

STATE OF TEXAS  
COUNTY OF NUECES

I, SARATOGA 400 PARTNERS, LLC., DO HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREIN; THAT ALL EASEMENTS AND RIGHT-OF-WAYS AS SHOWN ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF PUBLIC STREETS AND UTILITIES, AND I ADOPT THIS PLAT FOR THE PURPOSES OF DESCRIPTION AND DEDICATION.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
FRED BRASELTON  
PARTNER

STATE OF TEXAS  
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED FRED BRASELTON, PROVEN TO ME TO BE THE PERSON WHOSE SIGNATURE HE MADE ON THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC

STATE OF TEXAS  
COUNTY OF BEXAR

I, BRIAN D. LORENTSON, A REGISTERED PROFESSIONAL LAND SURVEYOR, HAVE PREPARED THE FOREGOING MAP FROM SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF; I HAVE BEEN ENGAGED UNDER CONTRACT TO SET ALL LOT AND BLOCK CORNERS AS SHOWN HEREON AND TO COMPLETE SUCH OPERATIONS WITH DUE AND REASONABLE DILIGENCE CONSISTENT WITH SOUND PROFESSIONAL PRACTICE.

\_\_\_\_\_  
BRIAN D. LORENTSON, R.P.L.S.  
LICENSE NO. 6839

STATE OF TEXAS  
COUNTY OF NUECES

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

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
BRIA A. WHITMIRE, P.E., CFM, CPM  
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS  
COUNTY OF NUECES

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

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_.

MICHAEL YORK, P.E.  
CHAIRMAN

MICHAEL DICE, MBA  
SECRETARY

STATE OF TEXAS  
COUNTY OF NUECES

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, HEREBY CERTIFY THAT THE FOREGOING MAP DATED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. AND DULY RECORDED IN VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_, MAP RECORDS OF NUECES COUNTY, TEXAS. WITNESS MY HAND AND SEAL OF SAID COURT AT OFFICE IN CORPUS CHRISTI, TEXAS.

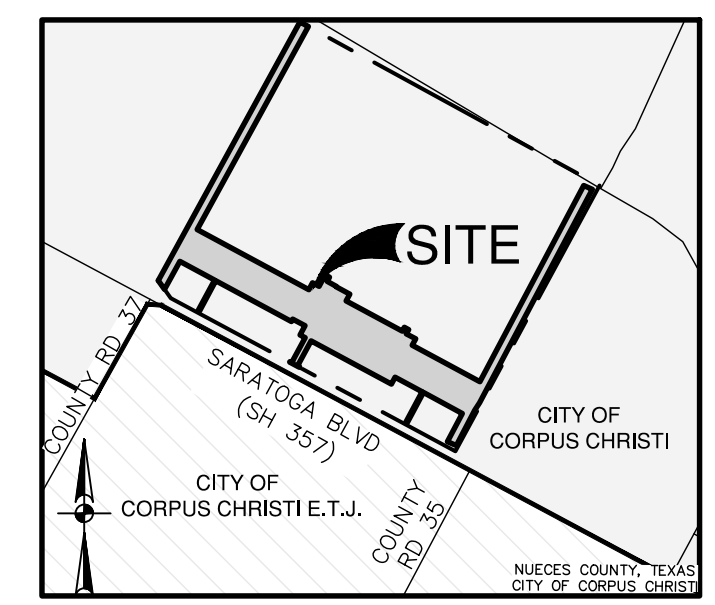
THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
KARA SANDS  
COUNTY CLERK

\_\_\_\_\_  
DEPUTY

# FINAL PLAT OF SARATOGA RIDGE UNIT 1

BEING 42.671 ACRES OF LAND OUT OF LOTS 4 AND 5, WILLIAM J. ROBERTSON FARM TRACTS, A MAP OF WHICH IS RECORDED IN VOLUME 3, PAGE 40, MAP RECORDS OF NUECES COUNTY, TEXAS AND BEING A PORTION OF TRACT I, AS DESCRIBED IN A GENERAL WARRANTY DEED WITH VENDOR'S LIEN, FROM PUTT HILL INVESTMENTS, INC., A TEXAS CORPORATION TO BEHMANN BROTHERS FOUNDATION, A TEXAS NON-PROFIT CORPORATION, RECORDED IN DOCUMENT NUMBER 2005063946, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY.



**LOCATION MAP**  
NOT-TO-SCALE

**OWNER/DEVELOPER:**  
SARATOGA 400 PARTNERS, LLC.  
5337 YORKTOWN BLVD., STE. 10-D  
CORPUS CHRISTI, TX 78413  
PH: (361) 991-4710  
CONTACT: FRED BRASELTON

**ENGINEER:**  
PAPE-DAWSON ENGINEERS, INC.  
TEL: (361) 360-2209  
CONTACT: BO WISEHART, P.E.

## PAPE-DAWSON

807 N UPPER BROADWAY, STE 103 I CORPUS CHRISTI, TX 78401 I 361.360.2209  
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800

