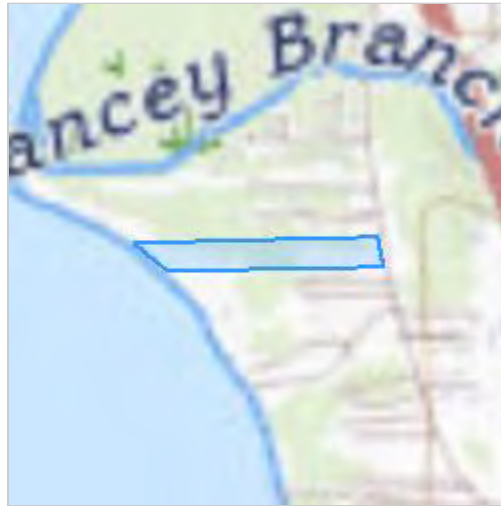
Project Name: Paradiso

Project Type: Residential Construction

Project Description: Construction of residential subdivision

Project Location:

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@30.623948900000002,-87.91422429887442,14z>



Counties: Baldwin County, Alabama

ENDANGERED SPECIES ACT SPECIES

There is a total of 8 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries¹, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

-
1. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

MAMMALS

NAME	STATUS
Tricolored Bat <i>Perimyotis subflavus</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/10515	Proposed Endangered
West Indian Manatee <i>Trichechus manatus</i> There is final critical habitat for this species. Your location does not overlap the critical habitat. <i>This species is also protected by the Marine Mammal Protection Act, and may have additional consultation requirements.</i> Species profile: https://ecos.fws.gov/ecp/species/4469	Threatened

BIRDS

NAME	STATUS
Rufa Red Knot <i>Calidris canutus rufa</i> There is proposed critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/1864	Threatened

REPTILES

NAME	STATUS
Alabama Red-bellied Turtle <i>Pseudemys alabamensis</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/1494	Endangered
Alligator Snapping Turtle <i>Macrochelys temminckii</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/4658	Proposed Threatened
Eastern Indigo Snake <i>Drymarchon couperi</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/646	Threatened

FISHES

NAME	STATUS
Gulf Sturgeon <i>Acipenser oxyrinchus (=oxyrhynchus) desotoi</i> There is final critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/651	Threatened

INSECTS

NAME	STATUS
Monarch Butterfly <i>Danaus plexippus</i> There is proposed critical habitat for this species. Your location does not overlap the critical habitat.	Proposed Threatened

NAME

STATUS

Species profile: <https://ecos.fws.gov/ecp/species/9743>

CRITICAL HABITATS

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

YOU ARE STILL REQUIRED TO DETERMINE IF YOUR PROJECT(S) MAY HAVE EFFECTS ON ALL ABOVE LISTED SPECIES.

MARINE MAMMALS

Marine mammals are protected under the [Marine Mammal Protection Act](#). Some are also protected under the Endangered Species Act¹ and the Convention on International Trade in Endangered Species of Wild Fauna and Flora².

The responsibilities for the protection, conservation, and management of marine mammals are shared by the U.S. Fish and Wildlife Service [responsible for otters, walruses, polar bears, manatees, and dugongs] and NOAA Fisheries³ [responsible for seals, sea lions, whales, dolphins, and porpoises]. Marine mammals under the responsibility of NOAA Fisheries are **not** shown on this list; for additional information on those species please visit the [Marine Mammals](#) page of the NOAA Fisheries website.

The Marine Mammal Protection Act prohibits the take of marine mammals and further coordination may be necessary for project evaluation. Please contact the U.S. Fish and Wildlife Service Field Office shown.

