

**Merged Document Report****Application No.: PL8721**

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
260707 Saratoga Ridge U2 Plat.pdf

Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
Bria Whitmire	briaw@corpuschristitx.gov	361-826-3268
Mark Zans	markz2@corpuschristitx.gov	361-826-3553
Elena Buentello	elenab@corpuschristitx.gov	361-826-3598

General Comments**Corrections in the following table need to be applied before a permit can be issued**

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
1	PL210	Note	Elena Buentello : DS	Closed	UDC 3.1.6.B.2.A a) A completed and signed application form must be submitted. Plats, Storm Water Quality Management Plans and Utility Plans shall be submitted in pdf format. See plat template for scale.	
2	PL210	Note	Elena Buentello : DS	Closed	In your customer portal and on the application, the owner must be added.	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
17	PL210	Note	Bria Whitmire : ENG	Closed	Improvements Required for Recordation, per UDC 8.1.4. A. Streets: yes Sidewalks: yes B. Water: yes Fire hydrants:yes C. Wastewater: yes D. Stormwater: yes E. Public open space: no F. Permanent monument markers: no Please note, improvements required should be constructed to city standards, found in Article 8 and the IDM. *PI8722 submitted and under review.	
3	PL210	Note	Mark Zans : LD	Closed	Fire comments 1 1PlatWater Distribution Standards: Fire flow for residential areas require 750 GPM with 20 psi residual 2Plat507.5.1 Exception 1: Group R-3 (one- or two-family dwellings): Fire hydrants to be located every 600 feet apart. 3Plat3310.1 Required access. Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available. 4PlatD102.1 Access and loading. Facilities, buildings, or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds. 5Plat503.1.1 (amendment) Buildings and facilities: During construction, when combustibles are brought on to the site in such quantities as deemed hazardous by the fire official, access roads and a suitable temporary supply of water acceptable the fire department shall be provided and maintained. 6PlatNote: An accessible road and a suitable water supply is required before going vertical with any structure. 7Plat503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders and	

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					an unobstructed vertical clearance of not less than 13 feet 6 inches. 8PlatD103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders. 9Infor."1.Where Fire Apparatus Access is constructed to the minimum of 20 feet, no parking is allowed within the fire apparatus lane. 2.Where a fire hydrant is located on the street, the minimum unobstructed clearance shall be 26 feet. In this instance, no parking is allowed on one side of the street. 3.The minimum UDC residential street width is 28 ft. curb to curb. Any parking along the street that reduces the width to less than 20 ft. is prohibited and the Fire Code Official and will require painting "NO PARKING-FIRE LANE" along one side of the street." 10Infor."Note: Calculated Turning Radii for Fire Apparatus: Inside Turn: 20 ft. 3 in. Curb to curb: 36 ft. 8 in. Wall to wall: 44 ft. 8 in." 11Plat503.4 Obstruction of fire apparatus access roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in sections D103 shall always be maintained.	
4	PL210	Note	Mark Zans : LD	Closed	Fire comments 2 12Plat503.3 Marking: Where required by the fire code official, approved signs, or other approved notices the include the words NO PARKING-FIRE LANE shall be provided for fire apparatus access roads to identify such roads to prohibit the obstruction thereof. The designation of a fire lane can be marked with conspicuous signs which have the words:" Fire Lane-No Parking" at 50-foot intervals. In lieu of signs, fire lanes may be marked along curbing with the wording, "Fire Lane-No Parking" at 15-foot intervals. 13Plat"D107.1 One- or two-family dwelling residential developments. Developments of one- or two-family dwellings where the number of dwelling units exceeds 50 shall be provided with two separate and approved fire apparatus access roads. (this development is indicating 65 lots) " 14PlatD107.2 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less	