### LEGEND

O.P.R.	OFFICIAL PUBLIC RECORDS, NUECES COUNTY, TEXAS	●	FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON" (UNLESS OTHERWISE NOTED)
M.R.	MAP RECORDS, NUECES COUNTY, TEXAS	●	SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON" UNLESS NOTED OTHERWISE
DOC. NO.	DOCUMENT NUMBER	●	
VOL./PG.	VOLUME/PAGE	●	
AC	ACRE(S)	●	
I.R./I.P.	IRON ROD/IRON PIPE	○	EASEMENT POINT OF INTERSECTION
ROW	RIGHT-OF-WAY	○	
Y.R.	YARD REQUIREMENT	○	
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY		
DOC.	DOCUMENT		
BLK	BLOCK		
1	5' ELECTRICAL EASEMENT	11	100' WIDE DRAINAGE EASEMENT (TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED R.O.W. AND LOTS)(1.779 AC)
2	5' UTILITY EASEMENT	12	100' WIDE DRAINAGE EASEMENT (TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED R.O.W. AND LOTS)(2.984 AC)
3	20' YARD REQUIREMENT	13	100' WIDE DRAINAGE EASEMENT (TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED R.O.W. AND LOTS)(2.984 AC)
4	7.5' UTILITY EASEMENT	14	120' WIDE PERMANENT DRAINAGE EASEMENT(8.714 AC)
5	10' YARD REQUIREMENT / 10' UTILITY EASEMENT	15	100' WIDE PERMANENT DRAINAGE EASEMENT(6.898 AC)
6	15' WIDE TEMPORARY UTILITY EASEMENT TO EXPIRE UPON INCORPORATION OF PLATTED ROW (0.124 AC)	1	REMAINDER OF 257.69 ACRE TRACT I SARATOGA 400 PARTNERS, LLC (DOC. #2022043954 O.P.R.)
7	15' WIDE UTILITY EASEMENT (0.124 AC)		
8	60' TEMPORARY UTILITY, DRAINAGE AND ACCESS EASEMENT TO EXPIRE UPON INCORPORATION OF FUTURE PLATTED LOTS AND ROW		
9	VARIABLE WIDTH TEMPORARY UTILITY, DRAINAGE AND ACCESS EASEMENT TO EXPIRE UPON INCORPORATION OF FUTURE PLATTED LOTS AND ROW		
10	100' WIDE DRAINAGE EASEMENT (TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED R.O.W. AND LOTS)(1.782 AC)		

STATE OF TEXAS  
COUNTY OF NUECES

AMERICAN BANK HEREBY CERTIFIES THAT IT HOLDS A LIEN ON THE PROPERTY DESCRIBED HEREIN; THAT ALL EASEMENTS AND RIGHT-OF-WAYS AS SHOWN ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF PUBLIC STREETS AND UTILITIES, AND IT APPROVES THIS PLAT FOR THE PURPOSES OF DESCRIPTION AND DEDICATION.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
PHILLIP J. RITLEY  
SENIOR LENDING OFFICER

STATE OF TEXAS  
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PHILLIP J. RITLEY, PROVEN TO ME TO BE THE PERSON WHOSE SIGNATURE HE MADE ON THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC

#### FLOODPLAIN NOTE:

ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48355C0505G DATED 10/13/2022 PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR NUECES COUNTY, TEXAS, THIS PROPERTY IS WITHIN ZONE X.

#### RECEIVING WATER NOTE:

- THERE ARE NO KNOWN NATURAL WATER BODIES, JURISDICTIONAL WETLANDS, ENDANGERED SPECIES HABITAT, STATE OF TEXAS SUBMERGED LANDS OR CRITICAL DUNES ON THE SITE.
- 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 CATERGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.

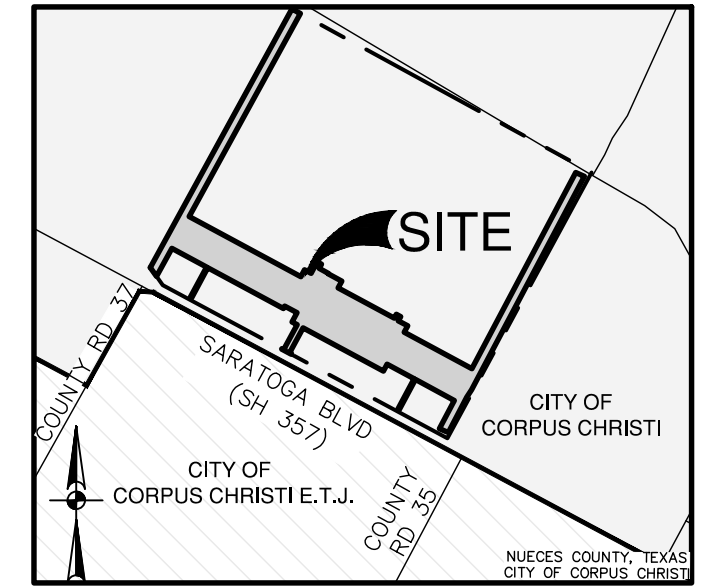
#### SURVEYOR'S NOTES

- MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH 5/8" IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH ZONE, US SURVEY FEET, DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE. SURFACE DISTANCES ARE EQUAL TO GRID DISTANCES.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH ZONE.
- THE ENTIRE PROPERTY LIES WITHIN THE CITY LIMITS OF THE CITY OF CORPUS CHRISTI.
- THE TOTAL AREA TO BE PLATTED CONTAINS 15.874 ACRES OF LAND INCLUDING ANY DEDICATION.
- THE YARD REQUIREMENTS, AS DEPICTED ON THE PLAT, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE (UDC) AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- NO INCREASE IN STORM WATER DISCHARGE TO THE STATE RIGHT-OF-WAY WILL BE ACCEPTED BY TXDOT.
- TXDOT PERMITS WILL BE ISSUED IN ACCORDANCE WITH ACCESS MANAGEMENT STANDARDS AND ALL APPLICABLE STATE AND FEDERAL LAWS, INCLUDING RELEVANT RULES AND REGULATIONS. CONSIDERATIONS WILL INCLUDE ACCESS CONNECTION SPACING, MATERIALS, GEOMETRICS, ACCESSIBILITY, AND OTHER DESIGN SPECIFICATIONS, AS WELL AS THE IMPACT ON DRAINAGE AND HYDRAULICS, UTILITY LOCATION OR RELOCATION, AND ENVIRONMENTAL EFFECTS RESULTING FROM THE REQUESTED CONSTRUCTION OF AN ACCESS CONNECTION (43 TEX. ADMIN. CODE § 11.52, 2020).
- DRAINAGE IMPROVEMENTS MUST ACCOMMODATE RUNOFF FROM THE UPSTREAM DRAINAGE AREA IN ITS ANTICIPATED MAXIMUM "BUILD-OUT" OR "FULLY DEVELOPED" CONDITION AND SHOULD BE DESIGNED TO PREVENT OVERLOADING THE CAPACITY OF THE DOWNSTREAM DRAINAGE SYSTEM.
- IF THE OWNER RESPONSIBLE FOR MAINTAINING THE PERMANENT STORM WATER OR WATER QUALITY CONTROL FAILS TO MAINTAIN IT TO TXDOT ROW STANDARDS, THE OWNER MUST RECTIFY THE ISSUE.
- ANY DEVELOPMENT THAT ANTICIPATES AN INCREASE IN EXISTING TRAFFIC GENERATION MAY BE REQUIRED TO CONDUCT A TRAFFIC STUDY. THE NECESSARY IMPROVEMENTS IDENTIFIED IN THE TRAFFIC STUDY MAY NEED TO BE CONSTRUCTED BY THE DEVELOPER, BASED ON TXDOTS DISCRETION AND APPROVAL, PRIOR TO THE ACCESS CONNECTION BEING ESTABLISHED.
- PROPERTY IS SUBJECT TO AIRPLANE FLYOVERS, NOISE, AND VIBRATIONS.