-
1. The [Endangered Species Act](#) (ESA) of 1973.
 2. The [Convention on International Trade in Endangered Species of Wild Fauna and Flora](#) (CITES) is a treaty to ensure that international trade in plants and animals does not threaten their survival in the wild.
 3. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

NAME

West Indian Manatee *Trichechus manatus*

Species profile: <https://ecos.fws.gov/ecp/species/4469>

IPAC USER CONTACT INFORMATION

Agency: Private Entity
Name: Cathy Barnette
Address: Dewberry Engineers Inc.
Address Line 2: 25353 Friendship Road
City: Daphne
State: AL
Zip: 36526
Email: cbarnette@dewberry.com
Phone: 2519299801

CERTIFICATE OF APPROVAL BY SEWER PROVIDER:
THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN COUNTY SEWER SERVICES HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS ____ DAY OF ____ 20____

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY BROADBAND:
THE UNDERSIGNED, AS AUTHORIZED BY AT&T HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS ____ DAY OF ____ 20____

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY WATER PROVIDER:
THE UNDERSIGNED, AS AUTHORIZED BY BELFLOREST WATER SYSTEM HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS ____ DAY OF ____ 20____

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY ELECTRIC PROVIDER:
THE UNDERSIGNED, AS AUTHORIZED BY RIVIERA UTILITIES HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS ____ DAY OF ____ 20____

AUTHORIZED REPRESENTATIVE

CERTIFICATION OF APPROVAL FOR RECORDING:

STATE OF ALABAMA
CITY OF DAPHNE
COUNTY OF BALDWIN

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE DAPHNE LAND USE AND DEVELOPMENT ORDINANCE WITH THE EXCEPTION OF SUCH MODIFICATIONS, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND WRITTEN UPON SAID PLAT AND THAT IT HAS BEEN APPROVED FOR THE RECORDING IN THE OFFICE OF THE BALDWIN COUNTY JUDGE OF PROBATE.

DATED THIS ____ DAY OF ____ 20____

PLANNING COMMISSION CHAIRMAN OR AUTHORIZED REPRESENTATIVE

LICENSED ENGINEER'S CERTIFICATION OF IMPROVEMENTS

STATE OF ALABAMA
CITY OF DAPHNE
COUNTY OF BALDWIN

I, JASON N. ESTES, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF ALABAMA WITH A LICENSE NUMBER OF 22714, HEREBY CERTIFY THAT I HAVE DESIGNED THE WITHIN IMPROVEMENTS IN CONFORMITY WITH APPLICABLE CODES AND LAWS AND WITH THE PRINCIPLES OF GOOD ENGINEERING PRACTICE INCLUDING THE DRAINAGE DESIGN REQUIREMENTS OF THE CITY OF DAPHNE LAND USE & DEVELOPMENT REGULATIONS. I FURTHER CERTIFY THAT I HAVE PROVIDED OVERSIGHT OF THE CONSTRUCTION TO MY DESIGN, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE WITHIN IS A TRUE AND ACCURATE REPRESENTATION OF IMPROVEMENTS AS INSTALLED.

ENGINEER JASON N. ESTES, AL PE #22714
DEWBERRY

CERTIFICATION OF APPROVAL OF STREETS, DRAINAGE AND IMPROVEMENTS:

STATE OF ALABAMA
CITY OF DAPHNE
COUNTY OF BALDWIN

AS ENGINEER FOR THE CITY OF DAPHNE, ALABAMA, I DO HEREBY CERTIFY THAT THE PLAT HAS BEEN EXAMINED BY ME AND ALSO THAT THE SUBDIVIDER'S PLANS AND SPECIFICATIONS COMPLY WITH THE REQUIREMENTS SET FORTH IN THE DAPHNE LAND USE AND DEVELOPMENT ORDINANCE.

I FURTHER CERTIFY THAT THE STREET, DRAINAGE, AND OTHER IMPROVEMENTS HAVE BEEN INSTALLED.
DATED THIS ____ DAY OF ____ 20____

ENGINEER, CITY OF DAPHNE

DIRECTOR OF COMMUNITY DEVELOPMENT:

STATE OF ALABAMA
CITY OF DAPHNE
COUNTY OF BALDWIN

THE UNDERSIGNED, AS DIRECTOR OF THE DAPHNE COMMUNITY DEVELOPMENT DEPARTMENT, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA THIS ____ DAY OF ____ 20____

ADRIENNE D. JONES PC APPROVAL DATE

CERTIFICATION OF OWNERSHIP AND DEDICATION:

STATE OF ALABAMA
CITY OF DAPHNE
COUNTY OF BALDWIN

THIS IS TO CERTIFY THAT I (WE), THE UNDERSIGNED, AM (ARE) THE OWNER(S) OF THE LAND SHOWN AND DESCRIBED IN THE PLAT, AND THAT I (WE) HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED HEREON, FOR THE USES AND PURPOSES HEREIN SET FORTH AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE DESIGN AND TITLE HEREON INDICATED, AND GRANT ALL EASEMENTS AND BENEFITS AND CONVEY ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED, TOGETHER WITH SUCH RESTRICTIONS AND COVENANTS NOTED BELOW OR ATTACHED IN A SEPARATE LEGAL DOCUMENT.