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					than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses. Unless otherwise approved by the Fire Marshal. 15 Infor. Coronado Creek blvd will not be accepted as a single point of entrance into this new subdivision in accordance with the above code. Two points of entrances will be required. If future development is forthcoming and a timely fashion and will provide a secondary entrance, this will be acceptable. 16 Plat 503.2.5 Dead ends. Dead-end fire apparatus access roads more than 150 feet in length shall be provided with an approved area for turning around fire apparatus. 17 Plat Table D103.4 Requirements for Dead-end fire apparatus access roads. Turnaround provisions shall be provided with a 96-foot diameter cul-de-sac.	
5	PL210	Note	Mark Zans : LD	Closed	Plat is a final plat. Must go to PC	
6	PL210	Note	Mark Zans : LD	Closed	This plat is on the 30-day tract for approval, approval with Conditions, or disapproval by 6/25/2025. The deadline for revisions to be submitted is 6/16/2025	
7	PL210	Note	Mark Zans : LD	Closed	The plat will be recommended as Conditional Approval for Resolution comments received and that have remained Open and unmet.	
8	PL210	Note	Mark Zans : LD	Closed	A request or response may be made for an additional 30 days for Public Notice plat with a Waiver or to resolve Open comments. This request must be made directly to Development Services within the 30-day initial period.	
10	PL210	Note	Mark Zans : LD	Closed	Please change the road name. Road A is not acceptable name.	
11	PL210	Note	Mark Zans : LD	Closed	Please label lots with square footage amounts.	
12	PL210	Note	Mark Zans : LD	Closed	Are there lot or tract designations for these boxes? Please label area as to use.	
13	PL210	Note	Mark Zans : LD	Closed	Are there lot or tract designations for these areas? Please label area as to use.	
14	PL210	Note	Mark Zans : LD	Closed	Label as lot or tracts	
15	PL210	Note	Mark Zans : LD	Closed	Label as lots or tracts.	
16	PL210	Note	Mark Zans : LD	Closed	TxDot comments: Please add the below 4 notes regarding access/drainage onto the state roadway system.	

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					•No increase in stormwater 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 stormwater 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 TxDOT's discretion and approval, prior to the access connection being established.	
18	PL210	Note	Mark Zans : LD	Closed	Please clearly define the shape of the plat in the location map.	
19	PL210	Note	Mark Zans : LD	Closed	GIS comment - Current plat configuration does not close to acceptable engineering standards. Please clearly define the plat boundary by using a darker, thicker plat boundary line and providing curve and line tables for the boundary on the appropriate sheets.	
20	PL210	Note	Mark Zans : LD	Closed	Park fee: \$462.50 x 42 lots = \$19,425	
21	PL210	Note	Mark Zans : LD	Closed	Traffic comments - Informational only. 1Informational:Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7) 2Informational:Proposed driveway access to a public maintained by the Texas Department of Transportation (TXDOT) shall conform to TXDOT criteria. The developer and/or agent is responsible for coordination with the local TXDOT Area Office. 3Informational:The PW-Traffic Department(Right-of-Way Division) is responsible for reviewing and	

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					permitting new construction and repairs/modifications to driveways, sidewalks, and curb and gutter. The review and approval of the permit must be approved prior to the issuance of the building permit (issued by DSD). (Refer to Municode Chapter 49-30 for permit requirements.) 4□Informational:□Public improvement plans shall include all signage and pavement markings needed for traffic operations (e.g. signage, striping, traffic mitigation devices) in addition to standard "regulatory" STOP and street name blade sign installations. Additionally, cul-de-sacs must include either "NO OUTLET" or "DEAD END" signage. Temporary Dead-Ends should include the appropriate object markers and one-way streets must include signage for any one-way designations and affected side streets. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A 5□Informational:□All traffic signs shall be furnished and installed by the Developer in accordance to specifications of, and subject to, latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD), public improvement plan reviews and inspections, by the City. This includes furnishing and installing "STOP" signs. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A. All entries to private streets from public streets shall be clearly signed by the owners or home owners association as a "private street." (Reference UDC Article 8.2.1.J. Private Streets) 6□Informational:□Pavement markings shall be installed within the scope of the subdivision in accordance to specifications of, and subject to, latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD), public improvement plan reviews and inspections, by the City. Reference: Texas MUTCD and UDC Article 8.1.3.A 7□Informational:□Pavement markings shall be installed within the scope of the subdivision on all streets classified as a collector (C1) or higher on the City's Urban Transportation Plan Map. Streets not designated as a collector (C1) or higher, but constructed with a 40-foot width (back-of-curb to back-of-curb) will be subject to specifications stated in public improvement plan review. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A 8□Informational:□Raised blue pavement markers in accordance with the latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD)," shall be installed in the center of a street or safety lane at fire hydrant locations.	