# FINAL PLAT OF SARATOGA RIDGE UNIT 1

BEING 42.671 ACRES OF LAND OUT OF LOTS 4 AND 5, WILLIAM J. ROBERTSON FARM TRACTS, A MAP OF WHICH IS RECORDED IN VOLUME 3, PAGE 40, MAP RECORDS OF NUECES COUNTY, TEXAS AND BEING A PORTION OF TRACT I, AS DESCRIBED IN A GENERAL WARRANTY DEED WITH VENDOR'S LIEN, FROM PUTT HILL INVESTMENTS, INC., A TEXAS CORPORATION TO BEHMANN BROTHERS FOUNDATION, A TEXAS NON-PROFIT CORPORATION, RECORDED IN DOCUMENT NUMBER 2005063946, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY.

SCALE: 1" = 100'



LOCATION MAP NOT-TO-SCALE

**OWNER/DEVELOPER:**  
SARATOGA 400 PARTNERS, LLC.  
5337 YORKTOWN BLVD., STE. 10-D  
CORPUS CHRISTI, TX 78413  
PH: (361) 991-4710  
CONTACT: FRED BRASELTON

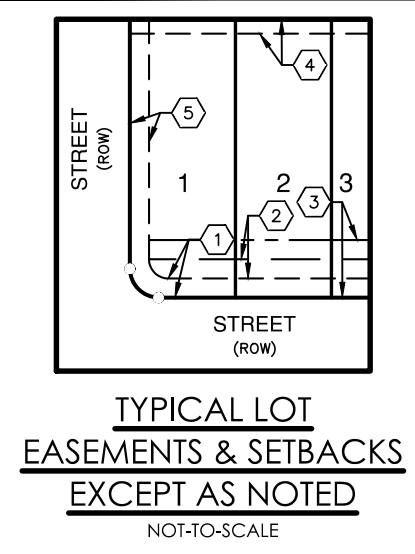
**ENGINEER:**  
PAPE-DAWSON ENGINEERS, INC.  
TEL: (361) 360-2209  
CONTACT: BO WISEHART, P.E.

## PAPE-DAWSON

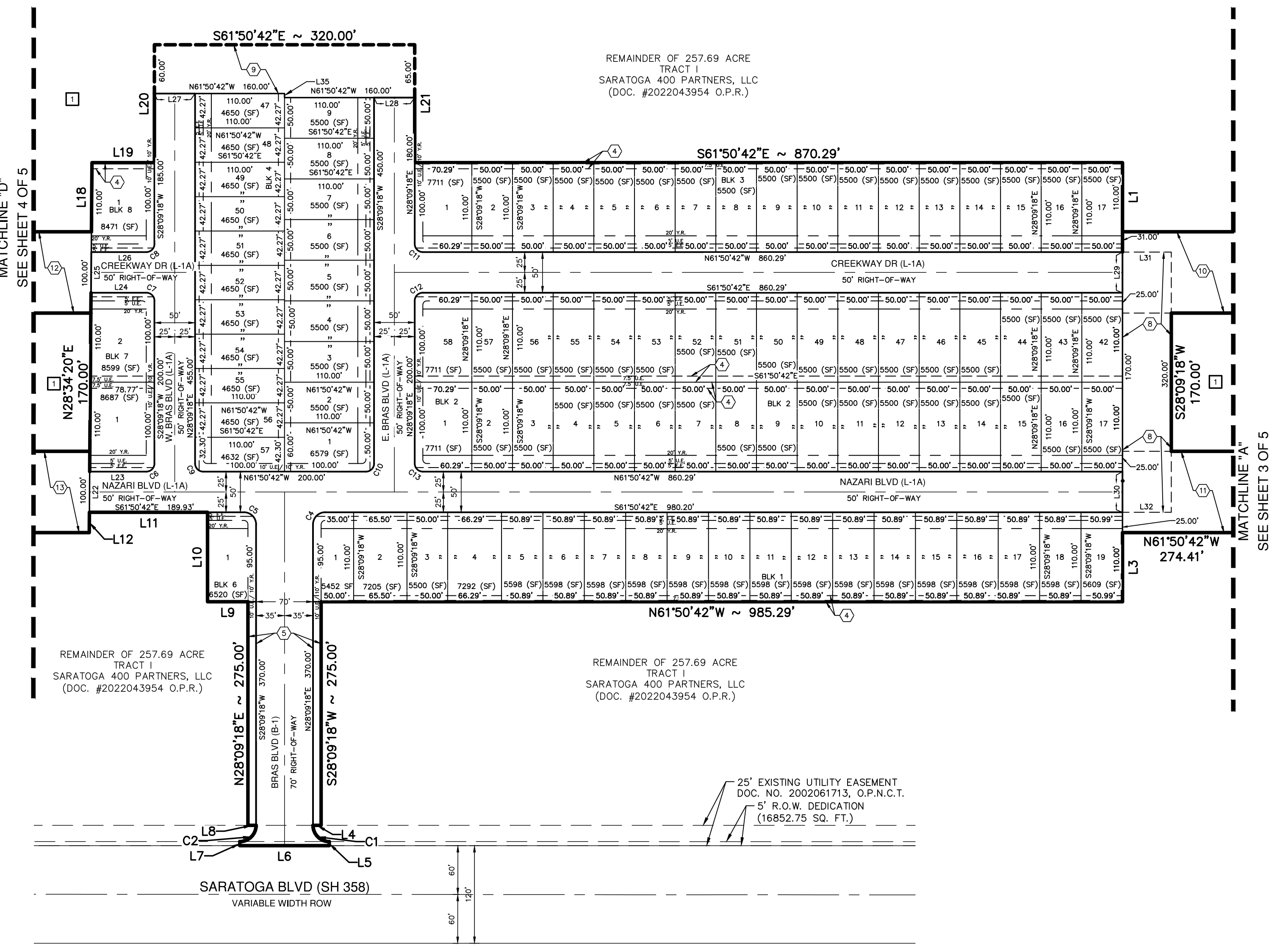
807 N UPPER BROADWAY, STE 103 | CORPUS CHRISTI, TX 78401 | 361.360.2209  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