DATED THIS ____ DAY OF ____ 20____

C T MORGAN, LLC, AN ALABAMA LIMITED LIABILITY COMPANY

BY: NAME

SIGNATURE

ITS:

ACKNOWLEDGEMENT OF NOTARY PUBLIC:

STATE OF ____
COUNTY OF ____

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY OF _____, IN THE STATE OF _____, DO CERTIFY THAT

CERTIFICATION OF OWNERSHIP AND DEDICATION, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGE THAT HE (THEY) SIGNED, SEALED AND DELIVERED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGE THAT HE (THEY) SIGNED, SEALED AND DELIVERED SAID INSTRUMENT AT HIS (THEIR) FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS ____ DAY OF ____ 20____

NOTARY PUBLIC
MY COMMISSION EXPIRES:

MORTGAGEE'S ACCEPTANCE:

IN WITNESS WHEREOF, _____, THE OWNERS OF THE MORTGAGE OF PARADISO SUBDIVISION AS SHOWN HEREON, HAS CAUSED THIS INSTRUMENT TO BE EXECUTED BY THE UNDERSIGNED OFFICERS, THEREUNTO DULY AUTHORIZED ON THIS THE ____ DAY OF ____ 20____

BY: _____

AS ITS: _____

ACKNOWLEDGEMENT OF NOTARY PUBLIC:

STATE OF ____

COUNTY OF ____

I, _____, NOTARY PUBLIC IN AND FOR THE COUNTY

OF _____, IN THE STATE OF _____, HEREBY

CERTIFY THAT _____

WHOSE NAME AS _____ OF _____

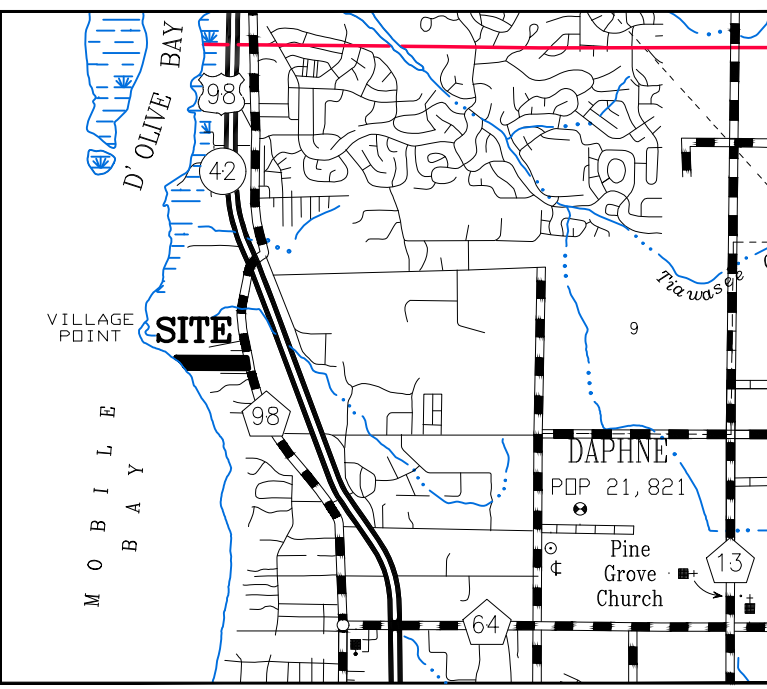
IS SIGNED TO THE FOREGOING INSTRUMENT, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENT OF THE INSTRUMENT, AND AS SUCH OFFICER AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY FOR AND AS THE ACT OF SAID BANK.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS ____ DAY OF ____ 20____