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					Reference: Texas MUTCD based on CC UDC Article 8.1.3.A 9□Informational:□The developer or their representative is required to submit a “Street Lighting Plan”, indicating the proposed locations and fixture type of street lights, for review and approval to the City’s Traffic Engineering Department. All new fixture types will be LED. Street lights shall meet design requirements per the City of Corpus Christi Infrastructure Design Manual (IDM) Chapter 8 - Street Lighting Design Policy and Guidelines.	
22	PL210	Note	Mark Zans : LD	Closed	Traffic comments 2 10-15 10□Informational:□The “Street Lighting Plan” shall indicate all existing street lights within 500-ft (+/-) of proposed street lights along tangent street sections. Preliminary “written” approval of the “Street Lighting Plan”, by the City’s Traffic Engineering Department, is required before the utility company (AEP or NEC) can start the design of the street lighting system and determine developer fees, which are required for plat recordation. Traffic Engineering issues a Letter of Authorization to the utility company, allowing for construction of the street lighting system, once this process is complete. 11□Informational:□A ROW Construction Permit, issued by PW-Traffic Department (Right-of-Way Division), is required for any work obstructing, closing, or occupying public right-of-way (Reference Chapter 49-2). Work within the Right-of-Way without a permit is subject to daily Non-Compliance Fees (Reference Municode Chapter 49). 12□Informational:□An Urban Transportation Plan Amendment is required to modify or delete a master planned street. Coordinate with the Traffic Department (TrafficEngineering@cctexas.com) to complete this separate process and requirements. 13□Informational:□Any street excavation, utility cut, or utility tap requires a permit issued by the Traffic Department (Right-of-Way Division). Restoration requirements are subject to the street Pavement Condition Index (PCI) and street age. New streets (Any street 0-6 years and / or PCI ≥ 80) will require restoration of 25-ft beyond the outermost edge of the excavation and up to curb to curb repair. Older streets (Any street > 6 years or PCI < 80) will require restoration of 10-ft beyond the outermost edge of the excavation and up to full lane (Refer	

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					to Municode Section 49-47-1). 14□Informational:□"Sidewalks required on both sides of local street as per IDM Chapter 6 - Street Design Requirements. Table 6.2.2 Street Right-of-Way Dimension Standards" 15□Informational:□Culd-de-Sacs shall conform to access management standards outlined in Article 8 of the UDC (UDC 8.2.1 G)	
23	PL210	Note	Mark Zans : LD	Closed	Water comments- 1.□Water construction is required for platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards). 2.□The preliminary plat shows the eastern side of this plat to be remaining FR and not rezoned. The Final plat for Saratoga Ridge 2 shows this to be temporary easement. If this is the case then there will need to be a utility easement on the eastern side of this plat for the proposed waterline. 4" waterline in a temporary easement. 3.□Water comments for design will be commented on the Public Improvements.	
24	PL210	Note	Mark Zans : LD	Closed	Wastewater comments- Wastewater: Approved 1.□Wastewater construction is required for platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards). 2.□Wastewater comments for design will be commented on Public Improvements.	
25	PL210	Note	Mark Zans : LD	Closed	Updated comments 6/16/2026: Please change the chairman name to Cynthia Salazar- Garza	
26	PL210	Note	Mark Zans : LD	Closed	Updated comment 6/16/2026 Change Mr. Dice's title to Interim Asst. City Manager	

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
PRESIDENT

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 _____, _____.



CYNTHIA SALAZAR-GARZA
CHAIRPERSON

MICHAEL DICE, MBA
INTERIM ASSISTANT CITY MANAGER

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 2

BEING 8.729 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.



PHILLIP J. RITLEY
SENIOR LENDING OFFICER

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.

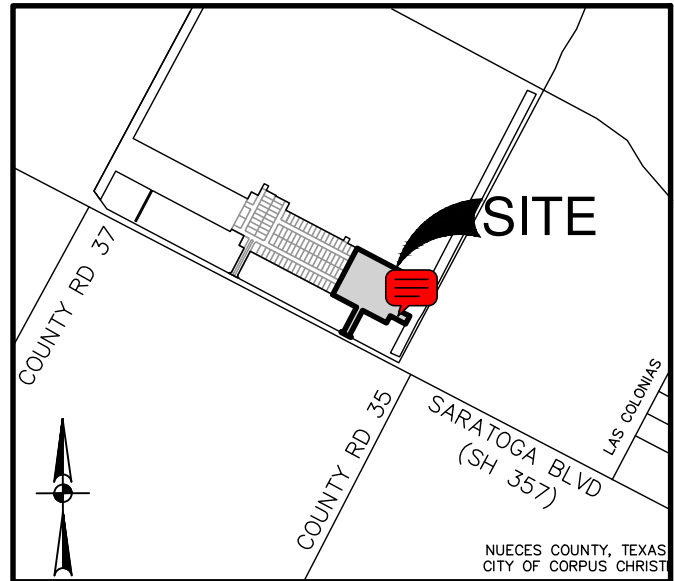
THIS _____ DAY OF _____, _____.