### LEGEND

- O.P.R. OFFICIAL PUBLIC RECORDS, NUECES COUNTY, TEXAS
- M.R. MAP RECORDS, NUECES COUNTY, TEXAS
- DOC. NO. DOCUMENT NUMBER
- VOL./PG. VOLUME/PAGE
- AC ACRE(S)
- I.R./I.P. IRON ROD/IRON PIPE
- ROW RIGHT-OF-WAY
- Y.R. YARD REQUIREMENT
- FEMA FEDERAL EMERGENCY MANAGEMENT AGENCY
- DOC. DOCUMENT
- BLK BLOCK
- FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON" (UNLESS OTHERWISE NOTED)
- SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON" UNLESS NOTED OTHERWISE
- EASEMENT POINT OF INTERSECTION
- 1 5' ELECTRICAL EASEMENT
- 2 5' UTILITY EASEMENT
- 3 20' YARD REQUIREMENT
- 4 7.5' UTILITY EASEMENT
- 5 10' YARD REQUIREMENT / 10' UTILITY EASEMENT
- 6 15' WIDE TEMPORARY UTILITY EASEMENT TO EXPIRE UPON INCORPORATION OF PLATTED ROW (0.124 AC)
- 7 15' WIDE UTILITY EASEMENT (0.124 AC)
- 8 60' TEMPORARY UTILITY, DRAINAGE AND ACCESS EASEMENT TO EXPIRE UPON INCORPORATION OF FUTURE PLATTED LOTS AND ROW
- 9 VARIABLE WIDTH TEMPORARY UTILITY, DRAINAGE AND ACCESS EASEMENT TO EXPIRE UPON INCORPORATION OF FUTURE PLATTED LOTS AND ROW
- 10 100' WIDE DRAINAGE EASEMENT (TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED R.O.W. AND LOTS)(1.779 AC)
- 11 100' WIDE DRAINAGE EASEMENT (TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED R.O.W. AND LOTS)(2.984 AC)
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- 14 120' WIDE PERMANENT DRAINAGE EASEMENT(8.714 AC)
- 15 100' WIDE PERMANENT DRAINAGE EASEMENT(6.898 AC)
- 1 REMAINDER OF 257.69 ACRE TRACT I SARATOGA 400 PARTNERS, LLC (DOC. #2022043954 O.P.R.)



TYPICAL LOT EASEMENTS & SETBACKS EXCEPT AS NOTED NOT-TO-SCALE



REMAINDER OF 257.69 ACRE TRACT I SARATOGA 400 PARTNERS, LLC (DOC. #2022043954 O.P.R.)

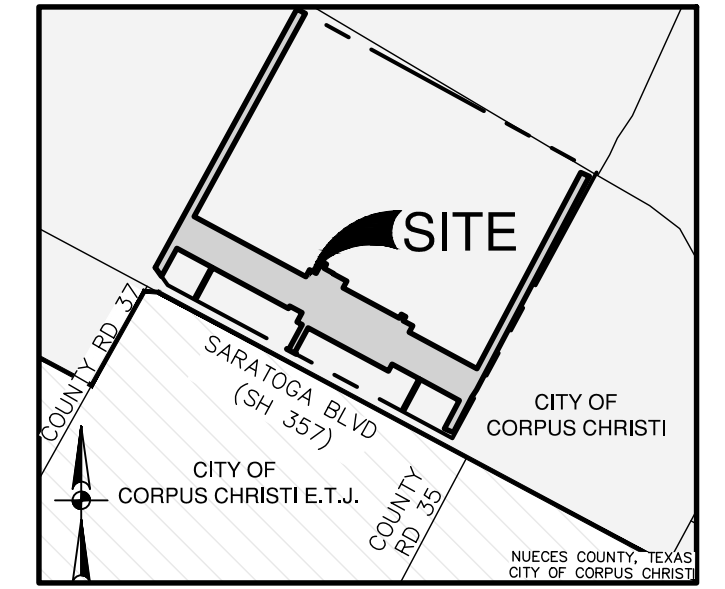
REMAINDER OF 257.69 ACRE TRACT I SARATOGA 400 PARTNERS, LLC (DOC. #2022043954 O.P.R.)

REMAINDER OF 257.69 ACRE TRACT I SARATOGA 400 PARTNERS, LLC (DOC. #2022043954 O.P.R.)

25' EXISTING UTILITY EASEMENT DOC. NO. 2002061713, O.P.N.C.T. 5' R.O.W. DEDICATION (16852.75 SQ. FT.)

# FINAL PLAT OF SARATOGA RIDGE UNIT 1

BEING 42.671 ACRES OF LAND OUT OF LOTS 4 AND 5, WILLIAM J. ROBERTSON FARM TRACTS, A MAP OF WHICH IS RECORDED IN VOLUME 3, PAGE 40, MAP RECORDS OF NUECES COUNTY, TEXAS AND BEING A PORTION OF TRACT I, AS DESCRIBED IN A GENERAL WARRANTY DEED WITH VENDOR'S LIEN, FROM PUTT HILL INVESTMENTS, INC., A TEXAS CORPORATION TO BEHMANN BROTHERS FOUNDATION, A TEXAS NON-PROFIT CORPORATION, RECORDED IN DOCUMENT NUMBER 2005063946, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY.