NOTARY PUBLIC
EXPIRES: _____ COMMISSION

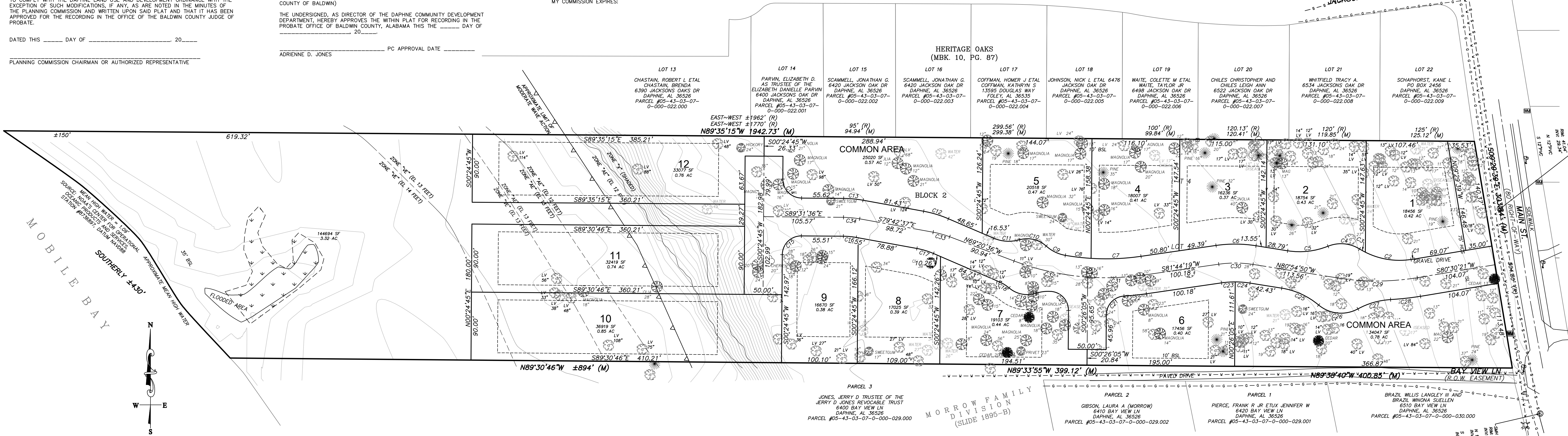
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	300.00'	4.26'	N80°54'45"E	4.26'
C2	100.00'	62.12'	S80°53'09"E	61.12'
C3	100.00'	8.82'	N60°33'47"W	8.82'
C4	46.00'	43.38'	S85°02'33"E	41.79'
C5	100.00'	54.33'	N83°31'23"E	53.66'
C6	176.00'	52.69'	S89°34'16"E	52.78'
C7	320.00'	66.08'	S87°39'16"W	65.96'
C8	320.00'	34.29'	S83°21'38"E	34.27'
C9	50.00'	28.57'	N67°55'28"W	28.18'
C10	37.00'	37.98'	N76°58'00"W	36.34'
C11	50.00'	34.66'	S86°29'51"E	33.97'
C12	150.00'	34.23'	S73°10'25"E	34.15'
C13	150.00'	25.70'	S84°37'07"E	25.67'
C14	25.00'	39.24'	S44°33'26"E	35.34'
C15	25.00'	39.30'	N45°26'34"E	35.37'
C16	100.00'	17.13'	S84°37'07"E	17.11'
C17	100.00'	22.82'	N73°10'25"W	22.77'
C18	50.00'	15.04'	N58°01'17"W	14.98'
C19	37.00'	38.08'	N78°51'58"W	36.42'
C20	35.00'	37.41'	N47°40'32"W	34.01'
C21	25.00'	37.49'	N43°23'31"E	34.07'
C22	370.00'	29.77'	N84°02'37"E	29.76'
C23	125.00'	18.24'	N85°55'10"E	18.23'
C24	125.00'	19.60'	S89°24'24"E	19.58'
C25	100.00'	54.26'	N65°22'07"W	53.60'
C26	46.00'	55.46'	S84°21'37"E	52.16'
C27	100.00'	45.22'	N74°03'22"E	44.83'
C28	350.00'	39.76'	N83°45'38"E	39.74'
C29	325.00'	105.39'	N89°47'46"E	104.93'
C30	150.00'	45.42'	S89°35'15"E	45.24'
C31	345.00'	74.53'	N87°54'10"E	74.09'
C32	345.00'	99.91'	S77°38'22"E	99.56'
C33	125.00'	22.62'	N74°31'36"W	22.59'
C34	125.00'	21.42'	S84°37'07"E	21.39'