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



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 STAMPED "PAPE-DAWSON" (UNLESS OTHERWISE NOTED)
M.R.	MAP RECORDS, NUECES COUNTY, TEXAS		
DOC. NO.	DOCUMENT NUMBER	●	SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON" UNLESS NOTED OTHERWISE
VOL./PG.	VOLUME/PAGE		
AC	ACRE(S)		
I.R./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		
SF	SQUARE FOOT		
1	5' ELECTRICAL EASEMENT	1	REMAINDER OF 257.69 ACRE TRACT I SARATOGA 400 PARTNERS, LLC (DOC. #2022043554 O.P.R.)
2	5' UTILITY EASEMENT	1	5' ELECTRICAL EASEMENT SARATOGA RIDGE UNIT 1 (CONCURRENT PLATTING)
3	20' YARD REQUIREMENT	2	5' UTILITY EASEMENT SARATOGA RIDGE UNIT 1 (CONCURRENT PLATTING)
4	7.5' UTILITY EASEMENT	2	5' UTILITY EASEMENT SARATOGA RIDGE UNIT 1 (CONCURRENT PLATTING)
5	10' YARD REQUIREMENT / 10' UTILITY EASEMENT	3	20' YARD REQUIREMENT SARATOGA RIDGE UNIT 1 (CONCURRENT PLATTING)
6	VARIABLE WIDTH TEMPORARY UTILITY, DRAINAGE AND ACCESS EASEMENT TO EXPIRE UPON INCORPORATION OF FUTURE PLATTED LOTS AND ROW (0.465 AC)	4	7.5' UTILITY EASEMENT SARATOGA RIDGE UNIT 1 (CONCURRENT PLATTING)
		5	10' YARD REQUIREMENT / 10' UTILITY EASEMENT SARATOGA RIDGE UNIT 1 (CONCURRENT PLATTING)
		6	100' WIDE PERMANENT DRAINAGE EASEMENT SARATOGA RIDGE UNIT 1 (CONCURRENT PLATTING)
		7	100' WIDE TEMPORARY UTILITY, DRAINAGE AND SECONDARY ACCESS EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE ROW AND LOTS SARATOGA RIDGE UNIT 1 (CONCURRENT PLATTING)
		8	100' WIDE TEMPORARY DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE ROW AND LOTS SARATOGA RIDGE UNIT 1 (CONCURRENT PLATTING)

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

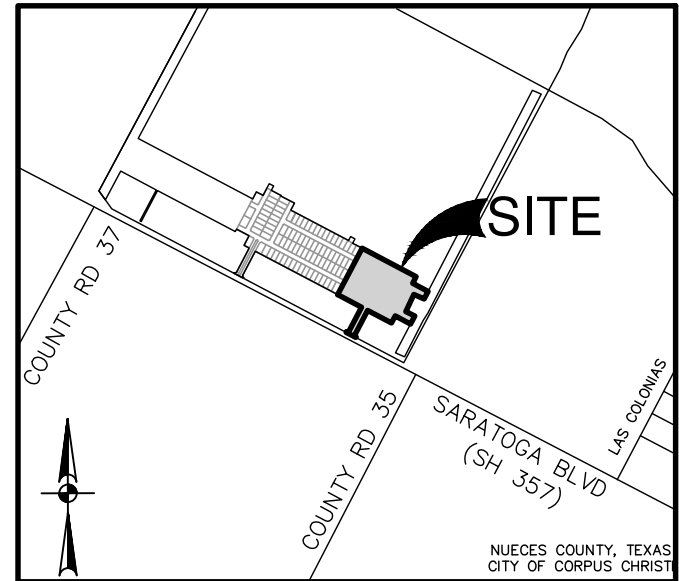
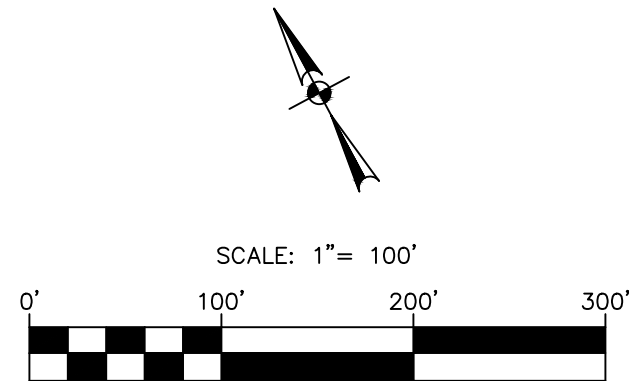
- MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH 5/8" IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS 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 8.729 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 TXDOT'S DISCRETION AND APPROVAL, PRIOR TO THE ACCESS CONNECTION BEING ESTABLISHED.
- PROPERTY IS SUBJECT TO AIRPLANE FLYOVERS, NOISE, AND VIBRATIONS.