**LOCATION MAP**  
NOT-TO-SCALE

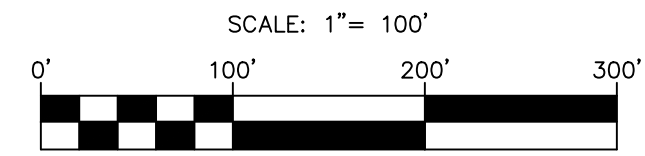
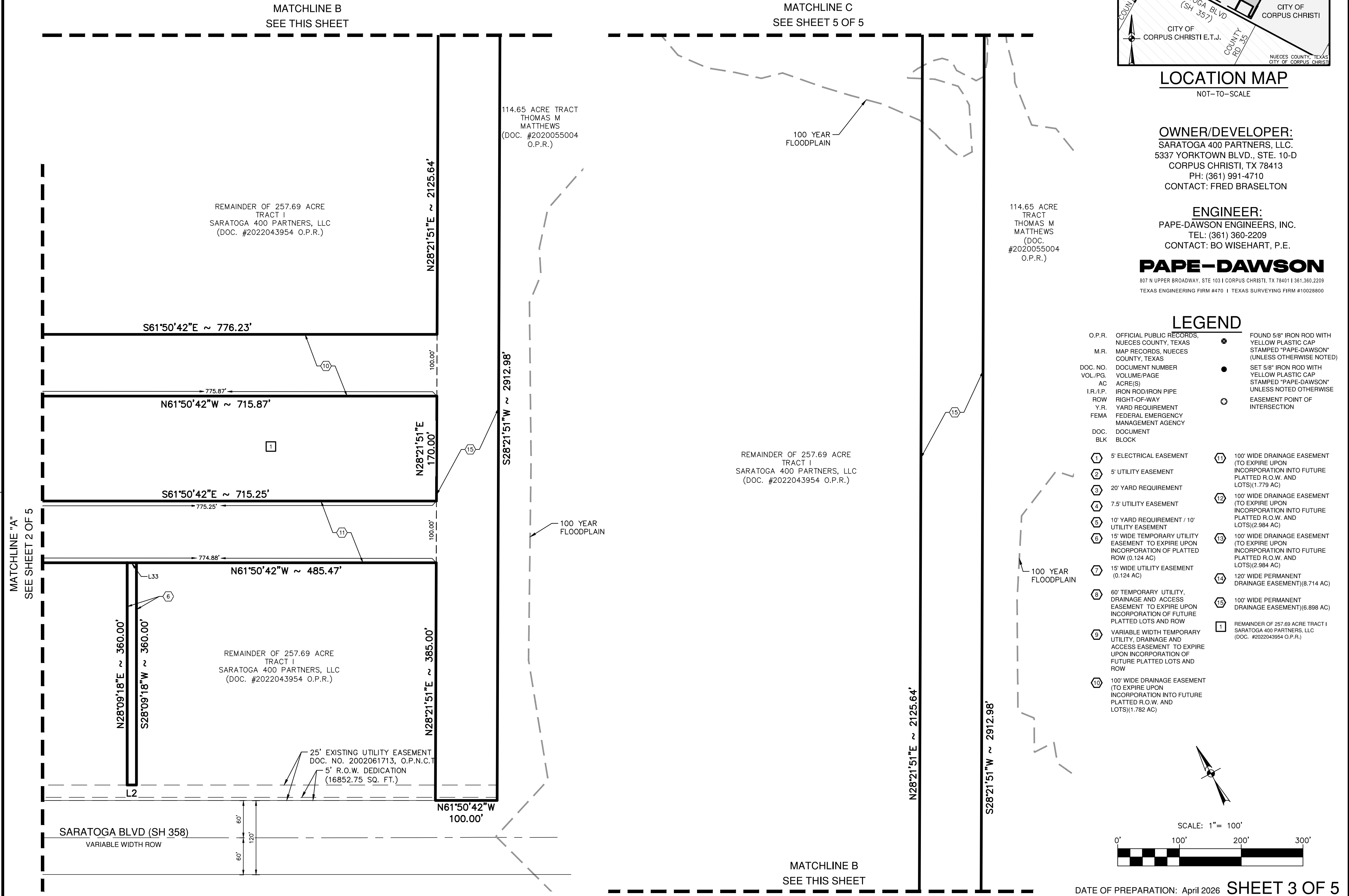
**OWNER/DEVELOPER:**  
SARATOGA 400 PARTNERS, LLC.  
5337 YORKTOWN BLVD., STE. 10-D  
CORPUS CHRISTI, TX 78413  
PH: (361) 991-4710  
CONTACT: FRED BRASELTON

**ENGINEER:**  
PAPE-DAWSON ENGINEERS, INC.  
TEL: (361) 360-2209  
CONTACT: BO WISEHART, P.E.

**PAPE-DAWSON**  
807 N UPPER BROADWAY, STE 103 | CORPUS CHRISTI, TX 78401 | 361.360.2209  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

## LEGEND

O.P.R.	OFFICIAL PUBLIC RECORDS, NUECES COUNTY, TEXAS	●	FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP
M.R.	MAP RECORDS, NUECES COUNTY, TEXAS	●	STAMPED "PAPE-DAWSON" (UNLESS OTHERWISE NOTED)
DOC. NO.	DOCUMENT NUMBER	●	SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP
VOL./PG.	VOLUME/PAGE	●	STAMPED "PAPE-DAWSON" UNLESS NOTED OTHERWISE
AC	ACRE(S)	○	EASEMENT POINT OF INTERSECTION
I.R./I.P.	IRON ROD/IRON PIPE	○	
ROW	RIGHT-OF-WAY		
Y.R.	YARD REQUIREMENT		
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY		
DOC. BLK	DOCUMENT BLOCK		
1	5' ELECTRICAL EASEMENT (TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED R.O.W. AND LOTS)(1.779 AC)	11	100' WIDE DRAINAGE EASEMENT (TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED R.O.W. AND LOTS)(2.984 AC)
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DATE OF PREPARATION: April 2026 **SHEET 3 OF 5**