PROPERTY IS LOCATED IN GRANT SECTIONS 19 & 37, TOWNSHIP 5 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA.



VICINITY MAP

1" = 1 MILE



SITE DATA

TOTAL ACRES: 12.36 AC.
CURRENT ZONING: R-2 MED. DENSITY
MINIMUM LOT SIZE: 15,000 SF
MINIMUM LOT WIDTH: 90 FT
SMALLEST LOT: 16,236 SF (Lot 3)
LARGEST LOT: 36,919 SF (Lot 10)
NUMBER OF LOTS: 12
DENSITY: 0.97 UNITS/AC
COMMON AREA: 4.67 (38%)
OPEN SPACE: XXXX AC (XX%)
RETENTION: XXX AC (XX%)
LIN. FT. STREETS: 1,261 LF

REQUIRED SETBACKS:

FRONT: 35 FT
REAR: 35 FT
SIDE: 10 FT
SIDE STREET: 20 FT
*UNLESS OTHERWISE SHOWN HEREON

UTILITY PROVIDERS:

WATER SERVICE: DAPHNE UTILITIES
SEWER SERVICE: DAPHNE UTILITIES
ELECTRIC SERVICE: RIVIERA UTILITIES
TELEPHONE SERVICE: AT&T
GAS SERVICE: DAPHNE UTILITIES

*UTILITY LINES OBTAINED FROM DAPHNE UTILITIES GIS FILE:

SURVEYOR/ENGINEER:

DEWBERRY
25353 FRIENDSHIP ROAD, DAPHNE, AL 36526
VICTOR L. GERMAIN, PLS LIC. NO. 38473
JASON N. ESTES, PE LIC. NO. 22714

OWNER/DEVELOPER:

C T MORGAN LLC c/o MICHAEL HORN
P O BOX 5903
FRISCO, TX. 75034
PARCEL #05-43-03-07-0-000-023.000

FLOOD CERTIFICATE:

THIS PROPERTY LIES WITHIN ZONE "X" (UNSHADED), ZONE "X" (SHADED), ZONE "AE" (EL 12 FEET), ZONE "AE" (EL 13 FEET), ZONE "VE" (EL 13 FEET), ZONE "VE" (EL 14 FEET) AND WITHIN LIMITS OF MODERATE WAVE ACTION, AS SCALED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF BALDWIN COUNTY, ALABAMA, MAP NUMBER 0103030631M, COMMUNITY NUMBER 015000, PANEL NUMBER 0631, SUFFIX M, MAP EFFECTIVE DATE APRIL 19, 2019.

SURVEYOR'S NOTES:

- ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH ALABAMA STANDARDS.
- THERE MAY BE RECORDED OR UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAYS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OF SAID PROPERTIES.
- THE LINES REPRESENTING THE CENTERLINE AND RIGHT-OF-WAYS OF THE STREETS ARE SHOWN FOR VISUAL PURPOSES ONLY AND WERE NOT SURVEYED UNLESS RIGHT-OF-WAY MONUMENTATION IS ALSO SHOWN.
- SURVEY WAS CONDUCTED IN _____, _____, 2025; AND IS RECORDED IN FIELD BOOK _____, PAGE _____, AND IN AN ELECTRONIC DATA FILE.
- BEARINGS AND DISTANCES SHOWN HEREON WERE "COMPUTED" FROM ACTUAL FIELD TRAVERSES.
- BEARINGS SHOWN HEREON ARE REFERENCED TO STATE PLANE GRID COORDINATES, ALABAMA WEST ZONE 0102, NAD83 (2011).
- ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD 88.
- ALL GPS OBSERVATIONS WERE TAKEN USING REAL TIME KINEMATIC GPS.
- THIS SURVEY IS BASED UPON MONUMENTATION FOUND IN PLACE AND DOES NOT PURPORT TO BE A RETRACEMENT AND PROPORTIONING OF THE ORIGINAL GOVERNMENT SURVEY.
- THERE WAS NO ATTEMPT TO DETERMINE THE EXISTENCE, LOCATION, OR EXTENT OF ANY SUB-SURFACE FEATURES.
- SOURCE OF INFORMATION: JACKSON OAK SUBDIVISION, MBK. 1, PG. 178-179; HERITAGE OAKS, MBK. 10, PG. 87; MORROW FAMILY DIVISION, SLIDE 1895-B; RE-PLAT OF LOTS 1 AND 2 OF OAK KNOLL, SLIDE 2630-C; INS. #1839580; PROBATE RECORDS, BALDWIN COUNTY, ALABAMA.