DATE OF PREPARATION: JULY 2026

SHEET 1 OF 2

FINAL PLAT OF
SARATOGA RIDGE UNIT 2

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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

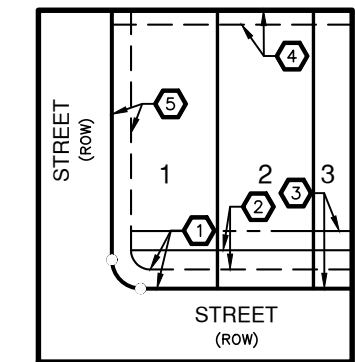
807 N UPPER BROADWAY, STE 103 | CORPUS CHRISTI, TX 78401 | 361.360.2209
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S28°09'18"W	110.00'
L2	S61°49'48"E	64.56'
L3	N61°50'42"W	58.88'
L4	S28°21'51"W	110.00'
L5	N61°50'42"W	10.00'
L6	S28°09'18"W	5.00'
L7	N61°50'42"W	110.00'
L8	N28°09'18"E	5.00'
L9	N61°50'42"W	10.00'
L10	N28°09'18"E	50.00'
L11	S28°09'18"W	50.00'
L12	N61°50'42"W	4.70'
L13	N28°21'49"E	50.00'
L14	S28°15'51"W	50.00'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	20.00'	090°00'00"	S16°50'42"E	28.28'	31.42'
C2	20.00'	090°00'00"	N73°09'18"E	28.28'	31.42'
C3	15.00'	090°00'00"	N73°09'18"E	21.21'	23.56'
C4	15.00'	090°00'00"	S16°50'42"E	21.21'	23.56'