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

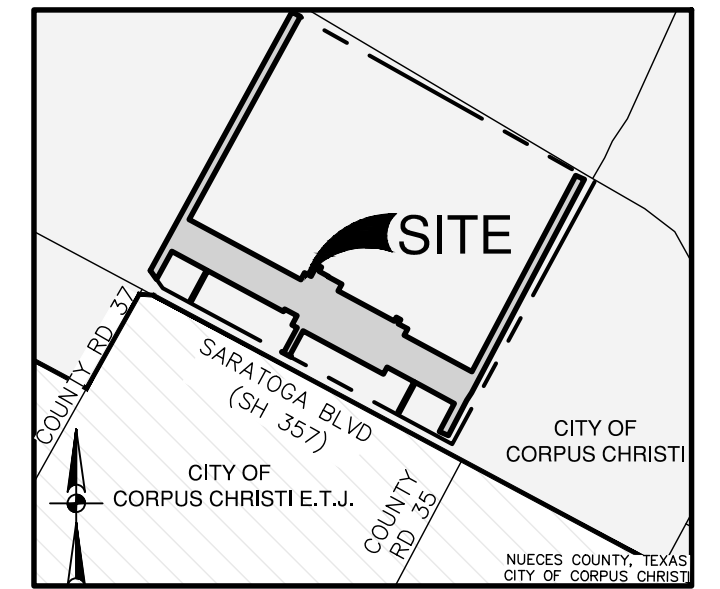
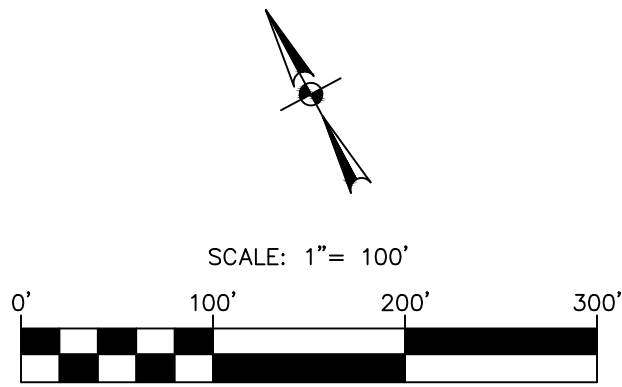
SARATOGA RIDGE UNIT 1  
Civil Job No. 21032-02; Survey Job No. 21032-02

Date: Apr 24, 2025 4:45pm User: b. amador@perra  
File: P:\21032\02\Design\Civil\Plat\2103202.dwg



# FINAL PLAT OF SARATOGA RIDGE UNIT 1

BEING 42.671 ACRES OF LAND OUT OF LOTS 4 AND 5, WILLIAM J. ROBERTSON FARM TRACTS, A MAP OF WHICH IS RECORDED IN VOLUME 3, PAGE 40, MAP RECORDS OF NUECES COUNTY, TEXAS AND BEING A PORTION OF TRACT I, AS DESCRIBED IN A GENERAL WARRANTY DEED WITH VENDOR'S LIEN, FROM PUTT HILL INVESTMENTS, INC., A TEXAS CORPORATION TO BEHMANN BROTHERS FOUNDATION, A TEXAS NON-PROFIT CORPORATION, RECORDED IN DOCUMENT NUMBER 2005063946, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY.



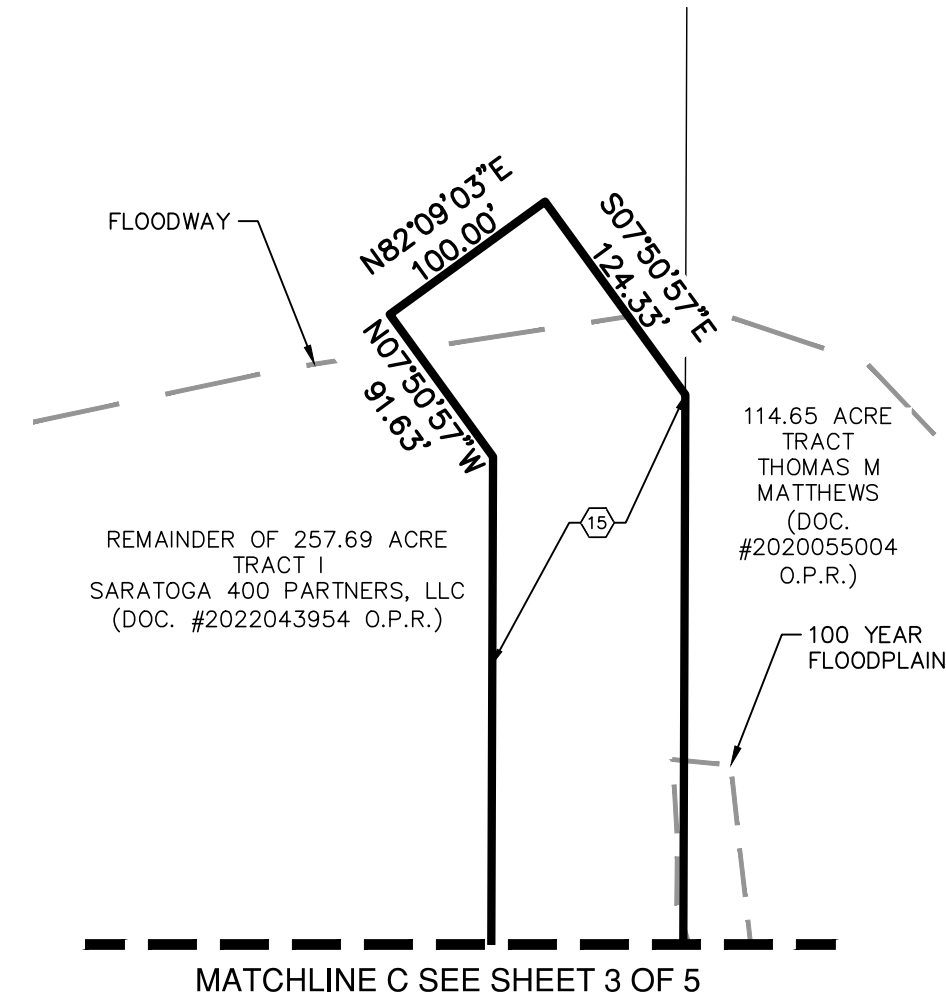
**LOCATION MAP**  
NOT-TO-SCALE

**OWNER/DEVELOPER:**  
SARATOGA 400 PARTNERS, LLC.  
5337 YORKTOWN BLVD., STE. 10-D  
CORPUS CHRISTI, TX 78413  
PH: (361) 991-4710  
CONTACT: FRED BRASELTON