GENERAL NOTES:

- FOR THE LOCATION OF ALL UTILITIES, SEE CONSTRUCTION PLANS.
- ON BUILDABLE LOTS 5 FT. CONCRETE SIDEWALKS SHALL BE INSTALLED BY BUILDER AT THE TIME OF RESIDENTIAL CONSTRUCTION.
- ALL COMMON AREAS AND STORMWATER DETENTION FACILITIES ARE NOT THE RESPONSIBILITY OF THE CITY OF DAPHNE TO MAINTAIN AND SHALL BE OWNED AND MAINTAINED BY THE HOPE VINEYARDS PROPERTY OWNERS ASSOCIATION, INC., AN ALABAMA NOT FOR PROFIT CORPORATION.
- COMMON AREAS ARE NOT INTENDED TO BE BUILDABLE LOTS FOR CONVERSION TO RESIDENTIAL USE.
- ALL UTILITIES WILL BE CONSTRUCTED UNDERGROUND.
- THE CITY OF DAPHNE RESERVES THE RIGHT TO REQUIRE THE MAINTENANCE OF ALL PRIVATE DRAINAGE FACILITIES TO PREVENT POTENTIAL FLOODING AND/OR ELIMINATE PUBLIC HEALTH AND SAFETY THREATS OR NUISANCE CAUSED BY SAID DRAINAGE FACILITIES.
- ALL SIDEWALKS WITHIN THIS DEVELOPMENT SHALL BE ADA COMPLIANT.
- THIS SUBDIVISION IS PART OF A MULTI-PHASE DEVELOPMENT. A MASTER PLAN ILLUSTRATING THE OVERALL DEVELOPMENT IS ON FILE IN THE DEPARTMENT OF COMMUNITY DEVELOPMENT.
- AN EASEMENT MAY SERVE AS THE BUILDING SETBACK LINE WHEN THE WIDTH OF THE EASEMENT IS GREATER THAN OR EQUAL TO THE WIDTH OF THE REQUIRED SETBACK.
- ALL DRAINAGE PIPES OUTSIDE OF THE ROW ARE TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- THERE IS DEDICATED HEREWITH A 10 FOOT UTILITY EASEMENT ON ALL LOT LINES ADJACENT TO THE RIGHT-OF-WAY AND 10 FEET (5 FEET ON BOTH SIDES) ALONG ALL SIDE LOT LINES.
- ON CORNER LOTS, THE BUILDING ORIENTATION WILL DICTATE THE LOCATION OF FRONT, REAR, INTERIOR SIDE AND CORNER YARD SETBACKS AND WILL BE VERIFIED DURING THE BUILDING PERMIT PROCESS.

DESCRIPTION:

LOTS 2, 3 AND 4, BLOCK "2" OF JACKSON OAKS SUBDIVISION, AS RECORDED IN MAP BOOK 1, PAGES 178-179 OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA.

SURVEYOR'S CERTIFICATE:

STATE OF ALABAMA
COUNTY OF BALDWIN

WE, DEWBERRY, A FIRM OF LICENSED ENGINEERS AND LAND SURVEYORS OF DAPHNE, ALABAMA, HEREBY STATE THAT THE ABOVE IS A CORRECT MAP OR PLAT OF THE DESCRIBED PROPERTY SITUATED IN BALDWIN COUNTY, ALABAMA.

I HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

DEWBERRY 04/01/2026

VICTOR L. GERMAIN AL. P.L.S. NO. 38473

SURVEY NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL.



PARADISO

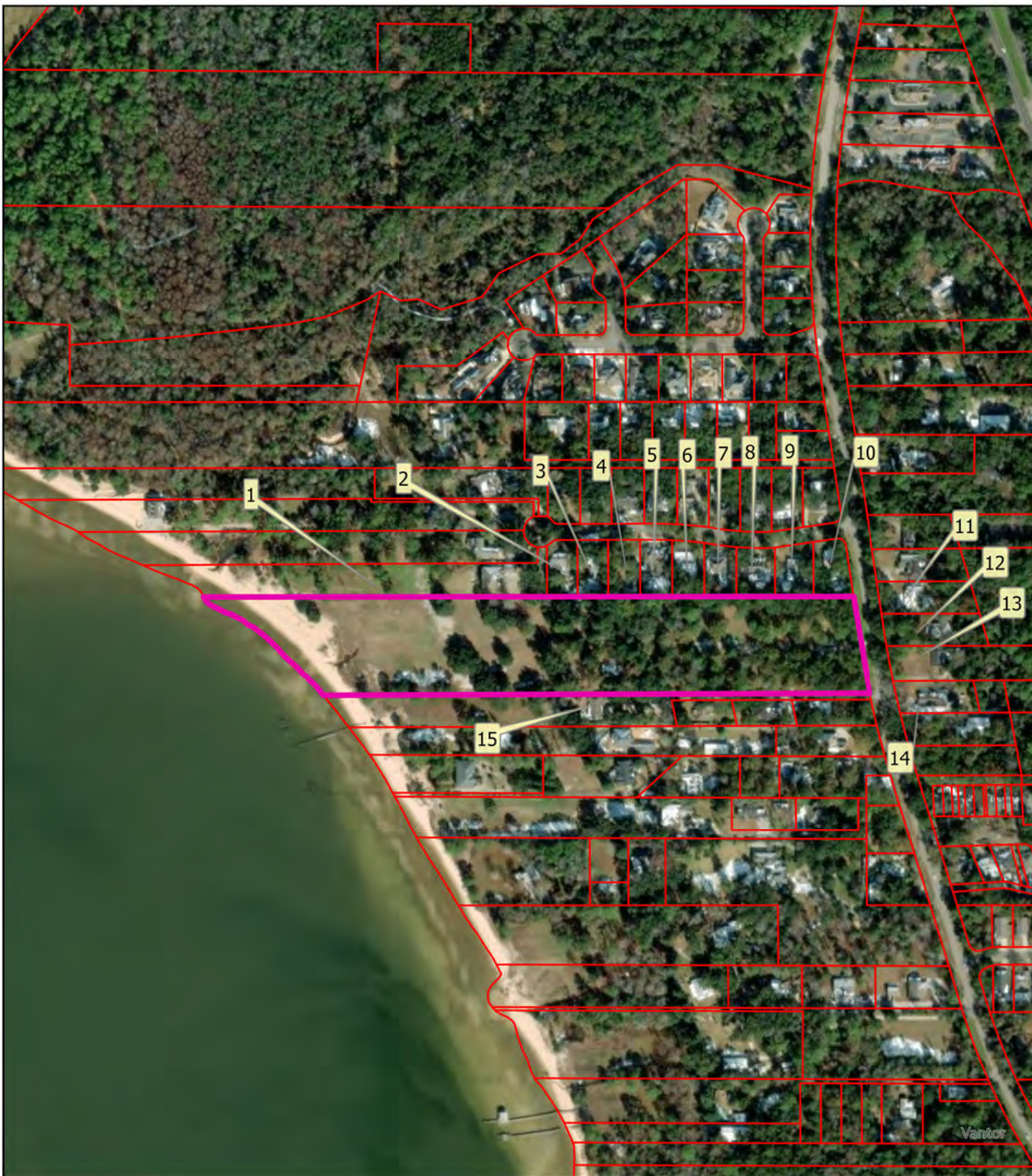
PRELIMINARY PLAT - FOR REVIEW

APRIL 1, 2026 - SHEET 1 OF 1

BOUNDARY SURVEY AND PLAT OF SUBDIVISION

DESIGN	J.N.E.	DRAWN	A.S.C.	CHKD.	V.L.G.
ENG	J.N.E.	SURVEYOR	V.L.G.	PROJ MGR	X.X.X.
					SCALE 1"=60'
25353 Friendship Road Daphne, AL 36526 Phone: 251.990.9950					PROJ. NO. 50189839
					FILE PRELIM
					SHEET 1 OF 1

Exhibit 1



Daphne 13 Acres

CT Morgan, LLC

S37, 19 T5S R2E

Drawn By: Tyler Henschel

Date: 05/07/2026

APO map

0 250 500 750 1,000 1,250 Feet



Parcel Number	Pin	Owner Name	Address	City	State	Zip	Property Street Number	Property Street Name
1 05-43-03-07-0-000-022.000	44234	CHASTAIN, ROBERT L ETAL	CHASTA 6390 JACKSONS OAKS DR	DAPHNE	AL	36526	6390 JACKSON OAK DR	
2 05-43-03-07-0-000-022.001	7507	PARVIN, ELIZABETH DANIELLE AS TI	6400 JACKSONS OAK DR	DAPHNE	AL	36526	6400 JACKSON OAK DR	
3 05-43-03-07-0-000-022.002	36160	SCAMMELL, JONATHAN G & CINDY	6420 JACKSON OAK DR	DAPHNE	AL	36526	6420 JACKSON OAK DR	
4 05-43-03-07-0-000-022.003	25896	SCAMMELL, JONATHAN G. ETAL	SH 6420 JACKSON OAK DR	DAPHNE	AL	36526	0 JACKSON OAK DR	