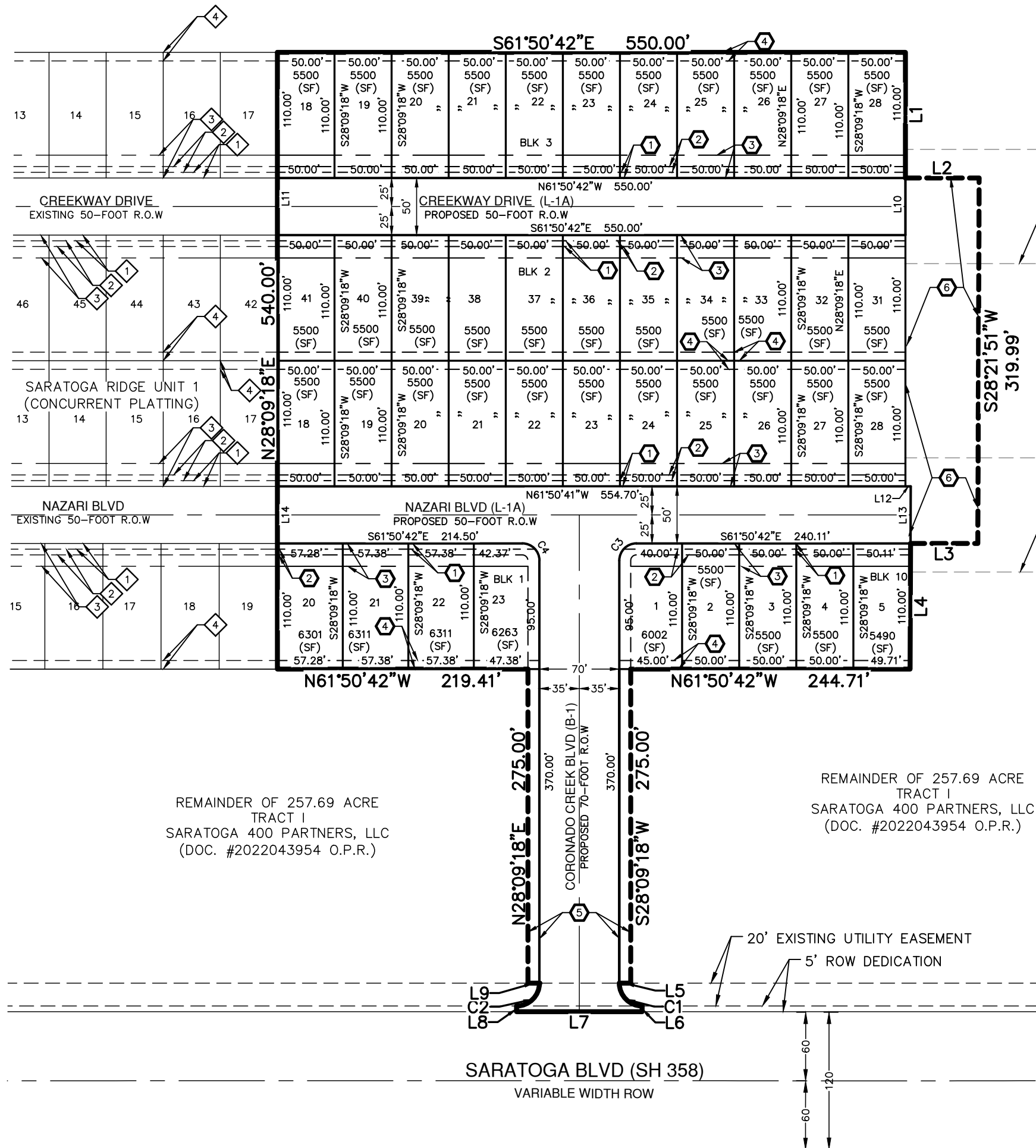
LEGEND

- | | | | |
|-----------|---|---|---|
| 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 | | |
| SF | SQUARE FOOT | | |
| ① | 5' ELECTRICAL EASEMENT | ① | REMAINDER OF 257.69 ACRE TRACT I SARATOGA 400 PARTNERS, LLC (DOC. #2022043954 O.P.R.) |
| ② | 5' UTILITY EASEMENT | ① | 5' ELECTRICAL EASEMENT SARATOGA RIDGE UNIT 1 (CONCURRENT PLATTING) |
| ③ | 20' YARD REQUIREMENT | ② | 5' UTILITY EASEMENT SARATOGA RIDGE UNIT 1 (CONCURRENT PLATTING) |
| ④ | 7.5' UTILITY EASEMENT | ③ | 20' YARD REQUIREMENT SARATOGA RIDGE UNIT 1 (CONCURRENT PLATTING) |
| ⑤ | 10' YARD REQUIREMENT / 10' UTILITY EASEMENT | ④ | 7.5' UTILITY EASEMENT SARATOGA RIDGE UNIT 1 (CONCURRENT PLATTING) |
| ⑥ | VARIABLE WIDTH TEMPORARY UTILITY, DRAINAGE AND ACCESS EASEMENT TO EXPIRE UPON INCORPORATION OF FUTURE PLATTED LOTS AND ROW (0.465 AC) | ⑤ | 10' YARD REQUIREMENT / 10' UTILITY EASEMENT SARATOGA RIDGE UNIT 1 (CONCURRENT PLATTING) |
| | | ⑥ | 100' WIDE PERMANENT DRAINAGE EASEMENT SARATOGA RIDGE UNIT 1 (CONCURRENT PLATTING) |
| | | ⑦ | 100' WIDE TEMPORARY UTILITY, DRAINAGE AND SECONDARY ACCESS EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE ROW AND LOTS SARATOGA RIDGE UNIT 1 (CONCURRENT PLATTING) |
| | | ⑧ | 100' WIDE TEMPORARY DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE ROW AND LOTS SARATOGA RIDGE UNIT 1 (CONCURRENT PLATTING) |



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.)



DATE OF PREPARATION: JULY 2026

SHEET 2 OF 2