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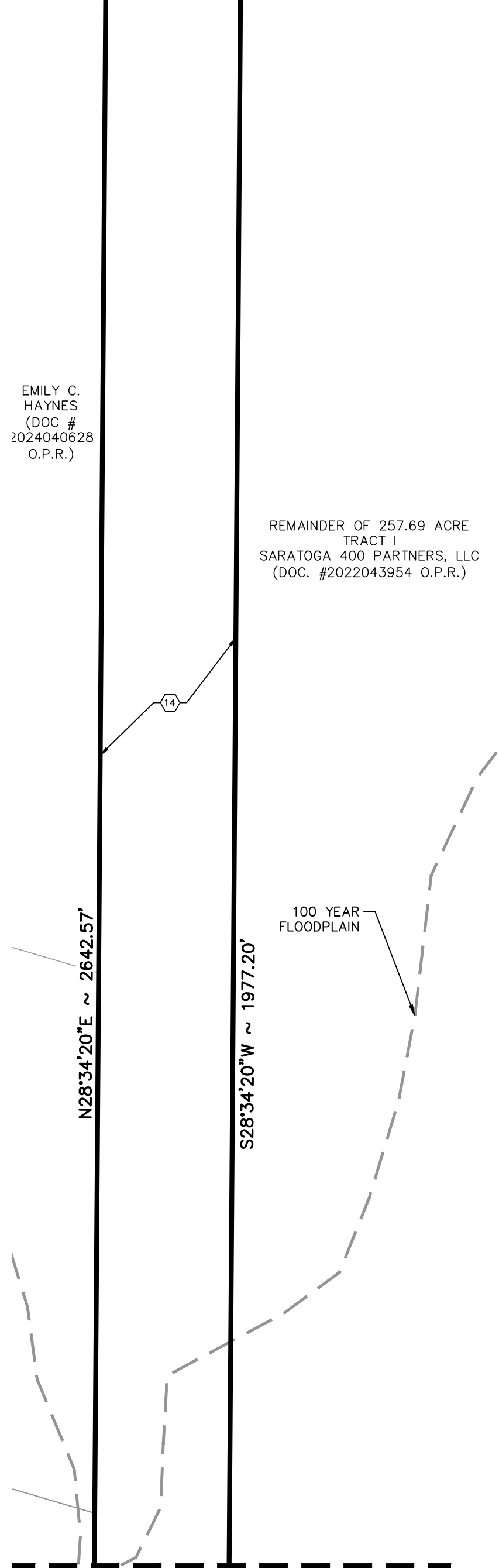
**PAPE-DAWSON**

807 N UPPER BROADWAY, STE 103 I CORPUS CHRISTI, TX 78401 I 361.360.2209  
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800



MATCHLINE C SEE SHEET 3 OF 5

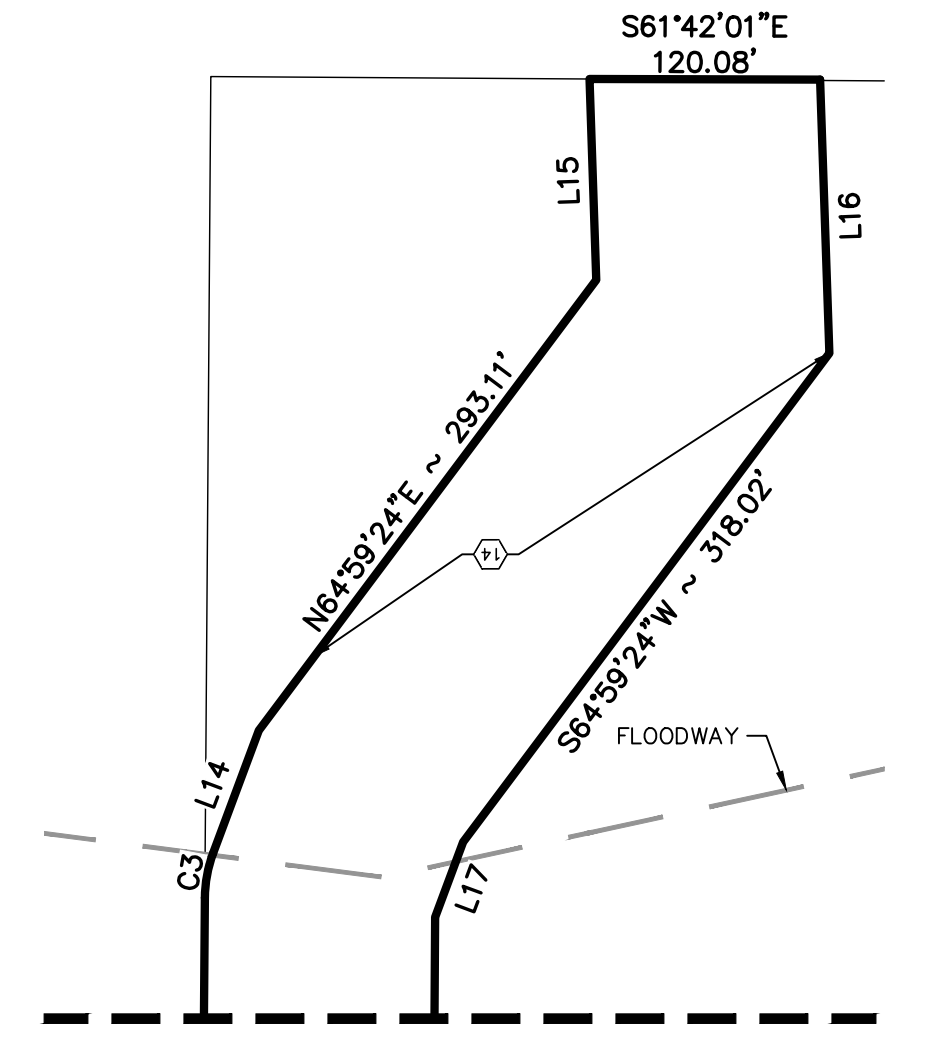
MATCHLINE F SEE THIS SHEET



REMAINDER OF 257.69 ACRE TRACT I SARATOGA 400 PARTNERS, LLC (DOC. #2022043954 O.P.R.)