5 05-43-03-07-0-000-022.004	4520	COFFMAN, HOMER J ETAL	COFFMA 6454 JACKSONS OAK DR	DAPHNE	AL	36526	6454 JACKSON OAK DR	
6 05-43-03-07-0-000-022.005	33213	JOHNSON, NICK L ETAL	JOHNSON, J 6476 JACKSON OAK DR	DAPHNE	AL	36526	6476 JACKSON OAK DR	
7 05-43-03-07-0-000-022.006	77281	WAITE, COLETTE M ETAL	WAITE, T# 6498 JACKSON OAK DR	DAPHNE	AL	36526	6498 JACKSON OAK DR	
8 05-43-03-07-0-000-022.007	56209	CHILES CHRISTOPHER AND CHILES I	6522 JACKSON OAK DR	DAPHNE	AL	36526	6522 JACKSON OAK DR	
9 05-43-03-07-0-000-022.008	73084	WHITFIELD TRACY ARBEITER AND V	6534 JACKSONS OAK DR	DAPHNE	AL	36526	6534 JACKSON OAK DR	
10 05-43-03-07-0-000-022.009	60039	SCHAPHORST, KANE L	PO BOX 2456	DAPHNE	AL	36526	6546 JACKSON OAK DR	
11 05-43-03-07-0-000-024.003	238171	SWOBODA TRACI MCGOUGH AND !	27390 MAIN ST	DAPHNE	AL	36526	27390 MAIN ST	
12 05-43-03-07-0-000-024.004	238175	GRAY, RICHARD C ETAL	GRAY, JUDY 27350 MAIN ST	DAPHNE	AL	36526	27350 MAIN ST	
13 05-43-03-07-0-000-028.000	20854	LANDIS, JIM BLISS	27366 MAIN ST	DAPHNE	AL	36526	27366 MAIN ST	
14 05-43-03-07-0-000-031.000	5891	MARTINEZ IVAN AND MARTINEZ JU	2705 DORCHESTER DR SE	DECATUR	AL	35601	27340 MAIN ST	
15 05-43-03-07-0-000-029.000	4490	JONES, JERRY D TRUSTEE OF THE JE	6400 BAY VIEW LN	DAPHNE	AL	36526	6400 BAY VIEW LN	