EMILY C. HAYNES (DOC # 2024040628 O.P.R.)

EMILY C. HAYNES (DOC # 2024040628 O.P.R.)



MATCHLINE F SEE THIS SHEET

MATCHLINE E SEE SHEET 4 OF 5

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	20.00'	90°00'00"	S16°50'42"E	28.28'	31.42'
C2	20.00'	90°00'00"	N73°09'18"E	28.28'	31.42'
C3	68.00'	20°00'00"	N38°34'20"E	23.62'	23.74'
C4	15.00'	90°00'00"	N73°09'18"E	21.21'	23.56'
C5	15.00'	90°00'00"	S16°50'42"E	21.21'	23.56'
C6	10.00'	90°00'00"	S73°09'18"W	14.14'	15.71'
C7	10.00'	90°00'00"	S16°50'42"E	14.14'	15.71'
C8	10.00'	90°00'00"	S73°09'18"W	14.14'	15.71'
C9	10.00'	90°00'00"	N16°50'42"W	14.14'	15.71'
C10	10.00'	90°00'00"	S73°09'18"W	14.14'	15.71'
C11	10.00'	90°00'00"	N16°50'42"W	14.14'	15.71'
C12	10.00'	90°00'00"	N73°09'18"E	14.14'	15.71'
C13	10.00'	90°00'00"	N16°50'42"W	14.14'	15.71'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S28°09'18"W	85.00'
L2	N61°50'42"W	15.00'
L3	S28°09'18"W	85.00'
L4	N61°50'42"W	10.00'
L5	S28°09'18"W	5.00'
L6	N61°50'42"W	110.00'
L7	N28°09'18"E	5.00'
L8	N61°50'42"W	10.00'
L9	N61°50'42"W	49.71'
L10	N28°09'18"E	110.00'
L11	N61°50'42"W	145.22'
L12	S28°34'20"W	25.00'
L13	N61°50'42"W	15.00'
L14	N48°34'20"E	68.31'
L15	N26°13'25"E	104.74'
L16	S26°13'25"W	142.61'
L17	S48°34'20"W	41.83'
L18	N28°34'20"E	85.00'
L19	S61°50'42"E	76.80'
L20	N28°09'18"E	145.00'
L21	S28°09'18"W	145.00'
L22	S28°34'20"W	50.00'
L23	N61°50'42"W	69.57'
L24	S61°50'42"E	67.97'
L25	S28°34'20"W	50.00'
L26	N61°50'42"W	67.60'
L27	N61°50'42"W	50.00'
L28	N61°50'42"W	50.00'
L29	N28°09'18"E	50.00'
L30	N28°15'39"E	50.00'
L31	N61°50'42"W	60.00'
L32	S61°50'42"E	60.00'
L33	N61°50'20"W	15.00'
L34	S61°50'42"E	15.00'
L35	N28°09'18"E	5.00'

LEGEND			
O.P.R.	OFFICIAL PUBLIC RECORDS, NUECES COUNTY, TEXAS	● FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON" (UNLESS OTHERWISE NOTED)	
M.R.	MAP RECORDS, NUECES COUNTY, TEXAS	● SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON" UNLESS NOTED OTHERWISE	
DOC. NO.	DOCUMENT NUMBER	○ EASEMENT POINT OF INTERSECTION	
VOL./PG.	VOLUME/PAGE		
AC	ACRE(S)		
I.R./I.P.	IRON ROD/IRON PIPE		
ROW	RIGHT-OF-WAY		
Y.R.	YARD REQUIREMENT		
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY		
DOC.	DOCUMENT		
BLK	BLOCK		
1	5' ELECTRICAL EASEMENT (TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED R.O.W. AND LOTS)(1.779 AC)	11	100' WIDE DRAINAGE EASEMENT (TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED R.O.W. AND LOTS)(1.779 AC)
2	5' UTILITY EASEMENT	12	100' WIDE DRAINAGE EASEMENT (TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED R.O.W. AND LOTS)(2.984 AC)
3	20' YARD REQUIREMENT	13	100' WIDE DRAINAGE EASEMENT (TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED R.O.W. AND LOTS)(2.984 AC)
4	7.5' UTILITY EASEMENT	14	120' WIDE PERMANENT DRAINAGE EASEMENT(8.714 AC)
5	10' YARD REQUIREMENT / 10' UTILITY EASEMENT	15	100' WIDE PERMANENT DRAINAGE EASEMENT(6.898 AC)
6	15' WIDE TEMPORARY UTILITY EASEMENT TO EXPIRE UPON INCORPORATION OF PLATTED ROW (0.124 AC)	16	REMAINDER OF 257.69 ACRE TRACT I SARATOGA 400 PARTNERS, LLC (DOC. #2022043954 O.P.R.)
7	15' WIDE UTILITY EASEMENT (0.124 AC)		
8	60' TEMPORARY UTILITY, DRAINAGE AND ACCESS EASEMENT TO EXPIRE UPON INCORPORATION OF FUTURE PLATTED LOTS AND ROW		
9	VARIABLE WIDTH TEMPORARY UTILITY, DRAINAGE AND ACCESS EASEMENT TO EXPIRE UPON INCORPORATION OF FUTURE PLATTED LOTS AND ROW		
10	100' WIDE DRAINAGE EASEMENT (TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED R.O.W. AND LOTS)(1.782 AC)		

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

SARATOGA RIDGE UNIT 1  
Civil Job No. 21032-02; Survey Job No. 21032-02  
Date: Apr 24, 2025 4:45pm User: b. amedeo@pape-dawson.com  
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